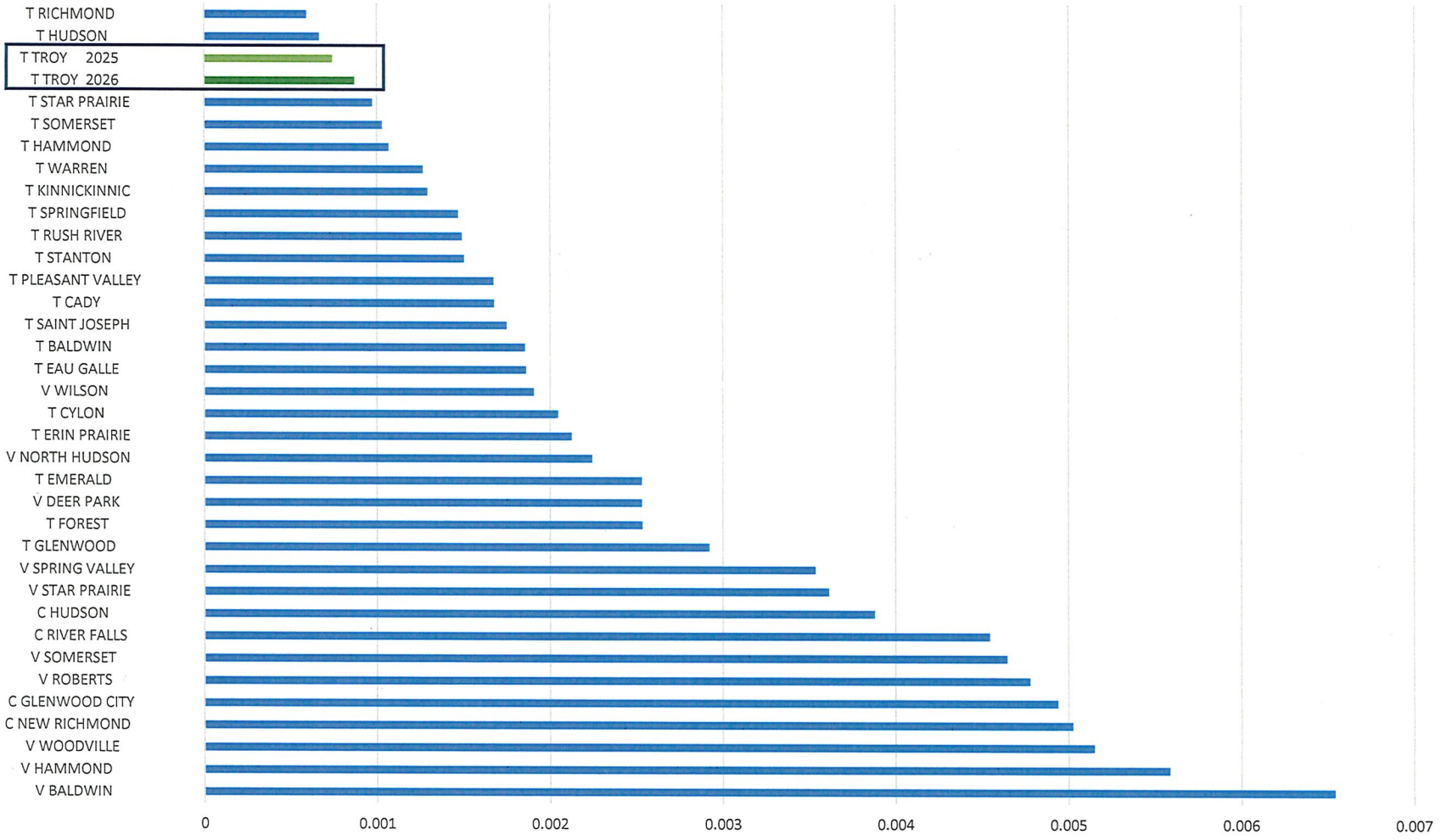
NOTICE OF SPECIAL TOWN MEETING OF THE ELECTORS OF THE TOWN OF TROY

SPECIAL TOWN ELECTOR'S MEETING – Notice is hereby given that immediately following the 7:00 P.M. Budget Hearing on November 10th, 2026, a Special Town Meeting of the Electors will be called pursuant to Section 60.12(1)(c) of the Wisconsin Statutes by the Town Board for the following purposes:

Agenda:

1. To approve the Town Levy to be paid in 2027 pursuant to Section 60.10(1)(a) of Wisconsin Statutes;
2. To set Town Board Supervisor's Compensation as per WI Statute 60.32(1)(a);
3. To set Town Board Chairperson's compensation as per WI Statute 60.32(1)(a);
4. Adjourn

2025 (2026 Payable) Municipal Levy Mill Rates - St. Croix County



TOWN OF TROY

654 N GLOVER RD

Hudson WI 54016

SPECIAL TOWN MEETING OF THE ELECTORS OF THE TOWN OF TROY

	2026	2027
Equalized Value		
Base Levy	$1,094,518	$1,126,980
Net New Construction	2.966% or $32,463	2.906% or $32,750
Personal Property Aid	$2,670.52	$2,670.52
Debt Service	$0	$200,000
Total Levy	$1,124,310	$1,357,138

	2025	2026
Aggregate Equalized Value	1,510,971,400	1,582,823,100
Approximate Levy per $1000	$0.744	$0.857
Percent Increase		15.2%

The Base Levy amount is determined by the Wisconsin Department of Revenue by state-provided formulas. The numbers that effect the Town's Total Levy amount for 2027: Net New Construction (increase or decrease of new builds), Personal Property Aid (state reimbursement program for eliminated personal property taxes on business equipment, machinery, computers, and other personal property), and Debt Service (amount of debt any municipality takes on).

Net New Construction has averaged an increase of around 2.3% in the past 5 years.

Personal Property Aid began in 2025 after legislatively eliminating the tax in 2024.

The Town's first year of Debt Service is in 2027.

Recommended Motion:

I move that be it resolved that the Electors of the Town of Troy, being dully assembled at the Special Town Board Meeting on this 10th day of November 2026 act hereby to adopt the total Town Levy for 2026 to be paid in 2027 of $1,357,138.

Troy Property Tax Levy Estimate

Total Annual Levy	$1,357,138
2026 Equalized Value*	$1,582,823,100
Cost per $1,000	0.857416094

Annual Tax By Property Value

$440,000	$377.26	Average Value
$500,000	$428.71	
$1,000,000	$857.42	
$1,500,000	$1,286.12	
$2,000,000	$1,714.83	
$5,196,000	$4,455.13	
$15,000	$12.86	Representative 40 Acre Farmland
$0	$0.00	

* Annual Property Tax will decrease as new construction increases Equalized Value

2027 Recommended Town Board Supervisor Wages

	2027 Compensation Assessment	recommend Yellow Highlighted rates to Electors			
Department	Group-Individual	2026 Wage	2027 % Increase	2027 Proposed Wage	2027 Other Factors
Elected	Board Supervisor 1&3	$ 6,355	6.20%	$ 6,749	(per year) Effective April 2027
Elected	Board Supervisor 2&4	$ 6,575	0.00%	$ 6,575	(per year) Effective April 2027
		2026 COLA	2.70%		
		2027 COLA	3.50%		

The Town Board Recommends a 6.2% increase in annual wages for Supervisors 1 & 3 to $6,749, effective April 2027.

TO SET TOWN BOARD SUPPERVISORS COMPENSATION PURSUANT TO SECTION 60.32 (1) (b) OF WISCONSIN STATUTES

I _____move that be it resolved that the electors of the Town of Troy, being duly assembled at the Special Town Meeting on November 10th, 2026, set Supervisor # 1 and # 3 wages to $ 6,749 per year beginning April 2027.

History

	2022	2023	2024	2025	2026	Proposed 2027
Board Supervisor 1&3		$ 6,050	$ 6,050	$ 6,355	$ 6,355	$ 6,749
Board Supervisor 2&4	$5,850	$ 5,850	$ 6,250	$ 6,250	$ 6,575	$ 6,575

2027 Recommended Town Chairperson Wages

	2027 Compensation Assessment	recommend Yellow Highlighted rates to Electors			
Department	Group-Individual	2026 Wage	2027 % Increase	2027 Proposed Wage	2027 Other Factors
Elected	Chairperson	$ 17,285	0.00%	$ 17,285	(per year) Effective April 2027
		2026 COLA	2.70%		
		2027 COLA	3.50%		

Recommend a 0% increase in annual wages for Town Chairperson to $17,285, effective April 2027.

TO SET TOWN BOARD SUPPERVISORS COMPENSATION PURSUANT TO SECTION 60.32 (1) (b) OF WISCONSIN STATUTES

I _____move that be it resolved that the electors of the Town of Troy, being duly assembled at the Special Town Meeting on November 10th, 2026, set Chairperson wages to $17,285 per year beginning April 2027.

History

						Proposed
	2022	2023	2024	2025	2026	2027
Chairperson		$17,285	$17,285	$17,285	$17,285	$17,285