NOTICE
Village of Roberts
Special Plan Commission Meeting &Public Works Committee
Thursday, June 10, 2021
6:00 PM

Agenda

The regularly scheduled Plan Commission meeting will begin at 6:00 PM on June 10, 2021 at the Roberts Village Hall.

1. Call to order
2. Proper notification
3. Discussion on proposed Project Mallard Development and transportation system, sanitary system, storm system, and water system impact.
4. Recommendation for water system improvements, including a new 300,000-gallon water tower, and approach.
5. Other Business
6. Adjourn

Items on the agenda may not be presented in this order.

There may be a quorum of the Village Board members present during the meeting.

Agenda may change up to 24 hours before meeting

Megan Dull,
Village Clerk

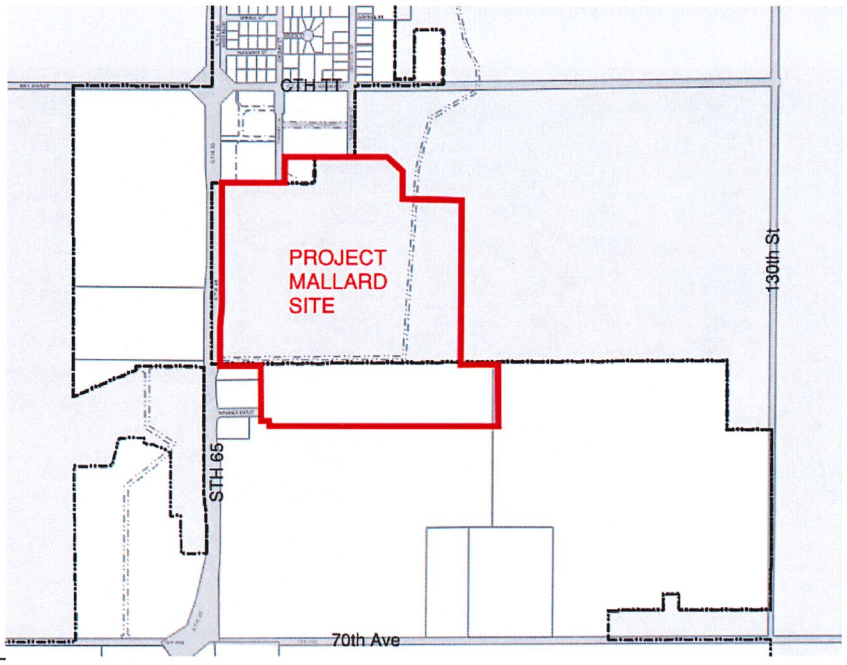
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Access Code: 159-799-037

MEMORANDUM

To:	Roberts Public Works and Plan Commission		
From:	Angi Goodwin		
Date:	June 10, 2021 Meeting	Project No.:	23-0737.19
Re:	Infrastructure Improvements – Project Mallard		

Project Mallard Summary

Project Mallard is a 1.3M square foot warehouse/distribution center proposed to be constructed east of STH 65 directly south of the Senior Housing facility. Proposed zoning is Light Industrial, M-2.



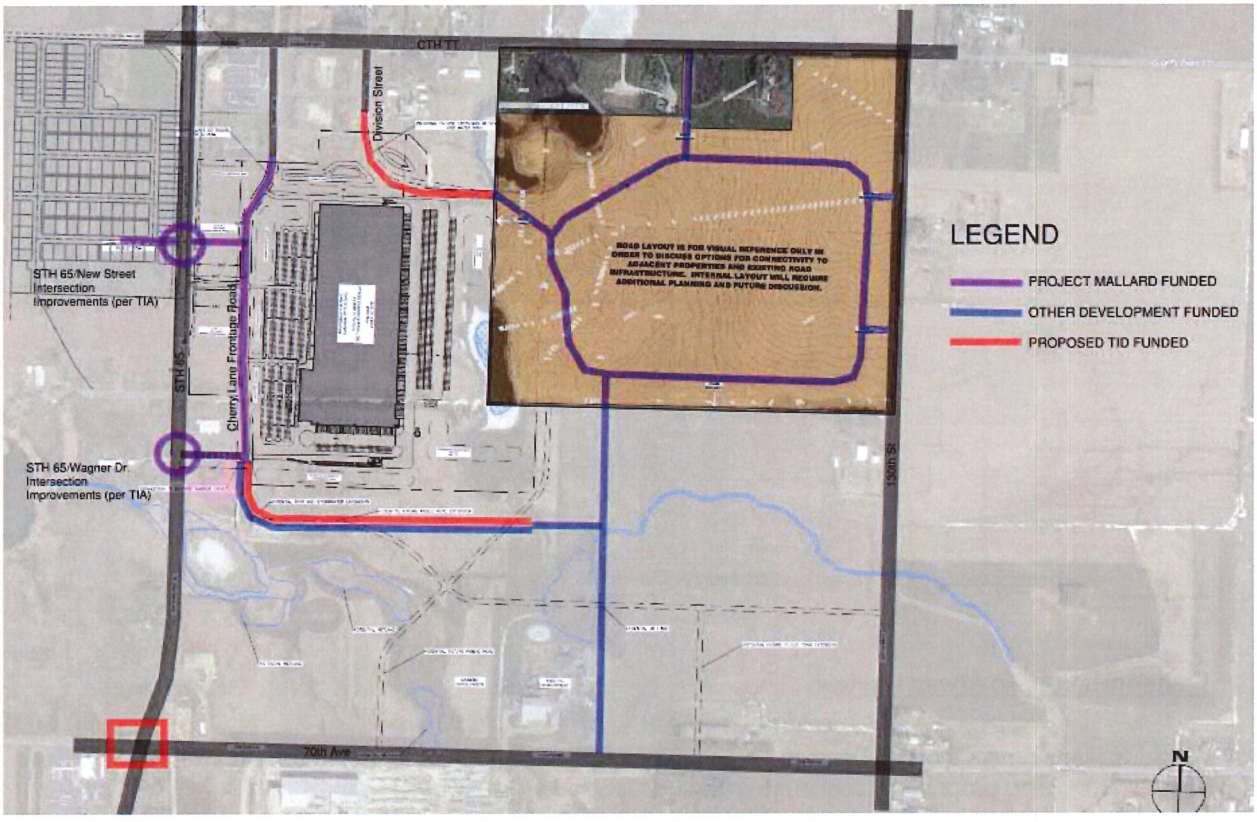
Transportation/Roadway Review

Previous planning anticipated Division Street to extend south to 70th Avenue, and Wagner Drive to extend east to 130th. The proposed warehouse modifies this plan. It is proposed to:

- Extend Division Street to a future planned residential development directly east of the Project Mallard site, and then south to 70th Avenue.

715.834.3161 | 3433 Oakwood Hills Parkway | Eau Claire, WI 54701-7698
www.AyresAssociates.com

- Extend Cherry Lane to the south as a frontage road parallel with STH 65, extending to the south edge of the Project Mallard site.
- Add a new east-west street from STH 65 to Cherry Lane, between Wagner Drive and CTH TT.
- Terminate Wagner Drive at the T-intersection with the Cherry Lane Frontage Road.
- STH 65 intersection improvements and other local intersection improvements as recommended by the Traffic Impact Analysis (not submitted yet, review by Village and WisDOT)
- Project Mallard development is proposing to pay for Cherry Lane improvements, new STH 65 connecting street improvements, Wagner Drive improvements (if needed), STH 65/new street intersection improvements, STH 65/Wagner Drive intersection improvements.
- Project Mallard development is proposing that a new TID (that would include the Project Mallard site if approved) would fund the Division Street extension to their east property line, possibly half of Cherry Lane extended east to their east property line, if determined appropriate as a regional need and STH 65/70th Avenue improvements, if needed per TIA.



Sanitary Collection System Review

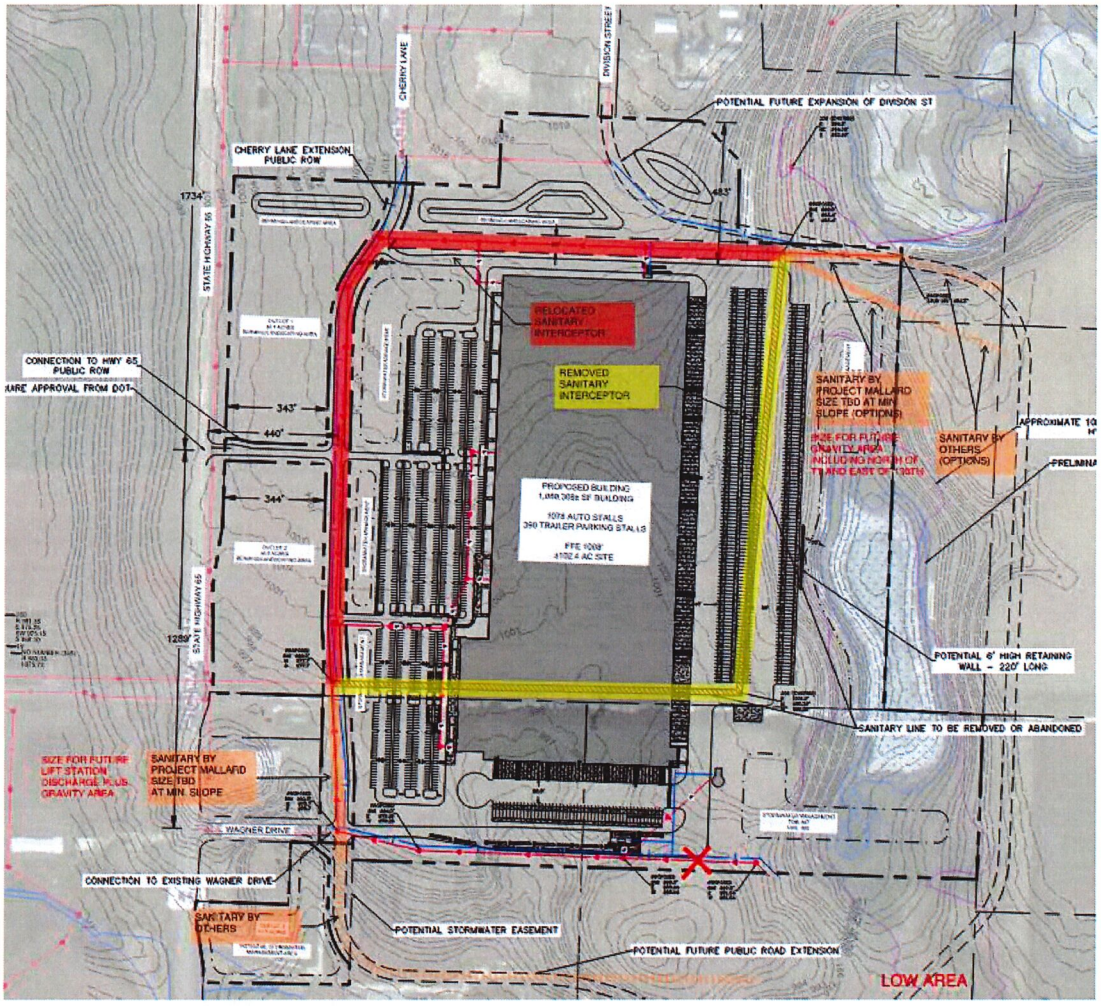
The proposed warehouse is located over the existing sanitary sewer interceptor main. This will be removed or abandoned in place and the easement vacated. A new sanitary interceptor main will be provided with extensions to the east and to the south for future developments. It is proposed to:

- Remove/abandon existing sanitary sewer interceptor main and vacate easement (yellow below).

- Install new public sanitary sewer interceptor main around the proposed warehouse (red below). Easement to be provided for east-west section. North-south section to be located beneath public right-of-way. Sizing to be reviewed by Ayres.

- Install new east public sanitary sewer main for future residential development to the east and to the north. Sewer main to be located beneath Division Street right-of-way. Sizing to be reviewed by Ayres.

- Install new south public sanitary sewer main for future commercial/industrial development to the south. Sewer main to be located beneath Cherry Lane right-of-way. Sizing to be reviewed by Ayres, and to account for lift station discharge from low area southeast of the project site.



Storm Water Treatment Review

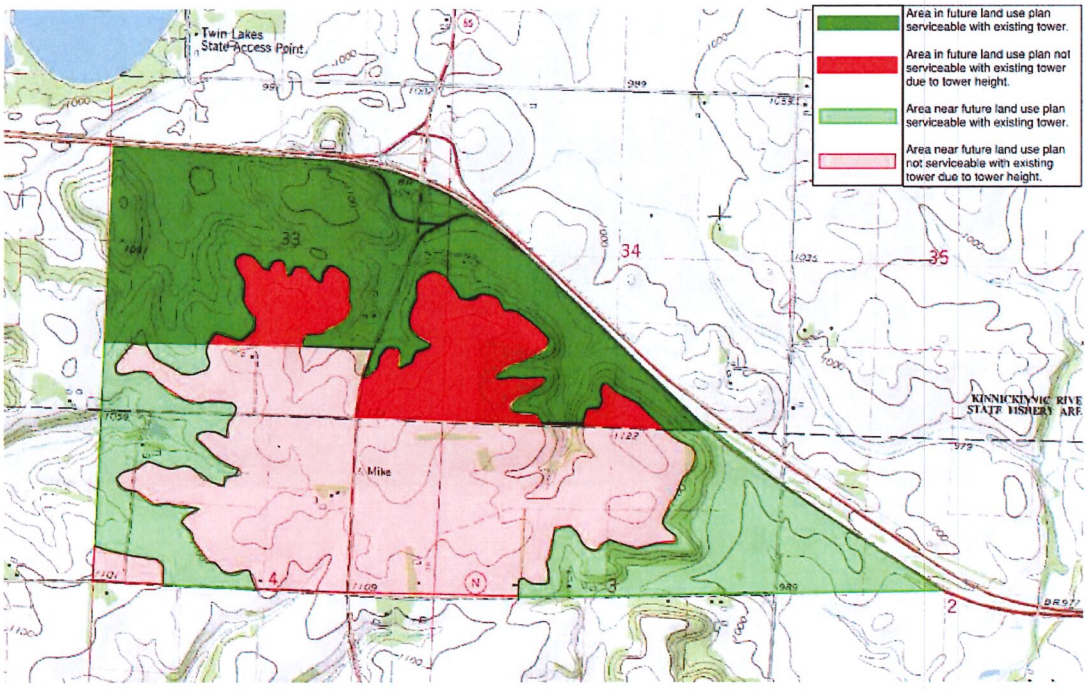
The Project Mallard project will meet the WDNR and Village storm water management/treatment requirements, including the new Twin Lakes drainage basin storm water volume requirements. The Developer is currently reviewing options (likely additional infiltration area) to provide more volume control. At site plan submittal stage, we will have more information for the increased amount of surface water runoff from the project site. Storm water management/treatment areas are shown in the above plan, located west of the employee parking area, and east of the semi-truck parking area.

The Village could consider installing an irrigation system, pumping from Twin Lakes (or adjacent ground water) and piping to Project Mallard site and other future development south and east of Project Mallard. Initial discussion with Village attorney indicates this could be a TID eligible project. WDNR permitting is required (will need to show no adverse lake impacts, what happens when lake levels drop) and annual reporting is required.

Water System Review

The existing water system for the Village consists of:

- *Supply*
    - *Well #1* – 600 gallon per minute capacity, average use approx. 80,000 gallons per day
    - *Well #2* – 280 gallons per minute capacity, average use approx. 40,000 gallons per day
    - *Daily Use* – approx.121,000 gpd, reasonable, WWTP treats 110,000 gpd
- *Storage*
    - *Water Tower* – 250,000-gallon elevated tank
    - *Highest Elevation Served* - 1110 feet above msl, higher tower or booster station required south of IH 94.



- *Distribution*
    - *Looped Water Main, 14" to Packer Drive Business Park, 6" and 8" older mains*

Previous planning included:

- Second Water Tower- The location of the second water tower was not planned, but generally near the south end of the Village near IH 94.
- Third Well – 600 gallon per minute capacity (match largest existing well) and the location is not yet planned.
- Water Main Outer Loop - The larger water main loop was extended south from the WWTP with the Flying J development and was anticipated to be extended east (possibly beneath 70th Avenue) and then north (possibly beneath 130th Street) connecting to the larger water main at Packer Drive.

Fire Protection NFPA/ISO Recommended Goals (minimum 120 minutes duration, minimum 20 psi at all locations) include:

- 500 gpm – Minimum (WDNR requirement)
- 1,000 gpm – Single Family Residential
- 2,000 gpm– Multi-Family Residential
- 2,500 gpm – Commercial
- 3,500 gpm – Industrial

Project Mallard Fire Protection Needs (currently proposing to install private fire protection tank/system):

- For Annual Testing:
  3000 gpm @ 20 psi for 30 minutes. (volume 90,000 gallons of storage)
- For Sprinkler Demand:
  2600 gpm @ 20 psi for 60 minutes (volume 160,000 gallons of storage)
- For Fire Flow Demand: (Based on IFC Appendix B with 75% reduction for sprinklered building)
  2000 gpm @ 20 psi for 120 minutes (volume 250,000 gallons of storage)

Water System Improvements – SUPPLY AND STORAGE ANALYSIS (including fire protection volume)

Supply rate (wells) and storage volume (tower) needs are dependent on each other, and include determination of:

- Reliable Supply (well capacity) to meet maximum daily demands, assumes largest well is out of service and adequate storage is available
    - Currently an excess of well capacity that accommodates 460 future residential equivalent homes (Project Mallard is 70 equivalent homes)
    - Water Tower Evaluation Assumes a Third 600 gpm well is provided after 460 equivalent new homes.
- Storage (water tower volume) to meet fire protection needs on days of maximum customer demands, with the tower starting at lowest operating elevation

- Currently a shortage of 230,000 gallons of water tower volume to meet needs, including recommended minimum fire demands at 3500 gpm for 2 hours

- When new 600 gpm well is provided (after 460 new residential home equivalents):

  - 250,000-gallon additional tower serves 720 new residential equivalent homes
  - 300,000-gallon additional tower serves 1,100 new residential equivalent homes

	Current Conditions (2021)	With 460 New Residential Equivalent Homes [1]	With 460 New Residential Equivalent Homes AND New 600 gpm well	With 720 New Residential Equivalent Homes AND New 600 gpm well	With 1100 New Residential Equivalent Homes AND New 600 gpm well
Supply Requirements					
Residential Equivalent Homes (70 gpd per person, 2.5 ppl per home)	691	1151	1151	1411	1791
Average Day Use (gallons)	121,000	201,500	201,500	247,000	313,500
Average Day Demand (gpm)	84	140	140	172	218
Maximum Day Demand, x2.0 (gpm)	168	280	280	343	435
Peak Hour Demand, x4.0 (gpm)	336	560	560	686	871
Reliable Supply Capacity, Largest Well Out of Service (gpm)	280	280	880	880	880
Total Additional Supply Required to Meet Max. Day Demand (gpm)	-112	**0**	-600	-537	-445
Storage Requirements					
Fire Protection Storage, optimum 3500 gpm at 2 hours [2](gallons)	420,000	420,000	420,000	420,000	420,000
Peak 2-Hour Demand Storage (gallons)	30,250	50,375	50,375	61,750	78,375
Pump Operation Storage [3] (gallons)	60,500	100,750	100,750	123,500	156,750
Less Reliable Supply Capacity at 2 hours (gallons)	-33,600	-33,600	-105,600	-105,600	-105,600
Total Storage Requirement (gallons)	477,150	537,525	465,525	499,650	549,525
Available Storage (gallons)	250,000	250,000	250,000	250,000	250,000
Total Additonal Capacity Required to Meet Opt. Fire Prot.(gallons)	**227,150**	**287,525**	**215,525**	**249,650**	**299,525**

Notes: [1] Project Mallard water use is 175 equivalent people = 70 equivalent homes
[2] 2 hour duration is recommended minimum, 3 hour duration is recommended optimum, 3-hour duration requires additional 200,000 gallon storage
[3] Assumes two pump operations per day

Water System Improvements – POTENTIAL FIRE FLOW (GPM) ANALYSIS

A water model (WaterCAD) is used to evaluate potential fire flow throughout the distribution system. The water model was updated for recent developments and calibrated relative to field measured flow data.

New improvements were evaluated in the model, including new large diameter water main/loops, a new water tower near the Project Mallard site (at elevation of the existing tower) and a new water tower south of IH 94 (at higher elevation to serve all areas in Urban Growth Boundary), and combinations of these.

- Potential fire flow (gpm) analysis to meet fire protection needs shows:

  - Currently, conditions do not meet commercial (2500 gpm) and industrial (3500 gpm) recommended fire flows

  - Several options are evaluated to meet recommended flows, including a new loop from the south development area to 130th and Packer Drive existing 14" main, and a new tower either near Project Mallard or south of IH 94.

Location	Target Fire Flow (gpm)	Existing Conditions (gpm)	New 12" loop to 130th/Packer (gpm)	New 16" loop to 130th/Packer (gpm)	New Tower near Project Mallard site (gpm)	New Tower near Project Mallard site and 16" loop to 130th/Packer (gpm)	New Tower south of I-94 (gpm)	New Tower south of I-94 including a 16" loop to 130th/Packer (gpm)
STH 65 and Wagner Ave (Industrial)	3500	1600	3500	4100	10,000	10,000	5,300	5,300
70th Ave at Flying J (Commerical)	2500	1500	3300	4000	4,100	6,800	6,700	8,200
247 Logistics (Industrial)	3500	1500	2800	3300	3,300	4,400	6,200	6,600
Packer Dr and 130th St (Industrial)	3500	3000	3700	3800	3,100	5,400	3,100	6,200
STH 65 and Main St (Commercial)	2500	2600	3000	3000	3,400	3,400	3,300	3,300
Hydrant South of I-94 at el. 1140 (Indu	3500	0	0	0	0	0	8,200	8,200

Note: orange = does not meet recommended flows

Water System Improvements – RECOMMENDATIONS, COST and SCHEDULE

1. The largest deficiency in the Roberts water system is water storage. It is recommended to provide a second water tower, at 300,000-gallon capacity. There is a current opportunity with the Project Mallard site, to provide land for the water tower and to possibly share in the cost, as their warehouse needs a 250,000-gallon private storage tank if the Village cannot meet their required fire protection needs.

    - 250,000-gallon, meets minimum recommendations for fire flow and duration (storage)

        - third well needed with 460 new residential equivalent homes
        - with third well, serves 720 new residential equivalent homes

	Project Cost	Schedule
250,000-gallon Water Tower	$2,000,000	Not Feasible for Village (PSC approvals, public process) BUT may be possible for Project Mallard to construct as a private tower and Village to purchase/take over

    - Recommended: 300,000-gallon, meets minimum recommendations for fire flow and duration (storage)

        - third well needed with 460 new residential equivalent homes
        - with third well, serves 1,100 new residential equivalent homes

	Project Cost	Schedule
300,000-gallon Water Tower	$2,250,000	Not Feasible for Village (PSC approvals, public process) BUT may be possible for Project Mallard to construct as a private tower and Village to purchase/take over

2. FUTURE - As development reaches a water use equivalent of 460 new home equivalents (Project Mallard is 70 of these new home equivalents), a third minimum 600 gpm well is recommended.

	Project Cost	Schedule
600 GPM Well	$1,600,000	As Development Occurs

3. FUTURE - With the new water tower, a future water main outer loop (to 130th Street and Packer Drive) is recommended, to improve fire flows and provide system redundancy.

	Project Cost	Schedule
Water Main Loop 130th Street and Packer Drive	$2,000,000	As Development Occurs

NOTICE
Village of Roberts
Town of Warren
Joint Plan Commission Meeting
Thursday, June 10, 2021
7:00 PM
GoTo Meeting Information below for online access

Agenda

A Joint Plan Commission meeting will be held prior to the regularly scheduled Village of Roberts Plan Commission meeting and will begin at 7:00 PM on June 10, 2021 at the Roberts Village Hall.

Joint Plan Commission Agenda:

1. Call to order
2. Proper notification
3. Review and recommend updating the Comprehensive Plan Future Land Use Map.
4. Adjourn

Regular Plan Commission Agenda:

1. Call to order
1. Proper notification
2. Building Inspectors Report
3. Review and recommend of the following Ordinance Changes:
    a. Amend Sec. 70-227 Signs in business, industrial and institutional zoning districts
    b. Amend Sec. 70-127 - M-2 Light Industrial District, 70-128 - M-3 General Industrial District and 70-131.A. - M-7 Industrial Rail Park District building height.
    c. Amend Sec. 70-127 M-2 Light Industrial District Permitted Use.
4. Review and recommend to amend the Official Map of the Village of Roberts to remove future Highway 65 bypass from 70th Avenue to 130th Street.
5. Discussion/approval of Preliminary CSM for Ryan Companies US, INC located South of the Senior Housing Site and East of Highway 65 also described as LOT 4 OF CERTIFIED SURVEY MAP IN VOLUME 20, PAGE 5158 RECORDED AS DOCUMENT NO. 818774 AND PART OF THE NW1/4 OF THE NW 1/4, THE NE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, AND THE N ½ OF THE SW 1/4, SECTION 27, TOWNSHIP 29 NORTH, RANGE 18 WEST, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN.
6. Discussion/approval of Preliminary CSM for Ryan Companies for Outlot 1 located East and South of Dollar General also described as PART OF THE N 1/2 OF THE SW 1/4, SECTION 27, TOWNSHIP 29 NORTH, RANGE 18 WEST, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN
7. Other Business
8. Adjourn

Items on the agenda may not be presented in this order.

There may be a quorum of Village Board members present during the meeting

Agenda may change up to 24 hours before meeting

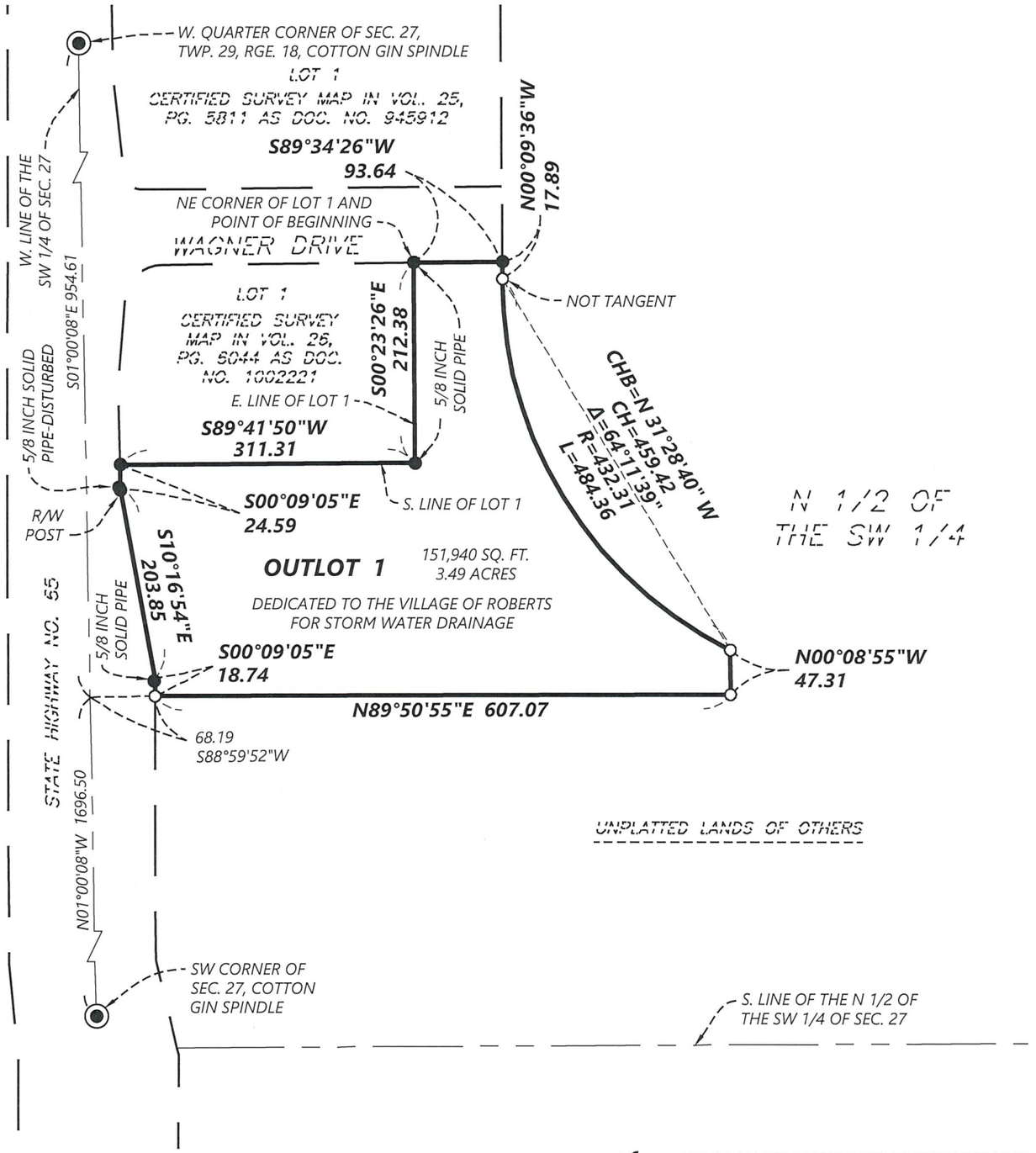
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Access Code: 159-799-037

CERTIFIED SURVEY MAP

PART OF THE N 1/2 OF THE SW 1/4, SECTION 27, TOWNSHIP 29 NORTH, RANGE 18 WEST, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 18 WEST WHICH IS ASSUMED TO BEAR N01°00'08"W.

- *DENOTES SECTION CORNER MONUMENT OF RECORD.*
- *FOUND SET 3/4" X 18" STEEL REBAR (UNLESS NOTED OTHERWISE)*
- *SET 3/4" X 18" STEEL REBAR WEIGHING 1.502 LBS/LIN. FT.*

1 INCH = 150 FEET

0 150 300 450

Prepared for and at the request of:

Ryan Companies US, Inc.,
533 South Third Street, Suite 100
Minneapolis, MN 55415

Drafted by Barbara J. Yotter

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

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SURVEYOR'S CERTIFICATE:

I, Christopher R. Foley, a Registered Wisconsin Land Surveyor, do hereby certify that by the direction of Ryan Companies US, Inc., I have surveyed, divided and mapped a parcel of land located in that part of the North 1/2 of the Southwest 1/4 of Section 27, Township 29 North, Range 18 West, St. Croix County, Wisconsin described as follows:

Beginning at the northeast corner of Lot 1 of that Certified Survey Map recorded in Volume 26, Page 6044, as Doc. No. 1002221, St. Croix County Register of Deeds; thence S00°23'26"E, along the east line of said Lot 1, a distance of 212.38 feet to the southeast corner of said Lot 1; thence S89°41'50"W, along the south line of said Lot 1, a distance of 311.31 feet to the east line of State Trunk Highway No. 65; thence S00°09'05"E, along said east line of State Trunk Highway No. 65, a distance of 24.59 feet; thence S10°16'54"E, along said east line of State Trunk Highway No. 65, a distance of 203.85 feet; thence S00°09'05"E, a distance of 18.74 feet; thence N89°50'55"E, a distance of 607.07 feet; thence N00°08'55"E, a distance of 47.31 feet; thence northerly 484.36 feet along a non-tangential curve, concave to the northeast, having a radius of 432.31 feet, a central angle of 64°11'39" and a chord that bears N31°28'40"W; thence N00°09'36"W, non-tangent to last curve, a distance of 17.89 feet to the southeast corner of Wagner Drive; thence S89°34'26"W, along the south line of said Wagner Drive to the point of beginning.

I also certify that this map is a correct representation to scale of the exterior boundaries surveyed and described, that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance Village of Roberts in surveying and mapping the same.

_____

Christopher R. Foley, Registered Wisconsin Land Surveyor No. S-3211-8
Westwood Professional Services
12701 Whitewater Dr., Suite 300
Minnetonka, Minnesota 55343

Prepared for and at the request of:

Ryan Companies US, Inc.,
533 South Third Street, Suite 100
Minneapolis, MN 55415

Drafted by Barbara J. Yotter

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Westwood Professional Services, Inc.

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PART OF THE N 1/2 OF THE SW 1/4, SECTION 27, TOWNSHIP 29 NORTH, RANGE 18 WEST, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

RYAN COMPANIES US, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Minnesota, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. RYAN COMPANIES US, INC. does further certify that this Certified Survey Map is required by s.236.12 to be submitted to the Village of Roberts for approval or rejection.

IN WITNESS WHEREOF, the said RYAN COMPANIES US, INC. has caused these presents to be signed by _____, its _____, this _____day of _____, 20_____.

IN THE PRESENCE OF:

RYAN COMPANIES US, INC.

_____

_____

State of _____
County of _____

Personally came before me this _____day of _____, 20_____, xxxxxxxx, xxxxxxx of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such xxxxxxx of said corporation, and acknowledged that he executed the foregoing instrument as such xxxxx, as the deed of said corporation, by its authority.

Notary Public, _____

My commission expires _____

VILLAGE BOARD APPROVAL CERTIFICATE

Resolved, that the certified survey map for Ryan Companies US, Inc., owner, in the Village of Roberts, is hereby approved by the Village Board.

_____ _____

Village President *Date*

I hereby certify that the foregoing is a copy of a resolution adopted by The Village Board of the Village of Roberts.

_____ _____

Clerk *Date*

Prepared for and at the request of:

Ryan Companies US, Inc.,
533 South Third Street, Suite 100
Minneapolis, MN 55415

Drafted by Barbara J. Yotter

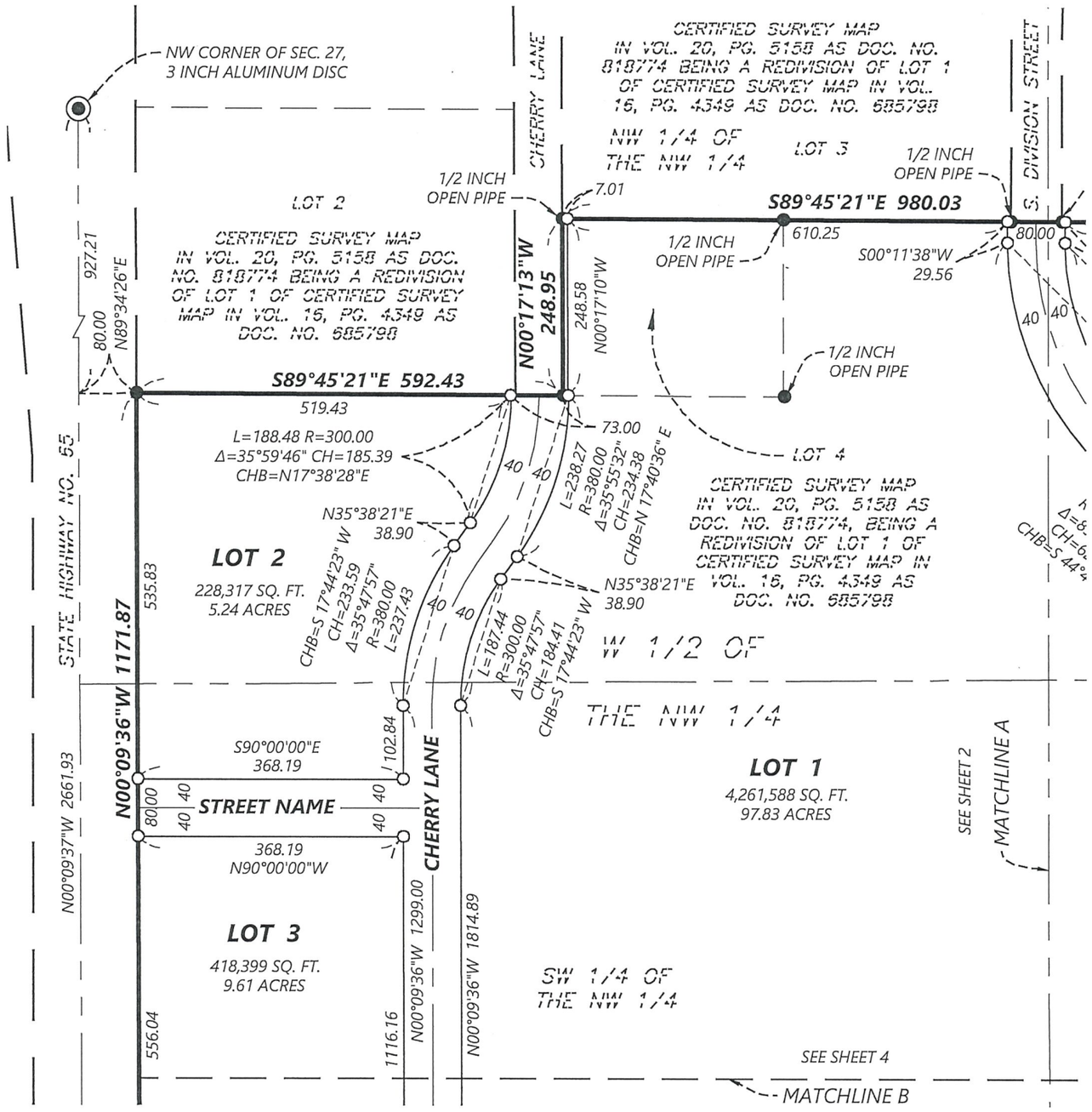
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BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 18 WEST WHICH IS ASSUMED TO BEAR N00°09'37"W.

- *DENOTES SECTION CORNER MONUMENT OF RECORD*
- *FOUND SET 3/4" X 18" STEEL REBAR (UNLESS NOTED OTHERWISE)*
- *SET 3/4" X 18" STEEL REBAR WEIGHING 1.502 LBS/LIN. FT.*

1 INCH = 200 FEET

0 200 400 600

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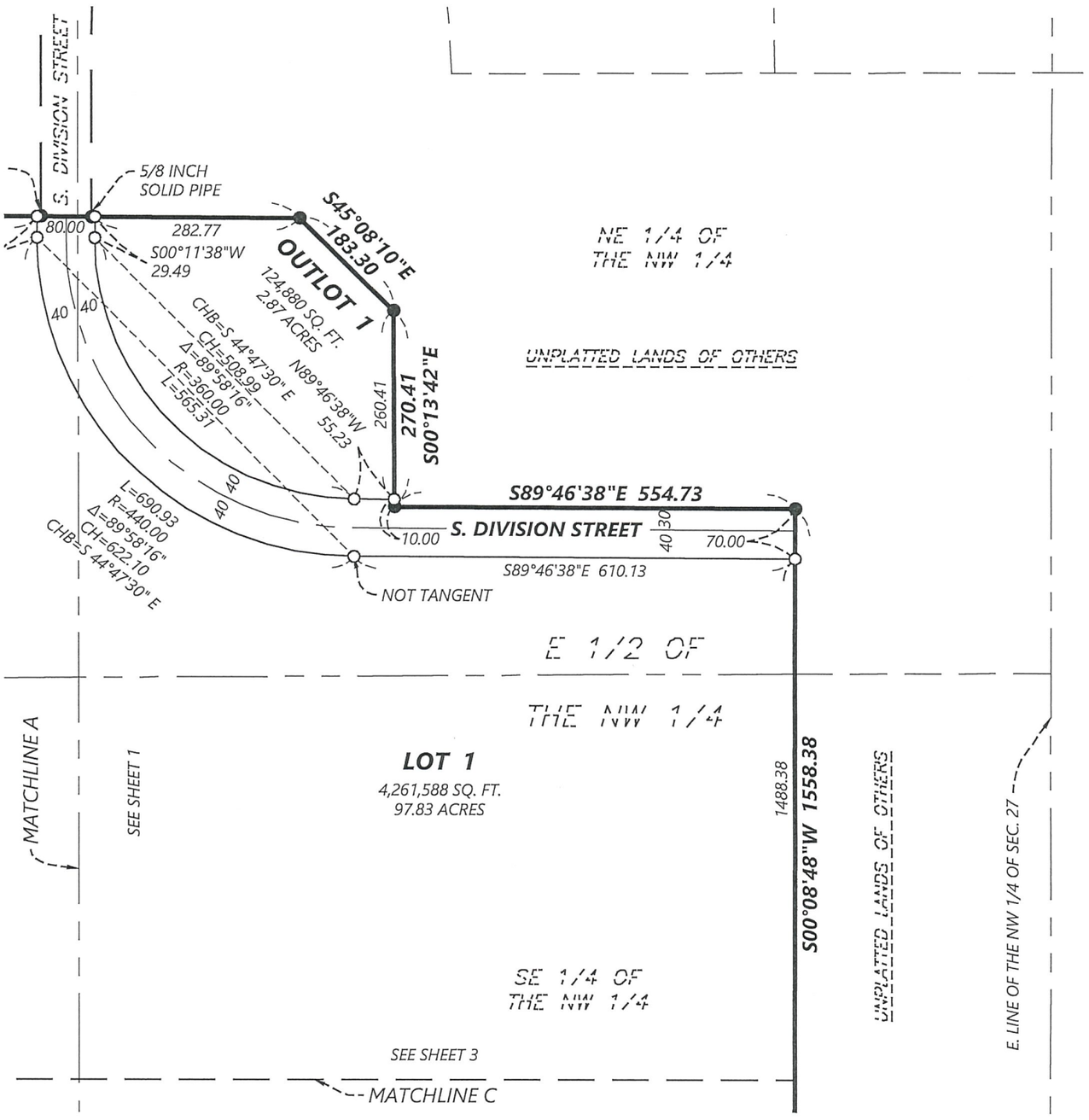
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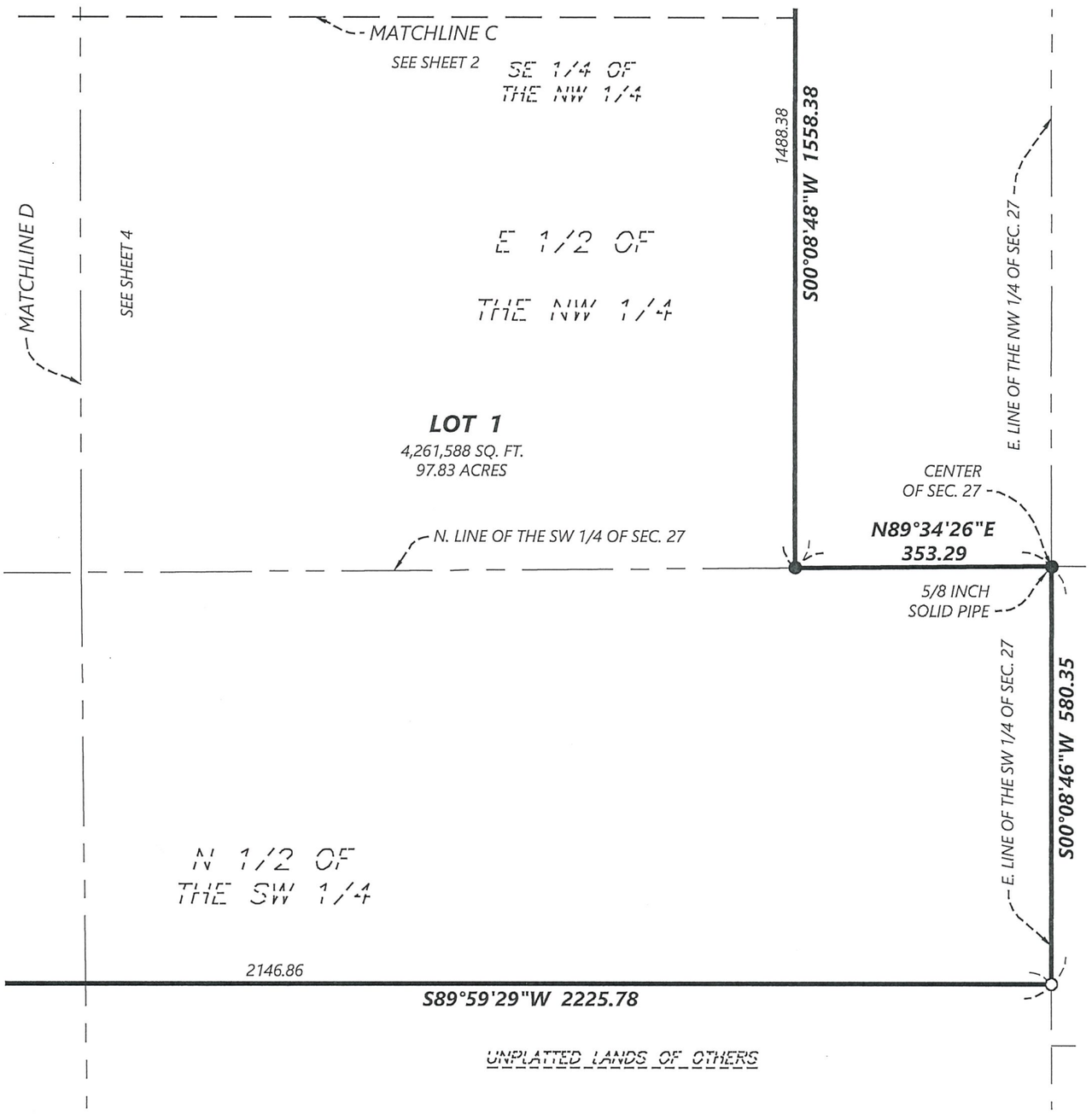
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BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 18 WEST WHICH IS ASSUMED TO BEAR N00°09'37"W.

- *DENOTES SECTION CORNER MONUMENT OF RECORD.*
- *FOUND SET 3/4" X 18" STEEL REBAR (UNLESS NOTED OTHERWISE)*
- *SET 3/4" X 18" STEEL REBAR WEIGHING 1.502 LBS/LIN. FT.*

1 INCH = 200 FEET

0 200 400 600

Prepared for and at the request of:

Ryan Companies US, Inc.,
533 South Third Street, Suite 100
Minneapolis, MN 55415

Drafted by Barbara J. Yotter

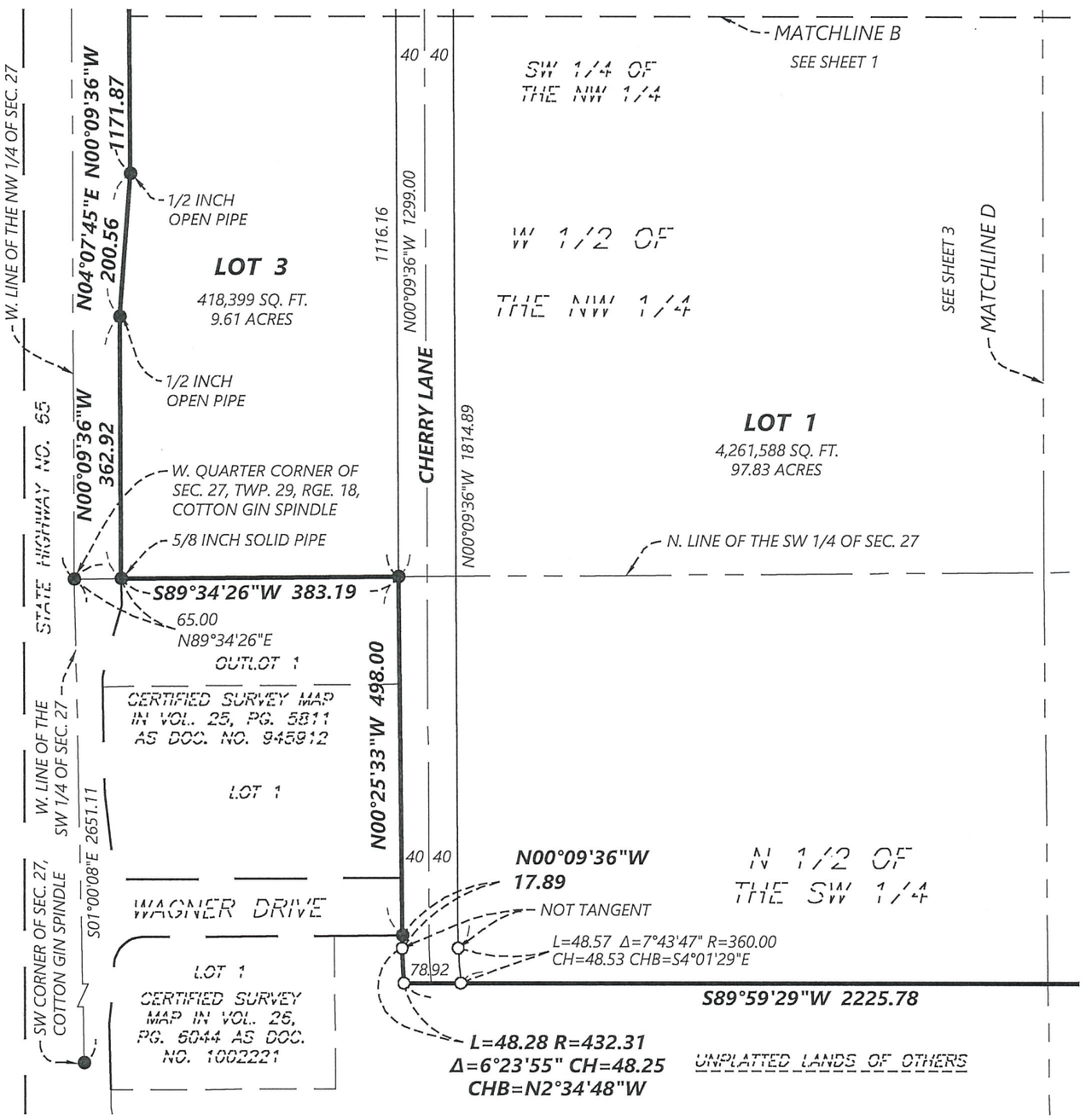
Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

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SURVEYOR'S CERTIFICATE:

I, Christopher R. Foley, a Registered Wisconsin Land Surveyor, do hereby certify that by the direction of Ryan Companies US, Inc., I have surveyed, divided and mapped a parcel of land located in Lot 4 of Certified Survey Map in Volume 20, Page 5158 recorded as Document No. 818774 and part of the Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the North Half of the Southwest Quarter, Section 27, Township 29 North, Range 18 West, Town of Warren, St. Croix County, Wisconsin, described as follows:

A Parcel of land located in part of the Northwest 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4, all in Section 27, Township 29 North, Range 18 West, Town of Warren, St. Croix County, Wisconsin described as follows:

Commencing at the West Quarter corner of said Section 27; thence, along the east and west quarter line of said Section 27, N89°34'26"E a distance of 65.00 feet to the easterly line of State Trunk Highway "65" and the point of beginning; thence, along said east line of the Highway, N00°09'36"W, a distance of 362.92 feet; thence, along said east line of the Highway, N04°07'45"E, a distance of 200.56 feet; thence, along said east line of the Highway, N00°09'36"W, a distance of 1171.87 feet to the south line of Lot 1 of that Certified Survey Map recorded in Vol. 16, Pg. 4349, as Doc. No. 685798, St. Croix County Register of Deeds; thence, along said south line S89°45'21"E, a distance of 898.35 feet; thence continuing along said south line, N00°00'25"W, a distance of 248.94 feet; thence, along said south line and the easterly extension thereof, S89°45'21"E, a distance of 672.89 feet; thence S45°08'10"E, a distance of 183.30 feet; thence S00°13'42"E, a distance of 270.41 feet; thence S89°46'38"E, a distance of 554.73 feet; thence S00°08'48"W, a distance of 1558.37 feet to said east and west quarter line; thence, along said quarter line, S89°34'26"W, a distance of 2263.15 feet to the point of beginning.

AND

Lot 4 of Certified Survey Map recorded in the office of the Register of Deeds for St. Croix County, Wisconsin on February 16, 2006, in Volume 20, Page 5158 as Document No. 818774, being a Redivision located in part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 29 North, Range 18 West. being Lot 1 of a Certified Survey Map recorded in Volume 16, Page 4349, in the Village of Roberts, St. Croix County, Wisconsin.

AND

That part of the North Half of the Southwest Quarter of Section 27, Township 29 North, Range 18 West described as follows:

Commencing at the West Quarter corner of said Section 27; thence, along the east and west quarter line of said Section 27, N89°34'26"E a distance of 448.19 feet to the northeast corner of Outot 1, of Vol. 25, Pg. 5811, as Doc. No. 945912, St. Croix County Register of Deeds, and the point of beginning; thence continuing N89°34'26"E along said east and west quarter line, a distance of 2233.25 feet to the northeast corner of said North Half of the Southwest Quarter; thence S00°08'46"E, along said east line of the North Half of the Southwest Quarter, a distance of 580.35 feet; thence S89°59'29"W, a distance of 2225.78 feet; thence northerly 48.28 feet along a non-tangential curve, concave to the east, having a radius of 432.31 feet, a central angle of 6°23'55" and a chord that bears N2°34'48"W; thence N00°09'36"W, non-tangent to last curve, a distance of 17.89 feet to the southeast corner of Certified Survey Map recorded in Vol. 25, Pg. 5811, as Doc. No. 945912, St. Croix County Register of Deeds; thence N00°25'33"W, along the east line of said Certified Survey Map recorded in Vol. 25, Pg. 5811, as Doc. No. 945912, St. Croix County Register of Deeds, said line also being the east line of that Certified Survey Map recorded in Vol. 25, Pg. 5811, as Doc. No. 945912, St. Croix County Register of Deeds, a distance of 498.00 feet to the point of beginning.

I also certify that this map is a correct representation to scale of the exterior boundaries surveyed and described, that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance Village of Roberts in surveying and mapping the same.

_____

Christopher R. Foley, Registered Wisconsin Land Surveyor No. S-3211-8
Westwood Professional Services
12701 Whitewater Dr., Suite 300
Minnetonka, Minnesota 55343

Prepared for and at the request of:

Ryan Companies US, Inc.,
533 South Third Street, Suite 100
Minneapolis, MN 55415

Drafted by Barbara J. Yotter

CERTIFIED SURVEY MAP

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OWNER'S CERTIFICATE OF DEDICATION

RYAN COMPANIES US, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Minnesota, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. RYAN COMPANIES US, INC. does further certify that this Certified Survey Map is required by s.236.12 to be submitted to the Village of Roberts for approval or rejection.

IN WITNESS WHEREOF, the said RYAN COMPANIES US, INC. has caused these presents to be signed by _____, its _____, this _____day of _____, 20_____.

IN THE PRESENCE OF:

RYAN COMPANIES US, INC.

_____

_____

State of _____
County of _____

Personally came before me this _____day of _____, 20_____, xxxxxxxx, xxxxxxx of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such xxxxxxx of said corporation, and acknowledged that he executed the foregoing instrument as such xxxxx, as the deed of said corporation, by its authority.

Notary Public, _____

My commission expires _____

VILLAGE BOARD APPROVAL CERTIFICATE

Resolved, that the certified survey map for Ryan Companies US, Inc., owner, in the Village of Roberts, is hereby approved by the Village Board.

_____ _____

Village President *Date*

I hereby certify that the foregoing is a copy of a resolution adopted by The Village Board of the Village of Roberts.

_____ _____

Clerk *Date*

Prepared for and at the request of:

Ryan Companies US, Inc.,
533 South Third Street, Suite 100
Minneapolis, MN 55415

Drafted by Barbara J. Yotter

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Roberts Ordinance 70-227, Signs in Business, Industrial and Institutional Zoning Districts
Ayres Recommended Updates, June 2021

	Ordinance Existing	BP Gas Station Variance Granted	Flying J Variance Granted	River States Trucking Variance Granted	1880 (247) Warehouse Proposed	Project Mallard Proposed	Ordinance Proposed
PROJECTING AND GROUND SIGNS							
Building Facade (lineal feet)			95	320	650 + 440 exp	1600	
Maximum Sign Size (SF) - Business, Institutional	100		190				100
Maximum Sign Size (SF) - Industrial	100					< 100, <100, <100	150
Maximum Sign Size (SF) - IH 94 Corridor	100		500				500
Maximum Height above Street Centerline (feet)	35	50					35
Maximum Height above IH 94 Centerline (feet)	35		125				75
Maximum Signs per Street Frontage - Business, Institutional	1		2				1
Maximum Signs per Street Frontage - Industrial	1					3	1 up to 500 LF building façade 2 if > 500 LF building façade 3 if >1000 LF building façade
Minimum Distance from Other Signs (feet)	150						150
Minimum Side Yard Setback (feet)	50						50
Public Right-of-Way	not in						not in
Illumination	Allowed						Illumination or Electronic
Off-Property Signs	Not Clear Language						Clarify Language

WALL SIGN							
Building Facade (lineal feet)			95	320	650 + 440 exp	1600	
Maximum Sign Size (SF) - Business, Institutional	2 SF per bldg façade up to 100 SF						2 SF per bldg façade up to 100 SF
Maximum Sign Size (SF) - Industrial	2 SF per bldg façade up to 100 SF				78, 78	270, 297	2 SF per bldg façade up to 300 SF
Maximum Signs per Street Frontage - Business, Institutional	1						1
Maximum Signs per Street Frontage - Industrial	1				2	2	1 up to 500 LF building façade 2 if >500 LF building façade 3 if >1000 LF building façade
Illumination	Allowed				Electronic		Illumination or Electronic

WAYFINDING SIGN							
Site Area (acres)						100	
Maximum Sign Size (SF) - Business, Institutional	10						10
Maximum Sign Size (SF) - Industrial	10						20
Maximum Height above Street Centerline (feet)	10						10
Maximum Signs per Property - Business, Institutional	8						8
Maximum Signs per Property - Industrial	8					50+	10 up to 20 acre site 20 if > 20 acre site 60 if > 80 acre site
Minimum Distance from Other Signs (feet)	10						10
Minimum Side Yard Setback (feet)	10						10
Public Right-of-Way	not in						not in
Illumination	Allowed						Allowed

NOTES:

Proposed Change to Existing Ordinance

Not Recommended as a Standard - Variance / Board of Appeals Required

Petition for Direct Annexation by Unanimous Approval
Pursuant to Section 66.0217(2), Wisconsin Statutes

We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following described territory of the Town of Warren, St. Croix County, Wisconsin, lying contiguous to the Village of Roberts, St. Croix County, Wisconsin, petition the Village Board of said village to annex the territory described below and shows upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the Village of Roberts, St. Croix County, Wisconsin.

A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWNSHIP 29 NORTH, RANGE 18 WEST, TOWN OF WARREN, ST. CROIX COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE, ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION 27, N89°34'26"E A DISTANCE OF 65.00 FEET TO THE EASTERLY LINE OF STATE TRUNK HIGHWAY "65" AND THE POINT OF BEGINNING; THENCE, ALONG SAID EAST LINE OF THE HIGHWAY, N00°09'36"W A DISTANCE OF 362.92 FEET; THENCE, ALONG SAID EAST LINE OF THE HIGHWAY, N04°07'45"E A DISTANCE OF 200.56 FEET; THENCE, ALONG SAID EAST LINE OF THE HIGHWAY, N00°09'36"W A DISTANCE OF 1171.87 FEET TO THE SOUTH LINE OF LOT 1 OF THAT CERTIFIED SURVEY MAP RECORDED IN VOL. 16, PG. 4349, AS DOC. NO. 685798, ST. CROIX COUNTY REGISTER OF DEEDS; THENCE, ALONG SAID SOUTH LINE S89°45'21"E A DISTANCE OF 898.35 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, N00°00'25"W A DISTANCE OF 248.94 FEET; THENCE, ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, S89°45'21"E A DISTANCE OF 672.89 FEET; THENCE S45°08'10"E A DISTANCE OF 183.30 FEET; THENCE S00°13'42"E A DISTANCE OF 270.41 FEET; THENCE S89°46'38"E A DISTANCE OF 554.73 FEET; THENCE S00°08'48"W A DISTANCE OF 1558.37 FEET TO SAID EAST AND WEST QUARTER LINE; THENCE, ALONG SAID QUARTER LINE, S89°34'26"W A DISTANCE OF 2263.15 FEET TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:
TAX PARCEL NO.: 042-1074-90-100

There are no persons residing in the territory.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of the annexation, incorporation or consolidation proceedings, if any.

Dated this 25th day of May, 2021.

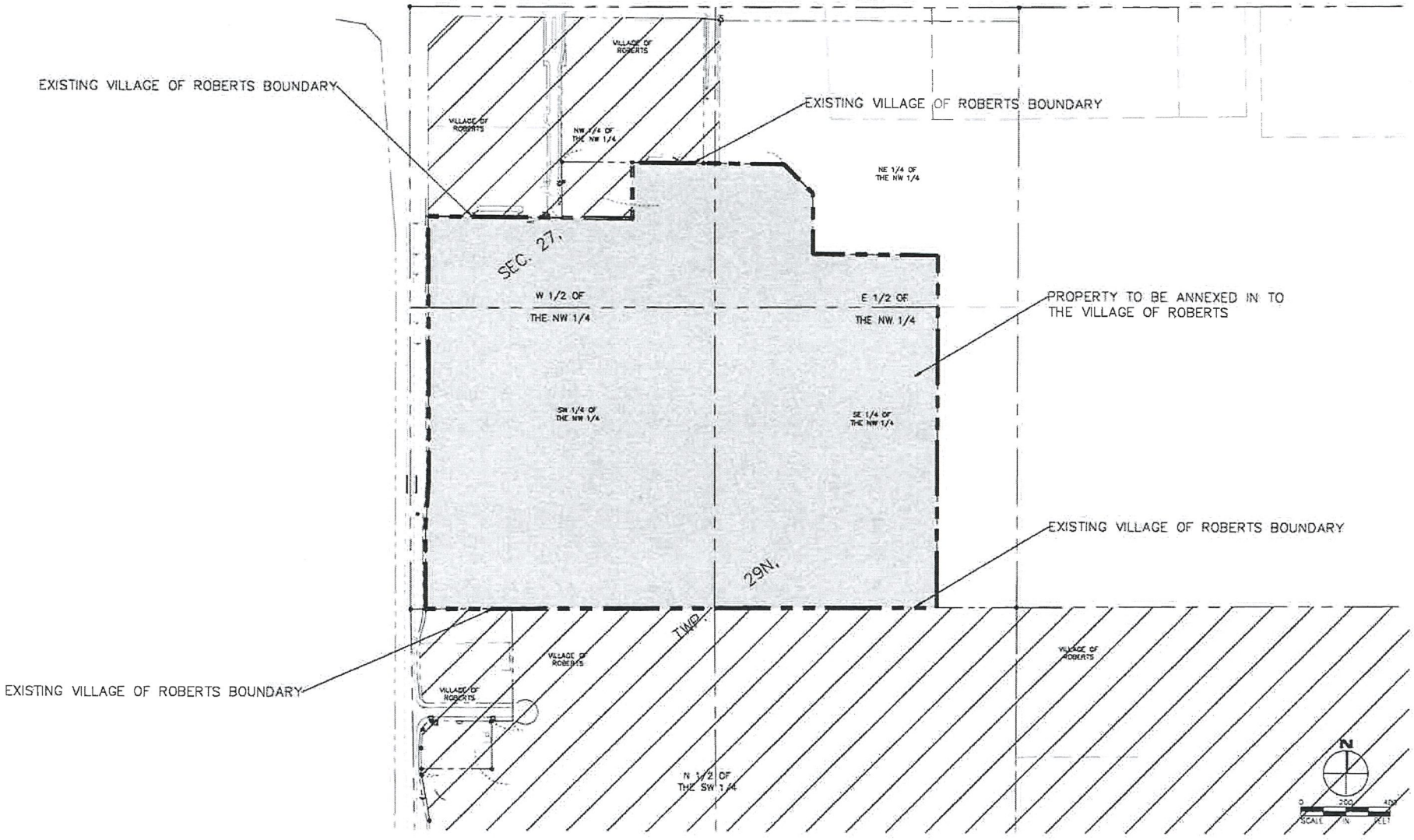
Owner and Applicant:	Co-Applicant:
J.E.T. Properties of Wisconsin, LLC	Ryan Companies US, Inc.
By: _____ Name: Ed Forliti Title: Address: J.E.T Properties of Wisconsin LLC 1894 110th Avenue Baldwin, WI 54002 Attn: Ed Forliti	By: _____ Name: Title: Address: Ryan Companies US, Inc. Attn: 533 S 3rd St, Ste 100 Minneapolis, MN 55415

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of the annexation, incorporation or consolidation proceedings, if any.

Dated this 25th day of May, 2021.

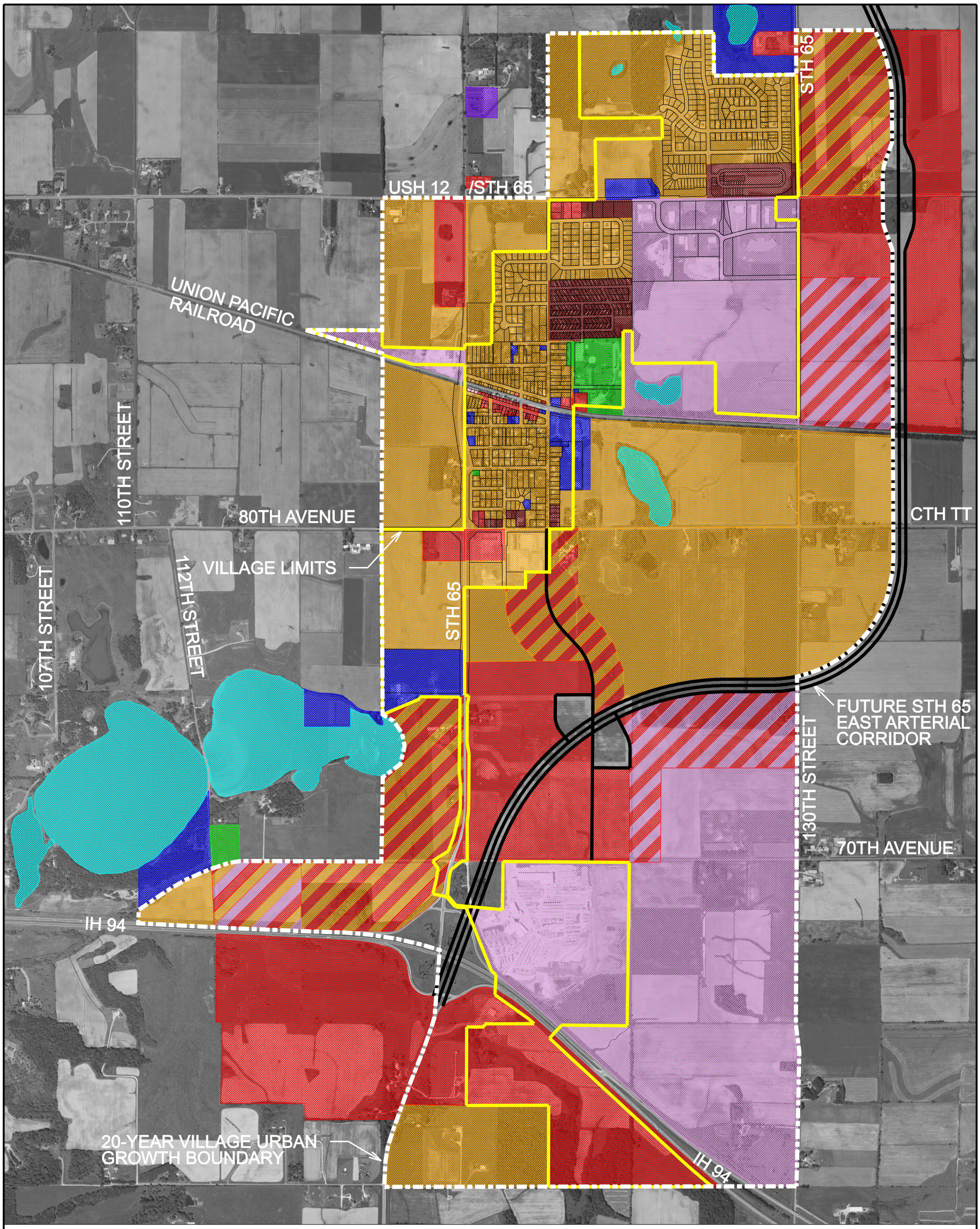
Owner and Applicant:	Co-Applicant:
J.E.T. Properties of Wisconsin, LLC	Ryan Companies US, Inc.
By: _____ Name: Title: Address: J.E.T Properties of Wisconsin LLC 1894 110th Avenue Baldwin, WI 54002 Attn: Ed Forliti	By: Dan Mueller Name: Dan Mueller Title: VP Address: Ryan Companies US, Inc. Attn: 533 S 3rd St, Ste 100 Minneapolis, MN 55415

Map of Territory to Be Annexed



RYAN

Project Mallard • Annexation Exhibit • 05.20.2021

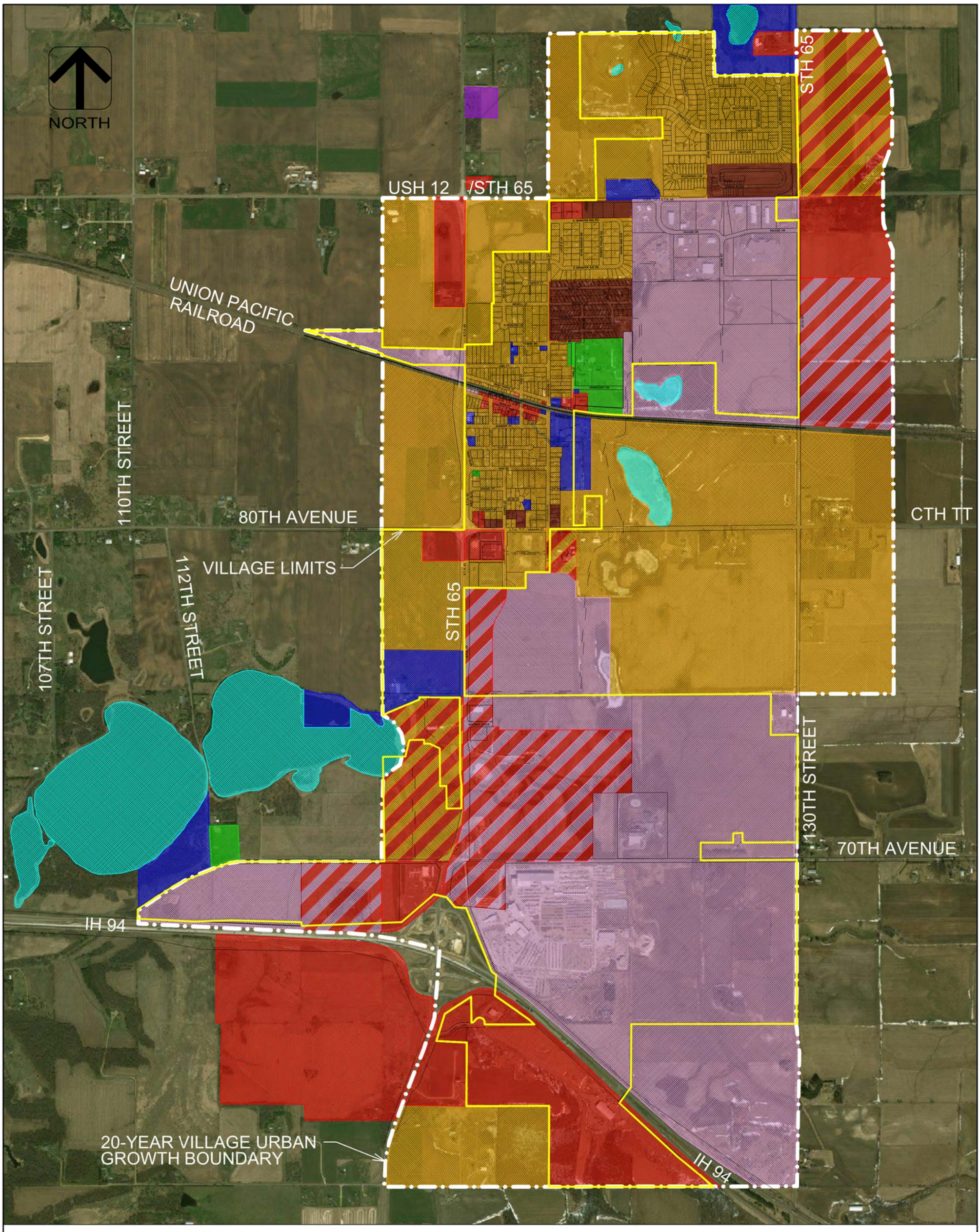


FUTURE LAND USE

- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL/INSTITUTIONAL
- PARKS AND RECREATIONAL
- CEMETERY
- OPTIONAL OR MIXED LAND USE MEDIUM DENSITY RESIDENTIAL AND/OR COMMERCIAL
- OPTIONAL OR MIXED LAND USE INDUSTRIAL AND/OR COMMERCIAL
- OPTIONAL OR MIXED LAND USE INDUSTRIAL AND/OR COMMERCIAL AND /OR MEDIUM DENSITY RESIDENTIAL

DES BY AWG DR BY JHO CHK BY AWG DATE APRIL 5, 2007	JOINT COMPREHENSIVE PLAN VILLAGE OF ROBERTS / TOWN OF WARREN	AYRES ASSOCIATES Eau Claire, Wisconsin	FUTURE LAND USE APRIL 2007 REVISIONS	MAP 20-R1

04/09/2007
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W:\Estestandw\Bentley_2004\Workspace\estandardp\plot\penTable\APRilDate.tbl
J:\ENGINN\Roberts\2007\23073700\Future Land Use.dgn



FUTURE LAND USE

- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL/INSTITUTIONAL
- PARKS AND RECREATIONAL
- CEMETERY
- OPTIONAL OR MIXED LAND USE MEDIUM DENSITY RESIDENTIAL AND/OR COMMERCIAL
- OPTIONAL OR MIXED LAND USE INDUSTRIAL AND/OR COMMERCIAL
- OPTIONAL OR MIXED LAND USE INDUSTRIAL AND/OR COMMERCIAL AND /OR MEDIUM DENSITY RESIDENTIAL

DES BY AWG DR BY MAY CHK BY AWG DATE JUNE 3, 2021	JOINT COMPREHENSIVE PLAN VILLAGE OF ROBERTS / TOWN OF WARREN	ASSOCIATES Eau Claire, Wisconsin	FUTURE LAND USE JUNE 2021 REVISIONS	MAP 20-R1