Village of Roberts
Special Public Works and Plan Commission Meeting
Thursday, June 10, 2021

**Plan Commission:**
Present: Willard Moeri, Jerry Weiss, Cheryl Johnson, Steve Melby, Ethan LaMirande, Katy Kapaun
Absent: Helen Kusilek

**Public Works:**
Present: Kevin Soltis, Rand Waughtal, Glenn Hall, Shawn Dakovich, Steve Melby, Willard Moeri
Absent:

Guest: Peter Tharp, Mike Rutan, Angi Goodwin - Ayres, Nick Vivian- Eckberg and Lammers, Dan Mueller – Ryan Companies, George Hamilton

The meeting was called to order at 6:00 PM by Moeri.

Meeting was properly noticed.

**Discussion on proposed Project Mallard Development and transportation system, sanitary system, storm system, and water system impact.**
Goodwin led the conversation regarding this topic. There is a large distribution center wanting to come into the village. This will be at the next month's meeting. Trying to get a month ahead of what is coming next month and potential notifications that are coming.

**Transportation/Roadway**
Proposing a 1.3 million square foot building. This is located South of the Senior Housing facility. Division Street was always planned to go South to 70th Avenue. Wagner was always envisioned to be pushed East to 130th Street. This project would cut off some of the connections and change the area. Division Street is still very important even if it does not go straight through to 70th Avenue. This street will go to the proposed housing district by Jett Properties. There is a new proposed connection to Highway 65 with a recommendation to add another access point to the North of Wagner Drive. North entrance will be for employee parking. There is approximately ¼ mile between Wagner Drive and this new access point to Highway 65. Goodwin said DOT will have input on this. They are looking at a whole regional growth for the TIA (traffic impact analysis). Ryan Companies as well as Goodwin is hoping to have this data by next month. Weiss asked if the DOT could come to the Plan Commission next month. Dull will follow-up on this.

Cherry Lane extension and immediate upgrade at the two intersections that would need upgrades. Currently looking to set up a tax increment district (TID). The TID is proposed to fund the Division Street extension to the east property line for Project Mallard, possible half of the Cherry Lane (this is noted in red on the Ayres Review Memo) extension east to their property line, and if appropriate, the intersection of Highway 65 and 70th Avenue. Melby asked how long the traffic review would take. Goodwin said DOT has the data and in the middle of the projections. Project Mallard has done their own projections because of the time frame that this is under and this could take a while. Traffic counts have already happened recently just waiting on the projections for the future.

**Sanitary Sewer**: The projected project is located over the existing sanitary sewer interceptor main (highlighted in yellow). Goodwin thinks this is an 18-inch pipe. This will be removed or abandoned to be rerouted. The existing easement will need to be vacated. A new sanitary interceptor main with extensions to the east and south property lines which is required. Ayres is looking at the size of the pipe to make sure whatever is going in is big enough for future growth. Goodwin thinks the sanitary is probably the easiest of this. Moeri asked what will happen to the pipe – Goodwin said that there are certain areas that need to be removed but it will be completely disconnected from our system.

**Storm Water Treatment:** Has to meet the Village and Wisconsin Department of Natural Resources (WDNR) requirements. There are new requirements that will need to be met. They are looking to go above the requirements. If the table that was presented for this site is accurate, overall, there is less volume going to Twin Lakes. The water is going to the east which goes to a closed depression area. Soltis asked if the storm ponds will be private ponds and they will be. Goodwin said we should add language to developers' agreement that this is maintained. One pond south of Wagner Drive that would go to the Village but this is street drainage. Weiss asked what will happen to the existing ponds and Goodwin said that they will stay because there is no impact to those.

Dakovich asked about the irrigation system. Goodwin added that the Village could consider installing an irrigation system to Project Mallard site as well as other sites which would pump water from Twin Lakes. Goodwin added that there might be a point that if the lake water is low, they would have to use their own water for irrigation. WDNR permits would be required and DNR restrictions on this but it could be done.

**Water system review:** Currently we have two wells. One pumps 80,000 gallons per day and the second one pump 40,000 gallons per day for a total of 120,000 gallons per day. Have a water tower with 250,000 gallons in the tower. The Village would either need a booster station south of the interstate by River States Trucking. There are some larger single leads by flying J that are planned to be looped. Second water tower has always been planned for the Village but just not where it would be located. Farther south of the Interstate the better. A third well should be added as large as our largest well that we have. This will allow us to always have a large well in service with a smaller well. The Water Main outer loop has also always been planned. This would be a larger water main loop has already been extended south from the WWTP to Flying J but we still need to extend it to the east (under 70$^{th}$ Avenue) and then north to Packer Drive to connect to the water main there.

**Fire Protection:** First thing as we are looking at the supply is the wells and towers. The Village has a reliable supply which is from our well capacity. We have excess that could serve 460 new homes and still meet maximum demand. Project Mallard for monthly use of water they are equivalent to 70 homes. Weiss asked if this is a small commodity facility or a large appliance facility because this makes a difference on truck traffic and water usage of seasonal employees.

**Water System Improvements.** There has always been discussion to make a water tower a capital improvement. Towers would use the top of the towers and there would still be water sitting for a fire if needed. This would have a huge change to storage. Current water tower does not meet these fire protection requirements. If we want to be in line with industrial and commercial development, we would be short about 230,000 gallons. To get to capacity (460 new homes) with more daily demand, we would need a 300,000-gallon water tower and a third well. Both Goodwin and Bond are recommending that we add a 300,000-gallon water tower to our system not only for Project Mallard but also for future growth. Even with tower capacity and well capacity unless we plan a distribution system this does not do us any

good. Calibrated the system with the fire department recently and we are not meeting the flow requirements. Could just put in a new loop system but we still don't have the volume. Goodwin thinks we still need to add a tower. Our largest deficiency is water storage. Goodwin recommended to add the 300,000-gallon tower. If we don't move quickly, we are not able to meet their flow and they would build a 250,000-water storage facility or we could ask them to build a 300,000-gallon tower that the Village could take over. This is currently being looked into by Project Mallard. They are aware that this is being discussed this evening. Melby asked if it was on their property would it be far enough South and yes it would be ok. This is where everything was modeled from. All in for a 250,000-gallon tank would be about $2,000,000 but the price of steel and availability could come into play. Kapaun asked about how this would work if Project Mallard built the tower. Goodwin said it would still be reviewed to meet Village standards. The advantage with them building this is that PSC would have to be involved which is a sic to nine-month process which we cannot do. Moeri said that this would be called out in the Developer's Agreement which would breakout the cost share. To upgrade to a 300,000-gallon tank is only $250,000 more but will take us further into the future. There are high elevations south of the freeway but it is the cost to go under the freeway that makes it more expensive. The only way to make it happen is to use the property that you have and use a booster station in the future if needed. The second tower would still be needed for the booster station to work. New well would be needed at the price of $1,600,000 and a loop would be and additional $2,000,000. Weiss asked that instead of a revenue share could we ask them to pay for this. Goodwin said that Sean Lentz has been involved with establishing a new TID district. We really need to see this piece before we know what will happen. We are waiting for the evaluation of this property to see what advantages this would be for the Village. Melby asked if the two wells would be able to fill both tanks and Goodwin said this is hard to predict. Kapaun asked what kind of recommendation we would make if we did not have this new business in front of us. Goodwin added that there are impact fees that are sitting that could help with this project cost. Moeri added that we need to look at fire department flows and need to be brought into this equation. Weiss said that the main reason some of the residents that are here want this to be a bedroom community and is this what we want it to be or do we want this growth. Moeri added that he has been on the board for many years and the older part of town is going away. There are people that live here because of this. Weiss thinks that the residents of the Rolling Meadow neighborhood are still wanting to live in a bedroom community. Weiss asked why we spent months on the comprehensive plan and Moeri said that we are planning for the future when there is no Village or Township but a joint community. Waughtal thinks the water and sewer looks feasible. With the 20% this would help this progress. We saw a couple new businesses come in a couple of years which means there is no waiting to see what will come in. Waughtal is happy that they are looking at Roberts but there is less risk than when we started our first TID. TID #4 is looking to consist of the land between 130th Street and 70th Avenue. Weiss added the intersection of Manning and 494 has a proposed warehouse site by this same company. They have been working with Woodbury for a year and a half now. They left and came back. Moeri added that we cannot make judgement on what they are doing elsewhere.

Recommend moving forward with the 300,000-gallon water tower contingent on Project Mallard moving forward coming into the Village by Kapaun, but discussion continued on what we are asking for from Goodwin with making sure that we are specific to what we are looking for since they are on a tight schedule. Dakovich added that the timeline he is comfortable with the 250,000-gallon water tower but Goodwin added that this does not get the flow. By adding the larger tower, we can put the well off for three to ten years.

**Recommendation for water system improvements, including a new 300,000-gallon water tower, and approach:**

**Plan Commission**: Motion to proceed with the 300,000-gallon water tower contingent on Project Mallard moving forward by Kapaun, seconded by Weiss. Roll call: Weiss – yes, Melby – yes, Johnson – yes, LaMirande – yes, Moeri – yes, Kapaun – yes. Motion carried.

**Public Works**: Motion to proceed with the 300,000-gallon water tower contingent on Project Mallard moving forward by Waughtal, seconded by Dakovich. Roll call: Waughtal – yes, Soltis – yes, Hall – yes, Melby – yes, Moeri – yes, Dakovich – yes. Motion carried.

Motion to adjourn at 7:25 Pm by Dakovich, seconded by Kapaun. Motion carried.

Megan Dull
Village Clerk

Barb Newton
Deputy Clerk