

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

PLAN COMMISSION MEETING will be held on Thursday, August 13th, 2026, at the Troy Town Hall at 6pm.

SITE VISITS BEGINNING AT 4:30 PM

1. YMCA Camp St. Croix - 570 County Rd F, Hudson, WI 54016. Meet in the Main Parking Lot.
2. Condo Garages – South end of Troy Commerce Drive.

AGENDA:

1. Call meeting to order
2. Roll Call
3. Public Input to the Plan Commission
4. Approve Minutes of July 9th, Plan Commission meeting
5. Public Hearing to Consider an amendment to an existing Conditional Use Permit to allow for the consumption of alcohol 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 Rd 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 alcohol beverages on the premises in conjunction with an approved event venue use, consistent with applicable Wisconsin Statutes and Town ordinances at YMCA Camp St. Croix.
Applicant: YMCA Camp St. Croix (Owner – YMCA of the North)
Site Location: 532 Riverview Drive and 570 County Rd 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 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: 663 Valerie Avenue, River Falls, WI 54022

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

Action may be taken on any agenda item.

This is official notice that a quorum of the Town Board Supervisors may be present at the Plan Commission Meeting at the date, time and location above. This is not a formal meeting of the Town Board. The purpose of the Town Board Supervisors' attendance is to gather information. No formal discussion or action will be taken by the Supervisors. This agenda and meeting location is subject to change. The posted agenda at the Town Hall is the primary notice.

April Fredrick
Clerk/Treasurer

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PLAN COMMISSION MEETING

Town of Troy

July 9, 2026

Hudson Wisconsin 54016

Members Present: Doug Rowen, Dean Albert, Warren Vollmar, David Wolf (arrived at 6:26 p.m.), John Bjorseth, Rob Brown (as alternate for Dan Pearson)

Members Absent: Dan Pearson, Pete Hawksford

Staff Present: Rob Jones

Recording Secretary: Amanda Randall

Others present: Beth Nigon, Adam Nigon, Claire Mireau, Brooke Petska, Heidi Fett, Chad Fett, Kate Kielsmeier, David Roeker, Ann Sime, Pam Brokaw, Karyn Kollitz, Dorothy Marty, Chris Dyke, Randi Gilbertson, Art Dengel, Rick Hagar, Cheryl Klanderman, Mark Klanderman, Beth Gallagher.

AGENDA:

1. Call meeting to order
2. Roll call
3. Public input to Plan Commission
4. Approve minutes of June 4th, 2026 Plan Commission meeting;
5. Public Hearing to consider a Conditional Use Permit:
Applicant: Butterfly Path, Inc.
Site Location: 570 Coulee Trail
PID 040-1038-06-250
Request: To operate a senior center
6. Discuss and consider a Conditional Use Permit application to operate a senior center at 570 Coulee Trail, Hudson, WI:
Applicant: Butterfly Path, LLC
Site Location: 570 Coulee Trail
PID: 040-1038-06-250
Request: To operate a senior center
7. Discussion and Consideration of Site Plan for Fire Substation
8. Discussion and Consideration of Site Plan for Disposal Center
9. Discussion and Consideration and scope of Comprehensive Plan amendments
10. Correspondence
11. Potential items for future meetings
12. 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, Warren Vollmar, John Bjorseth, Rob Brown. David Wolf arrived at 6:26 p.m.

3. Public Input

There was no public comment.

4. Approve minutes of June 4, 2026 meeting:

The minutes of the June 4, 2026 Plan Commission meeting were previously distributed. **Rob Brown moved to approve the minutes of the June 4, 2026, Plan Commission meeting. Dean Albert seconded. Roll call vote – all ayes. Motion carried.**

5. Public Hearing to consider a Conditional Use Permit:

Applicant: Butterfly Path, Inc

Site Location: 570 Coulee Trail

PID 040-1038-06-250

Request: To operate a senior center

Doug Rowen called the public hearing for a Conditional Use Permit for Butterfly Path, Inc. at 570 Coulee Trail, to order at 6:02 p.m. He explained that the Town is holding the public hearing for this Conditional Use Permit again as there were errors in the notice from the June public hearing.

The Town received 16 written comments that were entered into the record.

Adam Nigon, 487 Bauer Road, spoke and expressed that while he believes the senior center will be an asset for the community and that they will be good neighbors, he is concerned that the Conditional Use Permit will stay with the property. He believes the application is incomplete and has little confidence in their success. He has concerns about permitting alcohol consumption, amplified sound, the hours of operation, and does not want to see the space rented out by others. He questioned how conditions on the permit are enforced as he believes the winery was in violation of their conditions.

Beth Nigon, 487 Bauer Road, spoke and expressed appreciation that the Town honored the required process for this application. Her main concern is amplified sound being permitted and disturbing their quiet neighborhood. She thinks The Butterfly Path will be good neighbors, but she is concerned with future owners of the property. She would like alcohol consumption to be limited to special events and that the natural screening is maintained.

Dr. Claire Mireau of The Butterfly Path spoke. She explained that their goal is to provide an innovative, low-impact, senior hub for the area. She noted that the organization has provided the Town with more details since the June meeting, including their business plan, parking plan, and articles of incorporation. They are working with an architect on pertinent State building regulations. She also explained that this facility will never become an event center and that all activities are mission-driven to support the organization.

Kate Kielsmeyer, 514 Orchard Drive, spoke and questioned if the Conditional Use Permit stays with the property. She also questioned the organization's finances and doubts that they have the funding to sustain operations.

Chair Rowen called for public comment three times and as no one asked to speak, the public hearing closed at 6:18 p.m.

6. Discuss and consider a Conditional Use Permit application to operate a senior center at 570

Coulee Trail, Hudson, WI:

Applicant: Butterfly Path, Inc.

Site Location: 570 Coulee Trail

PID 040-1038-06-250

Request: To operate a senior center

This Conditional Use Permit was first considered at the June 2026 Plan Commission meeting; it is being considered again due to errors in the public hearing notice.

The subject property is 18.01-acres within the AG-RES district and LECR Overlay District. The property contains an existing residence, detached accessory structures, parking area, landscaped grounds, former vineyard plantings, and associated site improvements. The property was originally granted a Conditional Use Permit by St. Croix County in 2013 to operate a vineyard and winery as a limited commercial recreational activity. Following the Town's assumption of zoning administration authority, the Town adopted and amended the permit in 2016 and subsequently approved additional amendments in 2017 addressing operational hours, food service, live music, and related activities. The existing approvals are associated with operation of the Cracked Barrel Winery. The current application proposes a different principal use and is therefore being reviewed as a new Conditional Use Permit under Chapter 170 to operate a "non-profit religious, community service, recreational, and educational retreat facility." The applicant proposes utilizing existing buildings and site improvements with minimal physical changes to the property. The applicant indicates that they plan to pursue a Class "B" Beer and "Class C" Wine license to offer beer and wine service during certain events. Programming is anticipated to occur primarily during daytime and early evening hours, generally concluding by 9:00 p.m. Conditional Use Permits require a formal review every two years, led by Cedar Corp.

In response to tonight's public testimony, Chairperson Rowen discussed the enforcement of conditions of Conditional Use Permits, explaining that enforcement is primarily complaint-based. He explained that Conditional Use Permits do stay with the property; if the use changes, then a new CUP is needed. Dr. Claire Mireau from the Butterfly Path provided an update on actions since the June meeting. The Hudson Fire Department visited the site and raised questions on the State's occupancy designation. The applicant's architect is reviewing this to see if they can remain classified as Mercantile or if a different occupancy category is more appropriate. The applicant submitted information after the previous meeting that they expect alcohol sales would be less than 4% of their income. Dr. Mireau reiterated that the facility is open to members only and not to the public. As their funding sources were also questioned during the public hearing, Dr. Mireau explained their membership structure and that they will follow the typical non-profit funding route of individual and corporate donors, grants, etc.

There was extensive discussion on amplified music, as this was a concern brought up by residents during tonight's public hearing. The applicant is requesting they be allowed three days a week of amplified music/sound. For fundraising and larger events, they would like the ability for amplification. Amplified sound is not allowed to be audible beyond the applicant's property line and any complaints regarding the sound would be investigated by Town staff.

Rob Brown moved to recommend to the Town Board approval of a Conditional Use Permit for The Butterfly Path, Inc., located at 570 Coulee Trail, for operation of a non-profit religious, community service, recreational and educational retreat facility, subject to conditions, based on the following findings:

1. The Plan Commission conducted a public hearing and considered all oral and written testimony received as part of the record.

2. The Plan Commission finds that the proposed use is appropriately classified under the conditional use category of “non-profit religious, community service, recreational and educational retreat facilities, uses, structures and accessory structures.”
3. The proposed use is compatible with the surrounding agricultural and rural residential character of the area.
4. Existing access, parking, and site improvements provide a suitable framework for the proposed operation.
5. The proposed use is not expected to create unreasonable impact on neighboring properties when operated in accordance with permit conditions.
6. Potential impacts related to traffic, parking, noise, site operations, and related activities can be reasonably mitigated through conditions applied to the Conditional Use Permit.
7. The Conditional Use Permit shall incorporate the explicit conditions determined appropriate by the Town Board based upon the Plan Commission recommendation and public hearing record.

The Plan Commission recommends the following conditions:

1. Hours of operation are limited to:

May-September

Monday-Wednesday 7:30 a.m. – 5:00 p.m.

Thursday-Saturday 9:00 a.m. – 9:00 p.m.

Sunday 11:00 a.m. – 7:00 p.m.

October-April

Monday-Wednesday 9:00 a.m.-5:00 p.m.

Thursday-Saturday 9:00 a.m. – 9:00 p.m.

Sunday 11:00 a.m. – 7:00 p.m.

2. No new structures or physical expansions of the existing buildings are permitted without an amended conditional use permit.
3. Authorization is granted to maintain the designated apartment for a live-in facility for caretaker/attendant and is not to be used as a short-term rental.
4. The property is allowed an average daily attendance of no more than sixty people.
5. Ongoing compliance with all Chapter 58 Fire Department Ordinance requirements and established building capacity, as well as requirements from State of Wisconsin Department of Safety and Professional Services (DSPS) review, including POWTS compliance.
6. The center is permitted to host a maximum of 4 single-day large events per year consistent with the mission and purpose of the organization, with occupancy capped at no more than 200 people per event.
7. Existing parking provides twenty formal parking stalls, at least two of which are accessible and more if required by State of Wisconsin code, and an additional nine overflow spots, not including overflow parking available on both sides of the paved entry drive. No on-street vehicle parking is ever allowed on Coulee Trail. The applicant shall provide a site plan addressing parking and landscaping for the Town Plan Commission and Town Board approval within three months with full implementation within twelve months.
8. No additional outdoor lighting may be installed on the property.
9. Sound is allowed three days a week provided the sound is not audible beyond the applicant’s property line.
10. Any signage must follow the Town’s sign ordinance.
11. Retail sales are strictly restricted to promotional merchandise (570 Coulee/The Butterfly Path), items handcrafted by members, or small-batch items produced utilizing the property’s heritage vineyard grapes, and alcohol production only if properly licensed.
12. Sales and consumption of alcohol are restricted strictly to Thursday and Friday 4:00 p.m. - 8:30 p.m., Saturday 12:00 p.m. - 8:30 p.m., and Sunday 12:00 p.m. – 6:00 p.m., if an appropriate

license is issued and all ordinances and statutes are complied with. If granted an alcohol license, the sales of alcohol will consist of no more than 5% of total revenue. On an annual basis, the owners will supply the Town, at the time of reapplication for their liquor license, information that demonstrates that alcohol sales have been limited to no more than 5% of transactions. No liquor sales or consumption will be allowed.

13. The Conditional Use Permit is to be formally reviewed, including a public hearing before the Plan Commission, and including reviewing the suitability of the conditions two years from the approval of the Conditional Use Permit.

14. Food options are restricted to one licensed third-party food vendor at a time or pre-packaged hospitality items.

15. The applicant must maintain visually inconspicuous natural screening on the north and west boundaries of the property.

16. This Conditional Use Permit can only be transferred to another non-profit property owner (language of this condition is to be reviewed by the Town Attorney).

Dean Albert seconded. All ayes - motion carried.

7. Discussion and Consideration of Site Plan for Fire Substation

The site plan for the fire substation at 277 Townsvalley Road was reviewed. Chairperson Rowen explained that the existing public works storage building will remain on site with continued use as a storage building. The salt shed is also staying. There is room for future vehicle expansion as the Town has opted to build the extended bays. He noted that the dark line shown under Chinnock Lane and running across the site is the stormwater culvert; it is not being moved or altered in any way. Two wells will be drilled: one is high capacity for filling trucks and the other is for the building plumbing. There will be two holding tanks: one for the septic and one for the wash water from the trucks, which the City of Hudson will take to their normal treatment facility. **Dean Albert moved to recommend to the Town Board approval of the site plan for the fire substation at 277 Townsvalley Road. David Wolf seconded. Motion carried.**

8. Discussion and Consideration of Site Plan for Disposal Center

The site plan for the disposal center located on the Town hall property at 654 Glover Road was reviewed. Chairperson Rowen noted that this location will allow the Town to more than double the size of the disposal center, providing more capacity for residents and a more efficient layout. He questioned the orientation of the traffic flow shown on the site plan; this will need to be clarified. **Rob Brown moved to recommend to the Town Board approval of the site plan for the disposal center at 654 Glover Road. Dean Albert seconded. Doug Rowen made a friendly amendment to state recommending approval with review of the orientation of the traffic flow. The friendly amendment was accepted by Rob Brown and Dean Albert. Motion carried.**

9. Discussion and Consideration and scope of Comprehensive Plan amendments

Rob Jones provided an update on the Comprehensive Plan amendments. The Town Board should be invited to a Plan Commission meeting to review the draft plan and then the public participation plan should be approved after that, most likely in August. If there is a regular Plan Commission meeting in August and we move forward with the public participation plan, there should be another meeting a week or so later in September to keep moving forward. The Plan Commission could also move to send the plan out for public review in August. Chairperson Rowen explained that two upcoming events may impact the timing: the results of the joint public hearing with the City of Hudson on the Cooperative Boundary Agreement, which may result in changes to the Comprehensive Plan; and the City is modifying their Sanitary Sewer Plan to allow City water and sewer to be brought to parts of the Town, which requires Department of Natural Resources approval. Work will continue on the Plan amendments.

10. Correspondence

Tonight's meeting packets include a Petition for Annexation of the Loughney property, just south of Rivercrest Elementary. The Town has received resident feedback concerning how this annexation would affect traffic on Red Brick Road if approved.

11. Potential items for future meetings

The Commission will likely consider a Concept at the next meeting for modifications to the Condo Garage property.

12. Adjourn

Warren Vollmar moved to adjourn the meeting of the July 9th, 2026, Plan Commission at 8:24 p.m. Rob Rown seconded. Motion carried.

DRAFT

NOTICE OF PUBLIC HEARING

TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN

In accordance with Section 19.84, Wisconsin Statutes, and Chapter 170 (Zoning Code) of the Town of Troy Municipal Code, public notice is hereby given that the Town of Troy Plan Commission will conduct a public hearing on August 13, 2026 at 6:00pm. The hearing will be held at the Town of Troy Town Hall, 654 Glover Road, Hudson, Wisconsin.

Purpose of Hearing:

The purpose of the hearing is to consider an amendment to an existing Conditional Use Permit (CUP) to allow for the consumption of alcohol beverages on the premises in conjunction with an approved event venue use, consistent with applicable Wisconsin Statutes and Town ordinances.

YMCA Camp St. Croix Property

An application submitted by YMCA Camp St. Croix, 532 County Road F, Hudson, Wisconsin (Owner: YMCA of the North), involving approximately 381.74 acres of land located at multiple addresses along County Road F and Riverview Drive, Hudson, Wisconsin, identified by the following Parcel Identification Numbers (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

The petitioner is requesting an amendment to an existing Conditional Use Permit associated with an approved event venue use to specifically allow for the consumption of alcohol beverages on the premises, in compliance with Wisconsin liquor licensing requirements. The amendment would establish conditions governing alcohol consumption consistent with Chapter 170 of the Town Code and Chapter 125, Wisconsin Statutes.

Public Participation:

Interested parties are invited to attend the public hearing and provide oral testimony. Written testimony may be submitted to the Town prior to the hearing until Friday August 7th. Anonymous correspondence will not be accepted.

Availability of Materials:

All application materials related to this request are available for public review at the Town of Troy Town Hall, 654 Glover Road, Hudson, Wisconsin, during regular business hours (Monday – Thursday, 9:00 a.m. to 2:00 p.m.).

David Carlson
Town of Troy Administrator

Publication Dates: July 30, 2026, and August 6, 2026

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)
Total Fees: \$ 1000.00

- 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,

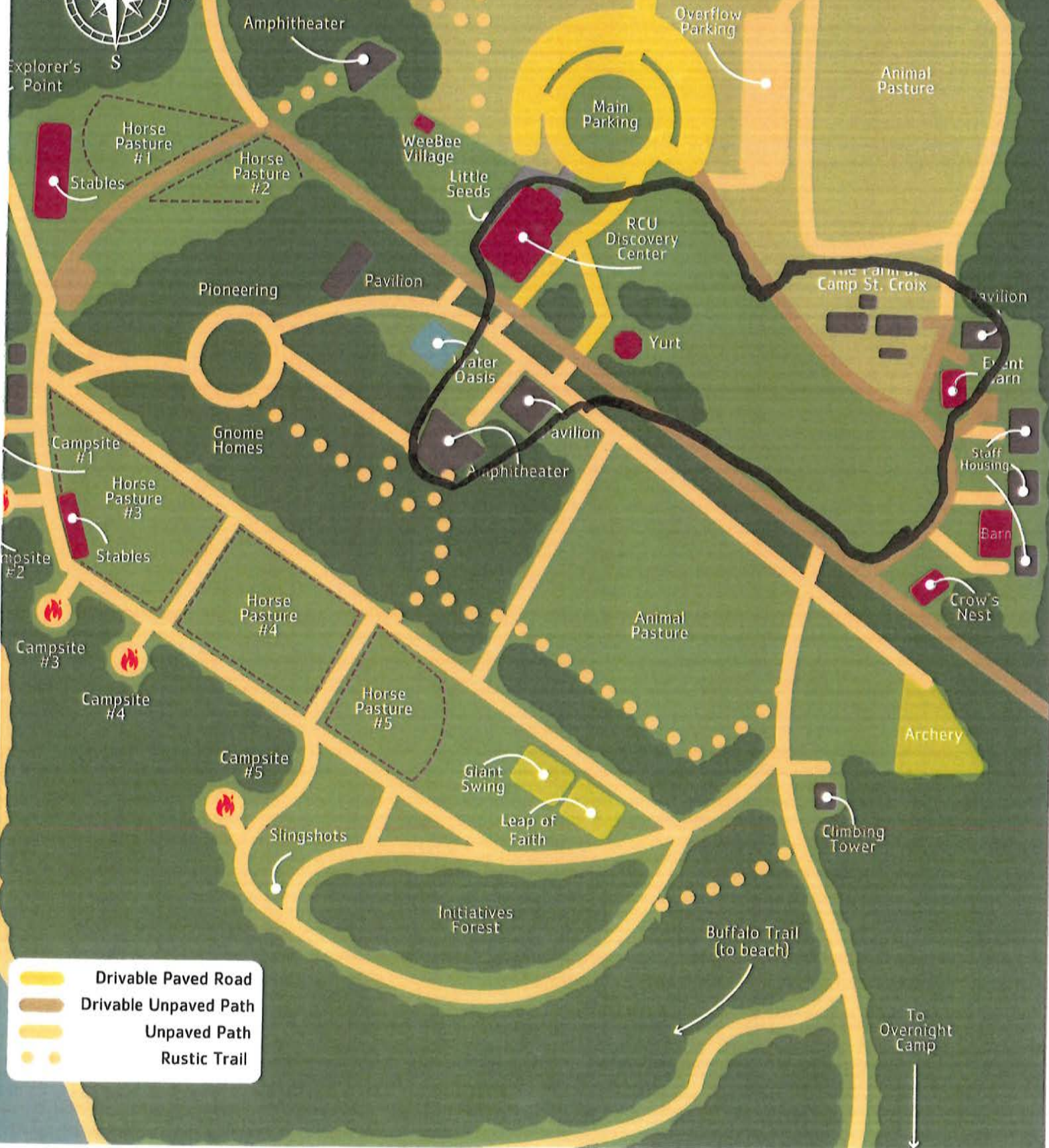
NOW THEREFORE, be it resolved:

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

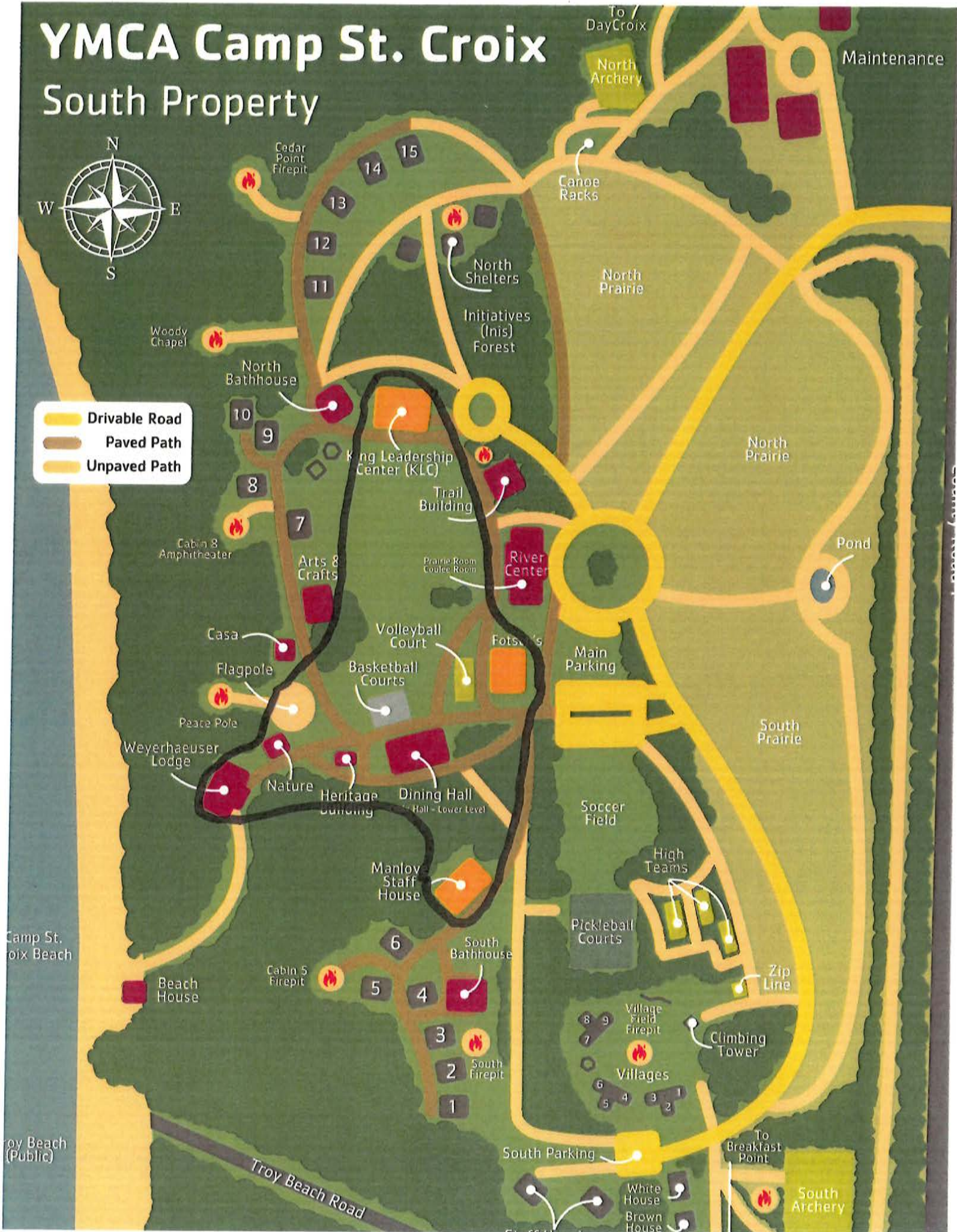


YMCA Camp St. Croix

South Property



- Drivable Road
- Paved Path
- Unpaved Path



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:

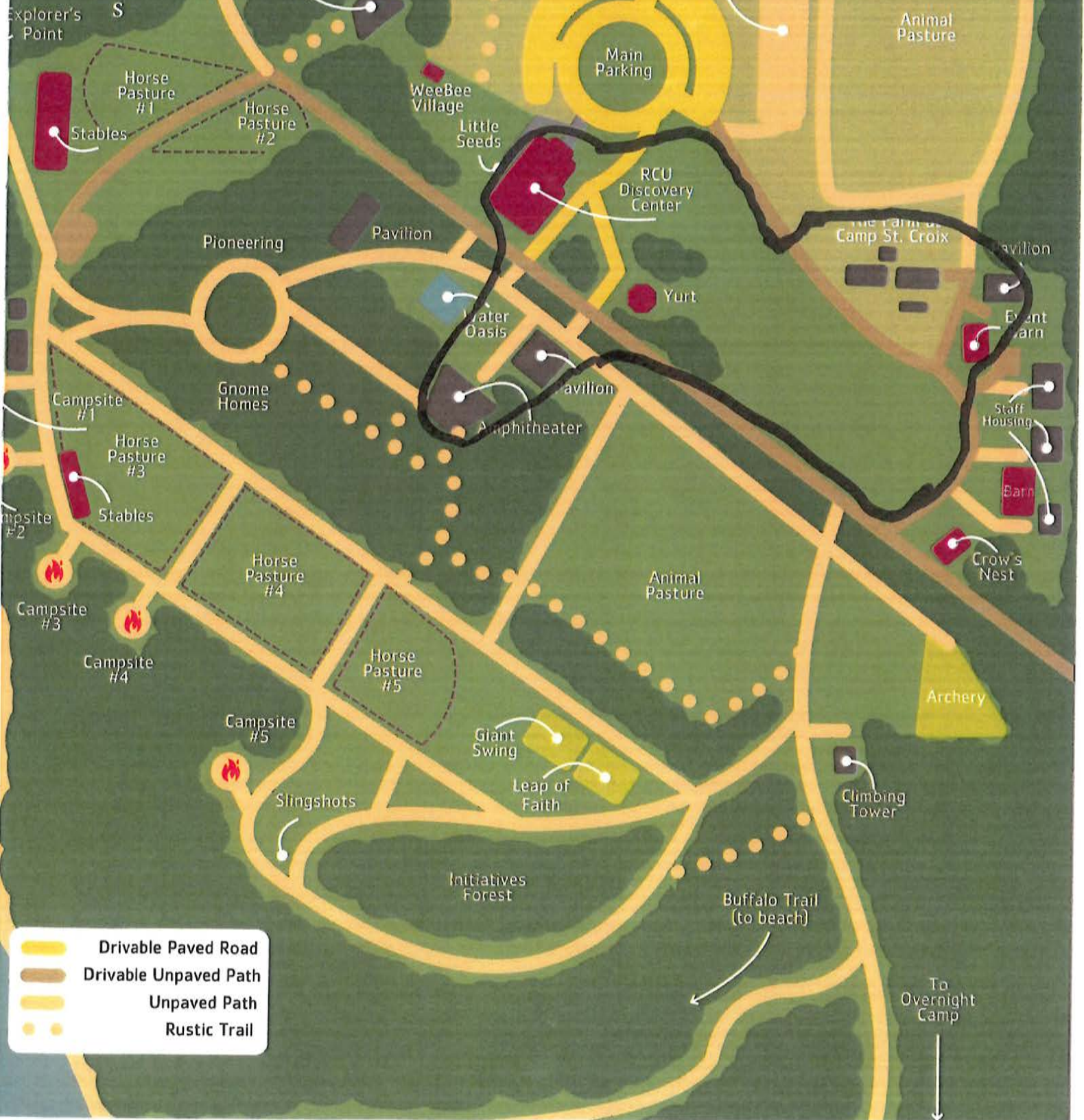
1. The Plan Commission conducted a public hearing on August 13, 2026, and has considered all oral and written testimony received as part of the record.
2. The proposed amendment adds alcohol service to an existing, previously approved use and does not, alter the underlying character of that use.
3. The 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



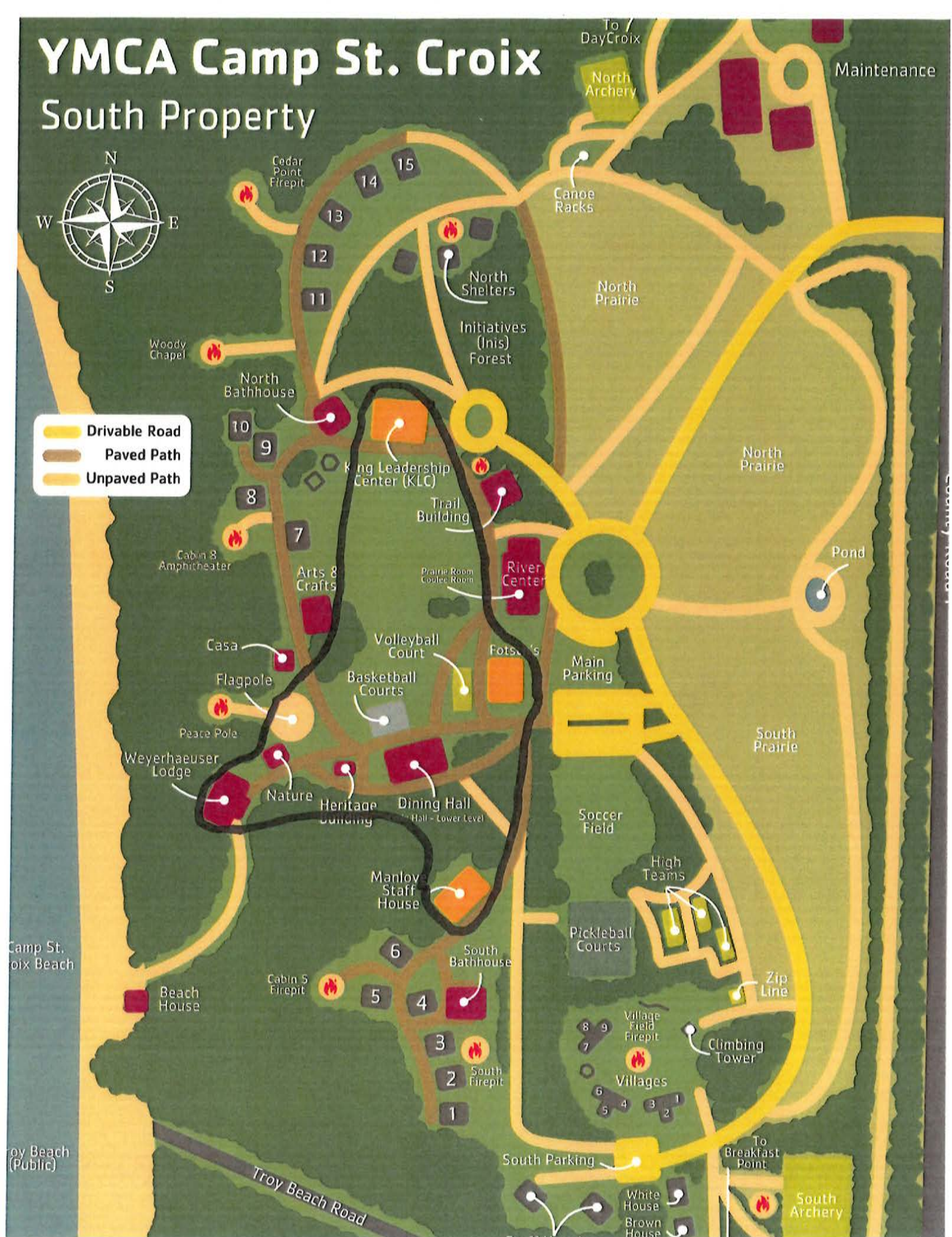
- Drivable Paved Road
- Drivable Unpaved Path
- Unpaved Path
- Rustic Trail

YMCA Camp St. Croix

South Property

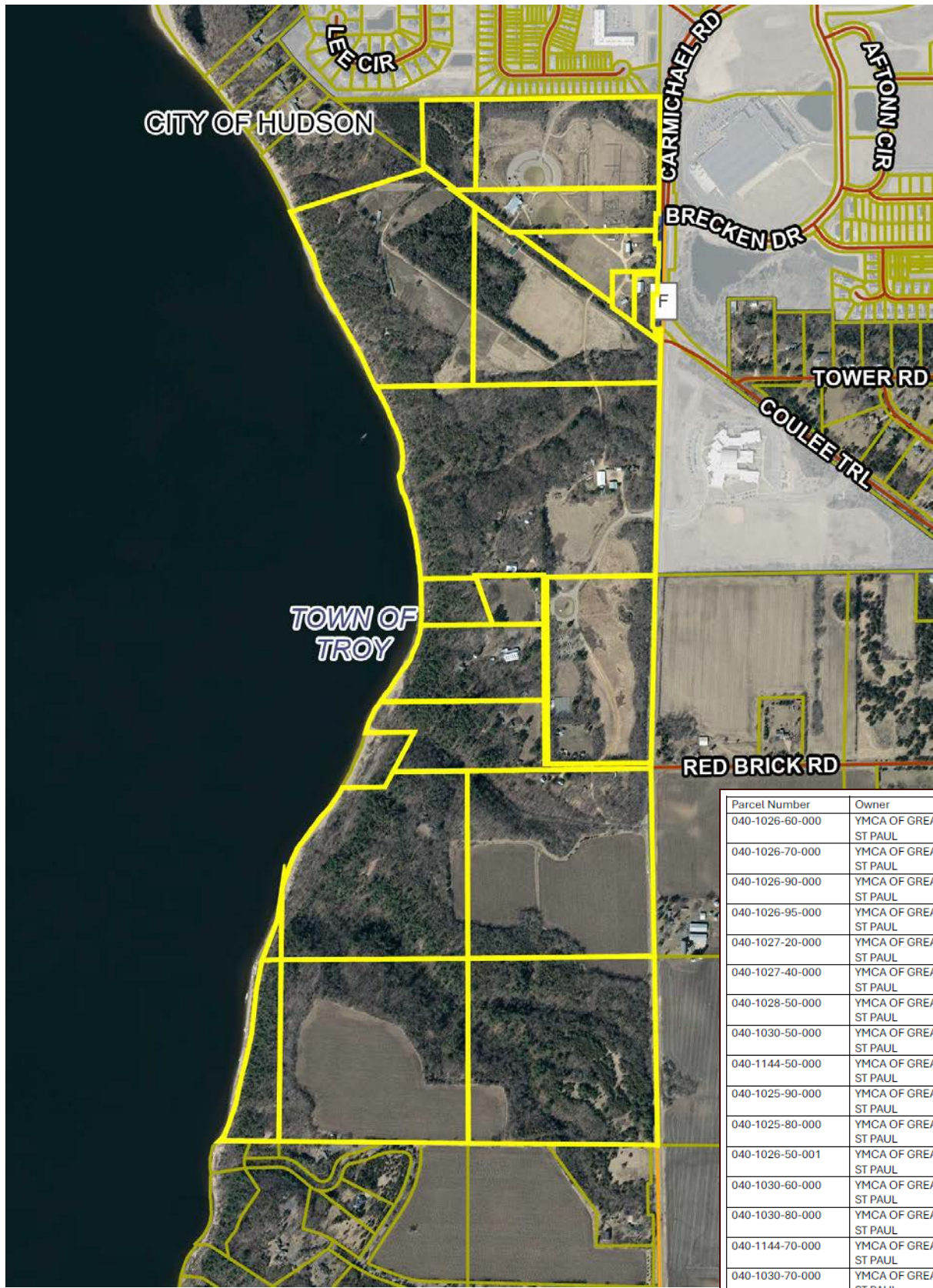


- Drivable Road
- Paved Path
- Unpaved Path



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



TOWN of TROY

654 Glover Road, Hudson, WI 54016

Phone: (715) 425-2665 Fax: (715) 425-2551

Office Hours: Monday - Thursday 9:00 – 12:30

TOWN LAND USE APPLICATION FORM

THIS COMPLETED APPLICATION FORM, ALL REQUIRED PAPERWORK AND FEES MUST BE RECEIVED BY THE TOWN CLERK, TOWN ENGINEER AND TOWN ATTORNEY BY noon ON THE FIRST OF THE MONTH (one month prior to the Plan Commission meeting at which the application will be heard).

The Plan Commission routinely meets on the 1st Thursday of every month.

Name EW HOMES, INC.

Address 526 ROLLING MEADOWS DRIVE, RIVER FALLS, WI 54022

Phone # 715-760-1661 email address HGS1661@GMAIL.COM

LOCATION OF PROPERTY (Street Address & Parcel Identification Number) 663 VALERIE AVENUE
(SOUTHEAST QUADRANT OF VALERIE AVENUE & TROY COMMERCE WAY)

REQUEST FOR: (Circle one) Concept Review, C.S.M., C.S.M Expedited Review, Preliminary Plat, and Final Plat.

Describe what you are proposing to do (be specific): _____

LARGE WAREHOUSE CONDO GARAGE UNITS - SEE ATTACHED NARRATIVE

(ATTACH EXTRA SHEETS AS NECESSARY)

All landowners, developers or agents of, shall **pay professional review fees equal to the actual cost to the town** for fees and disbursements incurred by it for professional review of any farm plan, concept plan, preliminary plat, final plat, certified survey map or separate application to transfer development rights. "Professional review" is the independent review of such plans or proposals on behalf of the town, including, planners, engineers, surveyors, attorneys and any other professional employees or consultants consulted by the town. Please refer to the Town Code, Chapter 135 -Subdivision of Land: Article IV (Recovery of Town Costs).

MARK SYLLA

Property Owner's Signature

FOR TOWN USE ONLY:

Date Recd. _____

Notices Sent _____

Complete _____

EW HOMES, INC
526 ROLLING MEADOWS DRIVE
RIVER FALLS, WI 54022

79 $\frac{335}{918}$

7367

DATE July 2 2021

PAY TO THE
ORDER OF

Town of Troy
five hundred $\frac{00}{100}$

\$ 500 $\frac{00}{100}$

DOLLARS



Security
Features
Details on
Back

ALLIANCE BANK

PO Box 187 Mondovi, WI 54755
245 S. Eau Claire St. 715-926-4234

MEMO

Concept of Renewal Troy

CMH g/h

MP

⑆091803355⑆ 0134224⑈

7367

EW HOMES, INC
526 ROLLING MEADOWS DRIVE
RIVER FALLS, WI 54022

79 $\frac{335}{918}$

7366

DATE July 2 2021

PAY TO THE
ORDER OF

Town of Troy
three hundred & fifty $\frac{00}{100}$

\$ 350 $\frac{00}{100}$

DOLLARS



Security
Features
Details on
Back

ALLIANCE BANK

PO Box 187 Mondovi, WI 54755
245 S. Eau Claire St. 715-926-4234

MEMO

CMH g/h

MP

⑆091803355⑆ 0134224⑈

7366



TO: Town of Troy
FROM: Kip Johnson, P.E.
DATE: 7/2/2026
SUBJECT: Proposed Warehouse Condominium
Development
663 Valerie Avenue
Town of Troy, St. Croix County, Wisconsin
AC/a Job # 5010-190

Corporate Office:
406 Technology Drive E., Suite A
Menomonie, WI 54751
715-232-8490, fax 715-232-8492

Hudson Office:
2920 Enloe Street, Suite 101
Hudson, WI 54016
715-381-5277, fax 715-381-5338

OVERVIEW

The applicant is submitting this concept plan to the Town of Troy for consideration of a proposed warehouse condominium building totaling approximately 102,550 square feet. The building is proposed to contain ten (10) individual warehouse condominium units, which would ultimately be separately owned through the recording of a Condominium Plat.

Based on inquiries from prospective purchasers, there appears to be strong market demand for larger warehouse condominium units with loading dock access. Like the existing condominium garage development immediately east of the proposed building, each unit would be individually owned and governed by a condominium association with similar covenants, restrictions, and maintenance responsibilities.

The proposed development represents a logical expansion of the existing condominium garage development located immediately to the east and is intended to provide an additional product type that complements the existing development while responding to demonstrated market demand.

The proposed warehouse condominium building has been sited to complement the existing development pattern within the Troy Commerce Business Park. The project will provide additional opportunities for small and medium-sized businesses and individuals seeking individually owned warehouse space while maintaining a development that is consistent with the character and intent of the surrounding business park.

LOCATION & SITE CONFIGURATION

The proposed warehouse condominium building is located on the western portion of the property at 663 Valerie Avenue, within the southeast quadrant of the intersection of Valerie Avenue and Troy Commerce Way. Please refer to the enclosed Concept Site Plan for the proposed building location, access drives, parking areas, loading facilities, and overall site configuration.

The site layout has been designed to accommodate warehouse operations while maintaining safe and efficient vehicle circulation throughout the site. The proposed driveway layout and pavement widths have been designed to accommodate the turning movements of semi-trailer trucks accessing the loading dock doors while also providing adequate maneuvering space for fire apparatus and other emergency response vehicles.

Although the enclosed concept plan illustrates the anticipated building footprint and general site layout, the precise location of parking areas, utilities, grading, landscaping, and stormwater management facilities may be refined during preparation of the final engineering and architectural plans. Any such refinements will be incorporated into the formal Site Plan Review application.

ARCHITECTURAL

The proposed warehouse condominium building is intended to be architecturally consistent with the existing condominium garage buildings located immediately east of the site. Similar building materials, colors, and architectural features will be incorporated to maintain a cohesive appearance throughout the overall development.

The loading dock doors will be located along the east side of the proposed building and will be largely screened from public view by the existing condominium garage buildings situated between the proposed building and STH 35.

Employee and visitor parking will be provided along the southwest side of the building adjacent to the existing stormwater infiltration basin.

Additional architectural details, building elevations, exterior material selections, and landscaping plans will be submitted as part of the formal Site Plan Review application.

SITE IMPROVEMENTS

The proposed development will utilize the existing roadway network serving the property and is anticipated to be served by privately owned utility infrastructure, including an on-site well and private on-site wastewater treatment system, similar to the existing condominium garage development immediately east of the site.

Existing stormwater management facilities will be evaluated as part of the final engineering design. Any necessary modifications or additional stormwater management facilities will be incorporated into the final development plans to accommodate the proposed improvements and ensure compliance with all applicable Town, County, and Wisconsin Department of Natural Resources (WDNR) requirements.

REVIEW PROCESS

If the Town is supportive of the proposed warehouse condominium concept, the applicant intends to proceed with preparation and submittal of a complete Site Plan Review application.

The formal application will include detailed civil engineering plans, grading and drainage plans, utility plans, erosion control measures, landscaping plans, building floor plans, architectural elevations and renderings, and any additional information required by the Town as part of its review process.

A Certified Survey Map (CSM) and Condominium Plat will also be prepared and submitted for review and approval as part of the overall development process.

The purpose of this concept plan submittal is to obtain the Town's initial feedback regarding the proposed use, building layout, site configuration, and overall development concept prior to proceeding with detailed engineering and architectural design.

The applicant appreciates the Town's consideration of this proposal and looks forward to working collaboratively with Town staff, the Plan Commission, and the Town Board throughout the review process. Comments and recommendations received during the concept review will be carefully considered and incorporated into the final development plans, as appropriate.



PROJECT:

TROY WAREHOUSE CONDOS
EW HOMES
TOWN OF TROY, ST. CROIX COUNTY, WI

SHEET NO.

CONCEPT

COMPANY OFFICE

406 Technology Drive East
Suite 101
Menomonie, WI 54751
Tel 715-232-9490
authconsulting.com

BRANCH OFFICE

2920 Balise Street
Suite 101
Rudmin, WI 54016
Tel 715-381-3277
authconsulting.com

Auth-Consulting/associates

CONCEPT SITE PLAN

DRAWING PHASE:	DRAWN BY: KLJ	CHECKED BY: KLJ
OWNER REVIEW	DATE: 07/02/26	DWG FILE: CMC-CONCEPT PLAN
AGENCY REVIEW		
BID DOCUMENT		
FOR CONSTRUCTION	REF FILE: 5010-190	RELEASED FOR TOWN REVIEW
AS-BUILT DOCUMENT	JOB NUMBER: 5010-190	NAME: KLJ
		DATE: 07/01/26

Date	August 6, 2026
To	Town of Troy Plan Commission
From	Robert Jones
Subject	EW Homes, Inc. – Concept Review – Warehouse Condominium – Troy Commercial Park PUD — 663 Valerie Avenue

The applicant, EW Homes, Inc., has submitted a concept plan for 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.

The goals of this review are to discuss the applicant’s goals and to provide advice regarding Town process to best accommodate those goals within the framework of Town requirements and procedures. No formal action is requested or appropriate at this meeting.

The Troy Commercial Park PUD has been reviewed since 2021. Because the current proposal revises the use authorization, the General Development Plan, the condominium structure, and the subdivision of land, this memo presents a consolidated record of Town action and of the documents that together govern the site.

1. Project History

Date	Body	Action
May 6, 2021	Plan Commission	Concept review — “condo garages.” Staff advised the use did not fit any defined land use in the Zoning Code
Sept 2, 2021	Plan Commission	Second concept review — value of Town roads and additional user discussed.
Mar 10, 2022	Plan Commission	public hearing; recommended approval of the rezoning and of the Chapter 170 text amendments.
Mar 17, 2022	Town Board	Approved the Farm Plan & approved the rezoning of 35.267 acres from Exclusive Agricultural to COM-GR/S; approved text amendments to Ch. 170 § K
Apr 21, 2022	Town Board	CSM approval and Developer’s Agreement — dedicated public right-of-way and construction commitments.
June 7, 2022	St. Croix County Board	Resolution No. 21 (2022) approving the rezoning and Resolution No. 22 (2022) approving the text amendments
June 9, 2022	Plan Commission	Public hearing; recommended the PUD ordinance with nine contingencies and the Phase 1 Final Development Plan

Date	Body	Action
June 16, 2022	Town Board	Adopted Ordinance No. 2022-01 establishing the PUD Overlay District for Troy Commercial Park Condominium; approved the Phase 1 Final Development Plan.
Oct 20, 2022	Town Board	Accepted the constructed portions of Troy Commerce Drive and Valerie Avenue.
June 15, 2023	Town Board	Amended the General Development Plan (hours of use revised; covenant applicability); approved the Second Amendment to the Covenants; approved the Phase 2 Final Development Plan (4 buildings).
July 11, 2024	Plan Commission	Public hearing; recommended the Phase III Final Development Plan with eight conditions.
July 25, 2024	Town Board	Approved the Phase III Final Development Plan (10 buildings), completing the approved condo garage buildout.
Mar 6, 2025	Plan Commission	Public hearing on amending the General Development Plan to allow a 5.308-acre Lot 2 in Expansion Area 1; recommended approval of GDP revision and of the CSM.
August 2026	Plan Commission	Current submittal: revised CSM (Lot 2 enlarged to 8.120 acres) and concept review application for a warehouse condominium.

2. Documents Defining the PUD

The Town's approval of this project is not contained in a single document. The following instruments operate together, and any amendment must be traced through all of them.

1. Ordinance No. 2022-01 — the approval ordinance

Ordinance No. 2022-01 is the Town's founding zoning approval for the PUD: it establishes the overlay district, incorporates the General Development Plan and Condominium Plat as binding exhibits, and imposes ten standing conditions (A–J) on the developer that remain in effect for the life of the project — the full ordinance should be consulted directly for the specific requirements.

2. General Development Plan and PUD application narrative

This document defines what can be built and how it operates: it establishes the approved uses, building types, layout and intensity for the site, and sets the terms under which additional impervious surface beyond the base allowance would need to be secured — the plan and narrative should be read directly for the specific dimensional and operational standards.

3. Developer's Agreement with Exhibits and Amendments

This is the construction and performance contract between the Town and the developer: it obligates the developer to build and guarantee the public infrastructure to Town standards, establishes the Town's inspection and enforcement rights, and fixes how maintenance obligations and covenant changes are allocated and approved going forward — the agreement and its exhibits should be consulted directly for the specific financial and procedural terms.

4. Town Board conditions of approval in the minutes

Each phase's approval in the minutes reaffirmed that Ordinance 2022-01 remains fully in effect and added phase-specific refinements — corrections, hours-of-use changes, and limits on how much the hard surface total could grow before triggering additional review — the minutes for each meeting should be consulted directly for the specific conditions attached to that phase.

5. Recorded encumbrances

- Approved Farm Plan and recorded Conservation Easement (St. Croix County Doc. No. 1152405) — establish 8.23 development rights and a base allowance of 12.35 acres of hard surface without a transfer of development rights.
- Declaration of Condominium, Covenants, Conditions, and Restrictions with two amendments; Condominium Plat, First and Second Addenda; HOA Bylaws — govern ownership, common elements, use limitations and hours. The Second Addendum (06/07/2024) designates the Lot 2 area as "Pending CSM."

3. Current Proposal

1. Certified Survey Map — ownership change, north of Valerie Avenue

The Plan Commission considered a version of this request on March 6, 2025 and recommended approval, but the Certified Survey Map was not approved. Since then the applicant has been coordinating WisDOT, St. Croix County, Town and City of River Falls requirements, resulting in the modified proposal now before the Commission.

The request changes ownership structure only — converting an area of the expandable condominium into an 8.120-acre fee-title lot. No use is proposed and no construction is authorized by the CSM.

2. Warehouse condominium — use and structure change, south of Valerie Avenue

This is a new request on the condominium land south of Valerie Avenue. The applicant advises that the warehouse building would replace some of the third phase of the approved condo garage plan in this area.

- A single building of approximately 102,550 square feet containing ten warehouse condominium units of roughly 9,650 square feet each, ultimately conveyed individually through a new condominium plat.
- Five shared dock-height loading bays on the east elevation, with drive aisles, 97 parking stalls on the southwest side adjacent to the existing infiltration basin.
- The warehouse area would be removed from the existing Troy Commercial Park Condominium plat and replatted as a new condominium, governed by a separate condominium association with its own covenants and maintenance responsibilities.

- The new association would be served by its own on-site well and private wastewater treatment system, and would take a proportional share of the stormwater management responsibilities for the overall development.
- The applicant states the building is intended to be architecturally consistent with the existing condo garages, with dock doors screened from public view by the existing buildings between the site and STH 35.

4. Plan Commission Discussion

1. Use in the Zoning Code

Table 1 in § K.4. For the COM-GR/S district:

Table 1 use line	COM-GR/S	COM-LTD
Condominium Garages	PUD	—
Landscaping Contractors and General Warehousing (where such use involves the outdoor storage of vehicles, equipment, or material)	C	P
Warehouses for Commercial and Individual Use	—	A (accessory)
Office	P	A

The only general warehousing line available in COM-GR/S is conditional and is defined by the presence of outdoor storage, which this proposal does not include. “Warehouses for Commercial and Individual Use” appears only as an accessory use in COM-LTD. The proposal does not fit squarely within any existing COM-GR/S use line.

2. A PUD cannot authorize use the underlying district disallows

Section K.8.b.3(d) provides that if a general development plan requires rezoning for a permitted use or a conditional use permit, Town Board approval of the general development plan is conditional upon that rezoning or permit also being granted. The PUD overlay does not create use rights.

3. The use as a good fit for the COM-GR/S district

Chapter 170 § M states the purpose of the General Retail and Service Commercial District as follows:

Provide area for typical retail and service providers, including large footprint structures, and smaller structures and volume retailers. Provide a mixture of local shopping venues for Town residents including access to low cost retailers. Create entry level and other employment opportunities for Town residents.

The Commission should consider whether individually owned warehouse space can be deemed a good fit within that stated purpose. By comparison, the Limited Commercial District (§ O) exists to:

provide area for commercial development that can be incompatible with other kinds of commercial development, is difficult to screen properly or that may otherwise conflict with the required esthetic and quality standards required of other commercial development.”

That is the district in which general warehousing is a permitted use and where warehouses for commercial and individual use appear as an accessory use.

4. Hard surface and the Farm Plan allowance

The warehouse would replace some hard surface already planned for the condo garages in this area, but a net increase is possible. The Farm Plan caps allowable lot coverage for the site, though additional hard surface may be secured through an approved transfer of development rights if the proposal exceeds that current cap.

5. Anticipated business activities

The concept narrative describes market demand for larger warehouse condominium units with loading dock access, but it does not describe the businesses expected to occupy them. Light assembly, contractor operations, distribution and freight, vehicle or equipment service, and seasonal storage carry very different implications for traffic, hours, noise, outdoor storage, wastewater loading and hazardous materials. The Commission should understand what business types are anticipated, whether the covenants for the new warehouse condominium could appropriately restrict the range of activities.

6. Traffic and public infrastructure

Troy Commerce Drive and Valerie Avenue were accepted by the Town in October 2022 and were designed to accommodate this development for personal storage and hobby use. Regular semi-trailer traffic is a different loading condition. The Commission may wish to discuss pavement design, turning radii at the intersections, and whether a traffic assessment should accompany a formal application.

7. Operating characteristics

Hours of use are currently fixed at 6:00 a.m. to midnight through the recorded covenants. A warehouse with employees and freight service has a different operating profile than vehicle storage. Any change to hours is both a General Development Plan amendment and a covenant amendment.

8. Condominium structure

Withdrawing the warehouse area from the existing condominium and replatting it as a separate condominium requires amendment of the existing Declaration and plat, reallocation of common element interests among the remaining unit owners, Town Board approval, and recording.

The stormwater maintenance agreement will need to be revisited. With three interests eventually sharing the system (i.e., the existing condominium, Lot 2, and the new warehouse condominium) the Commission may review addendum to the long-term maintenance and monitoring plan with a clear and durable structure for future inspection and maintenance of the site facilities.

5. Process

1. Certified Survey Map

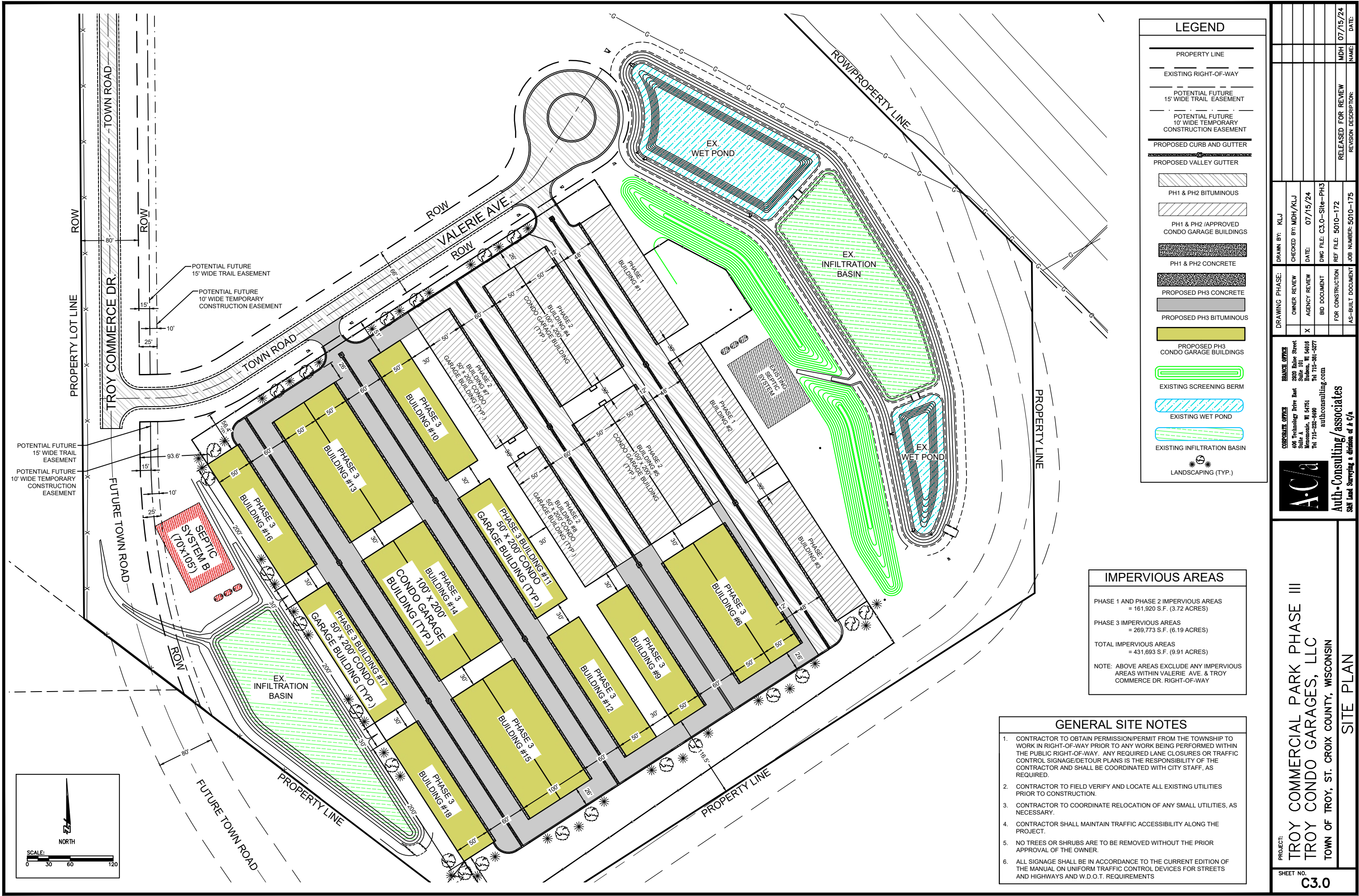
The CSM is a subdivision action and does not depend on the outcome of the warehouse use discussion. Because the lot area has changed since the 2025 review, the Commission should expect the following sequence rather than a straight recommendation on the map as submitted:

- a. **General Development Plan** amendment (Ch. 170 § K.8.b.), including a noticed Plan Commission public hearing and recommendation to the Town Board.
- b. **Addendum to the recorded Conservation Easement**, allocating development rights and hard surface to the new lot (Ch. 135-9; Ch. 170 § K.3).
- c. **Plan Commission review** of the CSM under Chapter 135, including findings on the exception to design standards, and recommendation to the Town Board.
- d. **Town Board approval** of both the General Development Plan amendment and the CSM.

2. Change in Use

If the Town is receptive to the warehouse use, the following actions would be required, in sequence:

- a. **Zoning Code text amendment** (Ch. 170 § X) — draft a Table 1 use line describing the warehouse condominium use and designating it a PUD use in COM-GR/S. Noticed Plan Commission public hearing and recommendation → Town Board adoption
- b. **General Development Plan amendment** (§ K.8.b.2–3) — full submittal addressing building dimensions and setbacks, loading, parking, stormwater, lighting, landscaping, screening, signage and utilities, allowable footprint and hard surface in all phases. Class 2 noticed Plan Commission hearing and recommendation → Town Board final action
- c. **Hard surface accounting and transfer of development rights** — reconcile cumulative hard surface against the Farm Plan allowance; process any TDR under Ch. 135-9 and § K.3(c); review the recorded Conservation Easement with the Town Attorney.
- d. **Condominium replat and covenant amendments** — withdrawal of the warehouse area from the existing Troy Commercial Park Condominium, reallocation of common element interests, and recording of a new plat and declaration for the warehouse units. HOA approval, Town Attorney review, Town Board approval and recording; not effective until both approved and recorded.
- e. **PUD Final Development Plan** (§ K.8.b.4) — detailed engineering, architectural elevations and materials, landscaping, lighting, signage, stormwater, utilities, Plan Commission recommendation → Town Board approval.
- f. **Agency permits and building permit** — WDNR, County POWTS, DSPS/Division of Industry Services, driveway and right-of-way permits, and fire lock box. No building permit may issue until the Town Board has approved the Final Plan for that portion of the PUD.



TOWN OF TROY
St. Croix County, Wisconsin
Ordinance No. 2022-01
ORDINANCE ESTABLISHING A PLANNED UNIT
DEVELOPMENT OVERLAY DISTRICT FOR TROY
COMMERCIAL PARK CONDOMINIUM

The Town Board of the Town of Troy hereby ordains as follows:

WHEREAS, the Town of Troy has adopted a Zoning Ordinance which allows planned unit development overlay districts per Chapter 170-8(b)(3)(d) of the Town of Troy Ordinances; and

WHEREAS, E.W. Homes, Inc. has requested that the Town of Troy establish a Planned Unit Development Overlay District, the purpose of which is to allow a development of property as a Planned Unit Development; and

WHEREAS, E.W. Homes, Inc., in accordance with the Town of Troy Zoning Code, has submitted a General Development Plan outlining the proposed development of the property, a copy of which is incorporated in this Ordinance as Exhibit A; and

WHEREAS, E.W. Homes, Inc. has recorded a Condominium Plat for Troy Commercial Park Condominium, a copy of which is attached as Exhibit B; and

WHEREAS, the Town Plan Commission, on June 9, 2022, considered the request for establishment of a Planned Unit Development Overlay District in accordance with the terms of the Development Plan, and after conducting a Public Hearing, has recommended to the Town Board that the Planned Unit Development Overlay District be established as it relates to the property.

NOW, THEREFORE, THE TOWN BOARD OF THE TOWN OF TROY HEREBY ORDAINS AS FOLLOWS:

1. In accordance with the General Development Plan submitted by the property owner, E.W. Homes, Inc., the Property described and shown on Exhibit B may be developed as Planned Unit Development, consistent with the underlying Commercial District zoning classification, subject to the following conditions:

A. The Developer's Agreement shall be modified to have the developer grant the Town a 25-foot temporary easement for construction purposes and a 15-foot permanent easement for a future bike/pedestrian path.

B. The Declarations of the Covenants, Conditions, Restrictions, and Easements shall be amended to reflect the changes to read as follows: Any and all amendment(s) to this Declaration shall not be effective until such time as the Town of Troy has approved said amendment(s) and the amendments(s) are recorded with the St. Croix County Register of Deeds.

C. The hard surface calculations of each phase of the development shall be submitted to the Town engineer by the developer at the time of final development plan approval for each phase.

D. The developer shall install the fire department requested lock box at all installed gates to allow access for emergency services.

E. The Developer shall provide the Town with copies of all approvals and permits from other relevant agencies.

F. Any revisions required by the Division of Industry Services to the State approved building plans shall also require approval from the Town staff.

G. The Developer shall submit to the Town all Wisconsin DNR approvals of the site grading and water system design.

H. The Developer shall submit to the Town all St. Croix County private wastewater permits.

I. The Developer's design engineer shall work with the Town engineer for the appropriate design parameters and post the road now known as Town Road 1 at 35 mph and the road now known as Town Road 2 shall be posted at 25 mph.

J. The Developer shall work with the town staff to legally designate the public roadways with the town's preferred names.

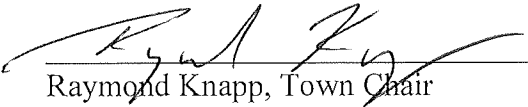
2. All ordinances or parts of ordinances contravening the terms and conditions of this ordinance are hereby to that extent repealed.

3. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of an incorporated into this ordinance to the same extent as if each such exhibit and the plans identified therein had been set forth in its entirety in the body of this ordinance.

4. This Ordinance shall become effective upon passage and publication as required by law and upon the final approval of the Development Plans, as recommended by the Plan Commission, and the Town Clerk shall so amend the Code of Ordinances and zoning map of the Town of Troy.

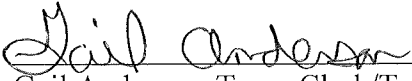
5. If any provision in this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the Town of Troy that all provisions of this ordinance are separable.

Adopted this 28 day of June, 2022.


Raymond Knapp, Town Chair

Date: 6/28/22

Attest:


Gail Anderson, Town Clerk/Treasurer

Date: 6/28/22

TOWN OF TROY

St. Croix County, Wisconsin

PUBLIC PARTICIPATION PLAN

Comprehensive Plan Update — Adopted under Wis. Stat. § 66.1001(4)(a)

1. Authority

These written procedures are adopted by the Town of Troy Town Board under Wis. Stat. § 66.1001(4)(a) to foster public participation in the update of the Town's Comprehensive Plan.

2. Public Participation Procedures

- Open meetings: All Plan Commission and Town Board meetings addressing the Comprehensive Plan update are open to the public and noticed under Wisconsin's open meetings law (Wis. Stat. §§ 19.81–19.98), with an opportunity for public comment at each meeting.
- Communication / information services: Draft plan materials and maps are maintained on the Town's project portal (townoftroy-cedarcorp.hub.arcgis.com/pages/documents-1) and are available for inspection at the Troy Town Hall, 654 Glover Road, Hudson, WI 54016 (Phone: (715) 425-2665), during regular office hours.
- Wide distribution: Draft chapters and maps are posted to the project portal and made available at Town Hall in advance of each Plan Commission or Town Board meeting at which they are discussed, and in advance of the public hearing on adoption.
- Written comment: Written comments on the plan may be submitted to the Town Clerk at any time before the close of the public hearing record. The Town Clerk will compile all written comments received and provide them to the Plan Commission or Town Board, along with a written response, before final action is taken.
- Notice to affected property owners: If the plan changes the allowable use or intensity of use of a specific parcel, the Town will provide direct written notice to the affected owner, and to any person who has registered a marketable nonmetallic mineral deposit or holds/has applied for a nonmetallic mining permit on that parcel, at least 30 days before the public hearing, consistent with Wis. Stat. § 66.1001(4)(e).

3. Application to Work Completed and Remaining

This Plan ratifies the participation methods already used since the project's initiation in 2024 — including maintenance of the project portal and open Plan Commission meetings — as satisfying the procedures above for work completed to date and governs the remaining stages of the update through final adoption.

4. Plan Commission Recommendation

This Public Participation Plan is scheduled for discussion and possible recommendation to the Town Board by the Plan Commission at its August 13, 2026 meeting [Plan Commission recommended adoption]

5. Notice, Distribution, and Hearing Schedule

The following schedule implements the distribution requirements of Wis. Stat. § 66.1001(4)(b) and the notice and hearing requirements of § 66.1001(4)(d) for the Comprehensive Plan update. Dates marked “TBD” will be set by the Town Board at its August 20, 2026 meeting and inserted here once established.

Date	Action	Location / Method
Aug 13, 2026	Plan Commission reviews and recommends this Public Participation Plan to the Town Board (Agenda Item 8).	Troy Town Hall, 654 Glover Road, Hudson, WI 54016
Aug 20, 2026	Town Board considers adoption of this Public Participation Plan by resolution, and direction to begin the public review period for the complete draft Comprehensive Plan.	Troy Town Hall, 654 Glover Road, Hudson, WI 54016
[TBD — set by Town Board]	Public review period begins. Complete draft plan distributed / made available.	Project portal; Town Hall; River Falls Public Library, 140 Union St, River Falls, WI 54022; Hudson Public Library, 700 1st St, Hudson, WI 54016
[TBD — ≥ 30 days before hearing]	Class 1 Notice of public hearing published per Wis. Stat. § 66.1001(4)(d).	Hudson Star-Observer
[TBD]	Public hearing on the proposed Comprehensive Plan adoption ordinance.	Troy Town Hall, 654 Glover Road, Hudson, WI 54016
[TBD]	Town Board considers formal adoption of the Comprehensive Plan by ordinance.	Troy Town Hall, 654 Glover Road, Hudson, WI 54016

6. Adoption

Adopted by resolution of the Town of Troy Town Board this ____ day of _____, 2026.

Town Chair, Town of Troy

Town Clerk, Town of Troy