

**TOWN OF TROY**  
**654 Glover Rd., Hudson, WI 54016**

**REGULAR TOWN BOARD MEETING was held in person on Thursday, July 16<sup>th</sup>, 2026. The meeting was called to order at 6:00pm by Chairperson Doug Rowen who led the Pledge of Allegiance.**

Attendance: Chairperson Doug Rowen, Supervisors Rob Brown, Dan Pearson, Lowell Enerson, Alicia Schneider. Zoning Administrator Rob Jones. Administrator David Carlson. Clerk/Treasurer April Fredrick. Residents: Jill Berke, Kate Kielsmeier, Pam Brokaw, Karyn Kolitz, Chad & Heidi Jett, Randi Gilbertson, Adam Nigon, Duane & Esther Beyer, Beth Gallagher, Art Dengel, Jan Cuccia, Chris Dyke.

**Resident Comment:**

Kate Kielsmeier, 542 Orchard Dr, spoke to the Board regarding the application for the Conditional Use Permit on 570 Coulee Rd. Her concerns surrounded the functionality of the financial business operations. She noted attempted communications with no response to neighbors.

Adam Nigon, 487 Bauer Rd, noted previous discussions with individual board members surrounding road conditions. Nigon discussed excess gravel due to chip sealing and the timeline to remove the excess gravel for improved biking conditions. Supervisor Enerson notified Nigon the County intends to remove the excess gravel when the road can be fogged.

Nigon stated support but noted concerns with the application for the Conditional Use Permit on 570 Coulee Trail. These concerns were based on alcohol consumption and sales, noise amplification control, third party rental opportunities, violation implementation, and Town Review process to ensure the safety and preservation of the neighborhood.

Chris Dyke, 495 Bauer Rd, expressed concerns with the application for the Conditional Use Permit on 570 Coulee Trail. The concerns noted surrounded communication attempts with no response to neighbors, alcohol consumption and sales, occupancy limits, impact on property values, and the integrity to preserve the neighborhood and community.

Rose Hahn, 491 Bauer Rd, seconded the concerns brought before other neighbors with the application for the Conditional Use Permit on 570 Coulee Trail. She noted activity/traffic concerns, alcohol consumption, and asked the board to narrow restrictions.

Chairperson Rowen asked for resident comments three times. He closed resident comment portion of the meeting.

**Discussion and possible action on Consent Agenda Items:** The Board reviewed the Consent Agenda. Supervisor Schneider moved to approve the Minutes of June 18<sup>th</sup>, Regular Town Board Meeting, and to acknowledge the reports of: Park Rangers, Park Board Report & Minutes,

Animal Control Office, Sheriff's Department, Zoning Administrator, Building/Driveway Permits, and Plan Commission Minutes. Supervisor Pearson seconded. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes. Motion carried.

Discuss and consider a conditional use permit application to operate a senior center at 570 Coulee Hudson WI.

Applicant: Butterfly Path LLC  
Site Location: 570 Coulee, Hudson WI.  
PID: 040-1038-06-250  
Request: To operate a senior center

Supervisor Schneider asked to be excused. Chairperson Rowen granted.

Supervisor Brown reiterated the concerns from the neighborhood about the large capacity venue, available rental space, and liquor license. Chairperson Rowen noted that alcohol consumption and sales are only allowed should the Town Board receive and approve liquor license applications. He continued, further review of organizations like the Department of Safety and Professional Services to determine appropriate classification for the use and Hudson Fire Department are under review for the classification and requirements of the operation. Following, the Parking Review and Site Plan would need to be submitted to the Plan Commission and Town Board before operations begin.

Karyn Kolitz expressed thanks to both the Plan Commission, Town Board, and staff for their guidance on proposed conditions for consideration. She reviewed the plan for operations the application should it be approved.

Rob Brown moved to approve 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, consistent with the recommendation of the Plan Commission, subject to conditions, based on the following findings and to incorporate no third-party rentals;

1. The Town Board has reviewed the record of the Plan Commission's June 4, 2026, review, July 9, 2026, public hearing record, and the Plan Commission's recommendation dated July 9, 2026.
2. The Town Board 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 the conditions adopted below.

The Conditional Use Permit shall incorporate the following conditions recommended by the Plan Commission on July 9, 2026, as set forth in Section 2 of this memorandum, subject to any further conditions or refinements the Town Board deems appropriate, including any revisions to Condition 16 following review by the Town Attorney. Supervisor Pearson seconded. Chairperson Rowen made a friendly amendment to add Condition 17 - no third-party rentals outside of the caretaker apartment allowed. Supervisor Pearson and Supervisor Brown accepted the friendly amendment. All ayes. Motion carried.

*Supervisor Schneider rejoined the meeting.*

**Discuss and Consider Public Feedback from Cooperative Boundary Agreement Public Hearing:** Chairperson Rowen discussed the submitted public. The City and the Town decided to postpone the public hearing until more time is available to discuss with landowners. The Public Hearing will be rescheduled.

**Discuss and Consider Proposal for Coulee Trail Rehabilitation 2026-2027 TRIS Project with Cedar Corporation:** Rob Jones reviewed work on Coulee from Tower Rd to Autumn Blaze Trail. The Town was awarded LRIP Coulee Trail for the 2026-2027 grant year. Discussion was held to review the application summary. Supervisor Enerson moved to authorize Cedar Engineering not to exceed \$114,000 as defined by the July 9<sup>th</sup>, 2026, Memo. Supervisor Schneider seconded. Chairperson Rowen recommended a friendly amendment to explore the City of Hudson's interest in simultaneously rehabilitating their portion of Coulee Trail toward County F. Friendly amendment accepted by both Enerson and Schneider. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson -Yes. Supervisor Schneider – Yes. All ayes. Motion Carried.

**Discuss and Consider Project Scope and Timing for Tower Road Rehabilitation 2026-2027 TRI Project:** Road Engineer Rob Jones reviewed the grant awarded application for Tower Road. The grant was awarded in the amount of \$18,912.88. Supervisor Brown thanked Chairperson Rowen and Supervisor Enerson for their dedicated work in finding additional dollars for the Town. Supervisor Brown moved to accept the project as proposed. Supervisor Enerson seconded. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson -Yes. Supervisor Schneider – Yes. All ayes. Motion Carried.

**Discuss and Consider Site Plan Approval for the New Disposal Center at 654 Glover Rd:** Administrator Carlson presented the Plan Commission's approval of the Site Plan for the new

Disposal Center located at 654 Glover Rd. Supervisor Brown moved to approve the Site Plan. Supervisor Pearson seconded. All ayes. Motion carried.

**Discuss and Consider Site Plan Approval for the Fire Substation at 277 Townsvalley Rd:** Administrator Carlson Presented the Plan Commission's approval of the Site plan for the Fire Substation at 277 Townsvalley Road. Supervisor Brown moved to approve the Site Plan. Supervisor Schneider seconded. All ayes. Motion carried.

**Discuss and Consider Resolution 2026-11 Investment Policy:** Clerk/Treasurer Fredrick Presented the Investment Policy and Resolution with clarifications made around arbitrage reporting. Supervisor Brown moved to approve the Investment Policy and Resolution. Supervisor Schneider seconded. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson -Yes. Supervisor Schneider – Yes. All ayes. Motion Carried.

**Discuss and Consider Resolution 2026-12 Resolution to Participate in Wisconsin Investment Series Cooperative and the Investment Programs of the Fund:** Clerk/Treasurer Fredrick presented the Resolution to the Board and explained the investment process with the Town's Investment Advisor. Supervisor Brown moved to approve the Resolution. Supervisor Pearson seconded. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson -Yes. Supervisor Schneider – Yes. All ayes. Motion Carried.

**Discuss and Consider Resolution 2026-13 to Implement and Adopt a Purchasing Policy:** Clerk/Treasurer Fredrick presented the Purchasing Policy and Resolution to the Board. Discussion was held to clarify edits. Supervisor Brown moved to approve as presented with section 4.1 amended to allow the Chairperson to extend staff approval authority up to \$10,000. Supervisor Pearson seconded. Supervisor Schneider offered a friendly amendment to correct Public Works Director to Public Works Lead in the document and add in 'normal purchasing processes and procedures' in the first bullet of Section 10. Supervisor Brown and Pearson accepted the friendly amendment. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson -Yes. Supervisor Schneider – Yes. All ayes. Motion Carried.

**Discuss and Consider Amending Ordinance 2014-01 Establishing Split Shifts for Elections:** Clerk/Treasurer Fredrick presented the Split Shifts Ordinance for Elections and reviewed the changes presented. The ordinance will allow the Town to split into three shifts instead of two for election workers on election day. Supervisor Schneider moved to approve Ordinance 2026-02 Amending Ordinance 2014-01 and Creating Town of Troy Ordinances Chapter 45 Election Officials. Supervisor Enerson seconded. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson -Yes. Supervisor Schneider – Yes. All ayes. Motion Carried.

**Establish Sub-committee on Security System Improvements:** Chairperson Rowen discussed the growing needs for security with the implementation of the Fire Substation and the New Disposal Center. The Town may want to evaluate other opportunities to improve security in the Town and create a subcommittee to review. Supervisor Brown and Supervisor Schneider volunteered to be on the subcommittee. Supervisor Brown moved to approve the Security System Improvements subcommittee, with Supervisors Brown and Schneider as members. Supervisor Pearson seconded. All ayes. Motion carried.

**Administrator Report:** Administrator Carlson discussed preliminary budgeting, discussing preliminary joint-yard waste site with the City of Hudson.

**Clerk/Treasurer Report:** Clerk/Treasurer Fredrick reviewed the upcoming timeline for the Partisan Primary, the upcoming implementation of Website ADA compliance regulations, and the modifications the Town Hall will need for ADA compliance during elections.

**Approve Disbursements:** Supervisor Schneider moved to approve disbursements from June 19<sup>th</sup> to July 16<sup>th</sup> in the amount of \$ 145,701.56 from Citizens State Bank. Supervisor Pearson seconded. All ayes. Roll Call: Supervisor Brown – Yes. Supervisor Pearson – Yes. Chairperson Rowen – Yes. Supervisor Enerson – Yes. Supervisor Schneider All ayes. Motion Carried.

**Correspondence:** Correspondence was reviewed.

**Committee reports (Roads, Disposal Center, Fire/EMS, Parks, Communications, WTA, Fire Station, Town Hall Expansion, Boundary Agreement):**

Roads – Supervisor Enerson discussed driveway restoration questions on the St. Annes Parkway Project.

Disposal center – Previously covered in the meeting.

Fire/EMS – Supervisor Brown discussed with Lakeview, City of Hudson, and Drew Spielman about Fire/EMS. Brown suggested potential opportunities to improve firefighting response time and capacity.

Parks – No update noted.

Communications – Supervisor Schneider presented the newsletter that was released on the day of the groundbreaking. Schneider thanked Jan Cuccia for her help on the newsletter. Schneider reviewed the coverage provided on the Fire Substation Groundbreaking event and updated the Board on Social Media reach.

WTA – No update noted.

Fire Station – Previously covered by Supervisor Schneider.

Town Hall Expansion – No update noted.

Boundary Agreement – Previously noted in meeting.

Chairperson Report -

Supervisor Pearson moved to adjourn the meeting at 8:21pm. Supervisor Brown seconded.  
All ayes. Motion carried.

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Chairperson Doug Rowen

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Attest: Clerk/Treasurer April Fredrick