

# **Minutes**

## **Town Of Troy Plan Commission**

**December 22<sup>nd</sup>, 2025**

Town of Troy Hall

County Rd. C, Blackhawk, WI

### **Call to Order**

Brian Hanson, Chairman called the meeting to order at 7:00 p.m. and certified compliance with the open meeting law.

### **Roll Call**

Board Members Present: Brian Hanson, Pete Maestri, Greg Sprecher, Rueben Ederer

Absent: Ed Larsen

Others Present: Dan Paulus

### **Minutes' Approval**

Motion by Greg Sprecher and seconded by Rueben Ederer "to approve the minutes from the November 24th, 2025, meeting" Motion carried 4-0.

### **Adopt Agenda**

Motion by Greg Sprecher and seconded by Pete Maestri "to adopt the agenda for December 22nd, 2025, meeting" Motion carried 4-0.

### **Town Board Action**

December 2025

- Approved Noble garage
- Discussed trespassing issue on Williams Rd
- Approved leasing skidsteer for 2026
- Approved leasing mowing tractor for 2026
- Signed onto Sauk County emergency management plan

### **Citizens' Comments**

None

**Dan Paulus- E6797 Country Ln, Spring Green, WI 53588 / 608-588-5615**

- Wants to construct 24'x40' addition with bathroom onto existing out building

Motion by Greg Sprecher and seconded by Rueben Ederer "To approve 2 car garage"  
Motion Carried 4-0

**Plan Commission**

- Discuss updating Town of Troy flow chart for permitting process

Recommends Town Board review the Town of Troy land parcelling rules for clarification  
Brian will contact Sauk County for ordinances on parcel ownership related to land division.  
Request official definition of Progressive Density Zoning  
Request opinion of Town Board on Progressive Density Zoning  
Brian will contact Vierbicher about process to amend Town Comprehensive Plan

**Citizens' Comments**

None

**Next Meeting Date- 1-26-2026**

**Adjournment-** Motioned by Greg Sprecher, seconded by Rueben Ederer. Carried 4-0