

**Town of Troy**  
**Comprehensive Plan Update**  
**Kick Off Meeting**  
**7/25/2022**

**Second Meeting**  
**8/22/2022**

# **Strengths, Weaknesses, Opportunities Threats (SWOT)**

Updated 2022

## **STRENGTHS**

1. Rural character including scenic beauty, strong agriculture-based community, and rural historic sites
2. Natural resources including Honey Creek, woodlands and forests, the Wisconsin River and surrounding bluffs, grasslands, and wetlands, diverse wildlife, plants, and native ecosystems
3. Cultural resources including rural churches, cemeteries, schools, and historic sites
4. Agricultural-based economy and rural lifestyle
5. Natural beauty
6. Strong sense of community
7. Proximity to commercial centers
8. Proximity to recreational and entertainment opportunities
9. Current transportation routes
10. Great place to retire
11. Ag-Pres Zoning
12. Strong Historic Heritage
13. Economic Opportunities –emerging technologies improved to allow for more opportunity to live here and be connected (like work from home)

## **Weaknesses**

1. Loss of family farms
2. Need for development regulations – new and upcoming challenges
3. Need for updated communication systems (phone lines)- Cell and internet could be better and better fiber access

## **Opportunities**

1. Promote the preservation and conservation of natural and cultural resources
2. Protect and enhance farming, recreation, and areas of historic and community significance
3. Strengthen the Town's rural character
4. Promote economic development that preserves natural resources and rural character as well as the farming culture of the Town
5. Promote, protect, and enhance the township's unique natural beauty
6. Maintain and modernize infrastructure and services for the benefit of residents
7. Promote additional opportunities for agribusiness, ag tourism, and cottage industries
8. Encourage small home-based businesses that benefit the Town of Troy and community
9. Fiber could be better
10. Partner with like-minded and neighboring communities and towns

## **Constraints (or Threats)**

1. Disappearance of family farm operations
2. Decreased economic viability of small farming operations
3. Potential for uncontrolled growth (loss of farmland, woodlands, grasslands, etc. to development)
4. Loss of historic heritage
5. Institutional/Public Land/Tax Exempt Land has negative impacts on Town (lowers tax base)

## **2022 Update Community Goals**

### **Housing**

**Housing Goal:** Maintain rural housing that meets the needs of residents.

### **Economic Development**

**Economic Development Goal:** Strategic Economic Development tied to maintaining the rural integrity and heritage of the community.

### **Agricultural**

**Agriculture Goal:** Preserve our farmland and enhance the strong farming community, encourage sustainable agriculture and agri-business, and explore new technologies.

### **Natural and Cultural Resources**

**Natural and Cultural Resources Goal:** Promote, protect and enhance farming enterprises, unique natural resources, recreation and areas of historic and community significance for the enjoyment and use of future generations.

### **Utilities and Community Facilities**

**Utilities and Community Facilities Goal:** The Town shall encourage local utilities and other providers to upgrade services while pursuing partnerships with surrounding towns to maintain and improve community services.

### **Transportation**

**Transportation Goal:** Maintain and develop the Town of Troy's transportation infrastructure consistent with its rural character.

### **Intergovernmental Cooperation**

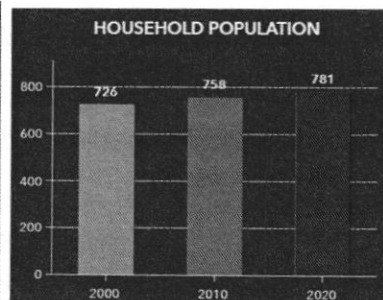
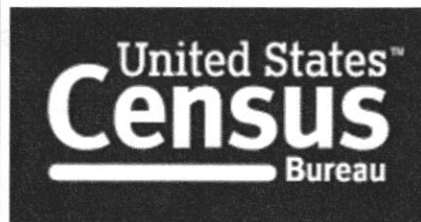
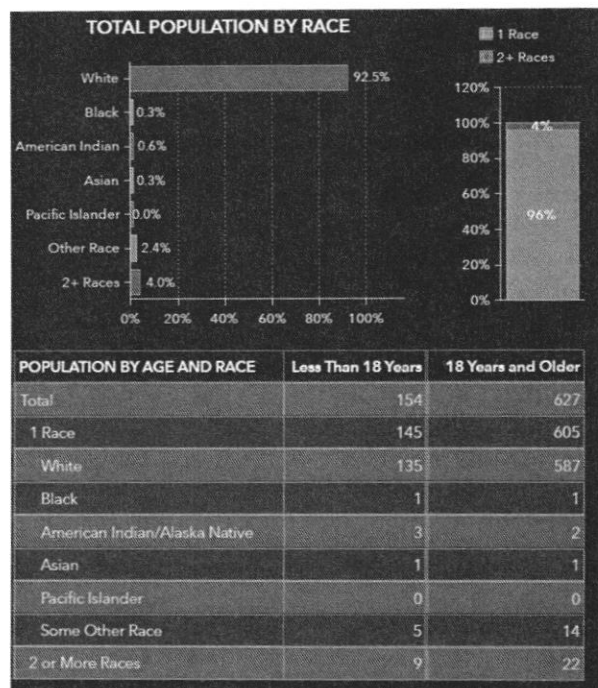
**Intergovernmental Cooperation Goal:** To have better communication with governmental departments, including financial requests and mandates. To communicate and cooperate with adjoining townships.

### **Land Use**

**Land Use Goal:** Protect the Township's rural character.

## Population Data:

<b>781</b> Total Population	<b>346</b> Housing Units	<b>14.8</b> Population Density	<b>2.50</b> Average Household Size	<b>23.0</b> Diversity Index
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# 2022 Update Community Goals, Objectives and Policies

(from Previous Comprehensive Plan)

## HOUSING Community Goals, Objectives and Policies

(from Previous Comprehensive Plan)

### Housing Goal:

To provide opportunities for housing needs of all income levels, age groups, and persons with special needs with minimizing the loss of farmland.

### Housing Objectives:

HO2 – Encourage development in areas more suitable for housing while preserving ag. land.

HO5 - Allow for varied housing lot size options that minimize the loss of farmland.

HO9 - Encourage residential housing designs and locations that aim to balance the protection of natural resources and rural character, and which utilizes existing transportation routes.

HO13 - Maintain or rehabilitate the Town's existing house stock.

HO14 - Create a regulatory balance between individual property rights and community interests.

HP4 – Continue to support Sauk County with the development of a PRD which will allow the Town to pursue development options such as rural home clustering and conservation subdivision design that will allow for the preservation of agriculture and ecologically sensitive areas.

Scratch

### Housing Policies:

HP1 – The Town will not approve subdivisions defined as the creation of four (4) or more lots in a five-year period (consistent with Sauk County's definition of a subdivision) except for the High-Density Zone 2 as shown on Map Future Land Uses, which will be considered for subdivision development.

HPNEW – Encourage development consistent with current ordinance - and Utilize Three House Cluster Ordinance – Town develop ordinance?

↓  
(1-09)

# Economic Development

## Economic Development Goal:

The Town of Troy will encourage economic development that supports the retention of its current economic base and will support the creation of non-farm economic opportunities that do not conflict with the Town's rural character.

## Economic Development Objectives:

EDO-1 Promote business that is environmentally sensitive to the goal of preserving the Town's natural resources, cultural heritage and rural character.

EDO-2 Promote the retention of traditional farming and Ag related businesses.

EDO-3 Encourage the development of small "at-home" businesses and cottage industries. ←

EDO-4 Encourage businesses that have low potential for rural residential conflicts.

EDO-5 Support the existing farm economy by encouraging non-farm income economic opportunities.

EDO-6 Encourage economic development that utilizes our natural resources through recreational and tourism opportunities.

EDO-7 The Town of Troy will support economic development that has minimal potential for environmental damage to the Town's rural character and will minimize rural/residential conflict.

## Economic Development Policies:

EDP-1 The Town of Troy will enhance economic development by creating local partnerships with government agencies, private associations and non-profit groups. The partnership will encourage the pursuit of federal, state and local grant monies whenever possible.

~~EDP-2 All new businesses will be required to apply for a business permit from the Town of Troy Planning Committee.~~

EDP-3 As part of its economic development efforts, the Town of Troy will continue to encourage the development of agriculture in the Town, including businesses that support the agricultural industry.

~~EDP-4 The Town of Troy will support economic development of at-home businesses and cottage industries as defined and in compliance with the provisions of the Sauk County ordinances.~~

EDP-5 The Town of Troy will consider recreation opportunities including: hiking trails, wilderness camping, cross country skiing, snowmobiles trails, canoe rentals, and other non-farm opportunities reflecting the rural character of the Town. -Add UTU's

EDP-6 The Town of Troy will consider economic development of limited tourism opportunities that do not conflict with the Town's character. These businesses will be limited to agricultural tourism, bed and breakfast establishments, and other similar businesses with less than 10 full time employees.

~~EDP-7 Existing businesses requesting changes in the status of the business will present a plan demonstrating their intent to build, remove, repair or remodel the business at least 10 days prior to a public hearing.~~

~~EDP-8 New business will be limited to 10 full time employees, unless agriculture related.~~

~~EDP-9 Commercial development will be directed to areas within the Town that are served by State and County highways and are identified as Mixed Use/Rural Community areas on the Future Land Uses Map 11-7.~~

# Agricultural

## **Agriculture Goal:**

Preserve our farmland and enhance the strong farming community that creates a socio-economic environment, which supports agricultural opportunities to ensure agri-business as a viable career choice.

## **Agriculture Objectives:**

ARO-1 Maintain, modernize and enhance a strong agricultural infrastructure in the Town and surrounding region.

ARO-2 Identify the Ag trends within the town and region. Use that information to create policy to retain the Ag character of the township.

ARO-3 Utilize local, state and federal programs, grants and resources that provide aid to Ag sustainability.

ARO-4 ~~Research, provide information and~~ encourage alternative economic opportunities that would enhance or supplement agriculture as an occupation/income.

## **Agriculture Policies:**

ARP-1 Promote continuation of Farmland Preservation, use-value assessment, right to farm laws and any other program that would keep the strong agricultural infrastructure of the Township intact.

ARP-2 Allow cottage industries and home occupations in the Township that would enhance agriculture-related business.

~~ARP-3 Provide access to information (i.e. leaflets, pamphlets) provided from state, federal and county resources in the Town Hall.~~

ARP-4 Promote agriculture that is locally owned and operated.

ARP-5 Retain the agricultural character of Township by properly siting residential development.



# Natural and Cultural Resources

## Natural and Cultural Resources Goal:

Promote, protect and enhance farming enterprises, unique natural resources, recreation and areas of historic and community significance for the enjoyment and use of future generations.

## Natural and Cultural Resources Objectives:

NCRO-1 Identify and preserve areas of prime agricultural soils and production as well as areas of natural scenic beauty to maintain the Town's unique landscape.

NCRO-2 Create a positive environment for social interaction to support the township's sense of community.

~~NCRO-3 Strengthen public and private partnerships that will further protect natural resources.~~

NCRO-4 Promote forest management to assure renewable resources and wildlife habitat.

NCRO-5 Encourage agricultural practices that improve and protect surface and ground water quality and quantity.

~~NCRO-6 Consider additional quarry activities in the Town based on the regulations of the County and State with consideration given to the Town's scenic natural beauty as well.~~

NCRO-7 Encourage management of public open spaces with consideration and respect for the property rights of adjacent rural landowners while balancing the opportunities and rights of recreational visitors.

NCRO-8 Preserve historical sites and encourage public and private participation in upkeep and rehabilitation for continued use of community events and enjoyment.

~~NCRO-11 Direct planned housing growth away from prime farmland, scenic vistas and environmentally sensitive corridors.~~

NCRO-12 Support preservation and maintenance of existing cemeteries as a way to preserve historical cultural resources.

NCRO-13 Identify importance of prairie lands that have high potential for restoration.

## Natural Resource Policies:

~~NCRP-1 Encourage timber harvesting through use of best management practices prescribed by an approved forest stewardship plan and provide information to landowners regarding forest stewardship through brochures available at the Town Hall.~~

NCRP-2 Modify the Town's driveway ordinance to limit new driveways through forested areas and other contiguous forested bluffs to a maximum specified width and length.

NCRP-3 The Town should gather information about resources available to landowners to assist them with the management and/or restoration of both natural and cultural resources they may own and make that information available to them either through the web or through informational brochures available at the Town Hall.

Continue to Utilize the Town's Driveway Ordinance (8-11)



NCRP-4 Encourage development and maintenance of Town parks by inviting donations of private land, use of private lands, or through monetary donations to purchase or provide upkeep of park land.

NCRP-5 Support keeping an elementary school in the Town through school board representation.

NCRP-6 Work with the DNR and the Lower Wisconsin Riverway Board to plan for specific public access areas with sanitary and garbage facilities in order to preserve the natural beauty and cleanliness of the riverway and the lands adjacent to it.

NCRP-7 Encourage yard lighting to be directed downward to reduce light pollution in the Town.

NCRP-8 Encourage each farm to comply with their respective conservation plans.

NCRP-9 The Town Board shall work with landowners, government agencies, conservation groups and land trusts to cooperatively preserve open space for future opportunities.

NCRP-10 Encourage use of the Conservation Reserve Enhancement Programs (CREP).

NCRP-11 The Town Plan Commission shall develop guidelines on commercial quarrying – pertaining to groundwater, sensitive areas, etc.

## **Utilities and Community Facilities**

### **Utilities and Community Facilities Goal:**

The Town shall encourage local utilities and other providers to upgrade services while pursuing partnerships with surrounding towns to maintain and improve community services.

### **Utilities and Community Facilities Objectives:**

UCFO-1 Enhance communications utilizing state of the art technologies.

UCFO-2 Maintain and upgrade existing utilities to improve efficiency.

UCFO-3 Ensure that all residents have adequate emergency coverage.

UCFO-4 Preserve local public facilities and encourage use by local organizations and residents.

### **Utilities and Community Facilities Policies:**

UCFP-1 Pursue the siting of a communication tower in the Town of Troy.

UCFP-2 Investigate and promote the use of alternative sources of energy like "green power" (i.e. wind and solar power).

UCFP-3 Encourage the continuation of a clean-sweep program (i.e. hazardous waste and appliance pick-up) utilizing grant funding sources.

UCFP-4 Investigate community septic systems for Black Hawk and Witwen.

UCFP-5 To protect public health (groundwater), follow State and County regulations for new septic systems and encourage the use of shared wells and septic systems in cluster and subdivision developments.

UCFP-6 maximize the use of the Town Hall and Black Hawk School for education and community events.

UCFP-7 Require the use of erosion control on construction sites where filling and grading is evident in accordance with the provisions of State laws.

UCFP-8 Encourage the upgrade of existing communication lines to provide high-speed internet connections.

# Transportation

## **Transportation Goal:**

Maintain and develop the Town of Troy's transportation infrastructure consistent with its rural character and to accommodate further recreational opportunities.

## **Transportation Objectives:**

TO-1 Maintain good quality roads and bridges.

TO-2 Identify and eliminate transportation problem areas (e.g. visual obstructions, full ditches, etc.)

TO-3 Develop policies and procedures to address problem areas that can't be eliminated (e.g. shaded road where ice never melts).

TO-4 Promote the upgrade of some existing roads to provide the opportunity for recreational use (e.g. bicycle routes)

TO-5 Promote cooperation amongst the Town of Troy Board, adjacent townships, county and state transportation departments.

TO-6 Identify opportunities for recreational trails within the township to promote the areas natural beauty (e.g. hiking/biking trails, canoe landing, etc)

TO-7 Encourage the identification of transportation corridors that are adequate to support future development.

TO-8 Promote cooperation with county agencies that provide services to people with special needs or disadvantages (e.g. Sauk County Commission on Aging).

## **Transportation Policies:**

TP1- Continue to maintain road quality by utilizing the Town Road Improvement Program (TRIP).

TP2- Continue to maintain bridge quality by utilizing the Road Improvement Program.

TP3- Promote the installation of caution signs when problem areas exist.

TP4- Consider utilizing the ISTEA program to provide funding for bike paths along existing roadways.

TP5- Appoint a Plan Commission to identify transportation corridors that are adequate to support future development.

TP6- Enforce town road weight limits, as conditions require.

TP7- Enhance safety and sight lines by keeping right of ways clear in areas where poor visibility exists.

TP8- Town Board shall consider the development of a committee to look into opportunities for creating recreational trails within the Town to promote the areas natural beauty.

# Intergovernmental Cooperation

## **Intergovernmental Cooperation Goal:**

To have better communication with the local and state governmental departments, including financial requests and mandates. To communicate and cooperate with adjoining townships with respect to roads and waterways.

## **Intergovernmental Cooperation Objective:**

ICO-1 The town desires better notification of expectations from local services and state regulations.

ICO-2 Work to increase the efficiency of services to residents with local, state, and federal agencies with particular attention paid to rising costs.

ICO-3 Enhance the future use of natural resource opportunities by cooperating mutually with state and county regulatory agencies

ICO-4 Work with local, county and state officials to maintain and improve the quality of existing infrastructure, including the Black Hawk School

## **Intergovernmental Cooperation Policies:**

ICP-1 Town representatives should be receptive and vocal about how the electors of the township feel about the issues.

ICP-2 Seek cooperation with the DNR with matters pertaining to managing the public property bordering the Wisconsin River.

ICP-3 Continue to participate with the cooperative service agreements for fire and ambulance with Sauk City, (Sauk-Prairie for ambulance) Plain and Spring Green.

ICP-4 Work with adjacent towns on possible grants aimed at improving the water quality of Honey Creek.

ICP-5 Communicate with school officials about the importance of keeping Black Hawk School viable.

ICP-6 The Town should continue to participate in the County WTA meetings.

ICP-7 Investigate cooperation with adjacent municipalities due to the increased costs and training requirements of the elections.

ICP-8 Investigate an opportunity to create public access to the Wisconsin River.

# LAND USE

## **Land Use Goal:**

Protect and enhance farming, recreation, and areas of historic or community significance to strengthen the township's rural character while preserving its natural resources.

## **Land Use Objectives:**

LUO-1 Preserve the rural character and integrity of land use for the Town of Troy for present and future generations.

LUO-2 Establish policies to determine the number of residential homes which can be built in the Town.

LUO-3 Promote cooperation and open communication between ag and non-ag based residents in order to foster working relationships and a positive community identity.

LUO-4 Develop siting standards for the overall physical development of the Town that preserve agricultural lands, farming operations, contiguous forested blocks, and significant natural resources as well as the rural character of the Town.

LUO-5 Discourage unsightly land uses to preserve the town's scenic rural landscape and overall quality of life.

LUO-6 Encourage landowners in the Town to participate in programs that protect and restore stream banks and help maintain or enhance forested bluffs, prairie communities, wetlands, and other sensitive areas.

LUO-7 Establish new programs that allow a greater flexibility in agri-business development to ensure the preservation of the Town's rural landscape and agricultural tradition.

LUO-8 Consider the rezoning of lands in the hamlets of Witwen and Black Hawk that will allow a greater flexibility for non-farm or ag-service development in agreement with the Town's vision and overall goal statements.

LUO-9 Maintain the rural and cultural character of the Town by implementing programs that maintain and preserve historical buildings and sites within the Town

LUO-10 Strive to preserve and improve the infrastructure within the Town to meet the needs of the residents now and in the future.

## **Land Use Policies related to the Town's Density Policy:**

LUP-1 Offer cluster development as an option to exclusive agriculture zoning density (minimum 35 acre lot) in accordance with the following density plan as well as applicable Sauk County regulations.

LUP-2 Provide that no part of the Town's Density Policy (LUP-1) shall become effective until such time that Sauk County officially adopts the respective Ordinances to permit the creation of small lots. This means that the minimum requirement of 35-acre lots will be enforced under the Exclusive Agriculture Zoning District. Density credits afforded to a parcel shall be calculated on the date of adoption of respective County Ordinances to permit the creation of small lots. This date is: .

LUP-3 Apply the Density Policy to all landowners in all circumstances except those properties included within the High Density Zone 1 or High Density Zone 2 areas as identified on Map 11-7 Future Land Uses.

LUP-4 Provide for the purpose of clarification, that the Density Policy shall also apply to any proposed farm consolidations within the Town of Troy.

LUP-5 Award density credits only to those parcels that are legally buildable. Parcels that are completely encompassed by the floodplain, or that cannot be legally accessed, will not be awarded a density credit.

LUP-6 Provide for an appeals process to afford equitable treatment in the event that a landowner is negatively affected by the application of the Town's Density Policy due to the ownership of a "short" 40 (s).

LUP-7 Establish the Density Policy for High Density Zone 1 as 1 per 20 acres. The Density Policy for High Density Zone 2 shall be no greater than 1 per 2 acres.

LUP-8 Consider the division of a parcel into lots in accordance with the Town's Density Policy for the purpose of transfer of ownership, shall be limited to not more than 1 lot in a 5 year period. However, the Town shall provide an appeals process to allow landowners to combine possible splits together under one plan with the following restrictions: 2 divisions in a 10 year period, or 3 divisions in a 15 year period. The creation of more than 3 lots in a 15 year period shall be considered a subdivision under this Plan. Subdivisions shall only be permitted within the High Density Zone 2 as identified on Map 11-7 Future Land Uses.

LUP-9 Appoint a Plan Commission that will be charged with the tasks of preparing Development Guidelines (home siting standards). Prior to initial implementation and/or amendments to the guidelines, the Town shall seek legal counsel review of the policy and all related documents, including this Plan. Pending the results of this review, changes may be incorporated, and the policy and all supporting documents will be adopted as one or more ordinances. This may also include amendments to the existing Town of Troy Driveway Ordinance.

LUP-10 Determine that any proposed amendment to an already adopted Town of Troy Density Policy be considered a major amendment and shall require the reconvening of a Committee representative of all people and interests in the Town of Troy who will review the amendment and determine if the proposed change is consistent with the Vision, Goals, Objectives and Policies of this Plan. This Committee, upon agreeing to make an amendment, will make a recommendation to the Town's Plan Commission who will consider a recommendation to the Town Board for final approval. See also Chapter 12 Implementation for detailed procedures relative to amending the Town's Density Policy.

LUP-11 Provide that lands remaining after the application of the Town's Density Policy as part of a Cluster Development PUD be identified as a Planned Unit Development Preservation Area on which an open space easement will be placed. Said easement may be held by the county and town, or an outside land trust, for a specified period of time. At a minimum, this easement will continue for 25 years and may automatically be extended provided that the Town's Density Policy remains the same or becomes more restrictive.

Should the Town's Density Policy become less restrictive, the original 25-year easement may be removed to permit additional lot creation. Under this scenario, removal of the easement will only be permitted on or anytime after the sunset date of the easement (sunset date being defined as 25 years after the recording date of the original easement.) All easements will be legally recorded as an official document with the Sauk County Register of Deeds.

LUP-12 Ensure that lots created as the result of the application of a Density Policy will not be permitted further divisions unless additional credits are utilized.

LUP-13 Apply the Density Policy consistently between large land transfers and clustered lots. Any large land transfers in the Town of Troy will automatically carry with them the number of afforded credits, thereby equaling reducing the number of credits remaining on the original parcel of land. For example, a 160 acre property currently would have three credits under this policy. Upon an 80-acre transfer to a successive land owner, the

two credits under the density policy will also automatically transfer with the 80 acres, leaving only one additional credit for the remaining 80 acres.

LUP-14 Consider the approval of assisted living facilities and duplexes or zero-lot line housing units (twin-homes) within the hamlets of Black Hawk, Witwen and within the High Density Zone 2 area identified on Map 11-7. In terms of this provision, the establishment of duplexes or twin-homes will require the use of two density credits.

**Other Land Use Policies:**

LUP-15 Recognize that all policies noted in this Plan are intricately related to land use and further recognize that the Town shall follow all policies when making decisions about the Town's future land use.

LUP-16 Guide the location of future development away from prime agricultural lands and established agricultural operations as well as environmentally sensitive areas.

LUP-17 Direct the appointed Plan Commission to develop guidelines limiting and/or setting standards on development adjacent to historic buildings and other historic or culturally significant sites in the Town of Troy.

LUP-18 Consider non-ag economic development opportunities that reflect and enhance the Town's rural character as well as provide alternative income sources for its residents consistent with the goals and policies of this plan, and specifically the Economic Development and Agriculture Chapters.

LUP-19 Continue to utilize Exclusive Agricultural zoning as its base zoning district, thereby preserving open enrollment of the Farmland Preservation Tax Credit program as well as providing clear intent to the general public about the Town's support of agricultural operations now and in the future.

LUP-20 Upon review of land division proposals and changes in land use, it is the intent of this policy to ensure that both the Town's Plan Commission and Town Board review and incorporate this Plan's Vision, Goals, Objectives and Policies into each decision.

LUP-21 Aid Sauk County with the development and implementation of a Planned Unit Development Ordinance so as to permit the creation of small lots in Troy.

LUP-22 Direct any and all subdivision development as defined by this Plan and the Sauk County Land Division and Subdivision Regulation Ordinances to the area identified within this plan near the Black Hawk School.

LUP-23 Support Sauk County with the development and adoption of a Rural Community Zoning District which will recognize Black Hawk and Witwen as traditional rural community centers that include a mix of residential, commercial and farming uses which service the surrounding community as well as provide varied housing options. This new district will allow non-conforming land uses to regain their conforming status, thereby allowing for expansion, rehabilitation and economic reinvestment in the Town of Troy.

LUP-24 Direct and assist the hamlets of Black Hawk and Witwen with the development of neighborhood plans so that property owners may pursue the use of the Rural Community Zoning District or a similar zoning district when available. This process is further explained within this Chapter. Once plans have been developed and adopted, the Town will consider rezone requests for existing lots at the property owners discretion in Black Hawk and Witwen. Approval actions will be accurately maintained on an officially adopted zoning map to be kept on file with Sauk County and incorporated into the Town's Comprehensive Plan as an update to Map 11-6 Zoning Districts.

LUP-25 Require that any new lots created as a result of the application of the Town's Density Policy and clustering program, in the hamlets of Witwen and Black Hawk, front on an existing Town or County Roadway for



not less than 40 feet. In accordance with Sauk County's Floodplain Zoning ordinance, this access must be considered dry-land access.

LUP-26 Direct the proper siting of rural residences so as to minimize the demand for infrastructure improvements and where practical require shared driveways. This may include the establishment of a land rating system where the soil characteristics, natural resources, and physical features of the land are taken into account when determining appropriate areas for development.

LUP-27 Create a Town Land Division Ordinance to reflect the Town's Density Policy and Cluster Development PUD option once adopted or amended.

LUP-28 Develop application forms and venues for various development permitting processes for the Town as well as a guide to assist applicants with accurately completing said applications for consideration by the Town Plan Commission and Town Board.

LUP-29 Until such time that any Town Ordinance is developed as an implementation tool, any policy in this Comprehensive Plan, adopted as an Ordinance, will take precedence.

LUP-30 Support stewardship efforts within the Town and encourage the use and compliance with individual soil conservation plans. As part of this environmental effort, the Town will promote the cooperation with and partnership of private landowners, government agencies, conservation groups and land trusts.

LUP-31 Utilize CREP and other water resource management programs to promote watershed protection along the Wisconsin River and Honey Creek.

LUP-32 Develop guidelines for visible land uses such as quarries, stripping of top soil, mining, etc., in order to preserve the Town's scenic beauty

LUP-33 Support public and private efforts to upgrade the infrastructure of the Town, including but not limited to the internet, wireless communications, alternative sources of energy ("green power"), roadways, recreational trails and parks, and the use of community wells and septic.

## Issues and Opportunities Discussion for Issues and opportunities element.

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

The Town of Troy is a rural township, located in South Central Sauk County, Wisconsin. As of the 2010 census, 794 people resided in the township with 336 households in 53.1 square miles.

As of the 2020 census data, 781 people resided in the township with 346 households in 53.1 square miles.

Issues:

Opportunities:

What do you want to look like in

10 years:

20 years:

Example: No major change, better broadband Younger people stay? Come back. Or is it a place to retire?

Not losing land to tax exempt status.