

Village of Roberts

Special Plan Commission Meeting with Warren Township Plan Commission

Thursday, June 10, 2021

Village of Roberts

Present: Steve Melby, Jerry Weiss, Cheryl Johnson, Willard Moeri, Katy Kapaun, Ethan LaMirande,

Absent: Helen Radke

Warren Township:

Henry Nechville, Rick Graf, Debbie Delander, Grace Hoyer, Michelle Aho

Guest: Angi Goodwin - Ayres, Nick Vivian - Eckberg Lammers, Lindsey Kohls - Bakke Norman Law Office, Dan Mueller - Ryan Companies, Peter Tharp, Mike Rutan – Roberts/Warren Fire, Kevin Soltis, Glenn Hall, Deina Shirmer – Town of Warren

Special Meeting with Warren Township Plan Commission:

Meeting was called to order at 7:30 PM by Moeri.

Goodwin gave a brief background as to why we are meeting. There is a proposed warehouse facility that is requiring a change to the future land use map and we are looking to update the plan to be consistent with what the facility is asking for. The old plan is dated from 2007 and has not been complied with completely over the years. Made sense to get the groups together to discuss. The other change was getting rid of the Highway 65 arterial. Years ago, but we have not updated the comprehensive plan to reflect this change. There were other little updates over the years that were updated on the map.

The project that is being proposed before the village is a large warehouse district. Industrial is proposed fairly close to some proposed residential areas. This can work as a planning document as long as there is proper screen and bigger setbacks. This is not unusual to see industrial next to residential this just needs to work well side by side. Nick Vivian from Eckberg and Lammers is an attorney that is representing Ryan Companies and Project Mallard. Nick added that it is important to discuss that there were lots of questions regarding site plan but from a planning perspective there are certain steps that have to be taken to allow the project to even move forward. The comprehensive plan guides everything that happens from a land use perspective, you have a future land use map of what you would like to see happen in the municipality. In order to meet the zoning with the uses that come, sometimes the map needs to be changed to meet the needs of what is trying to come in. The concept was not to talk about the Project Mallard details but do you support changing the land use map so that Project Mallard can come to this site. It is important that everyone understands the pieces of this but they all go in tandem to make sense of how we move forward. There are two big changes. One is the elimination of removing the Highway 65 arterial and the second, if we are comfortable with the industrial use pushing South more. Moeri added that the Comprehensive Plan is meant to be updated every 10 years and we have not done this. This is really two-fold and maybe the Township has some changes that need to be made. Weiss asked if Project Mallard does not come in does it revert back and it does not. Goodwin said we can add residential if we wanted to this area. We could consider making them all three colors meaning it didn't matter what went into this area. Kapaun said it would make sense that this could be more commercial/industrial instead of adding residential.

Rick Graf asked where Project Mallard is going and Goodwin explained what Project Mallard is. Question was asked what the future lots would be and they are bringing them in as industrial but we are not sure if they will be commercial or industrial but zoning can be changed. Discussed the traffic impact study that is being done with DOT and how this will impact traffic. Average number of trips per day will be 1,600 per day but in November to January this is up to 2,500 trips per day. If this property was compared to housing this would be 9,000 trips per day. Delander asked what percentage of trucks verses cars. Study is being worked on currently with information being provided in the next month. Weiss asked for clarification on the numbers of trip traffic but Weiss said the difference is between day one traffic. This would be from day one of the new business where the other is over time. Kapaun added that this traffic would be spread out since it is shifts. Overall is traffic up or down in this area with the new bridge going in? Could the DOT answer this for us? Vivian added that when you think about commercial development and you think of trip traffic and use on water systems and the mitigation that is going to be done with runoff, there are enhancements that will be done with this development. Goodwin added about the semi-truck traffic and Goodwin thinks it would be 130 for truck traffic. Delander asked if the traffic from 1880 will add to this and that is 16 trucks per day. Aho asked if the semi traffic will go right to 94 since this impact's other areas? Moeri liked that this is a very clean operation with no outside storage because everything will be under the roof. Delander asked about the number of employees hired, what will this do to our schools and have they been involved. Delander added that there should be some expectations that we can see. Vivian added that the benefits of this project are tax revenue, Highway 65 improvements, 700 – 800 good paying jobs coming to the community with the hope of adding to local business income, and also new homes. But there are also challenges as well. Weiss asked about the Woodbury and this project and if this is the same company where are they getting workers from? Dan Mueller from Ryan Companies discussed that these are two separate projects from Woodbury to this project. The Oakdale sourcing is not known but at the right time they can share the wages, building value, with a robust benefit package. Hoyer added that them coming from Woodbury to here is nothing as far as the commute but if you have people moving out to the area that will impact the roads and maybe also a runoff issue with Twin Lakes. Solid concrete runoff will create more of an issue to the Twin Lakes. Goodwin asked if we are ok with any industry with this site? Discussed stormwater submittals. Goodwin said no matter what this site is there are still requirements that need to be met. The Site Plan has not been reviewed for how stormwater will flow to the lakes. If industrial is not included for this area, this project would go away. Delander wished there was more time to discuss this so that they could think about this more. Aho asked who is pushing this forward so fast? This still can be reviewed and developed even if Project Mallard goes in. Bill Derrick is aware of this project and so is Ed Forletti since they own other land in this area. If we add industrial to this map it allows Project Mallard to move forward with the understanding that the Village still has final say in what happens. Kapaun thinks to add industrial use for this parcel is appropriate for this area. Weiss disagrees with this and everything North of the Airtech building should be residential. Weiss asked if anyone can guarantee that vans, drones, etc. cannot come from this site? This is all part of the Village control. Hoyer said the hardest part is knowing that the 2007 map was worked on hard and this one was given two days ago. And this is where the issue is. Nothing was changed broadly. We updated our map to what is there and what we were proposing. This would give the opportunity to move forward with the project but then take time to walk through the land uses and look at the whole plan. Warren would like a week to review. Aho added that it looks like we need to look at the traffic and what makes sense. There has not been the time for this to happen. Would be appreciated to approach to move this forward. Potentially keeps this on schedule. Goodwin asked if the Plan Commission wanted to discuss how they felt about the proposal. Weiss asked if this could move to a referendum so that the village residents can have a say on this and this is not an

option. Johnson and LaMirande are both in support of this also becoming either residential, commercial or industrial.

Village:

Motion to approve Resolution 2021-5 as read to add industrial use for the parcels specified for the Mallard Project and removing the Highway 65 arterial by Kapaun, seconded by Johnson. Roll call: Weiss - no, Melby - yes, Johnson - yes, Moeri - yes, LaMirande - yes, Kapaun - yes. Motion carried.

Motion to rescind the motion that was approved previously by Kapaun, seconded by Johnson. Roll call: Weiss - no, Melby - yes, Johnson - yes, Moeri - yes, LaMirande - yes, Kapaun - yes. Motion carried.

Motion to approve Resolution 2021-5 as read with exception that only industrial use for the parcels specified for the Mallard Project and removing the Highway 65 arterial by Kapaun, seconded by Johnson. Roll call: Weiss - no, Melby - yes, Johnson - yes, Moeri - yes, LaMirande - yes, Kapaun - yes. Motion carried.

Warren Township:

Motion to approve Resolution as read with arterial taken out and industrial added to the parcel specifically for Project Mallard by Hoyer, seconded by Delander. Roll call: Graf - no, Nechville - no, Delander - no, Hoyer - no, Ayo - no. Motion denied.

Motion to adjourn the joint meeting at 9:55 pm by Delander, seconded by Aho. Motion carried.

Megan Dull
Village Clerk

Village of Roberts Plan Commission:

Building Inspectors Report: there was not one in the packet.

Review and recommend of the following Ordinance Changes:

Amend Sec. 70-227 Signs in business, industrial and institutional zoning districts:

Goodwin discussed the table that was in the packet. The orange items were variances given over the years by the Village. Ayres recommends that this stays the same. We are looking to change the items in green not only for Project Mallard but also other projects that are on the table. Weiss asked what Project Mallard has in mind for the two lots and at this time we don't know. Commission agrees that this can be passed to the village attorney to draft the changes.

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.

Current building height for our ordinance is 35 feet. Rutan said that this was put in with over 35 feet or 3,500 per flow this is when ISO deems you need a ladder truck. Currently they cannot reach a building over 20 feet. The reality of this is with growth the Village will need a ladder truck. Would hate to get a ladder truck and it not be the correct size. We need to plan for the future. Recommendation would be to modify industrial zoning to be up to 45 feet. Anything from 45 to 60 feet would require enhanced building or site design to offsite the visual impacts of the building. This can be passed to the village attorney to draft changes.

Amend Sec. 70-127 M-2 Light Industrial District Permitted Use

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.

Motion to approve the removal of the future Highway 65 bypass from 70th Avenue to 130th Street by Kapaun, seconded by Johnson. Roll call: Weiss – yes, Johnson – yes, Moeri – yes, Melby – yes, Kapaun – yes, LaMirande – yes. Motion carried.

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.

This is for the property South of the Senior Housing Building out to Airtech. Motion to approve Preliminary CSM contingent on review comments by Kapaun, seconded by Melby. Motion carried.

Discussion/approval of Preliminary CSM for Ryan Companies US, INC 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.

This is to create a pond for the Village. This is where the street runoff from Cherry Lane will go. This will need a deed to the Village. Weiss asked if we have to take over this pond? Why can't we just expand the two ponds behind Airtech? Motion to approve the Preliminary CSM for Ryan Companies for Outlot 1 based on Ayres review comments by Johnson, seconded by LaMirande. Motion carried with Weiss voting no.

Review and recommend the rezoning request for Ryan Companies US, INC, c/o Eckberg Lammers SC for XXX Highway 65, Village of Roberts from B-3 General Business to M-2

This was not acted upon.

Other Business:

Weiss asked who takes care of the businesses that do not follow their business plan of operation? His example is Automan on Main Street. There are 21 cars parked at Automan. Moeri stated that this would be him. Moeri will take care of it.

Motion to adjourn at 10:35 PM by Kapaun, seconded by Melby. Motion carried.

Megan Dull
Village Clerk