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, November 5th 2026, at the Troy Town Hall at 6pm.

SITE VISIT BEGINNING AT 4:00 PM
Vissers Property – 657 Coulee Trail, Hudson, WI 54016. Meet at the site.

AGENDA:

1. Call meeting to order

2. Roll Call

3. Public Input to the Plan Commission

4. Approve Minutes of September 3, 2026, Plan Commission meeting

5. Public Hearing to consider a Farm Plan, a rezoning from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES), and a two-lot Certified Survey Map.
   Applicant: James Vissers (Owner – Sally L. Vissers Revocable Trust)
   Site Location: 657 Coulee Trail, Hudson, WI 54016
   PID: 040-1045-70-051
   Request: To approve a Farm Plan electing the Fifty/Fifty proportionality program under Chapter 135 of the Town Code; to rezone approximately 39.6 acres from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES) under Chapter 170 of the Town Code; and to approve a two-lot Certified Survey Map creating an approximately 3.5-acre lot and an approximately 35.4-acre lot.

   a. Open public hearing
   b. Staff presentation
   c. Public testimony
   d. Close public hearing

6. Consideration and possible action on recommending a Farm Plan (Conservation Easement) to the Town Board:
   Applicant: James Vissers (Owner – Sally L. Vissers Revocable Trust)
   Site Location: 657 Coulee Trail, Hudson, WI 54016
   PID: 040-1045-70-051
   Request: To recommend to the Town Board a Farm Plan electing the Fifty/Fifty proportionality program, with the protected portion of the Farm Plan area to be encumbered by a conservation easement in favor of the Town.

7. Consideration and possible action on recommending a rezoning to the Town Board:
   Applicant: James Vissers (Owner – Sally L. Vissers Revocable Trust)
   Site Location: 657 Coulee Trail, Hudson, WI 54016
   PID: 040-1045-70-051
   Request: To recommend to the Town Board a zoning map amendment rezoning approximately 39.6 acres from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES).

8. Consideration and possible action on recommending approval of a Certified Survey Map to the Town Board:
   Applicant: James Vissers (Owner – Sally L. Vissers Revocable Trust)
   Site Location: 657 Coulee Trail, Hudson, WI 54016
   PID: 040-1045-70-051
   Request: To recommend to the Town Board approval of a two-lot Certified Survey Map creating an approximately 3.5-acre lot and an approximately 35.4-acre lot.

9. Discuss and consider a concept review for a proposed caviar repackaging use within the Troy Burne Golf Club clubhouse.
   Applicant: Tristina Holst, Empress Caviar (Owner – Troy Burne Golf Course LLC)
   Site Location: 295 Lindsay Road, Hudson, WI 54016
   PID: 040-1251-20-010
   Request: To complete a concept review regarding the repackaging of bulk caviar into smaller containers within an approximately 300-square-foot refrigerated room in the clubhouse basement, located in the Traditional Commercial (TR-COM) District, and to provide direction on the appropriate approval process. No approval will be granted at this meeting.

10. Discussion and Consideration of the Comprehensive Plan Update

11. Correspondence

12. Potential items for future meetings

13. 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

DRAFT

PLAN COMMISSION MEETING
Town of Troy
September 3, 2026
Hudson Wisconsin 54016

Members Present: Doug Rowen, Dean Albert, David Wolf, Pete Hawksford

Members Absent: Dan Pearson, Warren Vollmar, John Bjorseth

Staff Present: Rob Jones

Recording Secretary: Amanda Randall

Others present:

AGENDA:

1. Call meeting to order
2. Roll call
3. Public input to Plan Commission
4. Approve minutes of August 13th, 2026 Plan Commission meeting;
5. Discussion and Consideration of the Comprehensive Plan Update, with possible recommendation of a Public Participation Plan to the Town Board
6. Correspondence
7. Potential items for future meetings
8. 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, Pete Hawksford, and David Wolf.

3. Public Input

There was no public comment.

4. Approve minutes of August 13, 2026 meeting:

The minutes of the August 13, 2026 Plan Commission meeting were previously distributed. **Dean Albert moved to approve the minutes of the August 13, 2026, Plan Commission meeting. Pete Hawksford seconded. Motion carried.**

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

Rob Jones reviewed the most recent edits to the Town's Comprehensive Plan. The Town hub portal is live; the hub includes a section for the parks and recreation plan (CORP) that is also being updated. Feedback from last month's meeting was incorporated into changes to goals and policies throughout the chapters, including minor text updates. Chapter updates were reviewed as follows:

Chapter 1: Issues and Opportunities
Goal 1, Objectives, and Policies were reviewed. This section emphasizes housing discussions the Town has had in recent years without being restrictive. The Commission agreed to incorporate this section as written.

Chapter 2: Agricultural, Cultural, and Natural Resources
Goal 3 added a Policy and Goal 6 replaced the previous policy. This chapter includes parks and recreation in the Town and surrounding areas and formalizes supporting activities that private entities provide. Goal 6 was a clarification that the County monitors nitrate levels in wells instead of the Town. The Commission agreed to incorporate this section as written.

Chapter 3: Housing
The Mission Statement was reviewed; Goal 3 was revised. This Chapter highlights that the Town is part of a larger housing ecosystem and neighboring municipalities have implemented higher density housing, and emphasizes that our neighboring communities are accommodating those density needs, many times by annexing Town property. The Commission suggested using the verbiage of "limit multifamily and high-density housing which are currently provided by neighboring cities on municipal sewer and water" under Goal 3 policies instead of "limit multifamily and high-density housing better provided by neighboring cities on municipal sewer and water."

Chapter 4: Transportation
Road corridor criteria were reviewed along with a new Policy for Goal 1, which focuses on the DOT overpass and interchange as a planning directive for future commissions and boards. The Commission agreed to incorporate this section as written.

Chapter 5: Utilities and Community Facilities
Staff updates were reviewed, including the disposal center expansion and relocation and Starlink satellite availability. The new disposal center should be functional in the next two weeks. The regional park map will be added to show all public and private parks and recreation areas that are available in the region; this is also part of the CORP update. All City of River Falls and Hudson parks should be added. The Commission agreed to incorporate this section as written with the disposal center timeline update and incorporating the updated regional park map.

Chapter 6: Land Use
The 5-year acreage table was reviewed. If the Town would like the table to be more of a planning document, growth could be projected for Commercial, Institutional, Parks, and River. This table assumes no annexation and the Commission does not want to address it in the Plan. Commercial growth should be projected, assuming growth of 5 acres per year; those 5 acres will then be deducted from Agricultural acreage. Institutional areas were reviewed; the Commission does not want to forecast growth for Institutional. The Goals section should refer to the Future Land Use Map and emphasize the farmland preservation program. Rob Jones will work on some language that highlights how the Town tries to recommend where development rights go in effort to preserve the Town's best farmland.

Chapter 7: Economic Development

The new Policy added for Goal 1 was reviewed, which is to prioritize commercial development that directly benefits Town residents and workers. "Benefits" could be elaborated on in this section.

Chapter 8: Intergovernmental Cooperation

The status update regarding the boundary agreement was reviewed. The Policy under Goal 1 on Page 8-5 states to "explore" should be changed to state "routine discussions with neighboring municipalities for opportunities for collaboration" or similar language. Rob Jones will fix the formatting error on the Page 1 bullets.

Rob Jones stated that Cedar Corp. will go through the entire plan to ensure that all page numbers, maps, and notes align. After making updates from tonight's meeting, the Plan will go to the Town Board for review and approval of the public participation plan at their September 17th regular meeting. The public notice would run on September 24th with the public hearing during the Plan Commission's regular November 5th meeting, with potential adoption at the November 19th Town Board meeting. Rob Jones will have the Plan changes done by the end of next week for staff and staff will get those copies out to the Town Board members hopefully ahead of the rest of the packet.

Doug Rowen moved that the Plan Commission recommend to the Town Board that they approve the Public Participation Plan as amended at tonight's meeting for the Comprehensive Plan update. David Wolf seconded. Motion carried.

6. Correspondence

There was no correspondence to review.

7. Potential items for future meetings

There are no new applications for October so there may not be an October meeting, unless any outstanding applications come in with revisions.

8. Adjourn

David Wolf moved to adjourn the meeting of the September 3rd, 2026, Plan Commission at 7:18 p.m. Dean Albert seconded. Motion carried.

NOTICE OF PUBLIC HEARING
TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN

In accordance with Section 19.84, Wisconsin Statutes, Chapter 135 (Subdivision of Land) 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 November 5, 2026, at 6:00 p.m. 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 a zoning map amendment associated with an application proposing a minor subdivision under the Town's Farm Plan program, as described below:

Vissers Property

An application submitted by James Vissers, 657 Coulee Trail, Hudson, WI 54016, on behalf of the property owner, the Sally L. Vissers Revocable Trust, involving approximately 39.6 acres of land located at 657 Coulee Trail, Hudson, Wisconsin, in part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 10, Township 28 North, Range 19 West, identified by Parcel Identification Number (PID): 040-1045-70-051.

The petitioner proposes a two-lot Certified Survey Map (CSM) pursuant to Chapter 135, which requires rezoning the subject property from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES) and encumbering the parent parcel with a conservation easement consistent with the requirements of the Farm Plan program.

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. Anonymous correspondence will not be accepted.

Availability of Materials:

All application materials related to this request, including the preliminary Certified Survey Map and supporting documentation, 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
(October 22 & 29, 2026)
WNAXLP

Cedar corporation

engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

715-235-9081
920-491-9081
800-472-7372
FAX 920-491-9020
www.cedarcorp.com

MEMO

DATE:	October 28, 2026
TO:	Town of Troy Plan Commission
FROM:	Robert Jones
REGARDING:	Farm Plan / Rezone / CSM – Sally L. Vissers Revocable Trust – PID 040-1045-70-051

1. BACKGROUND INFORMATION

The applicant, James Vissers, on behalf of the property owner, the Sally L. Vissers Revocable Trust, requests Plan Commission review of three coordinated land use actions for property located at 657 Coulee Trail:

1. Approval of a Farm Plan under Town Code Chapter 135;
2. Rezoning of the subject property from Exclusive Agricultural (AG) to Agricultural Residential (AG-RES); and
3. Approval of a Certified Survey Map (CSM) constituting a minor subdivision.

The subject property is located on the south side of Coulee Trail, approximately 0.5 miles east of STH 35. The rezoning description and CSM describe approximately 39.6 acres, including Coulee Trail right-of-way. The property is predominantly cropland with wooded areas and two existing agricultural outbuildings.

The applicant's narrative states that the intent is to create one approximately 3.5-acre lot to be sold to a family friend for construction of a single-family home, with the remainder retained by the family. The applicant has stated there are no current plans to further subdivide the remaining acreage.

Materials submitted include:

- Rezoning Application and applicant questionnaire responses, dated September 25, 2026;
- Town Land Use Application and CSM Checklist, dated October 1, 2026;
- Project Narrative / Farm Plan and 50/50 Proportionality Proposal, prepared by Auth Consulting & Associates;
- Rezoning legal description;
- Certified Survey Map (3 sheets), dated August 28, 2026, and a Contours, Slopes & C.B.A. exhibit; and
- 2025 property tax bill and aerial location map.

The Town Attorney will provide the Conservation Easement for Plan Commission review.

2. PROPOSAL SUMMARY

The application proposes:

- A 50/50 Farm Plan Program Choice for the approximately 39.6-acre property, quantifying seven (7) total development rights: six (6) residential and one (1) farmette;
- A rezoning from AG to AG-RES to allow the creation of a residential lot consistent with the Farm Plan; and
- A CSM creating:
  - Lot 1: approximately 3.73 acres (3.50 acres net of right-of-way), a new vacant residential lot using one (1) development right; and
  - Lot 2: approximately 35.9 acres (35.4 acres net of right-of-way), the remaining cropland, woods, and existing outbuildings, to which the remaining six (6) development rights would be assigned.

3. REVIEW COMMENTS – FARM PLAN

Chapter 135 requires a Farm Plan to:

- protect prime agricultural land and open space through permanent conservation;
- direct non-agricultural development to areas less suitable for farming; and
- establish proportionality for residential density and development rights through either the 40/60 or 50/50 Farm Plan option.

Development rights. Under the 50/50 option (§135-8.C(3)(b)), 50% of the Farm Plan area is placed under conservation easement and may contain one farmette lot for the first 12 acres protected, plus one for each additional full 12 acres. The remaining 50% may be subdivided at one dwelling unit per three acres with a 2.5-acre minimum lot size. For the approximately 39.6-acre Farm Plan area, this yields:

- Conservation area: approximately 19.8 acres, allowing one (1) farmette lot; and
- Development area: approximately 19.8 acres, allowing six (6) residential lots.

Staff has verified the seven (7) total development rights shown in the applicant's 50/50 Proportionality Proposal. Lot 1 uses one (1) right, leaving five (5) residential rights and one (1) farmette right assigned to Lot 2.

Conservation Easement. The Town Attorney will provide the Conservation Easement for Plan Commission review. The easement is intended to encumber the entire parent parcel and be recorded concurrently with the CSM. The easement should quantify the seven (7) development rights, identify Lot 1 as located within the 50% development area, and require that a final build-out conservation easement covering at least 19.8 acres be established when Lot 2 is further subdivided.

The applicant's narrative identifies the future conservation area as 17.935 acres, which is 50% of Lot 2 only. Because the 50% is calculated on the entire Farm Plan area, the final build-out conservation area should be approximately 19.8 acres, consistent with the applicant's 50/50 Proportionality Proposal.

Trustee authority. The property is owned by the Sally L. Vissers Revocable Trust. The Town Attorney will verify trustee authority during execution of the Conservation Easement documents.

4. REVIEW COMMENTS – REZONING

A public hearing has been noticed and scheduled before the Plan Commission on November 5, 2026, consistent with Town Board Resolution 2020-01. Town Code §135-8.F provides that once a Farm Plan has been approved by the Town Board, the Town should generally support related rezoning and subdivision requests that are consistent with that plan.

> *Landowners who submit a Farm Plan that fully conforms to this Article, who obtain approval of the Farm Plan by the Town Board and who request Town rezoning, nonagricultural development site plan or residential subdivision approvals based on the specific terms of an approved Farm Plan shall receive rezoning approval from the Town for the stated development purpose of the Farm Plan and Town approval of an application for any related subdivision of land or site plan prepared in conformity with the Farm Plan under all but the most unusual circumstances.*

Rezoning out of the Exclusive Agricultural District is allowed when a Farm Plan compliant with Chapter 135 is first approved (§170-X.3). Approval requires findings that:

1. The land is better suited for a non-AG use;
2. The change is consistent with the Comprehensive Plan;
3. The change is consistent with the County Farmland Preservation Plan;
4. Surrounding agricultural uses will not be impaired.

The proposal creates a single residential lot along an existing Town road, with the balance of the property remaining in agricultural use under a conservation easement. The property is designated Residential–Agriculture on the Future Land Use Map.

5. REVIEW COMMENTS – CSM

The CSM depicts:

- Lot 1 (3.727 acres total / 3.499 acres net) with a 1.0-acre contiguous buildable area;
- Lot 2 (35.896 acres total / 35.403 acres net) containing the remaining cropland, woods, and two existing outbuildings;
- Building setbacks of 150 feet front and 50 feet side and rear, matching AG-RES standards; and
- An existing driveway along the south line of Lot 1 subject to a shared driveway easement "by other document."

Lot 1 appears to meet the 2.5-acre minimum lot size, 150-foot minimum frontage, and 3:1 maximum depth-to-width ratio, and overall density remains below one dwelling unit per three acres. No exceptions to design standards are requested.

We recommend the following revisions and conditions:

1. **Acreage.** The application materials report differing figures (39.596 and 39.623 acres total; 35.896 and 35.869 acres for Lot 2). Approval should be conditioned on rectifying the acreage reporting among the CSM, rezoning description, and Farm Plan.

2. **Shared driveway.** A shared driveway agreement should be presented prior to Town Board action.
3. **Soils.** Soil boring and percolation test information for Lot 1 was not provided. Approval should be conditioned on St. Croix County issuance of a sanitary permit for Lot 1.
4. **Existing structures.** The two existing outbuildings on Lot 2 appear to be legal nonconforming, as they exist without a principal structure on the parcel (Ch. 170 §U.2). In addition, the larger, westerly outbuilding is located within the proposed 150-foot front yard setback (Ch. 170 §U.3). A note identifying the nonconforming classification of the existing structures should be added to the CSM. The following is example text for the applicant to consider:

   The two agricultural accessory buildings located on Lot 2, as shown hereon, existed prior to the recording of this Certified Survey Map and exist without a principal structure on Lot 2. The westerly building is located within the required front yard setback. These buildings are legal nonconforming and are subject to Chapter 170, Section U (Nonconforming Uses, Structures and Lots) of the Town of Troy Zoning Ordinance.

5. **Conservation easement note.** The CSM should include the following note:

   This Certified Survey Map and the lots shown hereon are subject to a Farm Plan Conservation Easement in favor of the Town of Troy, approved in conjunction with this CSM and to be recorded concurrently with the recording of this CSM. Said Conservation Easement runs with the land, restricts subdivision and development, and shall govern future land division and use of the subject property.

Final CSM approval should remain conditioned on approval of the Farm Plan, approval of the rezoning, final Town Attorney/staff review, and recording of the Conservation Easement concurrently with the CSM.

6. POSSIBLE MOTIONS

Farm Plan Recommendation

The Plan Commission finds that the Farm Plan submitted on behalf of the Sally L. Vissers Revocable Trust conforms to Chapter 135 and recommends approval to the Town Board with the following contingencies:

1. The Conservation Easement, provided by the Town Attorney, shall encumber the entire parent parcel, quantify seven (7) development rights, identify Lot 1 within the 50% development area, and require a final build-out conservation easement covering approximately 19.8 acres upon further subdivision of Lot 2.
2. The Town Attorney shall verify trustee authority for the Sally L. Vissers Revocable Trust during execution of the Conservation Easement documents.
3. The Conservation Easement shall be executed by the Grantor and any mortgage holders prior to Town Board action or recording, as applicable.
4. The Town Chairperson and Clerk/Treasurer are authorized to certify Town approval of the Conservation Easement and all related Farm Plan documents, subject to final review by Town staff and the Town Attorney.

Rezoning Recommendation

The Plan Commission held a public hearing on the rezoning request on November 5, 2026.

The Plan Commission finds that the subject land is better suited for residential use within the AG-RES District, that the request is consistent with the Town of Troy Comprehensive Plan and that the rezoning will not impair adjacent agricultural uses. Therefore, the Plan Commission recommends that the Town Board approve the rezoning from AG to AG-RES, subject to Town Board approval of the Farm Plan and Conservation Easement.

CSM Recommendation

The Plan Commission finds that the Certified Survey Map dated August 28, 2026, meets the requirements of Chapter 135 and recommends approval to the Town Board with the following contingencies:

1. The CSM is revised to rectify the acreage reporting among the CSM, rezoning description, and Farm Plan.
2. The CSM is revised to include a note referencing the encumbrance of the Conservation Easement.
3. The CSM is revised to include a note identifying the legal nonconforming classification of the existing structures on Lot 2.
4. A shared driveway agreement is presented prior to Town Board action.
5. St. Croix County issues a sanitary permit for Lot 1.
6. Town Board approval of the Farm Plan and rezoning as described above.
7. Recording of the Conservation Easement concurrently with the CSM.
8. Authorization for the Town Chairperson to sign the CSM on behalf of the Town upon satisfaction of the conditions of approval.

Possible Motion to Table

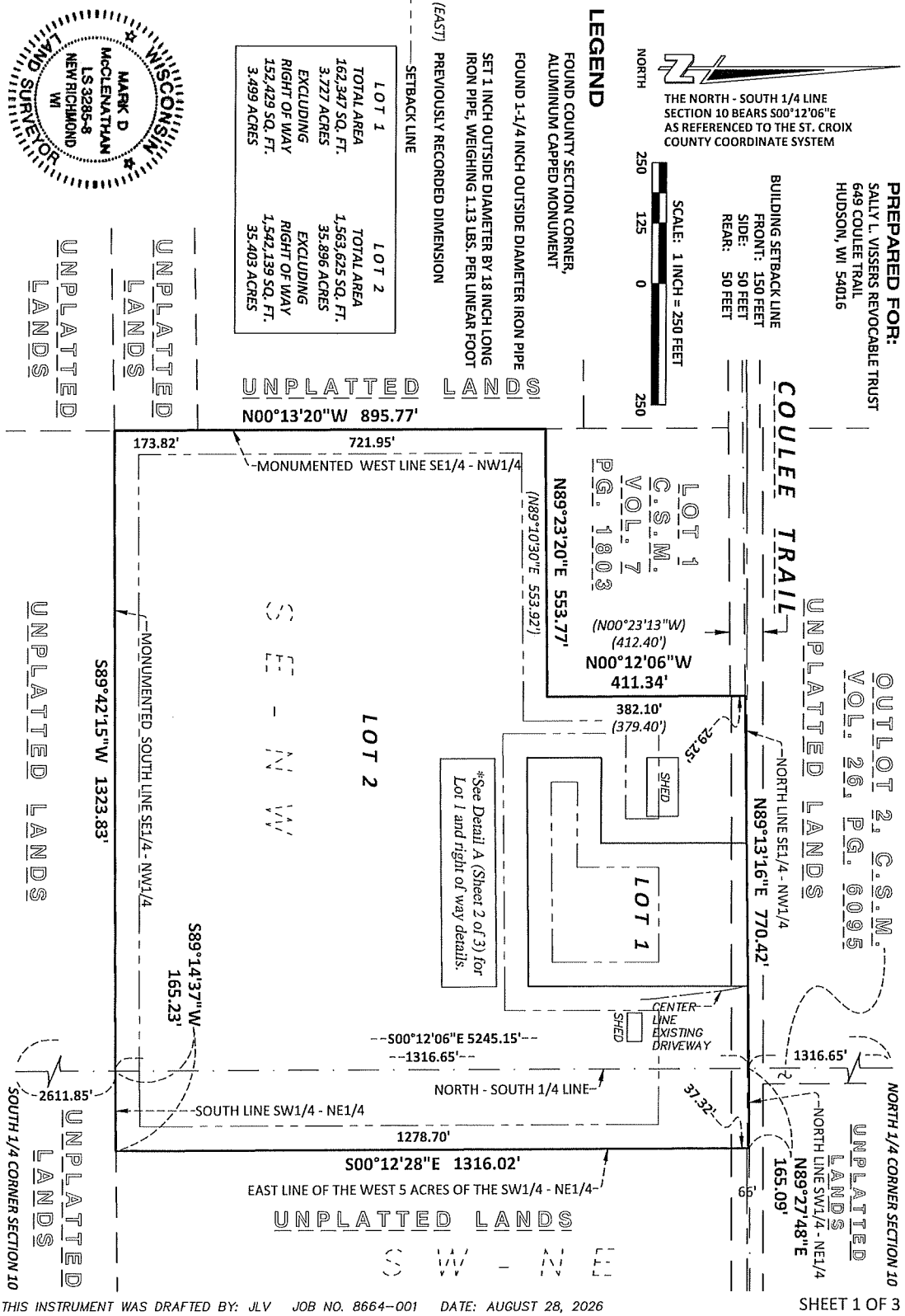
The Plan Commission moves to table action on the requested Farm Plan / Rezoning / Certified Survey Map to a future meeting in order to allow for additional review, clarification, and/or receipt of supplemental information, including the Conservation Easement, rectified acreage reporting, and the shared driveway agreement.

7. ATTACHMENTS

1. August 28, 2026 CSM
2. Aerial photo site map with topographic contours
3. Current Zoning / Conservation Easement map
4. Comprehensive Plan Future Land Use map
5. Farm Plan Narrative and 50/50 Proportionality Proposal
6. Draft Conservation Easement (to be provided by the Town Attorney)

CERTIFIED SURVEY MAP

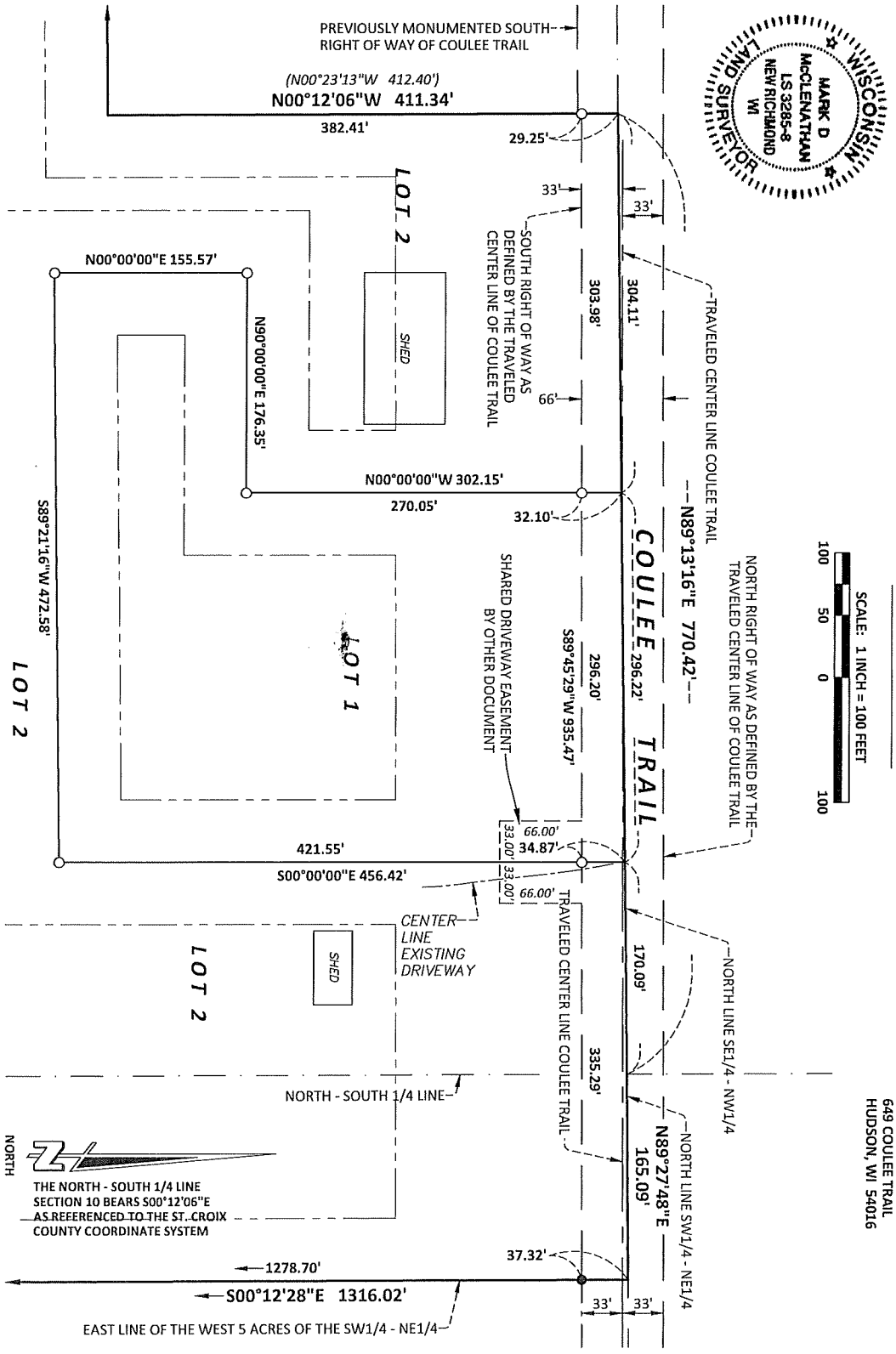
LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.



THIS INSTRUMENT WAS DRAFTED BY: JLV JOB NO. 8664-001 DATE: AUGUST 28, 2026

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.



PREPARED FOR:
SALLY L. VISSERS REVOCABLE TRUST
649 COULEE TRAIL
HUDSON, WI 54016

THIS INSTRUMENT WAS DRAFTED BY: JLV JOB NO. 8664-001 DATE: AUGUST 28, 2026

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark D. McClenathan, Professional Wisconsin Land Surveyor, hereby certify that by the direction of the Sally L. Vissers Revocable Trust, I have surveyed, divided and mapped part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 10, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin; described as follows:

Commencing at the North Quarter Corner of said Section 10; thence S00°12'06"E, along the North - South Quarter line of said Section 10, 1316.65 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter and the Point of Beginning; thence N89°27'48"E, along the North Line of said Southwest Quarter of the Northeast Quarter, 165.09 feet to the East Line of the West 5 Acres of said Southwest Quarter of the Northeast Quarter; thence S00°12'28"E, along said East Line, 1316.02 feet to the South Line of said Southwest Quarter of the Northeast Quarter; thence S89°14'37"W, along said South Line, 165.23 feet to the Southeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 10; thence S89°45'43"W, along said the south line of said Southeast Quarter of the Northwest Quarter, 1323.83 feet to the Southwest Corner thereof; thence N00°13'20"W, along the west line of said Southeast Quarter of the Northwest Quarter, 895.77 feet to the Southwest Corner of Lot 1 of that Certified Survey Map recorded in Volume 7 of said maps, Page 1803, as Document Number 424910, in the office of the St. Croix County Register of Deeds; thence N89°23'20"E, along the south line of said Lot 1, a distance of 553.77feet to the Southeast Corner thereof; thence N00°12'06"W, along the east line of said Lot 1, 411.34 feet to the north line of said Southeast Quarter of the Northwest Quarter; thence N89°13'16"E, along said north line, 770.42 feet to the Point of Beginning.

Containing 39.623 acres of land, more or less. Subject to the right of way of Coulee Trail and all easements, restrictions and covenants of record. I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that field surveying has been completed as of the signed date hereon; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin statutes and the land subdivision ordinance of St. Croix County and the Town of Troy in surveying and mapping the same.

_____ _____

Mark McClenathan PLS #3285 Date
Auth Consulting & Associates
2920 Enloe St., Hudson, WI 54016
(715) 386-2007
MMcClenathan@authconsulting.com



TOWN APPROVAL

This land division is hereby approved by the Town of Troy as being in conformance with applicable Town ordinances.

_____ _____
Date

Printed Name_____

Title_____

ST. CROIX COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

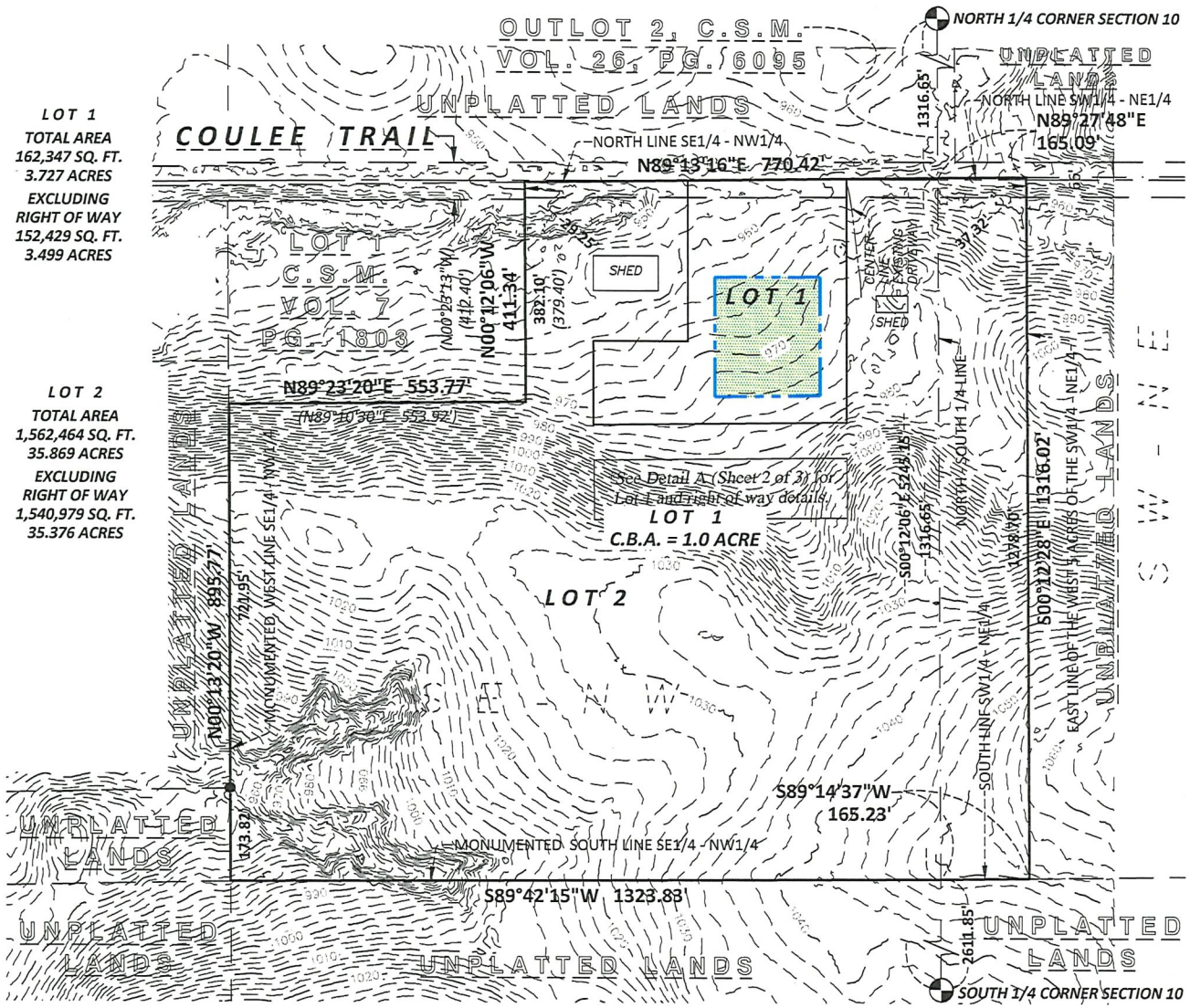
This Certified Survey Map is hereby approved by the St. Croix County Community Development Department.

_____
St. Croix County Community Development Department Date

PID Number: 040-1045-70-051
The parcel identification number is shown for reference only. Said number may not be current and will change at the time of parcel divisions. Contact St. Croix County Real Property Lister for additional information.

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.



CONTOURS, SLOPES & C.B.A.

THIS INSTRUMENT WAS DRAFTED BY: JLV JOB NO. 8664–001 DATE: AUGUST 28, 2026

LOT 1
TOTAL AREA
162,347 SQ. FT.
3.727 ACRES
EXCLUDING RIGHT OF WAY
152,429 SQ. FT.
3.499 ACRES

LOT 2
TOTAL AREA
1,562,464 SQ. FT.
35.869 ACRES
EXCLUDING RIGHT OF WAY
1,540,979 SQ. FT.
35.376 ACRES

NORTH

THE NORTH - SOUTH 1/4 LINE SECTION 10 BEARS S00°12'06"E AS REFERENCED TO THE ST. CROIX COUNTY COORDINATE SYSTEM

PREPARED FOR:
SALLY L. VISSERS REVOCABLE TRUST
649 COULEE TRAIL
HUDSON, WI 54016

Property Address:
649 Coulee Trail
Hudson, WI 54016

SCALE: 1 INCH = 250 FEET

250 125 0 250

VERTICAL CONTROL DATUM: NAVD 1988
CONTOUR INTERVAL: 2 FEET

LEGEND

- FOUND COUNTY SECTION CORNER, ALUMINUM CAPPED MONUMENT
- FOUND 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE
- SET 1 INCH OUTSIDE DIAMETER BY 18 INCH LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT
- (EAST) PREVIOUSLY RECORDED DIMENSION
- BUILDING SETBACK LINE
  FRONT: 150 FEET
  SIDE: 50 FEET
  REAR: 50 FEET
- —940— INDEX CONTOUR
- INTERMEDIATE 2 - FOOT CONTOUR
- C.B.A. CONTIGUOUS BUILDABLE AREA

LOT 1 DOES NOT CONTAIN SLOPES OF 25% OR GREATER.

St. Croix County, WI

657 Coulee

Created by: rcj



Zoning Districts

Town of Troy

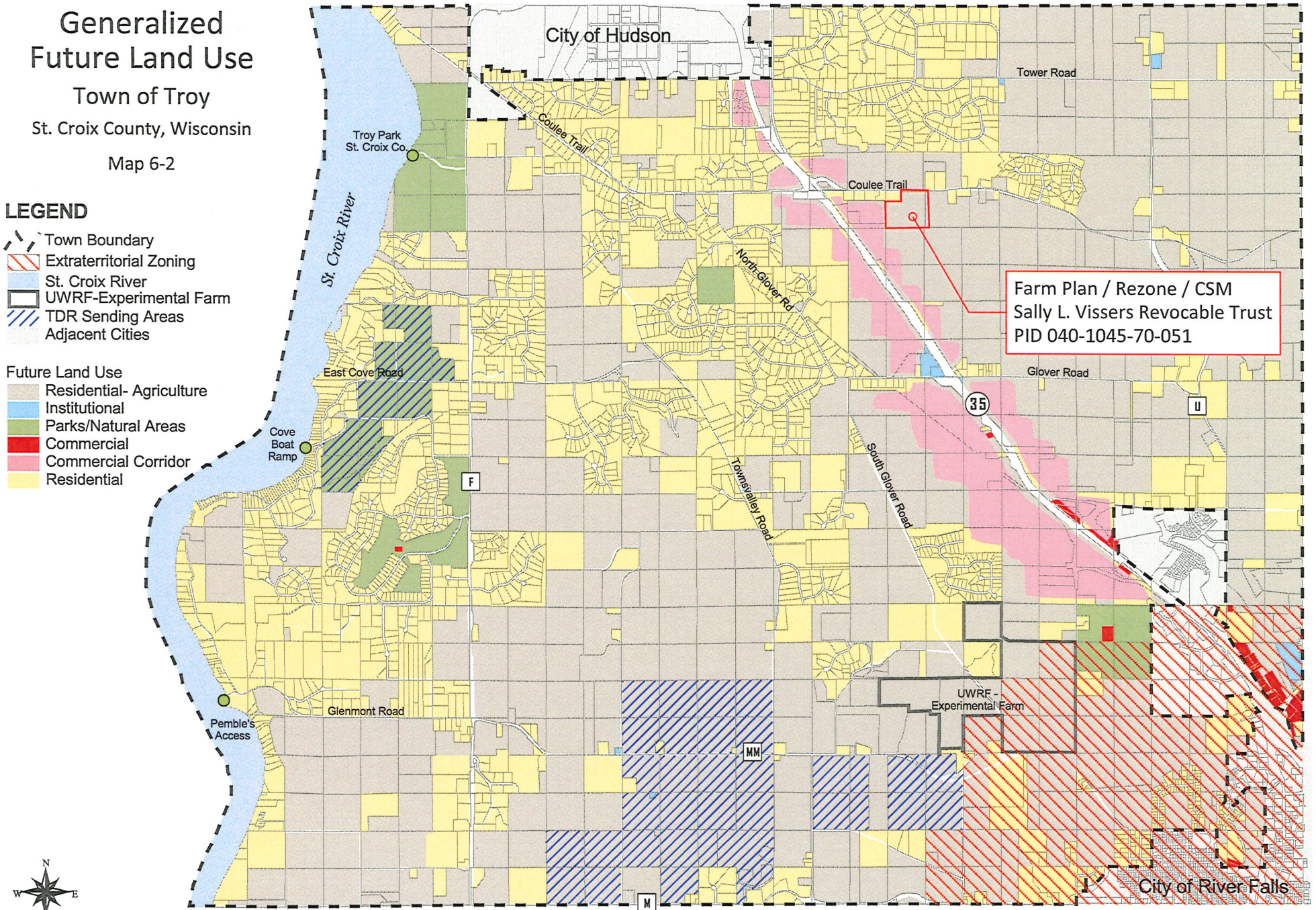


Generalized Future Land Use

Town of Troy

St. Croix County, Wisconsin

Map 6-2



Notes: The TDR Sending Areas and related conservations easements are as of 3/2014. There will be additional Sending Areas as agricultural land is developed.

Source: Town of Troy and Cedar Corporation 2014

VISSER REVOCABLE TRUST

PROJECT NARRATIVE/ FARM PLAN for REZONE/CSM

COULEE TRAIL
TOWN OF TROY, ST CROIX COUNTY WI

ACA JOB NUMBER: 8664-001

Prepared by:
Auth Consulting/associates
2920 Enloe Street, Suite 101
Hudson, WI 54016
715-381-5277

I. PROJECT BACKGROUND

Included is an application to rezone 39.623 acres from exclusive agricultural district (AG) to agricultural residential district (AG-RES).

II. PROJECT DESCRIPTION

A. Project Location

The project is located at 657 Coulee Trail. Appendix A depicts the property location relative to the overall Township on the Town Official Zoning Map.

B. Proposed Subdivision

The proposal is to create one approximately 3.5 lot (lot 1) and one approximately 35.4 acre lot (lot 2). There are no current plans to subdivide the lot 2.

C. Conservation Easement

Per Troy ordinances a conservation easement is required for rezone. It is anticipated that the conservation easement will cover the entire lot 2. At a later date, when lot 2 is further subdivided the 50 percent conservation area easement will be further defined to the required 50% area, which is 17.935 acres. All the development rights with the exception of 1 development right for lot 1 will be placed on lot 2 and in the future would follow all of Troy's ordinances for development under the 50/50 subdivision requirements.

D. Farm Plan

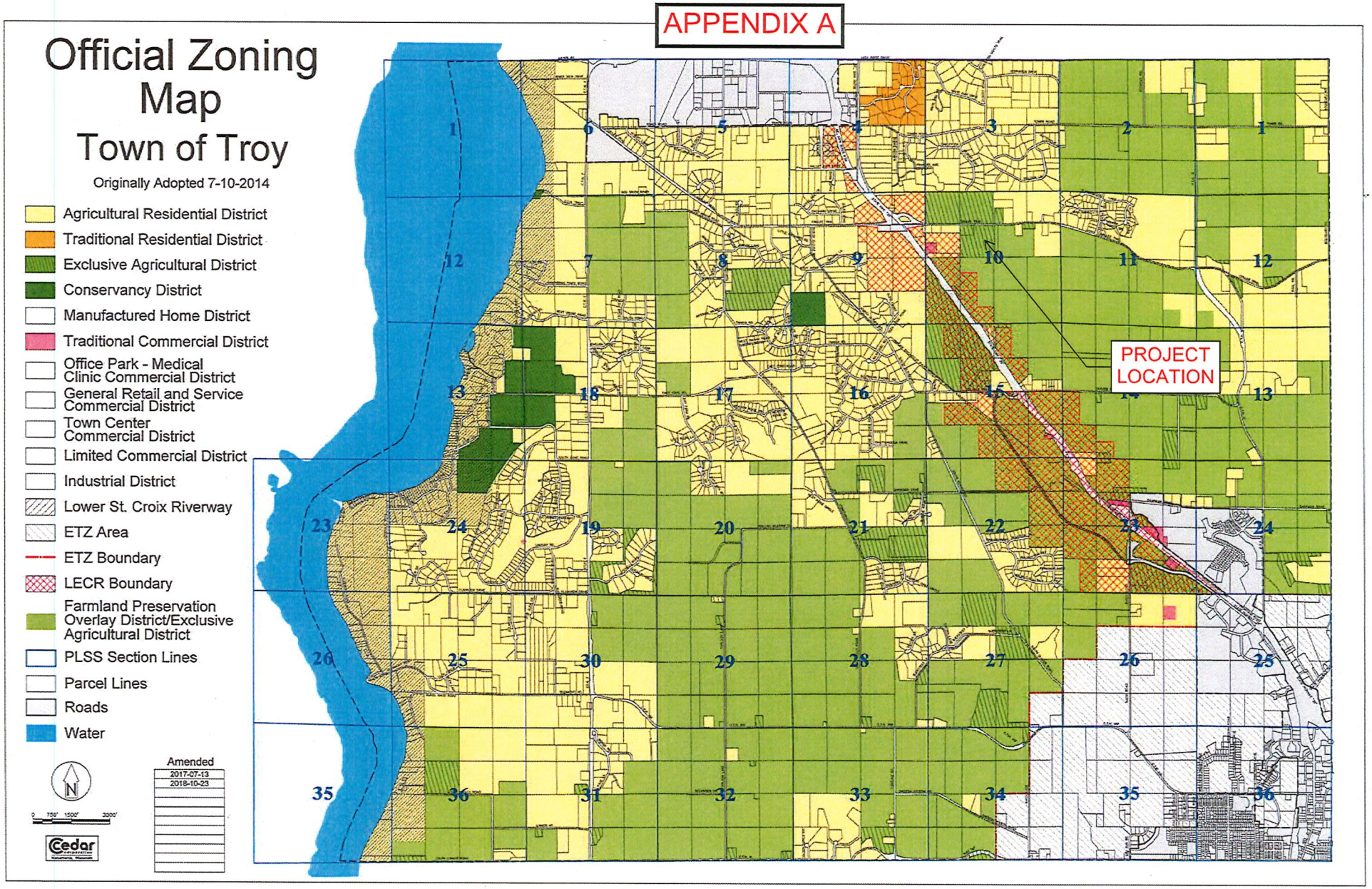
As part of rezoning out of the AG district, the Township ordinance requires a farm plan and proportionality election. The request is for the 50/50 program. The property has a base allowable density of 6 lots plus 1 farmette lot- see Appendix B for specific details/calculations.

APPENDIX A

Official Zoning Map

Town of Troy

Originally Adopted 7-10-2014



APPENDIX B

VISSERS REVOCABLE TRUST 2 LOT CSM

PROPORTIONALITY PROPOSAL 50/50

Total Rezone Acre= 39.596

SINGLE FAMILY RESIDENTIAL	Farmette 50%	Residential 50%	Total
Acres	19.80	19.80	39.60
Density	12	3	n/a
Available Development Rights	1	6	7
Current CSM			2

NOTES:

Farmette lot minimum size 6 acres

REZONE DESCRIPTION

A part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 10, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin; described as follows:

Commencing at the North Quarter Corner of said Section 10; thence S00°12'06"E, along the North - South Quarter line of said Section 10, 1316.65 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter and the Point of Beginning; thence N89°27'48"E, along the North Line of said Southwest Quarter of the Northeast Quarter, 165.09 feet to the East Line of the West 5 Acres of said Southwest Quarter of the Northeast Quarter; thence S00°12'28"E, along said East Line, 1316.02 feet to the South Line of said Southwest Quarter of the Northeast Quarter; thence S89°14'37"W, along said South Line, 165.23 feet to the Southeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 10; thence S89°45'43"W, along said the south line of said Southeast Quarter of the Northwest Quarter, 1323.83 feet to the Southwest Corner thereof; thence N00°13'20"W, along the west line of said Southeast Quarter of the Northwest Quarter, 895.77 feet to the Southwest Corner of Lot 1 of that Certified Survey Map recorded in Volume 7 of said maps, Page 1803, as Document Number 424910, in the office of the St. Croix County Register of Deeds; thence N89°23'20"E, along the south line of said Lot 1, a distance of 553.77feet to the Southeast Corner thereof; thence N00°12'06"W, along the east line of said Lot 1, 411.34 feet to the north line of said Southeast Quarter of the Northwest Quarter; thence N89°13'16"E, along said north line, 770.42 feet to the Point of Beginning.

REZONING APPLICATION

Chapter 170, Section X and Section Z, Town of Troy Zoning Ordinance

File #: 2026-11
Office Use Only

REQUEST

I hereby petition the Town of Troy Board of Supervisors to amend the zoning district as follows on the parcel described herein:

39.596 (Acres to be Rezoned) from Agricultural (Existing Zoning District) to Ag-Residential (Proposed Zoning District)

APPLICANT INFORMATION

Applicant Name: James Vissers
Mailing Address: 657 Coulee Trail
Hudson WI 54016
Daytime Phone: (715) 410-0489
E-mail: Jamesgv524@gmail.com

Owner (if not applicant): _____
Mailing Address: _____
Daytime Phone: ( ) _____
E-mail: _____

SITE INFORMATION

Site Address: 657 Coulee Trail

Property Location: SE 1/4, NW 1/4, Sec. 10, T. 28 N., R. 19 W., Town of Troy *(Complete legal description must be attached.)*

Parcel Identification Number(s): 040-1045-70-051

☐ See attached application narrative and application procedure form.

FEES

Application Fee:		$ 500 *(plus professional*
Supplemental Application Fees:	$ 500 x 1 (# of additional requests)	$ 2000 *fees/expenses)*
Total Fees:		$ 2500

- 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.

Applications are due on the **1st Monday** of each month. Applications will not be accepted until the applicant has met with the Zoning Administrator or his/her designee and it has been determined that all necessary information has been provided.

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

Applicant Signature: James Vissers **Date** 09-25-26

Owner (if not applicant) Signature: _____ **Date** _____

OFFICE USE ONLY

Date Accepted: ___/___/___ Accepted By: _____

Fee Received: $_____ Receipt #: _____

All rezonings are to be consistent with the Town Comprehensive Plan, Town land use plans, Town ordinances and other applicable local plans. Your application will be reviewed by staff and presented to the Plan Commission for consistency with the following ordinances and plans: Troy Zoning Ordinance (Ch. 170), Troy Subdivision Ordinance (Ch. 135). It is the applicant's responsibility to show that their proposed use is substantially consistent with these ordinances and plans. Each ordinance and plan is available for review by contacting the Town of Troy office or on the Town website at: http://www.townoftroy.org.

To assist in determining how your proposed use relates to the aforementioned ordinances and plans, please answer the following questions on a separate sheet of paper and include them with your application materials.

1) Explain why you wish to rezone this property. Identify the proposed use if rezoned.

2) Explain the compatibility of your proposed use with uses on existing properties in the vicinity of this site.

3) Explain any interaction that you have had in the past with the Town in which this property resides and elaborate on any concerns rasied.

4) Explain how the proposed use will affect stormwater runoff, wetlands or will impact any Riverway areas.

5) Discuss if the site has any wildlife, scenic or recreational value that should be protected or enhanced. Indicate if you are willing to pursue such efforts as part of your proposed use of the property.

6) If the proposed use is residential development please submit a concept plan of an anticipated lot layout and describe any significant features on the site (wetlands, floodplain, poor soils, steep slopes, etc.) that either support development or are challenging.

7) Discuss any additional issues your feel that supports the consistency of your proposed use with Troy ordinances and plans.

- ***Original plus 10 copies*** of application packet to include:
  - Aerial Photo (can be obtained from County website at www.saint-croix.wi.us, click *Land Information Online*)
  - Scaled map with **exact** boundaries of parcel to be rezoned.
  - Drawing: to include short term or long term plans for the property identifying future use, density, layout etc.
  - Completed rezoning questionnaire (page 3 of the application).
  - Intersection Warrants Analysis if required *
  - Property's most recent tax bill (this can be obtained at the County Treasurer's office) for proof of ownership.
  - List of all adjoining land-owner names and mailing addresses (includes properties across roadways).
  - Metes and Bounds description or boundary description (typically prepared by a registered land surveyor).
- **Application fee** (non-refundable) payable to: **Town of Troy**.
- Letters to adjacent landowners with stamped envelopes (please leave unsealed)
- Other submittals required by Town staff: _____

* You may be required to conduct an "Intersection Warrants Analysis" study to determine the traffic impact, and address safety concerns on major roadways. This study is conducted and financed by you and reviewed by Cedar Corporation (call with questions at 800-472-7372).

Please Note: Application materials should not include covers, binders or envelopes. Application packets should be collated and either stapled or paper clipped in the upper left-hand corner. All maps, plans, and engineering data must be submitted on paper no larger than 11x17.

GENERAL REZONING PROCEDURE

The following process takes anywhere from 60 to 90 days to complete.

Step 1, Pre-Application Meeting: Prior to submitting an application the landowner or their agent must schedule a meeting with the Town of Troy staff to discuss the application and the process.

Step 2, Application Submittal and Review: Applications are due on the **1st Monday** of the month. Applications will not be accepted if the applicant has not met with staff prior to submitting an application. The application must include all items identified on the checklist. After a preliminary review, additional information may be requested. Once it has been determined that all requested information has been obtained the application will undergo a staff review.

Step 3, Public Hearing: All rezoning requests are subject to a public hearing before the Town of Troy Plan Commission. A notice of the hearing is published in local newspapers for 2 weeks prior to the scheduled hearing date. At least 10 days prior to the public hearing, notice of the hearing is also sent to all adjacent property owners lying within 300 feet of area proposed to be rezoned and to the clerk of any town within 1,000 feet of the property. Hearings are typically held on the 1st Thursday of the month (subject to change) following completion of the staff review.

Step 4, Troy Town Board Approval: Upon review by the Plan Commission, a recommendation is forwarded to the Town Board for action at their next regularly scheduled meeting. If approved by the Town Board, the rezoning is complete, pending any conditions that may have been placed on the approval and pending St. Croix County approval of the Official Town of Troy Zoning Map.

This is a summary of the rezoning 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.

1.) I wish to rezone this property at 657 coulee Trail to include a small parcel. My plan is to sell the small parcel to a close family friend and their family. They are hoping to build their forever home. I believe a home, a well nurtured yard, by the family, will add value to land, which has been tillable fields for probably close to 100 years. ~~The land~~ One of the new potential homeowners is a chiropractor in our community and [redacted] helps many people achieve better health and wellness, [redacted] she and her family intend on growing vegetables and other plants meant to encourage positive health and welness. I believe they will make excellent Stewards of the smaller parcel. I intend on being an equally excellent Steward with the remainder of the rezoned parcel. The land was passed down through the Anding family, and after the recent passing of my mom last year, I plan to keep the rest of the parcel ~~as~~ is as long as I am alive.

2.) on coulee Trail, I believe land has been sold/gifted to family and friends of my neighbors and new homes have been built. I hope to mirror the aesthetic of privacy and simplicity ~~that~~ of my neighbors.

3.) I haven't had any previous dealings with the Town of Troy in the past. Though I grew-up on coulee Trail and have seen major developments built since the 1990's. next Page

3) I would think it could be concerning if many homes were being built on this re-zoned parcel - but I have no plans to build any more homes. I hope the environmental impact to be minimal.

4.) Right now the re-zoned parcel has a giant hillside and the land slopes from that hill down to Coulee Trail. I imagine when the new owners build, they will create with that slope and have gardens and landscaping that will help slow storm water runoff into the drainage area that runs alongside Coulee Trail at that section of the road.

5.) Most of the parcel at 657 Coulee Trail is tillable land. There are pockets of wildlife and trees/bushes. I plan to go into the trees and thin out any overgrowth, and curb any invasive species such as Buckthorn. The trees and the hill are incredibly scenic and deserve to be preserved. The same applies to the view from the top of the hill, when the parcel is divided between pockets of trees and tillable fields.

6.) I have no plans for residential development.

7.) As the area has continued to grow the past few decades, I know it's important to preserve a balance of nature and homes and developing the land. The natural beauty of this area deserves to be preserved, and I aim to continue maintaining that balance.

TOWN OF TROY
654 GLOVER ROAD
HUDSON, WI 54016

NOTICE TO LANDOWNER AFECTED BY REZONING OR VARIANCE REQUEST BY ADJACENT LANDOWNER

DATE AND TIME OF PLAN COMMISSION MEETING: November 5 2026, 6:00pm

DATE AND TIME OF TOWN BOARD MEETING: November 19, 2026, 6:00pm

PLACE: TROY TOWN HALL, GLOVER ROAD & HWY. 35

SUBJECT: Land division and rezone

LOCATION OF PROPERTY INVOLVED
(Address & Parcel Number): 657 Coulee Trail 040-1045-70-051

Here is what we intend to do: Land division to create new 3.727 acre lot at 657 Coulee Trail and a rezone of 35.693 from Exclusive Ag to Ag-Residential to comply with town zoning

If you have any comments for or against our proposal, please either come to one of the scheduled meetings, or put your opinions in writing, addressing them to the Town of Troy at the above address or to:

Mark McClenathan, Auth Consulting & Associates

Phone: (715) 381-5277, Email: mmcclenathan@authconsulting.com

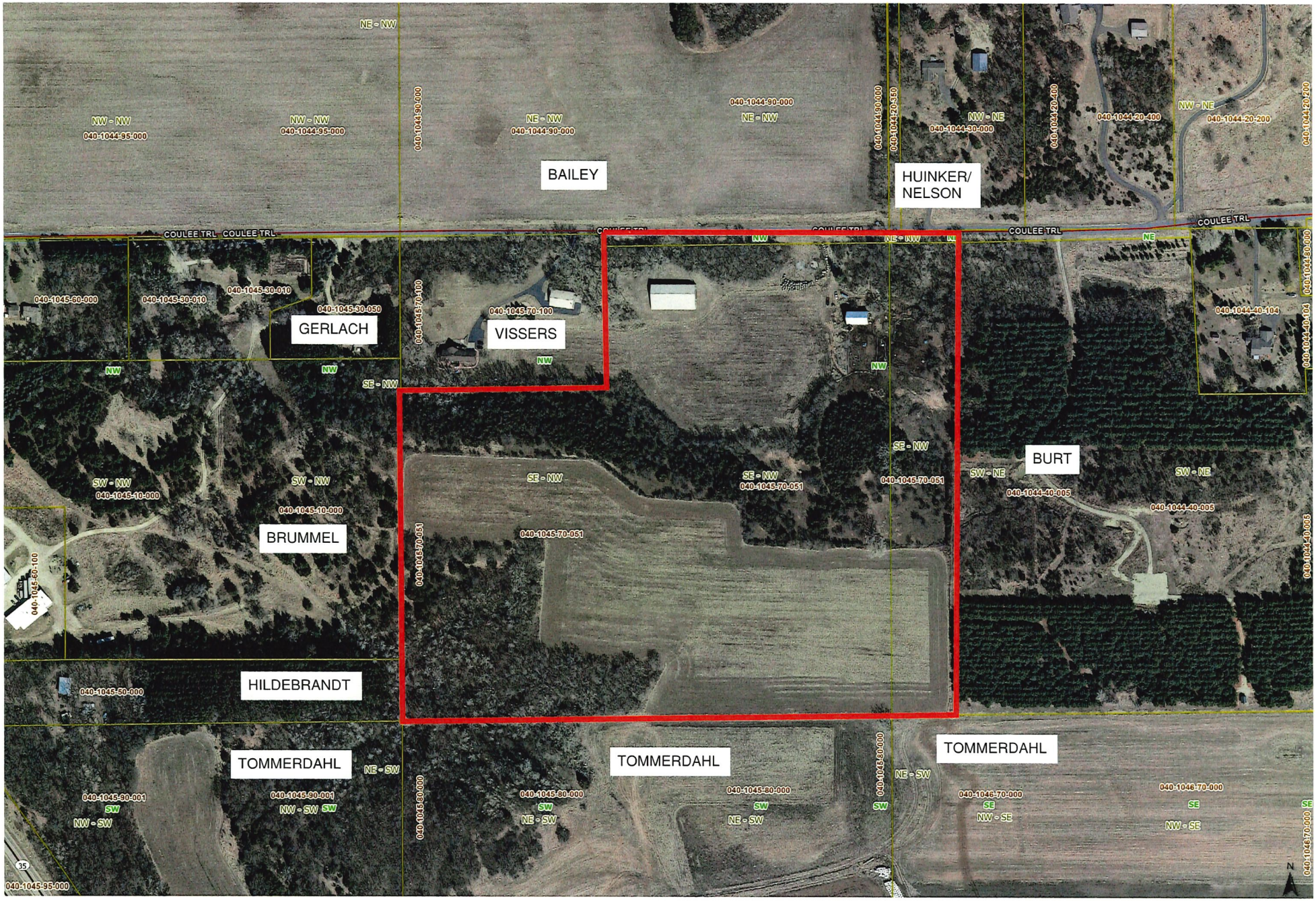
Thank you,

James Vissers

Applicant

ST. CROIX COUNTY Wisconsin
Innovation Through Cooperation

St. Croix County, WI



REAL ESTATE PROPERTY TAX BILL FOR 2025 — ST. CROIX COUNTY

Bill #: 36909
Parcel #: 040-1045-70-051
Alt. Parcel #: 10.29.19.151A-01

VISSERS REVOCABLE TRUST, SALLY L
649 COULEE TRL
HUDSON WI 54016

Total Due For Full Payment
By January 31, 2026
$469.09

-- OR --

Pay First Installment
By January 31, 2026
$234.55

Make Check Payable and Mail to:
ST CROIX CNTY TREASURER
DENISE ANDERSON
1101 CARMICHAEL ROAD
HUDSON WI 54016
715-386-4645

Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope.
If payment is made by check, receipt is not valid until check has cleared all banks.

REAL ESTATE PROPERTY TAX BILL FOR 2025 — ST. CROIX COUNTY

Bill #: 36909
Parcel #: 040-1045-70-051
Alt. Parcel #: 10.29.19.151A-01

VISSERS REVOCABLE TRUST, SALLY L
649 COULEE TRL
HUDSON WI 54016

Pay Second Installment
By July 31, 2026
$234.54

Make Check Payable and Mail to:
ST CROIX CNTY TREASURER
DENISE ANDERSON
1101 CARMICHAEL ROAD
HUDSON WI 54016

Tear off this stub and include with your second payment. If receipt is needed, send a self-addressed stamped envelope.
If payment is made by check, receipt is not valid until check has cleared all banks.

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025
TOWN OF TROY
ST. CROIX COUNTY

BILL NO. 36909
Correspondence should refer to parcel number
PARCEL#: 040-1045-70-051
ALT. PARCEL #: 10.29.19.151A-01

Property Address
657 COULEE TRL

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.
28,100	18,900	47,000	0.8431	36,800	22,400	59,200

☐ A star in this box means unpaid prior year taxes

Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
ST. CROIX COUNTY	291,124	313,615	145.15	149.19	2.8%
TOWN OF TROY	455,877	480,440	41.81	41.48	-0.8%
SCH DIST RIVER FALLS	5,532,026	5,875,996	284.45	304.86	7.2%
CHIPPEWA VALLEY TECH	555,509	573,706	34.75	35.61	2.5%
Total	6,834,536	7,243,757	506.16	531.14	4.9%
First Dollar Credit			63.74	62.05	-2.7%
Lottery & Gaming Credit					
Net Property Tax			442.42	469.09	6.0%

Gross Property Tax	531.14
First Dollar Credit	-62.05
Lottery Credit	
Net Property Tax	469.09

TOTAL DUE FOR FULL PAYMENT
PAY BY **January 31, 2026**
▶ **$** 469.09

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

PA-6850 (R. 8-15)

School taxes reduced by school levy tax credit: $79.45

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

VISSERS REVOCABLE TRUST, SALLY L
649 COULEE TRL

1039990 1009660 ACRES: 39.749
SEC 10, T 28 N, R 19 W, SE¼ of NW¼
PLAT: N/A-NOT AVAILABLE
SEC 10 T28N R19W SE NW EXC

Net Assessed Value Rate (Does NOT reflect credits)
0.011300775

RETAIN THIS PORTION AS YOUR COPY

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Installments may be paid as follows:
234.55 DUE BY 01/31/2026
234.54 DUE BY 07/31/2026

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	53,105.15	3.49	2041
SCH DIST RIVER FALLS	29,580.94	1.94	2038
SCH DIST RIVER FALLS	408,339.42	26.84	2044
SCH DIST RIVER FALLS	658,348.24	43.28	2038

ST CROIX CNTY TREASURER
DENISE ANDERSON
1101 CARMICHAEL ROAD
HUDSON WI 54016

TAX BILL ENCLOSED

VISSERS REVOCABLE TRUST, SALLY L
649 COULEE TRL
HUDSON WI 54016

VISSER REVOCABLE TRUST

PROJECT NARRATIVE/ FARM PLAN for REZONE/CSM

COULEE TRAIL
TOWN OF TROY, ST CROIX COUNTY WI

ACA JOB NUMBER: 8664-001

Prepared by:
Auth Consulting/associates
2920 Enloe Street, Suite 101
Hudson, WI 54016
715-381-5277

I. PROJECT BACKGROUND

Included is an application to rezone 39.623 acres from exclusive agricultural district (AG) to agricultural residential district (AG-RES).

II. PROJECT DESCRIPTION

A. Project Location

The project is located at 657 Coulee Trail. Appendix A depicts the property location relative to the overall Township on the Town Official Zoning Map.

B. Proposed Subdivision

The proposal is to create one approximately 3.5 lot (lot 1) and one approximately 35.4 acre lot (lot 2). There are no current plans to subdivide the lot 2.

C. Conservation Easement

Per Troy ordinances a conservation easement is required for rezone. It is anticipated that the conservation easement will cover the entire lot 2. At a later date, when lot 2 is further subdivided the 50 percent conservation area easement will be further defined to the required 50% area, which is 17.935 acres. All the development rights with the exception of 1 development right for lot 1 will be placed on lot 2 and in the future would follow all of Troy's ordinances for development under the 50/50 subdivision requirements.

D. Farm Plan

As part of rezoning out of the AG district, the Township ordinance requires a farm plan and proportionality election. The request is for the 50/50 program. The property has a base allowable density of 6 lots plus 1 farmette lot- see Appendix B for specific details/calculations.

APPENDIX B

VISSERS REVOCABLE TRUST 2 LOT CSM

PROPORTIONALITY PROPOSAL 50/50

Total Rezone Acre= 39.596

SINGLE FAMILY RESIDENTIAL	Farmette 50%	Residential 50%	Total
Acres	19.80	19.80	39.60
Density	12	3	n/a
Available Development Rights	1	6	7
Current CSM			2

NOTES:

Farmette lot minimum size 6 acres

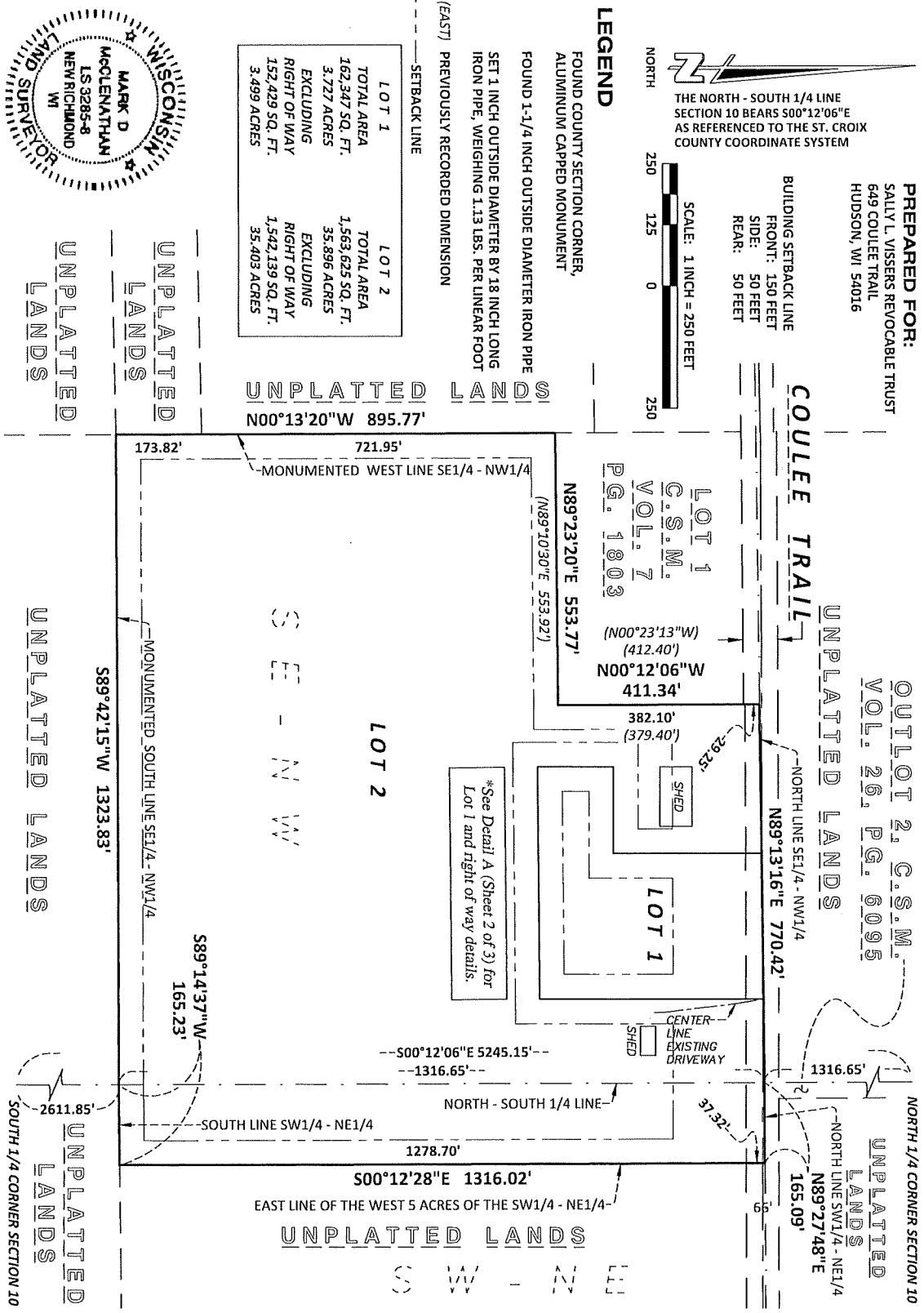
REZONE DESCRIPTION

A part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 10, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin; described as follows:

Commencing at the North Quarter Corner of said Section 10; thence S00°12'06"E, along the North - South Quarter line of said Section 10, 1316.65 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter and the Point of Beginning; thence N89°27'48"E, along the North Line of said Southwest Quarter of the Northeast Quarter, 165.09 feet to the East Line of the West 5 Acres of said Southwest Quarter of the Northeast Quarter; thence S00°12'28"E, along said East Line, 1316.02 feet to the South Line of said Southwest Quarter of the Northeast Quarter; thence S89°14'37"W, along said South Line, 165.23 feet to the Southeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 10; thence S89°45'43"W, along said the south line of said Southeast Quarter of the Northwest Quarter, 1323.83 feet to the Southwest Corner thereof; thence N00°13'20"W, along the west line of said Southeast Quarter of the Northwest Quarter, 895.77 feet to the Southwest Corner of Lot 1 of that Certified Survey Map recorded in Volume 7 of said maps, Page 1803, as Document Number 424910, in the office of the St. Croix County Register of Deeds; thence N89°23'20"E, along the south line of said Lot 1, a distance of 553.77feet to the Southeast Corner thereof; thence N00°12'06"W, along the east line of said Lot 1, 411.34 feet to the north line of said Southeast Quarter of the Northwest Quarter; thence N89°13'16"E, along said north line, 770.42 feet to the Point of Beginning.

CERTIFIED SURVEY MAP

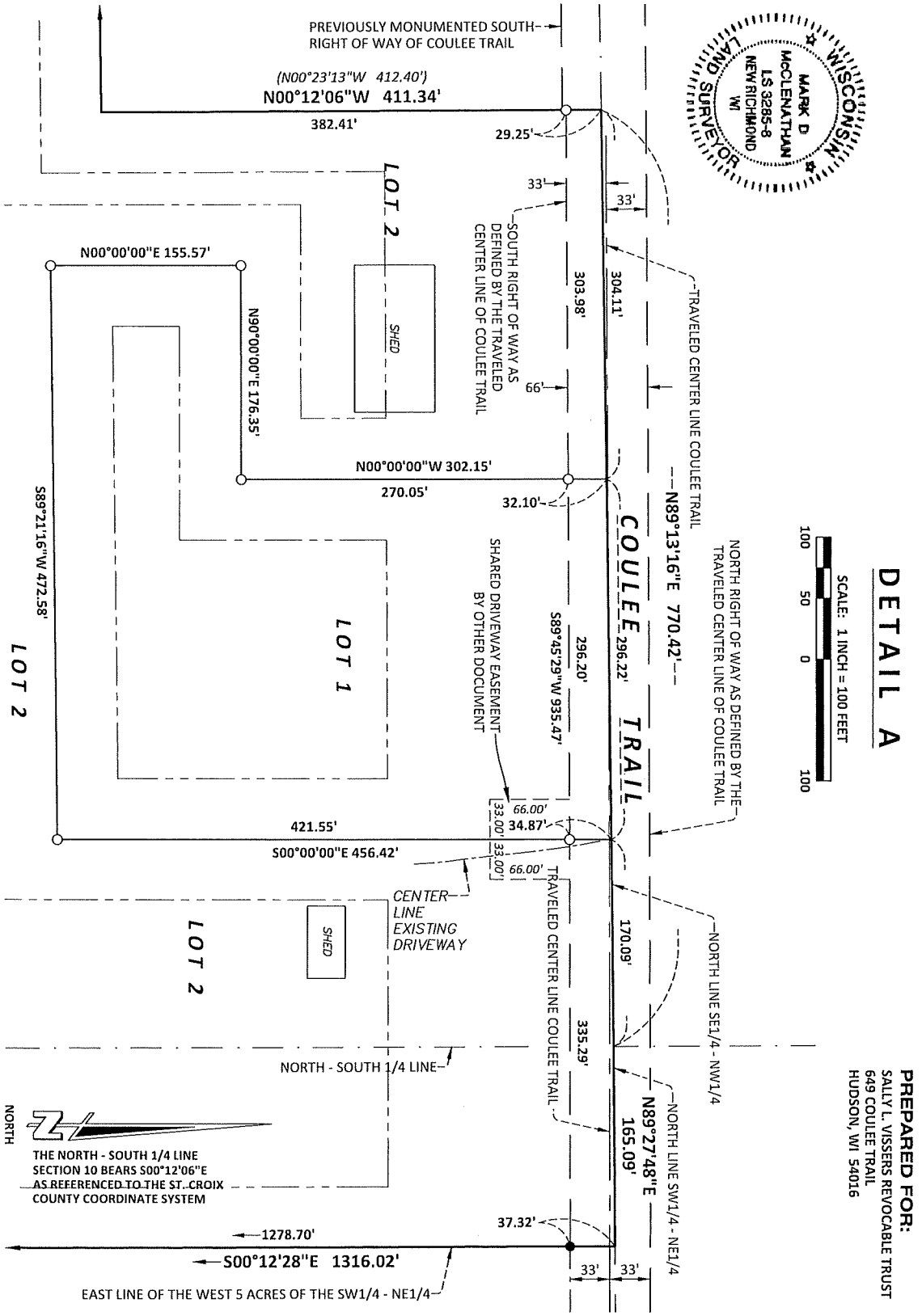
LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.



THIS INSTRUMENT WAS DRAFTED BY: JLV JOB NO. 8664–001 DATE: AUGUST 28, 2026

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.



DETAIL A

SCALE: 1 INCH = 100 FEET

100 50 0 100

PREPARED FOR:
SALLY L. VISSERS REVOCABLE TRUST
649 COULEE TRAIL
HUDSON, WI 54016

THIS INSTRUMENT WAS DRAFTED BY: JLV JOB NO. 8664–001 DATE: AUGUST 28, 2026

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark D. McClenathan, Professional Wisconsin Land Surveyor, hereby certify that by the direction of the Sally L. Vissers Revocable Trust, I have surveyed, divided and mapped part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 10, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin; described as follows:

Commencing at the North Quarter Corner of said Section 10; thence S00°12'06"E, along the North - South Quarter line of said Section 10, 1316.65 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter and the Point of Beginning; thence N89°27'48"E, along the North Line of said Southwest Quarter of the Northeast Quarter, 165.09 feet to the East Line of the West 5 Acres of said Southwest Quarter of the Northeast Quarter; thence S00°12'28"E, along said East Line, 1316.02 feet to the South Line of said Southwest Quarter of the Northeast Quarter; thence S89°14'37"W, along said South Line, 165.23 feet to the Southeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 10; thence S89°45'43"W, along said the south line of said Southeast Quarter of the Northwest Quarter, 1323.83 feet to the Southwest Corner thereof; thence N00°13'20"W, along the west line of said Southeast Quarter of the Northwest Quarter, 895.77 feet to the Southwest Corner of Lot 1 of that Certified Survey Map recorded in Volume 7 of said maps, Page 1803, as Document Number 424910, in the office of the St. Croix County Register of Deeds; thence N89°23'20"E, along the south line of said Lot 1, a distance of 553.77feet to the Southeast Corner thereof; thence N00°12'06"W, along the east line of said Lot 1, 411.34 feet to the north line of said Southeast Quarter of the Northwest Quarter; thence N89°13'16"E, along said north line, 770.42 feet to the Point of Beginning.

Containing 39.623 acres of land, more or less. Subject to the right of way of Coulee Trail and all easements, restrictions and covenants of record. I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that field surveying has been completed as of the signed date hereon; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin statutes and the land subdivision ordinance of St. Croix County and the Town of Troy in surveying and mapping the same.



_____ _____

Mark McClenathan PLS #3285
Auth Consulting & Associates
2920 Enloe St., Hudson, WI 54016
(715) 386-2007
MMcClenathan@authconsulting.com

Date

TOWN APPROVAL

This land division is hereby approved by the Town of Troy as being in conformance with applicable Town ordinances.

_____ _____

Date

Printed Name_____

Title_____

ST. CROIX COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

This Certified Survey Map is hereby approved by the St. Croix County Community Development Department.

_____

St. Croix County Community Development Department

Date

PID Number: 040-1045-70-051
The parcel identification number is shown for reference only. Said number may not be current and will change at the time of parcel divisions. Contact St. Croix County Real Property Lister for additional information.

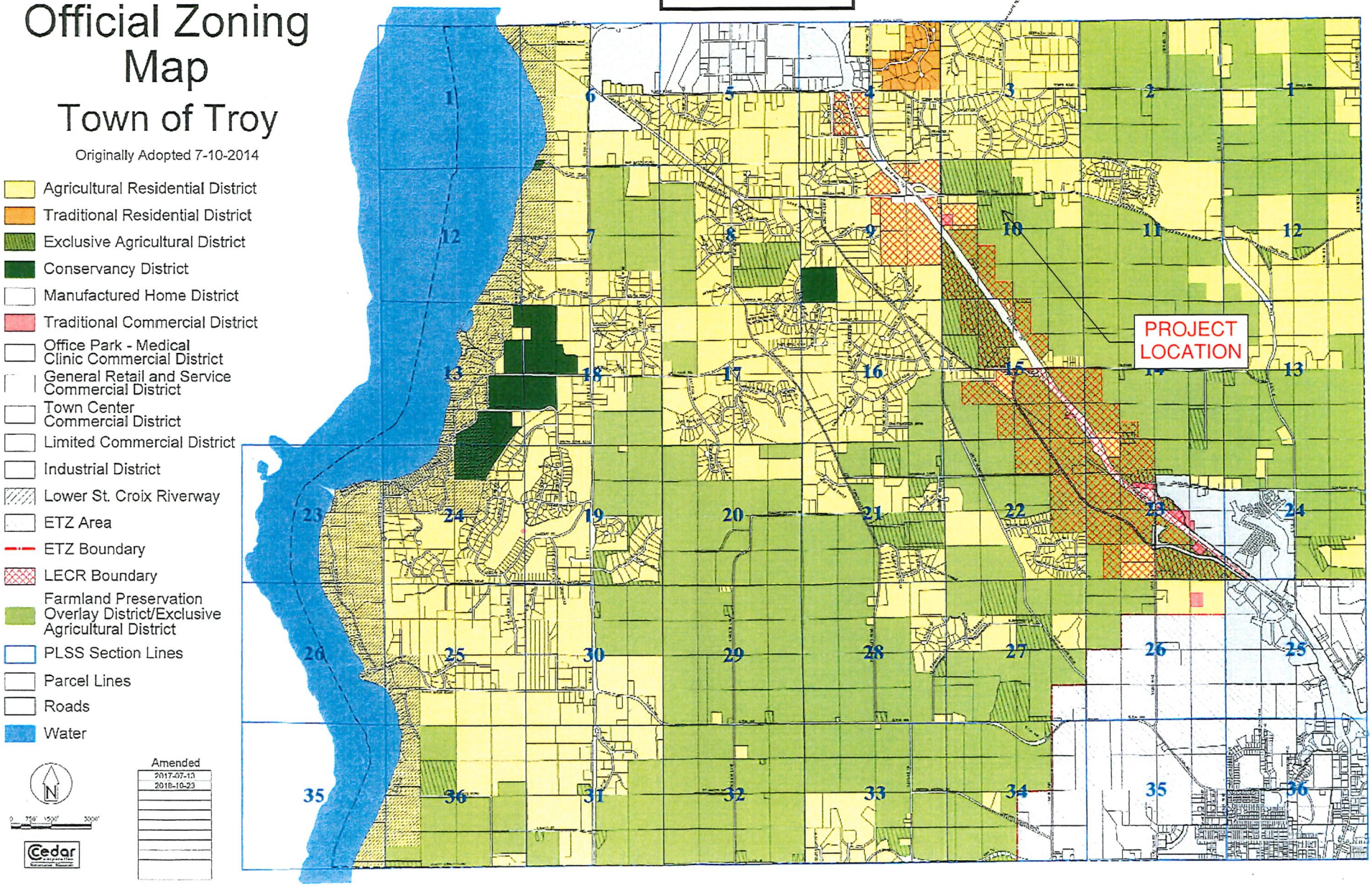
THIS INSTRUMENT WAS DRAFTED BY: JLV JOB NO. 8664-001 DATE: AUGUST 28, 2026

APPENDIX A

Official Zoning Map

Town of Troy

Originally Adopted 7-10-2014



2026-12

TOWN of TROY
ST. CROIX COUNTY, WI

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 I st Thursday of every month.

Name: James Vissers
Address: 657 Coulee Trail Hudson, WI 54016
Phone #: 715-410-0489 Email address: Jamesgv524@gmail.com

LOCATION OF PROPERTY (Street Address & Parcel Identification Number):
657 Coulee Trail 040-1045-70-051

REQUEST FOR: (Circle one) Concept Review, C.S.M., C.S.M Expedited Review, Preliminary Plat, and Final Plat. **(See page 3 of application for application fees)**
Describe what you are proposing to do (be specific):
2 Lot CSM for 3.499 acre and 35376 acre lots with farm plan.

(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,

2024 Fee Schedule

a. Preliminary Plat (with or without TDR) Includes concept and Amended/Revised $500 plus professional fees and expenses -Deposit Required

b. Final Plat - Includes Amended/Revised $500 plus Professional Fees and Expenses - $500 Deposit Required

c. Certified Survey Map (with or without TDR) $500 plus Professional Fees and Expenses - $1,000 Deposit Required

d. Certified Survey Map - Amended/Revised $250 plus Professional Fees and Expenses - $1,000 Deposit Required

e. Certified Survey Map - Expedited Review $200 plus Professional Fees and Expenses - $1,000 Deposit Required

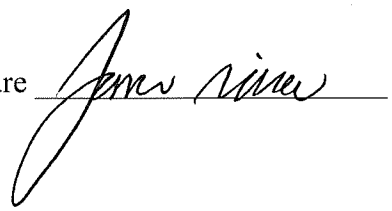
f. Transfer of Development Rights $300 plus $25.00 per Development Right being transferred, plus Professional Fees and Expenses - $500 Deposit Required

g. Concept Review $350 plus Professional Fees and Expenses - $500 Deposit Required

h. Exception to Design Standards $500 plus Professional Fees and Expenses - $500 Deposit Required

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).

FOR TOWN USE ONLY:

Property Owner's Signature 

Date Recd. _____

Notices Sent _____

Complete _____

TOWN OF TROY
Certified Survey Maps Checklist

Applicant: JAMES VISSER Date Submitted: 10/1/26

Location: 657 COLLEE TRAIL

1. All requirements under Chapter 236.34 Wis. State Statute, and Chapter 18 St. Croix Co. Land Use Regulations.

2. Density ratio not exceeding one dwelling unit per 3 acres of area in CSM. No lot of less than 2.5 acres in size except as allowed under clustering or single lot split exceptions of Town Subdivision Ordinance (Sections 7.B.2 and 7.C.)

3. Minimum front lot width at right-of-way: 150' if no cul-de-sac; 120' width on cul-de-sac.

4. Minimum lot width at front building setback: 150'.

5. Legal description with Surveyor=s Certification.

6. Property lines with bearings and distances, graphic scale, north arrow, and bearing reference.

7. The location, right-of-way widths, and names of any existing roads or other public ways, easements, trail, railroad or utility rights-of-way, and any existing access controls.

8. Location and names of adjacent plats, certified survey maps, parks, and cemeteries, underscored with a dotted or dashed line, and existing zoning of parcel.

9. Any storm water management detention areas, drainage easements, etc., as determined by engineering analysis.

10. Soil borings and or percolation test.

11. The location of existing property lines, buildings, drives, streams and watercourses, ponds, lakes, wetlands, and other significant features including monumentation within the proposed certified survey map.

12. The elevation of the ordinary high water mark with set benchmark. The L.B.O. (Lowest Building Opening) elevation shall be minimum of 2' higher than the ordinary high water mark.

13. 75-foot setback from ordinary high water mark for navigable waters as determined by the DNR.

14. Location of existing and proposed driveways.

15. Utility easement locations.

16. Lot size and numbers of all lots. (When assigning lot numbers, lot numbers shall not be repeated in any quarter-quarter section or government lot.) Size shall be indicated with inclusion and exclusion of rights-of-way and areas below the ordinary high water mark of navigable waters.

17. Town setback lines.

18. Shared driveways shall provide a shared driveway maintenance agreement and be paved within 2 years of occupancy.

19. Minimum driveway separation of 42' on class E roads and 200' on all other Town Roads.

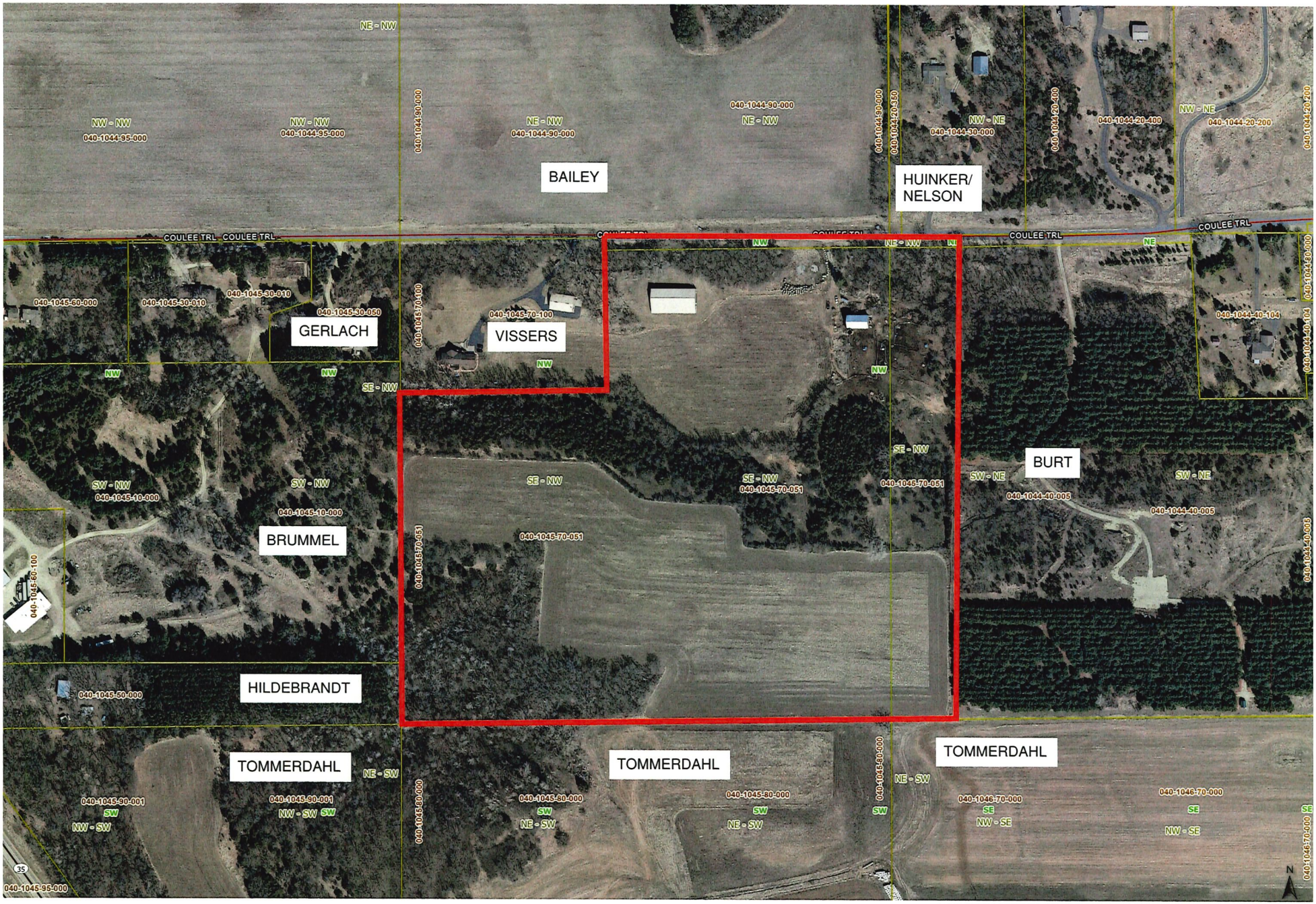
20. Depth to width ratio of a lot shall not exceed 3:1.

21. Comments from St. Croix County Zoning Office on concept review.

22. Stamped unsealed notification letters to adjacent landowners.

ST. CROIX COUNTY Wisconsin
Innovation Through Cooperation

St. Croix County, WI



TOWN OF TROY
654 GLOVER ROAD
HUDSON, WI 54016

NOTICE TO LANDOWNER AFECTED BY REZONING OR VARIANCE REQUEST BY ADJACENT LANDOWNER

DATE AND TIME OF PLAN COMMISSION MEETING: November 5 2026, 6:00pm

DATE AND TIME OF TOWN BOARD MEETING: November 19, 2026, 6:00pm

PLACE: TROY TOWN HALL, GLOVER ROAD & HWY. 35

SUBJECT: Land division and rezone

LOCATION OF PROPERTY INVOLVED
(Address & Parcel Number): 657 Coulee Trail 040-1045-70-051

Here is what we intend to do: Land division to create new 3.727 acre lot at 657 Coulee Trail and a rezone of 35.693 from Exclusive Ag to Ag-Residential to comply with town zoning

If you have any comments for or against our proposal, please either come to one of the scheduled meetings, or put your opinions in writing, addressing them to the Town of Troy at the above address or to:

Mark McClenathan, Auth Consulting & Associates

Phone: (715) 381-5277, Email: mmcclenathan@authconsulting.com

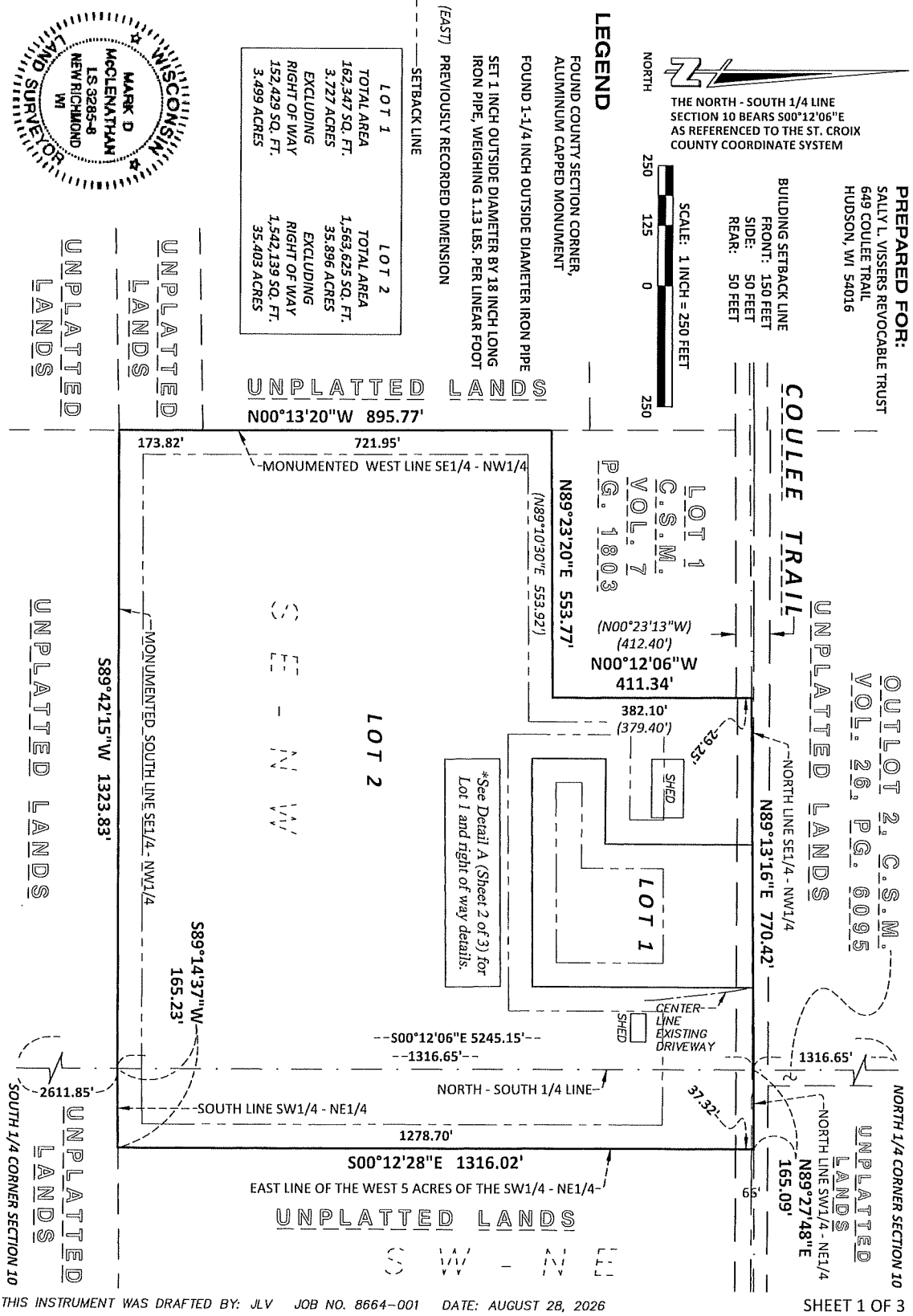
Thank you,

James Vissers

Applicant

CERTIFIED SURVEY MAP

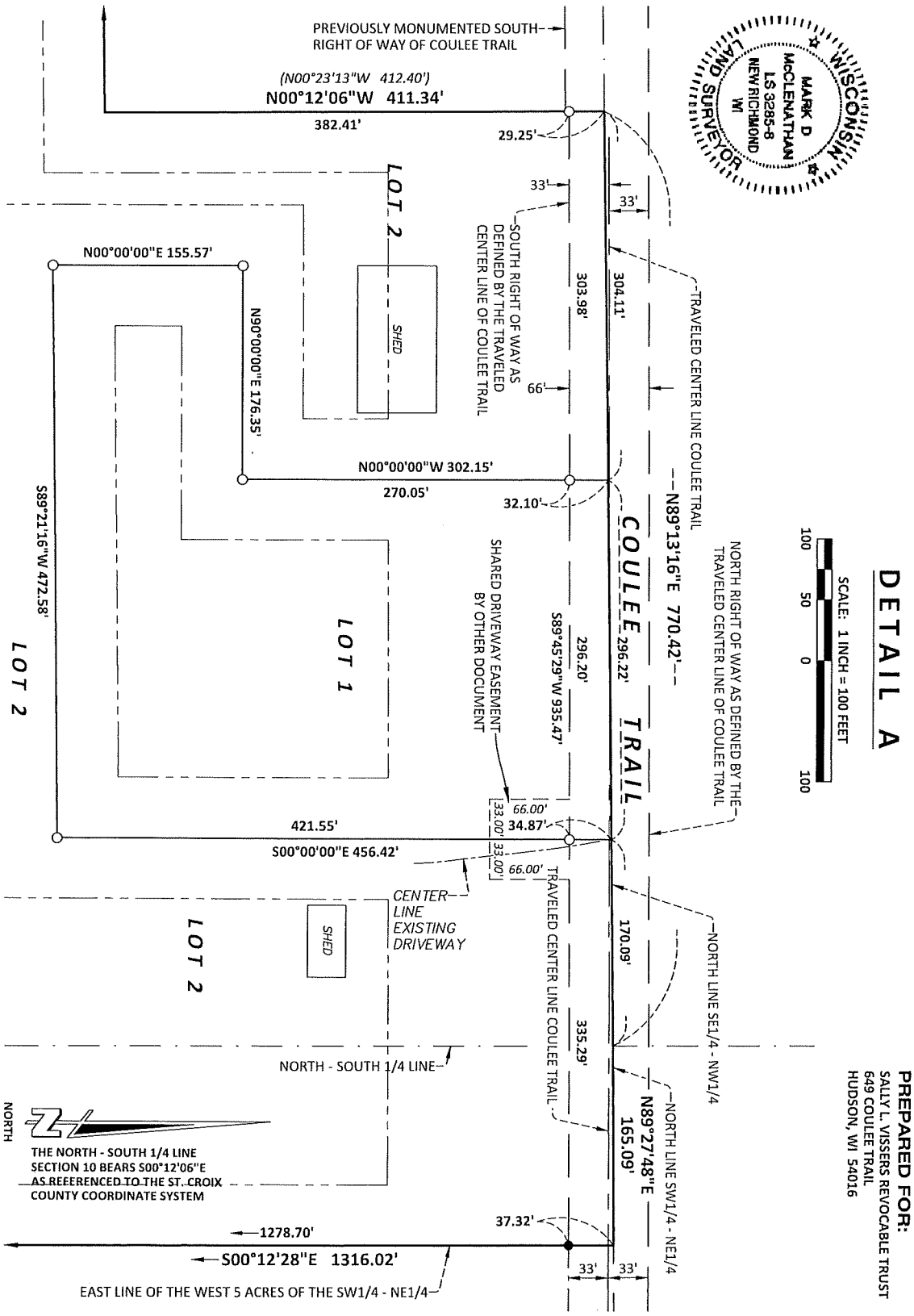
LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.



THIS INSTRUMENT WAS DRAFTED BY: JLV JOB NO. 8664-001 DATE: AUGUST 28, 2026

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.



DETAIL A

SCALE: 1 INCH = 100 FEET

100 50 0 100

PREPARED FOR:
SALLY L. VISSERS REVOCABLE TRUST
649 COULEE TRAIL
HUDSON, WI 54016

THIS INSTRUMENT WAS DRAFTED BY: JLV JOB NO. 8664-001 DATE: AUGUST 28, 2026

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark D. McClenathan, Professional Wisconsin Land Surveyor, hereby certify that by the direction of the Sally L. Vissers Revocable Trust, I have surveyed, divided and mapped part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 10, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin; described as follows:

Commencing at the North Quarter Corner of said Section 10; thence S00°12'06"E, along the North - South Quarter line of said Section 10, 1316.65 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter and the Point of Beginning; thence N89°27'48"E, along the North Line of said Southwest Quarter of the Northeast Quarter, 165.09 feet to the East Line of the West 5 Acres of said Southwest Quarter of the Northeast Quarter; thence S00°12'28"E, along said East Line, 1316.02 feet to the South Line of said Southwest Quarter of the Northeast Quarter; thence S89°14'37"W, along said South Line, 165.23 feet to the Southeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 10; thence S89°45'43"W, along said the south line of said Southeast Quarter of the Northwest Quarter, 1323.83 feet to the Southwest Corner thereof; thence N00°13'20"W, along the west line of said Southeast Quarter of the Northwest Quarter, 895.77 feet to the Southwest Corner of Lot 1 of that Certified Survey Map recorded in Volume 7 of said maps, Page 1803, as Document Number 424910, in the office of the St. Croix County Register of Deeds; thence N89°23'20"E, along the south line of said Lot 1, a distance of 553.77feet to the Southeast Corner thereof; thence N00°12'06"W, along the east line of said Lot 1, 411.34 feet to the north line of said Southeast Quarter of the Northwest Quarter; thence N89°13'16"E, along said north line, 770.42 feet to the Point of Beginning.

Containing 39.623 acres of land, more or less. Subject to the right of way of Coulee Trail and all easements, restrictions and covenants of record. I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that field surveying has been completed as of the signed date hereon; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin statutes and the land subdivision ordinance of St. Croix County and the Town of Troy in surveying and mapping the same.

_____ Date

Mark McClenathan PLS #3285
Auth Consulting & Associates
2920 Enloe St., Hudson, WI 54016
(715) 386-2007
MMcClenathan@authconsulting.com



TOWN APPROVAL

This land division is hereby approved by the Town of Troy as being in conformance with applicable Town ordinances.

_____ _____
Date

Printed Name_____

Title_____

ST. CROIX COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

This Certified Survey Map is hereby approved by the St. Croix County Community Development Department.

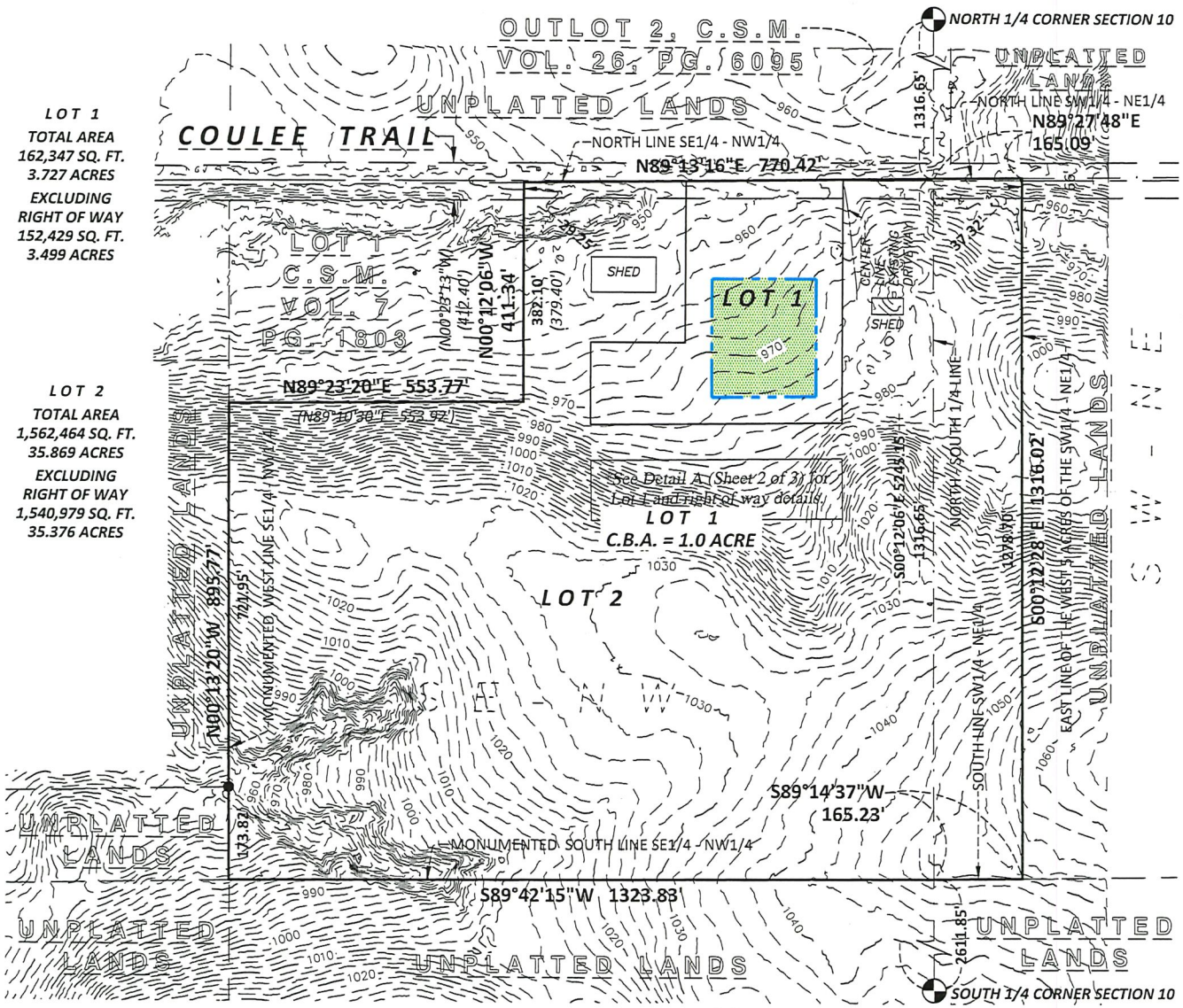
St. Croix County Community Development Department _____ Date

PID Number: 040-1045-70-051
The parcel identification number is shown for reference only. Said number may not be current and will change at the time of parcel divisions. Contact St. Croix County Real Property Lister for additional information.

THIS INSTRUMENT WAS DRAFTED BY: JLV JOB NO. 8664-001 DATE: AUGUST 28, 2026

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.



CONTOURS, SLOPES & C.B.A.

THIS INSTRUMENT WAS DRAFTED BY: JLV JOB NO. 8664–001 DATE: AUGUST 28, 2026

LOT 1
TOTAL AREA
162,347 SQ. FT.
3.727 ACRES
EXCLUDING RIGHT OF WAY
152,429 SQ. FT.
3.499 ACRES

LOT 2
TOTAL AREA
1,562,464 SQ. FT.
35.869 ACRES
EXCLUDING RIGHT OF WAY
1,540,979 SQ. FT.
35.376 ACRES

NORTH

THE NORTH - SOUTH 1/4 LINE SECTION 10 BEARS S00°12'06"E AS REFERENCED TO THE ST. CROIX COUNTY COORDINATE SYSTEM

PREPARED FOR:
SALLY L. VISSERS REVOCABLE TRUST
649 COULEE TRAIL
HUDSON, WI 54016

Property Address:
649 Coulee Trail
Hudson, WI 54016

SCALE: 1 INCH = 250 FEET

250 125 0 250

VERTICAL CONTROL DATUM: NAVD 1988
CONTOUR INTERVAL: 2 FEET

LEGEND

- FOUND COUNTY SECTION CORNER, ALUMINUM CAPPED MONUMENT
- FOUND 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE
- SET 1 INCH OUTSIDE DIAMETER BY 18 INCH LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT
- (EAST) PREVIOUSLY RECORDED DIMENSION
- BUILDING SETBACK LINE
  - FRONT: 150 FEET
  - SIDE: 50 FEET
  - REAR: 50 FEET
- —940— INDEX CONTOUR
- INTERMEDIATE 2 - FOOT CONTOUR
- C.B.A. CONTIGUOUS BUILDABLE AREA

LOT 1 DOES NOT CONTAIN SLOPES OF 25% OR GREATER.

Cedar CORPORATION
Community Infrastructure • Architecture • Environmental Services

MEMO

604 Wilson Avenue
Menomonie, WI 54751
715-235-9081
www.cedarcorp.com

Date	October 28, 2026
To	Town of Troy Plan Commission
From	Robert Jones
Subject	Empress Caviar – Concept Review – Caviar Repackaging – Troy Burne Golf Club — 295 Lindsay Road

The applicant, Tristina Holst of Empress Caviar, has requested a concept review for a small caviar repackaging operation within an existing basement storage room at the Troy Burne Golf Club clubhouse, 295 Lindsay Road. The site is located in the Traditional Commercial District (TR-COM). The district permits five uses, including "Golf Clubhouses with a restaurant and bar," with accessory uses for office, storage, power supply, garages, parking and loading in conjunction with a permitted use.

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. The applicant has specifically asked for direction on whether the use may proceed as an accessory use with Zoning Administrator concurrence, through a Conditional Use Permit, or through a text amendment. No formal action is requested or appropriate at this meeting.

The property is Lot 1 of Certified Survey Map 26-6019, 7.218 acres, surrounded by the Troy Burne golf course and by residential lots along Lindsay Road and Troon Court. The application identifies the property owner as William Holst and the current use as a golf course, restaurant and banquet facility.

1. Project History

Date	Body	Action
June 3, 2014	St. Croix County	CSM 26-6019 recorded (Doc. No. 996697), creating Lot 1 for the clubhouse from part of Outlot 2, Troy Village. An addition to the clubhouse was also completed in 2014.
Oct 1, 2014	Town Board	Chapter 170 took effect. The golf clubhouse with restaurant and bar was an operating commercial use on that date and is listed as a permitted TR-COM use.
Oct 6, 2022	Plan Commission	Site plan review of a 5,120-square-foot addition (event space, kitchen, bathrooms, golf simulator, elevator). Found consistent with the permitted uses and a continuation of existing commercial activity; recommended approval with conditions.
Oct 20, 2022	Town Board	Approved the site plan with five conditions: surfacing of the overflow parking lot under §170-Q.3(e); a parking reduction of 13 stalls to 257 total; an approved event plan before the first event over 300 people; documentation of refuse holding practices; and a County Sanitary Permit before issuance of a Town building permit.

2. Proposal

The applicant proposes to repack refrigerated bulk caviar into smaller tins within an existing 360-square-foot basement storage room at the clubhouse, with interior improvements only. Product would supply weddings and events at the clubhouse and be shipped to restaurants, retailers and individual customers. Operating details, staffing, deliveries, waste handling and food safety preparations are described in the attached application and narrative.

3. Plan Commission Discussion

1. **Continuation of use in the TR-COM District**

TR-COM is a continuation district. Its purpose is the orderly continuation of commercial activity operating when Chapter 170 took effect, which at this site is a golf clubhouse with a restaurant and bar (§170-I.1). None of the five permitted uses names caviar repackaging. However, the Commission may consider whether the proposed use is incidental or accessory to the approved clubhouse and restaurant use, which already stores, prepares and serves food for events.

Chapter 170 defines Light Industry to include packaging (§170-A.9(a)(91)), and Light Industry is permitted in the Industrial District (§170-P.2(a)(1)). Rezoning into that district would bring the full range of light industrial uses with it, and should be approached cautiously.

2. **Accessory use with Zoning Administrator concurrence**

An accessory use must be on the same lot, subordinate to and serving the principal use, customarily incidental to it, and subordinate in area, extent or purpose (§170-A.9(a)(2)). The room is a small portion of the clubhouse, and supplying caviar for weddings and events serves the principal use. The Commission may weigh how the off-site sales component bears on whether the use is customarily incidental to a golf clubhouse and restaurant.

The Zoning Administrator has authority to interpret this Chapter (§170-Z.2), but was reluctant to determine that this use is accessory without the support of the Plan Commission, given that the request falls outside the normal parameters of the district.

3. **"Bottling production plant" as a permitted use**

Bottling production plant is a permitted TR-COM use, and its text is not limited to a specific parcel. However, the fit between bottling and repackaging caviar into tins is not obvious, and the bottling use was not intended for this location.

4. **Conditional Use Permit for a similar, compatible commercial use**

Sections 170-I.1(b) and 170-V.8(a)(9) make TR-COM land eligible for a conditional use permit for similar commercial uses that are compatible with the uses to which the property was put on the effective date of Chapter 170. This is the mechanism the district provides for uses not otherwise listed, and it allows the Town to set conditions suited to the site (§170-V.2(b)).

The nature of a separate and distinct business operating within the clubhouse may warrant consideration during a CUP review. A CUP would require a public hearing, Plan Commission recommendation and Town Board approval (§170-V).

5. **Text amendment**

The Plan Commission may prefer a text amendment adding the use to §170-I.2, which would make the use explicit. A text amendment would apply to all TR-COM land and requires Plan Commission recommendation, Town Board adoption and St. Croix County Board approval (§170-X.1). It may also not capture the spirit of the TR-COM District as a continuation of existing uses.

4. Plan Commission Considerations

1. **Scale and relationship to the clubhouse**

The Commission may wish to understand expected volume and the share of product used at clubhouse events versus shipped, as these bear on whether the use is subordinate.

2. **Deliveries, parking and traffic**

Monthly deliveries of one pallet or less, four UPS pickups per week, and the owner and one part-time employee appear minor relative to existing clubhouse and event traffic.

3. **Wastewater**

New sinks would discharge to the private onsite wastewater system serving the clubhouse. The Commission could ask whether that system can accept the added fixtures (§170-V.8(d)(8)).

4. **Food safety and licensing**

The applicant reports a HACCP plan, food facility registration and an import/export license. State food processing licensing through DATCP would be expected before operations begin.

5. **Building permit**

Interior walls, ceiling, food-grade flooring and plumbing would require a Town building permit.

5. Ordinance References

Town Ordinance 170-I.1(a):

> *The purpose of the Traditional Commercial District is to provide for the orderly continuation of existing commercial activity in the Town. The intent of this District is to include only those areas of the Town that were zoned commercial prior to the effective date of this Chapter, and to accommodate the continuation of commercial activities zoned as such and operating in the Town on the effective date of this Chapter.*

Town Ordinance 170-I.1(b):

> *The Traditional Commercial District does not provide for commercial activities and uses*

other than those zoned as such and operating in the Town on the effective date of this Chapter. However, land in the Traditional Commercial District is eligible for a conditional use permit for similar commercial uses that are compatible with the uses to which the property is being put on the effective date of this Chapter.

Town Ordinance 170-A.9(a)(2):

Accessory Use. A use subordinate to and serving the principal use located on the same lot and customarily incidental thereto. It must also be subordinate in area, extent or purpose to the principal building or use served.

Town Ordinance 170-A.9(a)(91):

Light Industry. A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including research, development, processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing, and which activities are conducted wholly within an enclosed building.

6. Possible Direction

Because this is a concept review, no approval will be granted. The Plan Commission could provide direction by consensus or by motion. Possible statements of direction include:

1. The Plan Commission finds that the proposed caviar repackaging operation at 295 Lindsay Road is most appropriately reviewed as a similar commercial use compatible with the existing golf clubhouse, restaurant and event use under §170-I.1(b), and directs the applicant to submit a Conditional Use Permit application under Section V of Chapter 170.
2. The Plan Commission finds that the proposed caviar repackaging operation, as described in the concept review narrative, is subordinate to and customarily incidental to the permitted golf clubhouse with restaurant and bar, and recommends that the Zoning Administrator issue a written determination.
3. The Plan Commission finds that the proposed use is not provided for in the TR-COM District and directs staff to prepare a text amendment to §170-I.2 for a Plan Commission public hearing.

If the Commission directs a Conditional Use Permit, that review could explore questions such as:

- The scale of the operation and its relationship to the clubhouse and event business.
- The balance between on-site event supply and off-site sales.
- How a separate business operating within the clubhouse should be described and limited.
- Site-related matters such as deliveries, wastewater and refuse.

If the Plan Commission does not find the language listed in the possible direction describes the findings from its review, it may instead revise it or provide other direction to the applicant.

St. Croix County, WI

295 Lindsay

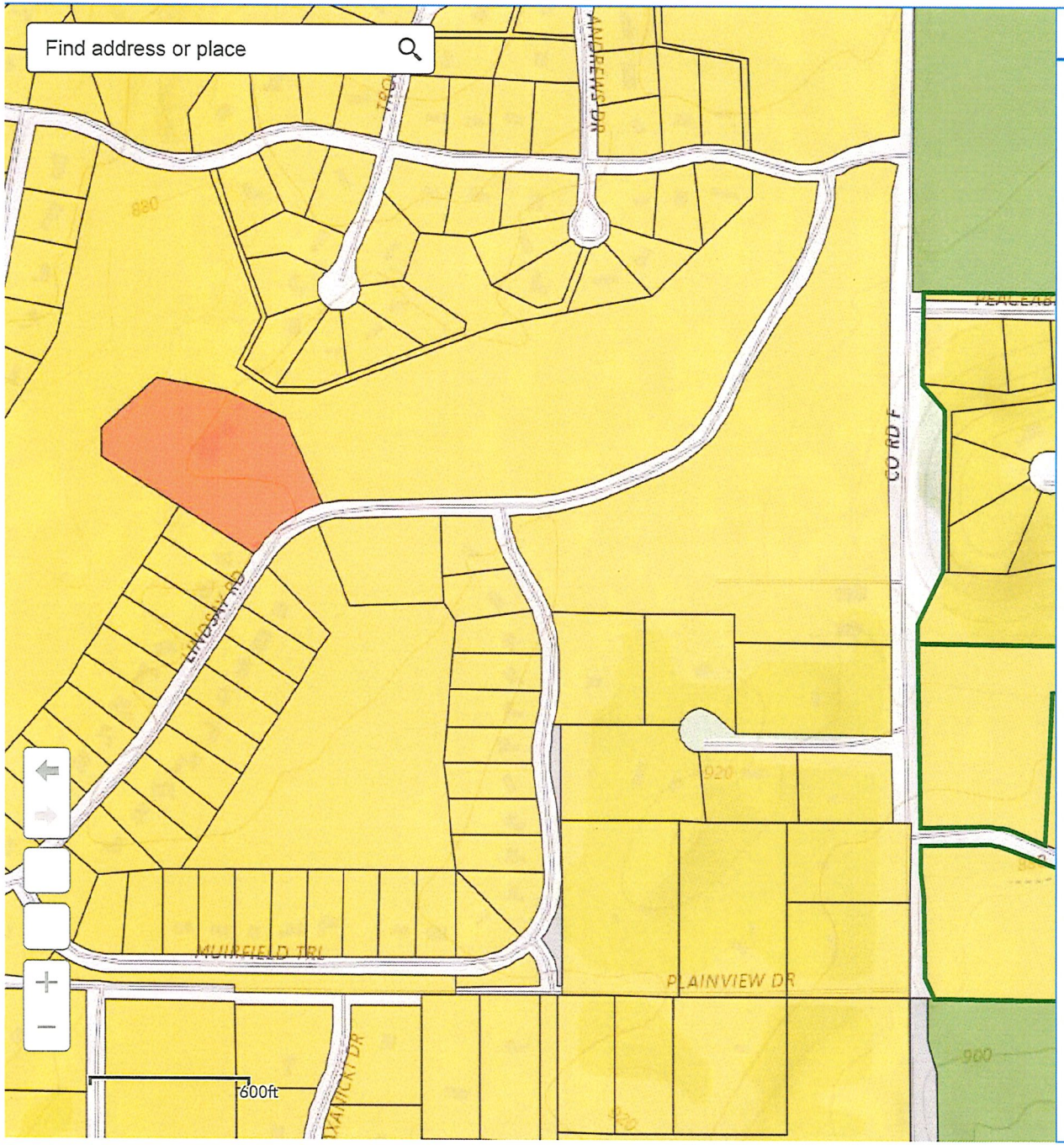
Created by: null



Ramps
Ramp
Address Points
Interstate
US Highways
State Highways
County Roads
Local Roads
Private Roads
Rustic Roads
Parcels
Parcel Numbers
Towns
Villages
Lakes
Rivers and Streams

Zoning Districts

Town of Troy



Legend

Conservation Easements

LECR Overlay

Parcel Boundaries

Zoning 2024

- Ag-Residential
- Traditional Residential
- Agricultural
- Traditional Commercial
- General Retail and Service Commrecial
- ETZ Boundary
- Conservation
- ROW

TOWN of TROY
ST. CROIX COUNTY, WI

654 Glover Road, Hudson, WI 54016
Phone: (715) 425-2665 Fax: (715) 425-2551
Office Hours: Monday - Thursday 9:00 — 2:00

LAND USE APPLICATION FORM

The completed form, including all required paperwork and fees, must be received by the Town Clerk thirty days prior to the Plan Commission meeting at which the application is requested to be heard.
The Plan Commission routinely meets on the 1st Thursday of every month.

Applicant/Agent

Name: Tristina Holst
Address: 438 Elizabeth Way Hudson, WI
Phone #: 651-210-1018
Email address: tristina@empresscaviar.com

Property Owner

Name: William Holst
Address: 295 Lindsay Rd Hudson, WI
Phone #: 715-497-2102
Email address: wfholst@holstexc.com

Street Address: 295 Lindsay Rd Hudson, WI
Parcel Identification Number: 040-1251-20-010
Zoning of Property: TR-COM
Current Use of Property: Golf Course / Restaurant / Banquet Facility
Proposed Use of Property: Food Repacking Center

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

Describe request (be specific): See attachment

(ATTACH EXTRA SHEETS AS NECESSARY)

Signatures
Agent/Applicant: Tristina Holst Date: 10/5/26
Property Owner: William F Holst Date: 10/5/26

Professional review fees equal to the actual cost to the town for professional review of any plan, concept plan, preliminary plat, final plat, certified survey map or separate application to transfer development rights shall be paid before final approval of the Town is completed. "Professional review" is an 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. See Chapter 135 -Subdivision of Land: Article IV (Recovery of Town Costs), Town of Troy Ordinances.

FOR TOWN USE ONLY:

Permit Number: _____
Date Recd.: _____
Preliminary Fees Paid: _____
Notices Sent: _____
Final Fees Paid: _____
Permit issued on (date/whom): _____
Permit denied for the following reasons: _____

Request concept review for a proposed small caviar repacking operation within an existing approximately 360-square-foot basement storage room at the Troy Burne clubhouse. Interior improvements would include walls, a ceiling, food-handling flooring, and sinks. Caviar would be refrigerated, portioned into smaller tins, sealed, labeled, and supplied for Aisling weddings and events or shipped to restaurants, retailers, and individual customers. Staffing would initially consist of the owner and one part-time employee. Incoming deliveries are anticipated approximately monthly, with one UPS pickup daily Tuesday–Friday. Request Plan Commission direction on the appropriate approval pathway: Zoning Administrator concurrence, a Conditional Use Permit, or a text amendment. See attached narrative for operating details, waste handling, and food safety preparations.

EMPRESS CAVIAR
Proposed Caviar Repacking Facility at Troy Burne
Concept Review Narrative

Project Narrative

Empress Caviar requests approval to establish a small caviar repacking operation within an existing basement storage room at the Troy Burne clubhouse. The facility would receive refrigerated bulk caviar, portion it into smaller retail and food-service tins, and prepare orders for shipment. It would also supply caviar for weddings and events held at the existing event center.

I am the founder of Empress Caviar, drawing on my family's longstanding involvement in European caviar farming and production. This project would provide a dedicated space for careful product handling while supporting both the existing hospitality operation at the Aisling and direct customer orders.

Existing Property and Proposed Improvements

The proposed location is an existing basement storage room measuring approximately 24 by 15 feet, or 360 square feet. The property currently operates as a golf clubhouse with restaurant, bar, and event facilities.

Planned improvements include interior walls, a ceiling, flooring suitable for food handling, and sinks. The room would contain a dedicated sanitary repacking area, refrigerated storage, and packing space. The proposal does not include an expansion of the building or exterior changes.

Proposed Operations

Bulk caviar would arrive in sealed containers through infrequent deliveries, anticipated approximately once per month and no larger than one pallet per delivery. Product would be placed promptly into dedicated refrigerated storage.

During repacking, caviar would be transferred into smaller tins, weighed, sealed, labeled, and returned to refrigeration. No cooking or added ingredients are proposed. Product would be used for weddings and events at Troy Burne and shipped to restaurants, retailers, and individual customers.

Outbound orders would be packed in insulated shipping containers with appropriate cooling materials. One UPS pickup per day is anticipated Tuesday through Friday.

I expect to begin with one part-time employee in addition to myself. This is intended as a small operation with limited delivery traffic.

Food Safety, Equipment, and Waste

Preparations completed to date include a HACCP plan, food facility registration, and an import/export license. A refrigerator and vacuum sealer have also been obtained.

The facility would operate under the applicable food processing and repacking requirements, with required approvals in place before operations begin. Procedures would address refrigerated storage, temperature monitoring, sanitation, product handling, and traceability.

Waste is expected to be limited primarily to packaging materials and small quantities of food waste. Waste would be contained and removed regularly. The proposed operation would not involve raising fish, slaughtering fish, or processing whole fish.

Requested Advisory Feedback

We request the Plan Commission's guidance on the appropriate approval pathway for this proposed use, including:

1. Whether the operation may qualify as an accessory use, considering its service to the existing wedding and event business alongside off-site sales.
2. Whether a Conditional Use Permit for a similar compatible commercial use would be appropriate.
3. Whether a text amendment or another approval process is necessary.
4. What conditions or additional information the Town would require concerning floor area, staffing, deliveries, waste handling, and interior improvements.

TRISTINA HOLST
CEO & FOUNDER

+1.651.210.1018
tristina@empresscaviar.com

EmpressCaviar.com