

Village of Roberts

Plan Commission Meeting Minutes

Tuesday, July 7, 2015 – 7:00 PM

The Plan Commission Meeting was called to order at 7:00 by President Moeri.

The meeting was properly posted and noticed in three locations in the Village of Roberts.

Present: Chad Svacina, Carol Dull, Willard Moeri, Peter Tharp and Steve Melby.

Absent: Marge Wolske and Jerry Weiss.

Visitors: Eric Linner – Wold Architect, Mike Bauer- Bauer Design Build, Chris Engle – Bauer Design Build, Mark Fine - Russel Metals, Bill Derrick and Angi Goodwin – Ayres Associates.

- **Building Inspector Report** – Building Inspector Report was reviewed.
- **Russel Metals – Proposal for Rail Park Development**

Chris Engle reviewed previous plans that were done through Derrick Construction. They also provided a site plan. The plan provided a plan for the sewer and water line. The main purpose is to have rail service. At this time, may be looking at a CSM to be able to proceed. Storm water management plan will be required. Russel Metals is interested in providing the two out lot ponds.

Mark Fine – Russel Metals presented the company to the Plan Commission. He described how the company works and where there locations are in Wisconsin. The company is a steel distribution company. All the materials are stored inside. Russel Metals would have 30 employees with the building being 80,000 square feet. There would be room for future expansion. The company can run without rail but rail will be needed in the future. The rail will take 12-15 months to install. They would like final approval at the August 10 Village Board Meeting.

Angi Goodwin – Ayres, reviewed her comments.

- The zoning is M7 which is consistent with what is being requested.
- The Preliminary plat has expired and will be going forward with a CSM.
- The utility services were discussed – Sanitary Sewer Service and Water Main Service. Russel Metals is a low water user.
- Reviewed the future street layout from 2007. There will be two driveways onto 130th Street.
- Discussed the Storm Water Management Plan issue.

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- Also talked about the Developer's Agreement that would be required. The Clerk will forward examples.
- Reviewed fees – Impact and Sanitary Sewer Interceptor Fee.
- John Bond brought up that 130th is not totally in the Village. The west lane is in the Village and the east side is in the Town of Warren. We will need to look at traffic patterns.
- **St. Croix Central Site Plan Review and St. Croix Central Building Project**

Eric Liner from Wold Architects reviewed the plan for St. Croix Central Building Project and Site Review. The project will be done in two phases. Phase one will work with the parent drop off and the east parking lot. Phase two will develop a bus loop, classrooms, resource areas and the gymnasium.

Angi Goodwin reviewed the storm water management plan. There will be an underground detention system on the Division Street (west side) and a wet detention pond on the east side. WPDES Permit has already been obtained. The storm water systems will be maintained by the school district. Angi provided recommendations for the storm water.

Motion to recommend approval of the SCC plan review with the contingency that Angi's comments are met by Melby, seconded by Svacina. Motion carried.

- **Dog Ordinance Review**

The Commission reviewed the Dog Ordinance. There were no comments or changes regarding the ordinance.

Motion to adjourn at 8:30 PM by Melby, seconded by Dull. Motion carried.

Doreen Kruschke, WCPC, CMTW

Village Clerk/Treasurer