

TOWN OF TROY
654 Glover Rd., Hudson WI 54016

REGULAR TOWN BOARD MEETING was held in person on Thursday, August 20, 2026.

Attendance: Town Chairperson-Doug Rowen, Town Supervisors-Lowell Enerson, Dan Pearson. Staff: Administrator David Carlson, acting secretary Amanda Randall. Residents present: Jill Berke, Dan O'Brien, Nick Ducklow, Gabe Kinney.

1. Call meeting to order: Chairperson Rowen called the meeting to order at 6:00 p.m.

2. Pledge of allegiance: Chairperson Rowen led the pledge of allegiance.

3. Resident Comment: Jill Berke, 246 Carlson Lane, invited all residents to attend the upcoming Visioning Workshop as part of the recreation plan update. She also questioned if the Disposal Center will be closed at all during the move to the new location at the Town Hall. Administrator Carlson responded that the goal is to move the Disposal Center to the Town Hall by the end of August or the first week of September; ideally, the disposal center will not be closed for more than two consecutive weekdays during the move. The Town will notify residents of any closures.

4. Discussion and possible action on Consent Agenda Items: Supervisor Enerson moved to approve the July 18th, 2026 Regular Town Board minutes, and to acknowledge the Park Rangers, Park Board reports and minutes, Animal Control Office, Sheriff's Department, Zoning Administrator, Building/Driveway Permits, and Plan Commission reports. Supervisor Pearson seconded. Roll call vote: Dan Pearson – yes; Doug Rowen – yes; Lowell Enerson – yes. All ayes, motion carried.

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

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

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

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

Request: To recommend to the Town Board an amendment to an existing Conditional Use Permit that would allow consumption of Fermented Malt Beverage and Wine on premises consistent with Chapter 170 of the Town Code and Chapter 74, Wisconsin statutes.

Administrator Carlson provided a summary of the application and the YMCA Camp's existing Conditional Use Permits, noting that many uses at the Camp are legal nonconforming uses. To comply with changes to the State's liquor licensing laws, the applicant is requesting an amendment to their CUP to explicitly allow consumption of beer and wine at the Discovery

Center, the Dining Hall, and the Weyerhauser Lodge. In addition, they are requesting to increase the number of events to 30 (currently approved for 24 events), to allow alcohol consumption from the hours of 3:00 p.m. until 11:00 p.m., and to allow for up to 296 attendees per event. The applicants noted in discussions with Town staff that events are primarily weddings and 1 or 2 fundraisers for the Camp. The applicant does not intend to sell alcohol, and consumption would occur only during these events.

Executive Director Dan O'Brien, 532 County Road F, and Senior Program Director Nick Ducklow, 528 County Road F, who both live on-site at the Camp, thanked the Town for their time and support through the years. Nick Ducklow explained that weddings provide a large source of revenue to support the YMCA's mission-based programming and scholarships. He clarified that they would like to be able to run events at both addresses concurrently, with no more than 240 guests at the Discovery Center and no more than 200 guests at the dining hall, for a total of 440 guests on site at once. They stated this would be infrequent and would be counted as 2 events towards the 30 allowed events. Chairperson Rowen also explained that the Camp and the Town will be working collaboratively to bring all Camp operations under one Zoning/CUP framework.

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

1. Alcoholic beverages may be consumed on the property in conjunction with events and areas authorized under the Conditional Use Permit from 3:00 p.m. until 11:00 p.m.
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 maximum number of individual events at which alcoholic beverages are consumed in any one calendar year is 30.
4. Event types will be predominantly weddings.
5. Event locations where Wine and Fermented Malt Beverages (Beer) will be consumed will be the RCU Discovery Center, the Dining Hall, and the Weyerhaeuser Lodge.
6. Maximum attendance at any individual event will be 296, unless a separate event permit is issued by the Town. In no case will any maximum occupancy limits as established by the fire marshal be exceeded.
7. The use shall remain subject to all applicable provisions of Wisconsin Statutes Chapter 125 and Chapter 74 of the Town of Troy Municipal Code regulating liquor licensing and alcohol consumption, as well as any other federal, state, or county regulations that may apply.
8. Annual inspections required by the applicable fire authority, together with any State licensing or life-safety inspections applicable to YMCA Camp St. Croix's buildings and grounds, and compliance with Chapter 58 of the Town Code, shall be maintained for each building where events and alcohol consumption is authorized under this amendment.
9. The Conditional Use Permit document shall be updated to reflect that this approved use remains categorized under Chapter 170, Section E as a non-profit religious, community

service, recreational and educational retreat facility amended by this action to include alcohol consumption at the event locations listed. This condition does not alter or expand the legal nonconforming status of the Camp's other operations not covered by an existing Conditional Use Permit.

10. 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.
11. All remaining conditions of the previously approved Condition Use Permit(s) shall remain in full force and effect unless specifically modified herein.
12. This Conditional Use Permit can only be transferred to another non-profit property owner.

Supervisor Enerson seconded. Roll call vote: Dan Pearson – yes; Doug Rowen – yes; Lowell Enerson – yes. All ayes, motion carried.

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

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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

Chairperson Rowen opened the public hearing opened at 6:28 p.m.

Jill Berke, 246 Carlson Lane, spoke in support of the license and appreciates the Town's support of the Camp.

Chairperson Rowen noted that the Town did not receive any written testimony. He called for comment three times and hearing none, closed the public hearing at 6:30 p.m.

7. Consider and possible action on YMCA Camp St. Croix Class "B" Beer and "Class C"

Wine, Liquor Licenses application: The liquor license application and maps were reviewed. The application form includes an incorrect license class: it should be Class "B" Beer, not Class

“A” Beer to be consistent with all other documents. The notice in the paper was correct and listed the request as Class “B” Beer and “Class C” Liquor (wine only). All required documents and fees were submitted. The Town Board is not aware of any issues or complaints with the property. Supervisor Pearson moved that the Town approve the Class “B” Beer and “Class C” Wine liquor license application for YMCA Camp St. Croix. Supervisor Enerson seconded. Chairperson Rowen made a friendly amendment to specify the license is only for the buildings and events approved in their Conditional Use Permit; Supervisors Pearson and Enerson agreed. Motion carried.

8. Consider and possible action of change order for St. Anne’s Parkway project in the amount of \$12,767.80: Administrator Carlson reviewed the change order for the St. Anne’s Parkway road project; the amount would be a Town cost and not assessed to residents. The hash-marked area on the map was mistakenly not included in the original bid. The change order is for saw cutting and replacing this section; the County has signed off on it. The asphalt cost is the same as for the rest of the project but there is some extra cost for working adjacent to a County highway and redeployment of demolition resources. Both Administrator Carlson and Engineer Rob Jones recommend approval of the cost. Chairperson Rowen stated that the Town will need to look at how we spec future projects as this section should have been included when the project was put out for bid. Administrator Carlson reported that the Town has excess funds budgeted for this project. Supervisor Enerson moved that the Town approve Change Order No. 1 in the amount of \$12,767.80. Seconded by Supervisor Pearson. Roll call vote: Dan Pearson – yes; Doug Rowen – yes, Lowell Enerson – yes. All ayes, motion carries.

9. Consider and possible action on purchase of equipment for Fire Trucks: No discussion or action.

10. Consider and possible action on tree removal quote-Marson Drive: During the spring road tour, more than 100 dead trees were noticed in the right-of-way along Marson Drive. The Town got two quotes for removal: one from KG Tree Service in the amount of \$75,000 and one from JCE for \$29,000. This project was not in the 2026 budget. The Town budgets for tree removal every year but this would be an extra project. Lowell Enerson reported that stumps are usually not ground out and that Public Works can mow around them. If the work is done during the winter, perhaps a lower cost could be negotiated. Supervisor Enerson moved to approve the tree removal on Marson Drive with JCE in an amount not to exceed \$29,000. Seconded by Supervisor Pearson. Roll call vote: Dan Pearson – yes; Doug Rowen – yes; Lowell Enerson – yes. All ayes, motion carried.

11. Consider and possible action on scheduling budget workshop: The budget workshop will be on Friday, October 9th from 8:00 a.m. until 12:00 p.m. at the Town Hall.

12. Consider and possible action on update to Emergency Management Plan: Administrator Carlson reviewed the update amendment to the Emergency Management Plan that was requested by St. Croix County. The Supervisor 3 address should be changed to 524 Mann Valley Drive and the Deputy Clerk/Treasurer name should be corrected for spelling. The Plan should be updated again in May next year after elections. Supervisor Enerson moved that the Town does hereby

approve the Town of Troy Municipal Emergency Operations Plan as amended dated August 3, 2026 and as amended tonight. Seconded by Supervisor Pearson. All Ayes, Motion carried.

13. Administrator Report: Administrator Carlson reported on a new setback document that will hopefully speed up processes and help the public as well. Construction is moving along with the Disposal Center relocation and the Fire Substation. Weather allowing, the Substation should be substantially complete by December. He reported on issues discovered during the St. Anne's Parkway roadwork with washed-out culverts underneath the pavement. About 20 culverts were affected and the repairs will be appropriately assessed; the HOA is aware. Additionally, approximately 30%-40% of homeowners did not move their lawn irrigation water lines and sprinkler heads as they were notified they needed to do; he believes the contractors should just finish their work and homeowners will need to take care of repairs as they were given sufficient notice. The boat ramp has an undercut of 12" to 18" from power loading and low water conditions. He has been trying to contact the DNR regarding the proper approval process for fixing the issue. In the future, the Town may need to consider extending the ramp. He will report back on the process and costs. There is a sign up at the ramp warning users and the information is also posted on the Town's Facebook page and website.

14. Clerk/Treasurer Report: Supervisor Enerson is interested in the election numbers if the Clerk's office has those available.

15. Approve disbursements: Chairperson Rowen noted the question on the animal control bill was resolved: it was an invoice adjustment on a lost dog call where the Town was underbilled. Supervisor Pearson moved to approve the disbursements from July 16, 2026, to August 20, 2026, from Citizens State Bank in the amount of \$552,384.08. Seconded by Supervisor Enerson . Roll call vote: Dan Pearson – yes; Doug Rowen – yes; Lowell Enerson – yes. All ayes, motion carried.

16. Correspondence: The Town will be having the Visioning Workshop for the CORP plan update.

17: Committee reports (Roads, Recycling Center, Fire/EMS, Communications, WTA, Fire Station, Town Hall Expansion, Boundary Agreement):

Roads – previously noted in the meeting.

Disposal Center – previously noted in the meeting.

Fire/EMS – Supervisor Brown sent Chairperson Rowen his report. He is working with Allina and Lakeview to get quarterly updates on calls, response times, etc. He is also working with Hudson Fire on ordinance updates that they have requested regarding fire management, particularly with commercial buildings. The River Falls and Hudson Fire Chiefs have done the final delineation for response boundary, effective January 1, 2027.

Communications – No report.

WTA – Supervisor Enerson reported on recent work by the Town Advocacy Council on results from recent listening sessions; the members will vote on a list of priorities. ETZ

issues are still being considered. He reported that the Wisconsin Town's Association pays his expenses for attending the TAC meetings. He will be attending the State convention this year.

Fire Station – previously noted in the meeting

Disposal Center Relocation – previously noted in the meeting

Town Hall Expansion – previously noted in the meeting

Boundary Agreement – Chairperson Rowen reported that the public hearing will be October 13th and that there are two upcoming meetings for stakeholders. He will have more information available for residents at the Saturday coffee discussion.

18. Chairperson report: Chairperson Rowen reported receiving some feedback from residents on data center concerns since the County has been considering a moratorium. He has explained to residents that the Town's zoning code is more restrictive than the County's and that commercial data centers are currently not an approved use in any Town of Troy zoning district. The proposed boundary agreement with the City of Hudson would offer the Town some control over zoning of annexed property, which currently is controlled by the annexing City. He also mentioned that the Town has no Flock cameras, nor have they been proposed or considered, as that has been a topic of recent public concern in the surrounding areas.

Adjourn: Supervisor Enerson moved to adjourn. Seconded by Supervisor Pearson. All ayes, motion carried.

Meeting adjourned at 7:37 p.m.

These minutes were taken
At the August 20, 2026,
Town Board meeting.