

NOTICE
Village of Roberts
Plan Commission Meeting
Thursday, October 3, 2019
7:00 PM

Agenda

The regularly scheduled Plan Commission meeting will begin at 7:00 PM on October 3, 2019 at the Roberts Village Hall.

Regular Plan Commission Agenda

1. Call to order
2. Proper notification
3. Building Inspectors Report
4. Discuss/approval Business Plan of Operations for Computer Repair and Services, Joe Gillett, - 106 W Main Street, Roberts.
5. Discussion/approval with Steve McFarland and Brian Zeller for potential rezoning for the land located West of Flying J on 70th Avenue. This land is located on the South side of 70th Avenue. Looking to construct a warehouse at this location.
6. Discussion/approval of Driveway Ordinance Sec. 70-194 – looking at increasing the minimum width of driveways in residential areas.
7. Other Business
8. Adjourn

Items on the agenda may not be presented in this order.
Agenda may change up to 24 hours before meeting

Megan Dull,
Village Clerk/Treasurer

RESIDENTIAL CONSTRUCTION

NEW SINGLE FAMILY

Owner/Address	Description/Permit #	Estimated Value
OEVERING HOMES, LLC. 1100 SUSAN LN 54023	RESIDENTIAL NEW SINGLE B-19-190785	190,000
DELTA CONSTRUCTION INC. 701 SARAH ANNE AVE 54023	RESIDENTIAL NEW SINGLE B-19-190762	330,000

TOTAL NEW SINGLE FAM CONSTRUCTION:	2	520,000
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RESIDENTIAL RENOVATIONS

Owner/Address	Description/Permit #	Estimated Value
GREEN, GREG 204 W ASH ST 54023	WINDOW-SIZE CHANGE B-19-190847	1,500

TOTAL RESIDENTIAL RENOVATIONS	1	1,500
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TOTAL ALL RESIDENTAL CONSTRUCTION:	3	521,500
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COMMERCIAL CONSTRUCTION

COMMERCIAL RENOVATIONS

Owner/Address	Description/Permit #	Estimated Value
LOMMEN, RICK 193 70TH AVE 54023	COMMERCIAL ADD/ALT B-19-190849	85,000

TOTAL COMMERCIAL RENOVATIONS:	1	85,000
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TOTAL ALL COMMERCIAL CONSTRUCTION:	1	85,000
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OTHER BUILDING PERMITS

Owner/Address	Description/Permit #	Estimated Value
GREEN, GREG 204 W ASH ST 54023	DECK B-19-190848	5,000

TOTALS:	1	5,000
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TOTAL # OF BUILDING PERMITS / VALUE:	5	611,500
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CERTIFICATES OF OCCUPANCY

DATE ISSUED	ADDRESS	TYPE
9/03/2019	210 JENNIFER RAE 54023	PERMANENT
9/04/2019	356 DAKOTA AVE 54023	PERMANENT
9/05/2019	1149 WYOMING ST 54023	PERMANENT
9/05/2019	314 CHEYENNE ST	PERMANENT
9/09/2019	411 CHEYENNE ST 54023	PERMANENT

VILLAGE OF ROBERTS ONLY

CERTIFICATES OF

9/09/2019	409 CHEYENNE ST 54023	PERMANENT
9/19/2019	JENNIFER RAE 214	PERMANENT
9/23/2019	304 CHEYENNE ST 54023	PERMANENT
9/23/2019	308 E CHEYENNE ST 54023	PERMANENT
9/24/2019	212 JENNIFER RAE 54023	PERMANENT

TOTAL PERMIT & INSPECTION FEES COLLECTED:

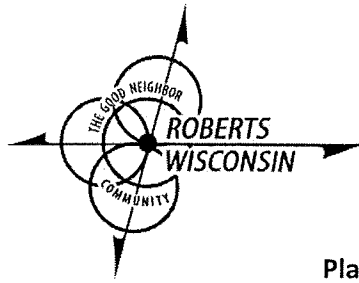
4,004.50

PROJECT CODE RECAP

PERMITS BY TYPE	# OF PERMITS	ESTIMATED VALUE
COMMERCIAL ADD/ALT	1	85,000
DECK	1	5,000
RESIDENTIAL NEW SINGLE FAMILY	2	520,000
WINDOW-SIZE CHANGE	1	1,500
TOTALS	5	611,500

INSPECTIONS BY TYPE

PERMIT TYPE	# OF INSPECTIONS	RES	COMM
BUILDING PERMIT	83	83	0
TOTALS	83	83	0



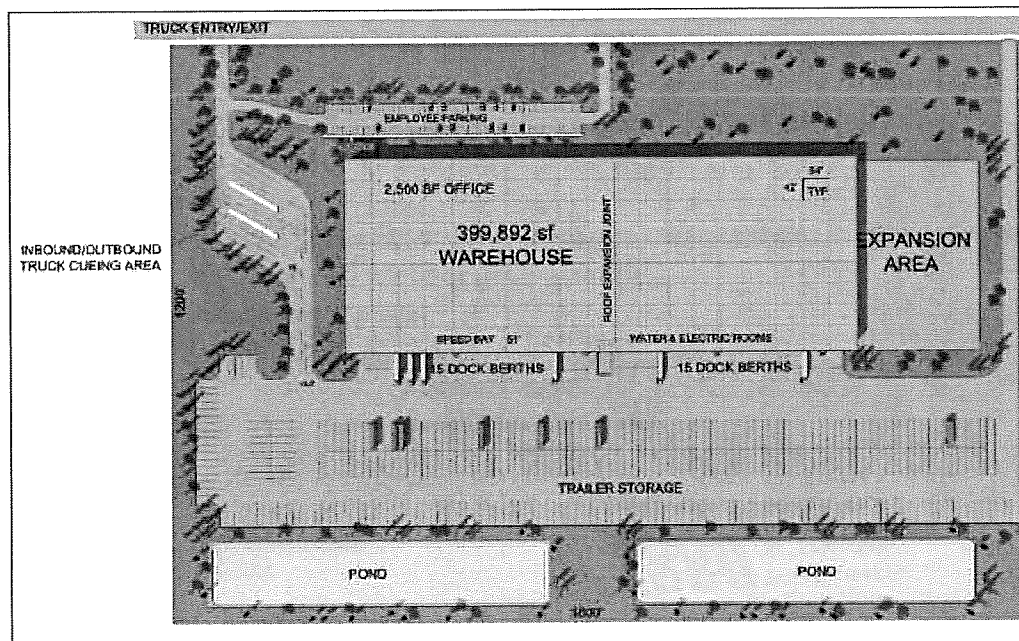
1880 Warehouse
& Transfer
Est. in Hudson's historic rail shops

**Plan Commission Meeting
October 3, 2019**

- Brief History of 1880 Warehouse & Transfer
 1. Established in the historic rails shops of North Hudson
 2. Chicago, Milwaukee, St. Paul and Pacific Railroad fabricated rails cars on site from the 1880's through the 1940's
 3. St. Croix Storage & Transfer was established in the 1950's
 4. In 2015, the principals owning St. Croix Storage and the property decided to sell
 5. Due diligence
 - During due diligence it was discovered that the property had never been environmentally assessed
 - Buyers and Sellers agreed to open book remediation
 - In 2016 remediation began as a partnership between the Buyers, Sellers, Village of North Hudson and the Wisconsin DNR
 - It was quickly understood that remediation would be long and costly
 - Buyers entered into a management agreement with sellers to manage the warehouse business during the remediation period
 - In 2018 remediation was completed and the site was closed
 6. The ownership of the property and businesses transferred to the new owners in June of 2018 and the warehouse business was renamed 1880 Warehouse & Transfer
 7. The warehouse business continues to grow and prosper, and is outgrowing it's current location
- Today
 1. The company operates out of 6 buildings on 3 campuses (North Hudson, Hudson's Industrial Park and Hudson's Commercial district)
 2. 200,000 sq ft of Warehouse space
 - 85,000 sq ft of Controlled (heated) of which 65,000 is FDA/WDATCP Registered
 - 115,000 sq ft of Dry Storage
 3. 8 full-time employees
 4. 2 Tractors/Semi-Trucks and 4 Trailers, departing/arriving 2 – 4 times per day
 5. 5 – 10 Other Carriers departing/arriving per day
 6. Business to business warehousing, receiving raw materials from suppliers, all over the country, to be delivered, sometimes next day, to manufacturers in or near the Twin Cities (and primarily, the St. Croix River Valley).
- Future
 1. Continue to grow
 2. 400,000 sq ft Warehouse expandable to 600,000 sq ft
 - 36' Clear Height, Approx 40' Building Height
 - Small, 2,500 sq ft office, attached
 - Approx 30 docks, all on the north (Hwy 94) side of the building

- Traffic flow to and from the far east side of the property
- 3. Double the space, double the volume
 - 10 – 20 Trucks per day?
 - 16 employees?
- 4. Looking for a community that wants 1880 as part of their community
 - We operate 7:30 – 4:00, no weekends, no holidays
 - It's important to us to be good community citizens
 - Minimal light and noise pollution
 - High-tech security and surveillance
- 5. Starting construction as soon as possible with hopes to be occupying the space by the end of 2020

PRELIMINARY DRAWINGS



**PLAN OF BUSINESS OPERATION
VILLAGE OF ROBERTS
ROBERTS, WI 54023**

1. Name of Business Operation: Computer Repair and Services
2. Address of Operation: 106 W Main Street Roberts WI 54023
3. Name and Address of Owner/Application: Joe Gillett 706 270th St. Woodville WI 54028 Phone Number: 651-246-4003
4. Name and Address of Building Owner: The Company is Alaskan Holdings the principles are Joe Gillett 706 270th St. Woodville WI 54028 & Josh Gillett 3593 York Drive Woodbury MN 55125.
5. New Use? Yes Or Expansion of Existing Use? _____
6. Retail? Some, Wholesale? _____, Manufacturing? _____ Other _____
7. Description of Operation: This will be the central hub for computer repair. Over the next 5 years we will be opening multiple satellite stores in eastern Minnesota and western Wisconsin. They will be the pickup and drop off sites for our customer's equipment. These units will be brought back to this central location to be repaired. Then they will be delivered back to the appropriate satellite store for pickup by the customer.
8. Outside Storage? No. If yes, what is stored and where? _____
How is it screened? _____
9. Expected # of Trucks/Day: 2 When? 2 in am 2 in pm And, # of Autos/Day 5 plus
10. Overnight Parking of: Trucks None right away, but 1 or 2 over the next several years Autos None
Equipment None
11. Available Offstreet Parking Spaces: _____ Offstreet Loading Spaces _____
12. Expected Hours of Operation: 7 AM to 7 PM, Days/Week 5 or 6
13. Maximum # of Employees: Full Time 3 now Part Time _____
14. Sewer Disposal by: Public Sewer Yes Holding Tank _____
15. Water Supply by: Public Water Main Yes Private Well _____
16. Method and Sequence of Solid Waste Disposal: Recycle and dumpster
17. Flammable Substance Storage None Where _____ Type of Container _____
18. Hazardous Materials Used None Stored _____ Quantity _____
19. Method of Building/Grounds Maintenance: Mow grass, sweep and power wash when nessessary
20. Any Special or Required Provisions or other pertinent information _____
21. Method of Property Security Cash and Contract

Signature of Owner/Applicant: _____

Submitted for Review on: ____/____/____ Zoning _____

Approved by Planning Commission: ____/____/____ Notes: _____

Approved by Village Board: ____/____/____

NOTE: Under State Statues (SS134.65) Cigarette Licenses must be obtained. Applications may be obtained from the Village Clerk.

Sec. 70-194. - Driveways.

All driveways installed, altered, changed, replaced, or extended after the effective date of the ordinance from which this chapter is derived shall meet the following requirements:

- (1) Islands between driveway openings shall be provided with a minimum of 20 feet between all driveways and ten feet at all lot lines.
- (2) Openings for vehicular ingress and egress shall meet county or state requirements where applicable but in no case shall exceed 20 feet at the right-of-way line and 25 feet at the roadway in residential districts or 30 feet at the right-of-way line and 35 feet at the roadway in all other districts.
- (3) All driveways in multifamily, commercial, industrial, and institutional uses shall be paved.
- (4) Vehicular entrances and exits to drive-in banks, motels, funeral homes, and vehicular sales, service, washing and repair stations, garages, or public parking lots shall be not less than 200 feet from any pedestrian entrance or exit to a school, college, university, church, hospital, park, playground, library, public emergency shelter, or other place of public assembly.

(Code 1980, § 17.0604)