

Village of Roberts
Plan Commission Meeting
Thursday, June 4, 2020

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

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

Present: Willard Moeri, Jerry Weiss (phone), Katy Kapaun, Cheryl Johnson Steve Melby (phone until 8:00), Dave Wilkin, Helen Kusilek

Absent

Visitor: Angi Goodwin, Peter Tharp, Steve McFarland, James Filkins

Building Inspector's Report:

Weiss commented that it was good to see the new homes on the list.

Discussion/approval of Proposed Change to Section 18-37 of the Village Ordinance – Post Construction Storm Water Runoff Control Ordinance.

- Memo from Goodwin was provided in the packet
- With the flooding at Twin Lakes and to minimize the effects of development to the lakes, Goodwin is looking to see if we should increase our rate control and make this more stringent than what the WDNR requires.
- The current ordinance has rate control requirements that are more stringent than the WDNR requirements. This controls down-gradient erosion and maintains an equal or less flow rate from post-development, compared to pre-development for storms up to the 100-year storm. The current quality control is consistent with the WDNR requirements. Volume control is also consistent with the WDNR requirements. This still results in an increase in surface water volume discharged from a development site, and will increase water volume to Twin Lakes.
- Goodwin is proposing a change to volume control. She would like to add a volume control requirement that is more stringent than the WDNR requirements. This would mimic existing conditions and is therefore a better alternative. This means that developers would meet volume control through infiltration ponds, however storm water collection and re-use can also be utilized to help with this. After analyzing different scenarios, the scenarios analyzed included infiltration of the 1.5" means 8% of volume released from development site, the 2" means 4% of volume is released and the 2.5" means 2% volume is released.
- Goodwin is recommends revising the storm water ordinance to add a volume control requirement for the 1.5" event in the Twin Lakes basin.
- Steve McFarland and James Filkins were here to discuss their thoughts on this proposal. They have been discussing this with Angi and Kristi from Ayres. They have included infiltration area on-site. It is not at 1.5 inches it is less than that. Models are showing that it might be capable of holding more than that. Filkins asked if studies had been done on Twin Lakes since he was not able to find anything. Moeri stated that there was one done in 2012. Committee with the Township and combining all information that was done back to 2004. Additional wells were put in to help monitor this. SEH has been working on a grant. Kapaun speaking on behalf of the Twin Lakes Committee added that they are contending that the runoff is from the Village of Roberts Wastewater Treatment plant and that most of the data points to us. Other data points to neighboring properties, rainfall. etc. Anything that we can do is a measure of goodwill to help manage this. Moeri added that they think it is because we are going into the lakes with our

discharge that it is flooding. DNR can control quality not quantity. Filkins added that the DNR has a maximum of 2% that you have to dedicate towards infiltration. This is contingent on the type of soils that you are working with. Filkins is saying that not all sites will be able to infiltrate and this could make some property undevelopable. Goodwin added that what you are really targeting is the volume reduction and there are ways to use this water elsewhere. Goodwin is willing to write this more general and work with the DNR to keep this flexible for the different types of soils. Goodwin also added that this is consistent with River Falls. Weiss added that as long as the water is being contained within the property that is the biggest concern that there is not an addition to the lakes because of this.

- Motion to recommend that we revise the storm water ordinance to add volume control from 1" to 1.5" by Kapaun, seconded by Johnson. Roll-call: Kusilek – yes, Kapaun – yes, Johnson – yes, Moeri – yes, Wilken – yes, Melby (phone) – unknown, Weiss (phone) – yes. Motion carried.

Discussion/approval of Exit 10 Properties/Steve McFarland Concept Plan for New Building on 70th Avenue.

- Filkins showed the map of the property. Steve is proposing a warehouse building. The property to the west is for future use. There is a loading area with docks on the back side of the building. The property to the east is for future expansion. There are two access points one on the west side of the property and also one even with the curve for the road to the Warren Town Hall. There were some changes to the parking areas. Discussed stormwater ponding. Rather large wet pond and another on the west side which flow to the infiltration pond. Runoff from I94 enters the site in three locations. The two furthest to the West will go to the pond the one to the east will continue to go into the ditch along the east side like it does today. Grass ditches along the east side to collect the water from the south side of the site and transmit to the pond. These will also treat the water. Sewer and water are in the plans to be stubbed in and looped around the building. Large radius driveway instead of having a 90 degree turn from 70th Avenue will allow for less wear and tear on the road. This is not a high traffic road on this end and this should not create a safety issue. Goodwin thinks that we need a stop sign at the end of the drive way to make sure that everyone knows who has the right of way. Kapaun is interested to see how much wear and tear we will save with this. Future expansion will remain green at this time.
- Goodwin went thru her review memo. Memo outlines the ordinances that need to be reviewed. CSM clarification is needed on the current planned development and future development. Goodwin is asking if this will remain one lot or be divided into two lots. If it remains one lot, a shared access easement for the driveway will be needed as well as a shared easement and maintenance agreement for the storm water treatment areas. A concept site plan was submitted. Use, area, setbacks and green space requirements appear acceptable. There are two areas of concern and that is the building height and screening requirements. Dull added that the building height has already gone to zoning board of appeals and was approved. Goodwin added the final site plan submittal needs to include items per Village ordinance, including storm water management report. Plans and specs need to be submitted for review for the public water and sanitary sewer extensions. Easements will be required if not run in the public rights-of-way. Goodwin is unsure what the truck traffic will be on 70th Avenue to this site. Improvements may not be needed right away but may be needed in the future. Lastly is the Developer's agreement that needs to address the public improvements and TID.
- Goodwin thinks they can come thru next month with the final proposal.

- McFarland said that 10-15 trucks per day. Long term could be 30 trucks with a maximum of 45 trucks.
- Dull also added that we are working on some releases that need to be cleared up for the property. These were overlooked when the property was annexed into the Village.
- McFarland's Attorney and Paul, the Village Attorney have been working together on the developer's agreement.
- Filkins asked if the board could approve that they can start grading the site. They would do this at-risk.
- No approval needed just showing the support that is needed. Consensus from Kapaun.
- Everything submitted in the next week. 14 day to review and then we can get approval by the end of the month they would be happy.

Discussion/approval of Petition for Zoning Map Amendment for Crane 1 Holdings, LLC from Industrial, M-3 to Urban Institutional District, I-1 for Lot 2 of CSM Volume 30, Page 6798 described as Part of the Southeast Quarter of the Northeast Quarter and Part of the Northeast Quarter of the Northwest Quarter, Section 22, Township 29 North, Range 18 West, Village of Roberts, St. Croix County, Wisconsin. This property is located between Grupe Street and 130th Street in the Village of Roberts.

- Crane 1 Holding, LLC has an offer of purchase with Xcel Energy for lot two. They are looking to rezone this lot from Industrial – M3 to Urban Institutional District – I1. They will also need to come back for a conditional use permit for this location.
- Motion to approve this request for rezoning to move to public hearing by Johnson, seconded by Kapaun. Roll-call: Kusilek – yes, Kapaun – yes, Johnson – yes, Moeri – yes, Wilken – yes, Weiss (phone) – yes. Motion carried.

Discussion/approval of replacing the SharonDale Sign between Burr and Terresa St for the Mobile Home Park.

- Moeri stated that the mobile home park was not being managed by Pleasant Valley Properties. Pleasant Valley is looking to put a sign up stating the name of the mobile home park and their name and contact information. They have applied for a permit but it need Plan Commission review and approval before the permit can be issued. Motion to approve the sign for the SharonDale Mobile Home Park by Kapaun, seconded by Kusilek. Roll-call: Kusilek – yes, Kapaun – yes, Johnson – yes, Moeri – yes, Wilken – yes, Weiss (phone) – yes. Motion carried.

Other Business:

Kapaun asked about permits for the peddlers that have been in the village recently. The ice-cream truck is good to go with her permit. The Pita Pit truck did not get a permit. Dull will reach out to remind them that they need permits to do this.

Moeri will also reach out to Dale Stewart about the chipping paint on his building (old laundry mat) to what his plans are for this.

Motion to adjourn at 8:15 PM by Johnson, seconded by Kapaun. Roll-call: Kusilek – yes, Kapaun – yes, Johnson – yes, Moeri – yes, Wilken – yes, Weiss (phone) – yes. Motion carried.

Megan Dull
Village Clerk