

DRAFT

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.

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