

MEETING NOTICE
VILLAGE OF ROBERTS
Special Plan Commission Meeting
At the Village of Roberts
107 E. Maple Street
Thursday, August 26, 2021 6:00 PM

1. Call to Order
2. Proper Notification
3. Open Public Hearing regarding the proposed text amendments to the following Village of Roberts Ordinances:
 - To amend Section 70-127(5)a., and 70-128(5)a to amend the Building height and size for M-2 Light Industrial District and M-3 General Industrial District
 - To amend Section 70-8 to amend the definition of fence (common) and to add the definition of Fence, security to section 70-8.
 - To amend Section 70-127 to add Permitted principal use (1)f to the M-2 Light Industrial District.
 - To amend Section 70-42(f) Accessory use and structure setbacks requirements to amend the height of security fences in Institutional Districts
 - To amend Section 70-227 (5) – Wayfinding Signs, 70-227 (10) – Projecting and Ground Signs and 70-227 (11) and Wall Signs
4. Close Public Hearing concerning the proposed text amendments.
5. Open Public Hearing regarding the Rezoning request for property owned by Crane I Holdings, LLC from B-3 General Business to M-2 Light Industrial for the property located at xxx Highway 65, Roberts, WI.
6. Close Public Hearing for rezoning request for Crane I Holdings, LLC.
7. Review/recommend the following Code Amendments to the Village of Roberts:
 - Ordinance #4-2021 to amend Section 70-127(5)a., and 70-128(5)a to amend the building height and size for M-2 Light Industrial and M-3 General Industrial Districts.
 - Ordinance #5-2021 to amend Section 70-8 to amend the definition of fence (common) and to add the definition of Fence, security to section 70-8
 - Ordinance #6-2021 to add Permitted principal use to add (1)f to the M-2 Light Industrial District
 - Ordinance #7-2021 to amend Section 70-42(f) Accessory use and structure setbacks requirements to amend the height of security fences in Institutional Districts
 - Ordinance #8-2021 to amend Section 70-227(5) – Wayfinding signs, Section 70-227(10) – Projecting and ground sign and 70-227(11) – Wall signs.
8. Review/recommend to rezone the property owned by Crane I Holdings, LLC from B-3 General Business to M-2 Light Industrial for property located at xxx Highway 65, Roberts.
9. Adjournment

Megan Dull
Village Clerk

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/301145317>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 877 309 2073

- One-touch: <tel:+18773092073,301145317#>

United States: +1 (646) 749-3129

- One-touch: <tel:+16467493129,301145317#>

Access Code: 301-145-317

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

NOTICE VILLAGE OF ROBERTS PUBLIC HEARING

Notice is hereby given of a public hearing to be held by the Village of Roberts Plan Commission on Thursday, August 26, 2021 at 6:00 PM at the Roberts Village Hall.

The purpose of the hearing is to seek public input on the following Code amendments:

To amend Section 70-8 of the Zoning Code of the Village of Roberts to amend the definition of Fence to read:

Fence, common, means any wooden, masonry, concrete, or plastic fence or structure or a densely planted hedge or other living plant material intended to enclose an open space, intended as a visual or audible screen device, or intended for aesthetic ornamentation, which is at least six feet in length, more than two feet in height measured at the nearest street curb, and no more than six feet in height in residential and agricultural districts, nor more than eight feet in height in other districts.

To add the definition of Fence, security, to Section 70-8 and shall read as follows:

Fence, security, means any fence or structure intended to enclose an open space for purposes of safety, security, or confinement, which is at least six feet in length and meets the requirements specified in Section 70-42 of this Code.

To amend Section 70-42(f) of the Zoning Codes of the Village of Roberts to amend the height of security fences in institutional districts to read as follows:

- (f) Security fences are permitted on the property lines in all districts except residential districts and shall not exceed twelve feet in height in institutional districts and eight feet in height in all other districts, and shall be of an open type similar to chain link, woven wire or wrought iron fencing unless otherwise approved or required by the plan commission for visual screening. Landscaping and vegetation are exempt from the yard requirements of this chapter except where traffic vision is involved.

To amend Section 70-127(5)a. and Section 70-128(5)a. of the Zoning Codes of the Village of Roberts to amend the Building height and size to read as follows

Section 70-127(5)a.:

(5) Building height and size.

- a. No principal building or parts of a principal building (excluding mechanical equipment) and shall exceed 45 feet in height unless the principal building and/or its site include enhanced building or site design as approved by the Plan Commission. Enhanced building or site design includes, but is not limited to, additional setbacks requirements, additional landscaping, building design that breaks up the façade of the principal building, or use of higher quality building materials. If the principal building or its site include enhanced building or site design, the height of the principal building or parts of such building shall be up to 60 feet.

Section 70-128(5)a.:

(5) *Building height and size.*

- a. No principal building or parts of a principal building (excluding mechanical equipment) shall exceed 45 feet in height unless the principal building or its site include enhanced building and/or site design as approved by the Plan Commission. Enhanced building or site design includes, but is not limited to, additional setbacks requirements, additional landscaping, building design that breaks up the façade of the principal building, or use of higher quality building materials. If the principal building or its site include enhanced building or site design, the height of the principal building or parts of such building shall be up to 60 feet.

70-127(1) of the Municipal Code of the Village of Roberts to add the following to the M-2 Light Industrial District.

(1) *Permitted principal uses.*

- f. Enclosed distribution centers providing for the receiving, sorting, storing, assembling and shipping of wholesale and retail goods including e-commerce (other than chemical, flammable liquid, gaseous, vaporous, or explosive substances) provided that no retail customer pick up or in person sales shall be conducted on the premises.

To amend Sections 70-227(5), 70-227(10) and 70-227(11) of the Municipal Code of the Village of Roberts to amend Wayfinding signs, Projecting and ground signs, and Wall sign requirements

Copy of these proposed amendments are available upon request by contacting Megan Dull at the Roberts Municipal Clerk's Office at 715-749-3126.

Megan Dull
Village Clerk/Treasurer

Posted By: MD

8/11/21 Village Hall
8/11/21 Roberts Café
8/10/21 Hazel Mackin Library
— Village of Roberts Website
— Village of Roberts Facebook Page
8/12 & 8/19 Newspaper - sent 8/16
— Muni-code

VILLAGE OF ROBERTS

ORDINANCE NO. 4 - 2021

**AN ORDINANCE AMENDING THE MUNICIPAL CODE FOR
THE VILLAGE OF ROBERTS, WISCONSIN**

The Village Board of the Village of Roberts, Wisconsin hereby ordains Sections 70-127(5)a., and 70-128(5)a., of the Municipal Code of the Village of Roberts, Wisconsin, are amended to read as follows:

Section 70-127(5)a.:

(5) Building height and size.

- a. No principal building or parts of a principal building (excluding mechanical equipment) and shall exceed 45 feet in height unless the principal building and/or its site include enhanced building or site design as approved by the Plan Commission. Enhanced building or site design includes, but is not limited to, additional setbacks requirements, additional landscaping, building design that breaks up the façade of the principal building, or use of higher quality building materials. If the principal building or its site include enhanced building or site design, the height of the principal building or parts of such building shall be up to 60 feet.

Section 70-128(5)a.:

(5) Building height and size.

- a. No principal building or parts of a principal building (excluding mechanical equipment) shall exceed 45 feet in height unless the principal building or its site include enhanced building and/or site design as approved by the Plan Commission. Enhanced building or site design includes, but is not limited to, additional setbacks requirements, additional landscaping, building design that breaks up the façade of the principal building, or use of higher quality building materials. If the principal building or its site include enhanced building or site design, the height of the principal building or parts of such building shall be up to 60 feet.

Adopted by the Village Board on _____, 2021.

VILLAGE OF ROBERTS

By: _____
Willard Moeri, President

Attest: _____
Megan Dull, Village Clerk

Published: _____, 2021

VILLAGE OF ROBERTS

ORDINANCE NO. 5 - 2021

**AN ORDINANCE AMENDING THE MUNICIPAL CODE FOR
THE VILLAGE OF ROBERTS, WISCONSIN**

The Village Board of the Village of Roberts, Wisconsin hereby ordains Section 70-8 of the Municipal Code of the Village of Roberts, Wisconsin, is amended as follows:

The definition of Fence, common, shall be amended to read as follows:

Fence, common, means any wooden, masonry, concrete, or plastic fence or structure or a densely planted hedge or other living plant material intended to enclose an open space, intended as a visual or audible screen device, or intended for aesthetic ornamentation, which is at least six feet in length, more than two feet in height measured at the nearest street curb, and no more than six feet in height in residential and agricultural districts, nor more than eight feet in height in other districts.

The definition of Fence, security, shall be added to Section 70-8 and shall read as follows:

Fence, security, means any fence or structure intended to enclose an open space for purposes of safety, security, or confinement, which is at least six feet in length and meets the requirements specified in Section 70-42 of this Code.

Adopted by the Village Board on _____, 2021.

VILLAGE OF ROBERTS

By: _____
Willard Moeri, President

Attest: _____
Megan Dull, Village Clerk

Published: _____, 2021

VILLAGE OF ROBERTS

ORDINANCE NO. 6 - 2021

AN ORDINANCE AMENDING THE MUNICIPAL CODE FOR THE VILLAGE OF ROBERTS, WISCONSIN

The Village Board of the Village of Roberts, Wisconsin hereby ordains Sections 70-127(1) of the Municipal Code of the Village of Roberts, Wisconsin, is amended to read as follows:

Sec. 70-127. – M-2 Light Industrial District.

(1) Permitted principal uses.

- a. Establishments for the wholesale of goods and materials (other than chemical, flammable liquid, gaseous, vaporous, or explosive substances) where such goods or materials are temporarily stored inside a building or within an open area attractively and effectively visually screened from public streets, roads, or highways and adjacent nonindustrial uses and where the individual goods or materials are not reduced in size or basically changed in character.
- b. Storage buildings or yards for commercial or industrial goods and materials (other than chemicals, flammable liquids, and gaseous, vaporous, or explosive substances) where such goods or materials are temporarily stored inside a building or within an open area attractively and effectively visually screened from public streets, roads, or highways and adjacent nonindustrial uses, and where the individual goods or materials are not reduced in size or basically changed in character.
- c. All use involving the manufacture of goods within the confines of a building and in which any smoke, noise, dust, flash, liquid, or odor produced in the manufacturing process is either not produced or is confined within the building.
- d. All uses involving the fabrication of materials within the confines of a building and in which any smoke, dust, flash, liquid, noise, or odor produced in the fabrication process is either not produced or is confined within the building.
- e. All uses involving the provision of a service which is either manufacturing or fabrication related and not permitted in business districts, confined within a building, and in which any smoke, dust, flash, heat, noise, liquid or odor produced by such service uses is either not produced or is confined within the building.
- f. Enclosed distribution centers providing for the receiving, sorting, storing, assembling and shipping of wholesale and retail goods including e-commerce (other than chemical, flammable liquid, gaseous, vaporous, or explosive substances) provided that no retail customer pick up or in person sales shall be conducted on the premises.

Adopted by the Village Board on _____, 2021.

VILLAGE OF ROBERTS

By: _____
Willard Moeri, President

Attest: _____
Megan Dull, Village Clerk

Published: _____, 2021

VILLAGE OF ROBERTS

ORDINANCE NO. 7 - 2021

**AN ORDINANCE AMENDING THE MUNICIPAL CODE FOR
THE VILLAGE OF ROBERTS, WISCONSIN**

The Village Board of the Village of Roberts, Wisconsin hereby ordains Section 70-42(f) of the Municipal Code of the Village of Roberts, Wisconsin, is amended to read as follows:

Sec. 70-42. Accessory use and structure setback requirements.

- (f) Security fences are permitted on the property lines in all districts except residential districts and shall not exceed twelve feet in height in institutional districts and eight feet in height in all other districts, and shall be of an open type similar to chain link, woven wire or wrought iron fencing unless otherwise approved or required by the plan commission for visual screening. Landscaping and vegetation are exempt from the yard requirements of this chapter except where traffic vision is involved.

Adopted by the Village Board on _____, 2021.

VILLAGE OF ROBERTS

By: _____
Willard Moeri, President

Attest: _____
Megan Dull, Village Clerk

Published: _____, 2021

VILLAGE OF ROBERTS

ORDINANCE NO. 8 - 2021

AN ORDINANCE AMENDING THE MUNICIPAL CODE FOR THE VILLAGE OF ROBERTS, WISCONSIN

The Village Board of the Village of Roberts, Wisconsin hereby ordains Sections 70-227(5), 70-227(10), and 70-227(11) of the Municipal Code of the Village of Roberts, Wisconsin, are amended to read as follows:

Sec. 70-227(5):

(5) Wayfinding sign.

a. Business and Institutional Zoning Districts

1. Permit required: Yes;
2. Sign size: Maximum ten square feet per sign;
3. Property allowance: Maximum eight signs per property;
4. Height: Maximum ten feet above street centerline;
5. Distance from other signs: Minimum ten feet;
6. Side yard setback: Minimum ten feet;
7. Public right-of-way: Cannot extend into;
8. Illumination: Allowed, see section 70-231.

b. Industrial Zoning Districts

1. Permit required: Yes;
2. Sign size: Maximum twenty square feet per sign;
3. Property allowance:
 - i. For sites up to twenty acres, maximum ten signs per property;
 - ii. For sites between twenty and eighty acres, maximum twenty signs per property;
 - iii. For sites over eighty acres, maximum sixty signs per property;
4. Height: Maximum ten feet above street centerline;
5. Distance from other signs: Minimum ten feet;
6. Side yard setback: Minimum ten feet;
7. Public right-of-way: Cannot extend into;
8. Illumination: Allowed, see section 70-231.

Sec. 70-227(10):

(10) Projecting and ground sign.

a. Business and Institutional Zoning Districts

1. Permit required: Yes;

2. Sign size:
 - i. Maximum 100 square feet per sign;
 - ii. Along the Interstate Highway 94 (I-94) Corridor, maximum 500 square feet per sign;
 3. Property allowance: Maximum one sign per street frontage;
 4. Height:
 - i. Maximum 35 feet above street centerline;
 - ii. Along the I-94 Corridor, maximum 75 feet above I-94 centerline;
 5. Distance from other signs: Minimum 150 feet;
 6. Side yard setback: Minimum 50 feet;
 7. Public right-of-way: Cannot extend into;
 8. Illumination and Electronic Signs: Allowed, see section 70-231;
 9. Other requirements: Advertising signs meeting the above requirements are allowed on properties, but such signs must be for businesses on-premises.
- b. Industrial Zoning Districts
1. Permit required: Yes;
 2. Sign size:
 - i. Maximum 150 square feet per sign;
 - ii. Along the Interstate Highway 94 (I-94) Corridor, maximum 500 square feet per sign;
 3. Property allowance:
 - i. For buildings with up to 500 lineal feet of building façade, maximum of one sign per street frontage;
 - ii. For buildings with more than 500 lineal feet but less than 1,000 lineal feet of building façade, maximum of two signs per street frontage;
 - iii. For buildings with 1,000 or more lineal feet of building façade, maximum of three signs per street frontage;
 4. Height:
 - i. Maximum 35 feet above street centerline;
 - ii. Along the I-94 Corridor, maximum 75 feet above I-94 centerline;
 5. Distance from other signs: Minimum 150 feet;
 6. Side yard setback: Minimum 50 feet;
 7. Public right-of-way: Cannot extend into;
 8. Illumination and Electronic Signs: Allowed, see section 70-231;
 9. Other requirements: Advertising signs meeting the above requirements are allowed on properties, and one sign per property may be a sign regarding businesses off-premises.

Sec. 70-227(11):

(11) Wall sign.

a. Business and Institutional Zoning Districts

1. Permit required: Yes;
2. Sign size: Maximum two square feet per lineal foot of building façade and up to 100 square feet;
3. Property allowance: Maximum one per street frontage;
4. Height: Not applicable;
5. Distance from other signs: Not applicable;
6. Side yard setback: Not applicable;
7. Public right-of-way: Not applicable;
8. Illumination and Electronic Signs: Allowed, see section 70-231;
9. Other requirements: Must be placed on or against the exterior wall, not extend less than one foot out from the building wall and not extend above the ceiling of the top floor of the building.

b. Industrial Zoning Districts

1. Permit required: Yes;
2. Sign size: Maximum two square feet per lineal foot of building façade and up to 300 square feet;
3. Property allowance:
 - i. For buildings with up to 500 lineal feet of building façade, maximum of one sign per street frontage;
 - ii. For buildings with more than 500 lineal feet but less than 1,000 lineal feet of building façade, maximum of two signs per street frontage;
 - iii. For buildings with 1,000 or more lineal feet of building façade, maximum of three signs per street frontage;
4. Height: Not applicable;
5. Distance from other signs: Not applicable;
6. Side yard setback: Not applicable;
7. Public right-of-way: Not applicable;
8. Illumination and Electronic Signs: Allowed, see section 70-231;
9. Other requirements: Must be placed on or against the exterior wall, not extend less than one foot out from the building wall and not extend above the ceiling of the top floor of the building.

Adopted by the Village Board on _____, 2021.

VILLAGE OF ROBERTS

By: _____
Willard Moeri, President

Attest: _____
Megan Dull, Village Clerk

Published: _____, 2021

**NOTICE
Village of Roberts
Public Hearing**

Notice is hereby given of a public hearing to be held by the Village of Roberts Plan Commission on Thursday August 26, 2021 at 6:00 PM at the Roberts Village Hall.

The purpose of the hearing:

To rezone property owned by Crane I Holdings, LLC from B-3 General Business to M-2 Light Industrial for property located at xxx Highway 65, Roberts, Wisconsin. The legal description of said properties are as followed:

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 Outlot 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. Parcel #176-1086-20-076

Petitioner: Ryan Companies c/o Eckberg Lammers, P.C.

Megan Dull
Village Clerk/Treasurer

Published

Posted By: MD

<u>8/11/21</u>	Village Hall
<u>8/11/21</u>	Roberts Café
<u>8/10/21</u>	Hazel Mackin Library <i>emailed</i>
<u> </u>	Village of Roberts Website
<u> </u>	Village of Roberts Facebook Page
<u>8/12/21</u>	Newspaper sent <i>8/16</i>
<u> </u>	Muni-code



VILLAGE OF ROBERTS

Applicant's Name: <u>Ryan Companies US, Inc. c/o Eckberg Lammers SC</u>		Telephone No. <u>715 410.1032</u>
Address: <u>430 Second Street</u>		Fax No.
Property Owner: <u>Crane I Holdings, LLC</u>		Telephone No.
Address: <u>1505 Highway 65, New Richmond, WI 54016</u>		Fax No.
Request for: Zoning District Change (\$75) ☒ Certified Survey Map Approval (\$75) Special Use Permit (\$75) Board of Appeals (\$100) Conditional Use Permit (\$100) Other _____ Above may include advertising costs.		
Status of Applicant: Owner <u>Agent</u> Buyer Other		
Present Zoning: <u>B-3 General Business</u> Zoning Requested: <u>M-2 Light Industrial</u>		
Uses Proposed: <u>General Warehouse</u>		Acreage(s): <u>29.3</u>
Location:		
Parcel I.D. Number <u>~~176~~ 176-1086-20-076</u>		
Legal Description: <u>XXX Highway 65, Village of Roberts</u> (Attach legal if needed) <u>Legal Description is Attached</u>		
The undersigned applicant or representative, thereof, certifies that he/she is familiar with the State and local code applicable to this request, the procedural requirements of the Village and/or Township, and all other application Village ordinances.		
Signature of Applicant/Representative:		
(print) <u>Nicholas J. Vivian</u>		Date <u>6/8/21</u>
(signature) <u>[Signature]</u>		Date <u>6/8/21</u>
Application received by:		Date
Fees Paid and Date:		
Zoning District Change	\$ _____	Date _____
Special Use Permit	\$ _____	Date _____
Conditional Use Permit	\$ _____	Date _____
Board of Appeals	\$ _____	Date _____
Other	\$ _____	Date _____
6/8/21		



PETITION FOR ZONING MAP
AMENDMENT

TO: Village of Roberts Plan Commission and Village Board

The undersigned do(es) hereby petition the Village Plan Commission and Village Board of the Village of Roberts, St. Croix County, Wisconsin to rezone:

From: B-3 General Business District(s)

To: M-2 Light Industrial District(s)

The following described property: (Include legal description and common description or location. Use supplemental page if necessary). This information can be transmitted electronically also.

Address of Property: xxx Highway 65, Village of Roberts

Parcel I.D. Number: 176-1086-20-076

Dated this 8th day of June, 2021.

See Attached.

Owner of described property

Received at Village Hall _____ Date _____ Fees Paid _____

Created on 10/24/2007 9:32 AM



LEGAL DESCRIPTION - NORTHERLY PARCEL

A Parcel of land located in part of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of 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:

[illegible]

LEGAL DESCRIPTION - SOUTHERLY PARCEL

The North Hall of the Southwest Quarter N 1/2 of SW 1/4 of Section 27, Township 29 North, Range 18 West, Village of Roberts, St. Croix County, Wisconsin, except that portion to the State Highway Commission of Wisconsin in Volume 423, Page 24, 25 as Document No. 284226, and except Certified Survey Map in Volume 25, Page 5813 as Document No. 945912, and except Certified Survey Map in Volume 26, Page 4044 as Document No. 102622, and except property contained in award of damages received as Document No. 1203506.

ALSO:EXCEPT

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

[illegible]

Westwood

PARCEL EXHIBIT

RYAN COMPANIES US, INC.

PROJECT MALLARD

[illegible]

Westwood

Address: 19701 Westwood Drive Suite 4200
Fax: (972) 973-5872
Tel: (972) 973-5150
www.westwood.com

Westwood Packaging Systems, Inc.

IT

PROPERTY OWNER CONSENT

June 3, 2021

TO: The Village of Roberts ("City") and Other Governmental Regulatory Bodies having Jurisdiction Over Land Described Below:

RE: Consent to Development

This Property Owner Consent is intended to inform you that the undersigned fee owners (collectively "Property Owner") of the following described parcels of land ("Land"), hereby consent to the submittals of various approvals, including, without limitation, a TIF District approval, site plan approval, development agreement, certified survey map and rezoning of the Land for the purpose of allowing Ryan Companies US, Inc. ("Ryan") to use and develop the Land for a warehouse facility and related improvements, and to representation by Ryan in those matters described herein:

See attached Exhibit A

Furthermore, in the event the City or any other governmental body having jurisdiction over the Land needs further consent for any matter concerning the warehouse project by Ryan, the Property Owner hereby consents to submission of this letter by the City, governmental agency, or Ryan as formal written consent by Property Owner for such matters.

Crane 1 Holdings, LLC

By:

Its:




EXHIBIT A
Legal Description

THE NORTH HALF OF THE SOUTHWEST QUARTER (N 1/2 OF SW ¼) OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 18 WEST, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN, EXCEPT THAT PORTION TO THE STATE HIGHWAY COMMISSION OF WISCONSIN IN VOLUME 423, PAGES 24-25 AS DOCUMENT NO. 284226, AND EXCEPT CERTIFIED SURVEY MAP IN VOLUME 25, PAGE 5811 AS DOCUMENT NO. 945912, AND EXCEPT CERTIFIED SURVEY MAP IN VOLUME 26, PAGE 6044 AS DOCUMENT NO. 1002221 AND EXCEPT PROPERTY CONTAINED IN AWARD OF DAMAGES RECORDED AS DOCUMENT NO. 1050506.