Notice of Public Hearing Concerning
Adoption of an Ordinance Amending the Joint Comprehensive Plan for the Village of Roberts and the Town Warren
Village of Roberts, St. Croix County, WI

August 17, 2021 at 6:30 p.m.

A public hearing will be held before the Village Board for the Village of Roberts at 6:30 p.m. on August 17 2021 at the Village Hall, located at 107 East Maple Street, Roberts, WI 54023, to considering an ordinance to amend the Joint Comprehensive Plan for the purpose of updating and modifying the future land map incorporated in the plan. A copy of the proposed ordinance and future land use map can be obtained by contacting the Roberts Village Clerk at the Roberts Village Hall.

Following the public hearing, action may be taken to adopt the ordinance at the Village Board meeting scheduled to follow the public hearing.

/s/ Megan Dull
Megan Dull, Village Clerk

MEETING NOTICE
VILLAGE OF ROBERTS
Special Village Board Meeting
6:30 PM
Village Hall
107 E. Maple Street
Tuesday, August 17, 2021

1. Call to Order
2. Proper Notification
3. Open Public Hearing concerning adoption of an ordinance amending the Joint Comprehensive Plan for the Village of Roberts and Town of Warren.
4. Close Public Hearing concerning adoption of an ordinance amending the Joint Comprehensive Plan for the Village of Roberts and Town of Warren.
5. Discussion/approval of Intergovernmental Agreement between the Warren Township and the Village of Roberts.
6. Consider Ordinance 9-2021 to amend the Joint Comprehensive Plan for the purposes of updating and modifying the future land use map incorporated in the Plan.
7. Discussion/approval of Revised 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.
8. Adjourn

Megan Dull
Village Clerk

NORTH

USH 12 /STH 65

STH 65

UNION PACIFIC RAILROAD

110TH STREET

80TH AVENUE

CTH TT

107TH STREET

112TH STREET

VILLAGE LIMITS

STH 65

130TH STREET

70TH AVENUE

IH 94

IH 94

20-YEAR VILLAGE URBAN GROWTH BOUNDARY

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

VILLAGE OF ROBERTS
ST. CROIX COUNTY, WISCONSIN

ORDINANCE NO. 9 - 2021

AN ORDINANCE TO AMEND THE JOINT COMPREHENSIVE PLAN OF THE VILLAGE OF ROBERTS, WISCONSIN, AND TOWN OF WARREN, WISCONSIN

The Village Board of the Village of Roberts, Wisconsin, hereby ordains as follows:

1. Pursuant to §§ 62.23(2), 62.23(3), and 66.1001(4), Wisconsin Statutes, the Village of Roberts is authorized to amend a comprehensive plan as defined in §§ 66.1001(1)(a) and 66.1001(2), Wisconsin Statutes.

2. The joint plan commission of the Village of Roberts and Town of Warren, by a majority vote of the entire commission recorded in its official minutes, adopted a resolution recommending the Village Board and Town Board amend the Future Land Use Map, part of the Village of Roberts/Town of Warren Comprehensive Plan, to remove the Highway 65 by-pass concept and update the land use map to reflect recent developments and proposed land use changes in the Village and adjoining areas.

3. The Village held at least one public hearing on this ordinance, in compliance with the requirements of § 66.1001(4)(d), Wisconsin Statutes.

4. The Village Board of the Village of Roberts, Wisconsin, does, by enactment of this ordinance, formally adopt the amendments to the Future Land Use Map, attached as Exhibit A, pursuant to § 66.1001(4)(c), Wisconsin Statutes.

5. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and the Town Board of the Town of Warren, Wisconsin, and publication as required by law.

Adopted by the Village Board on _____, 2021.

VILLAGE OF ROBERTS

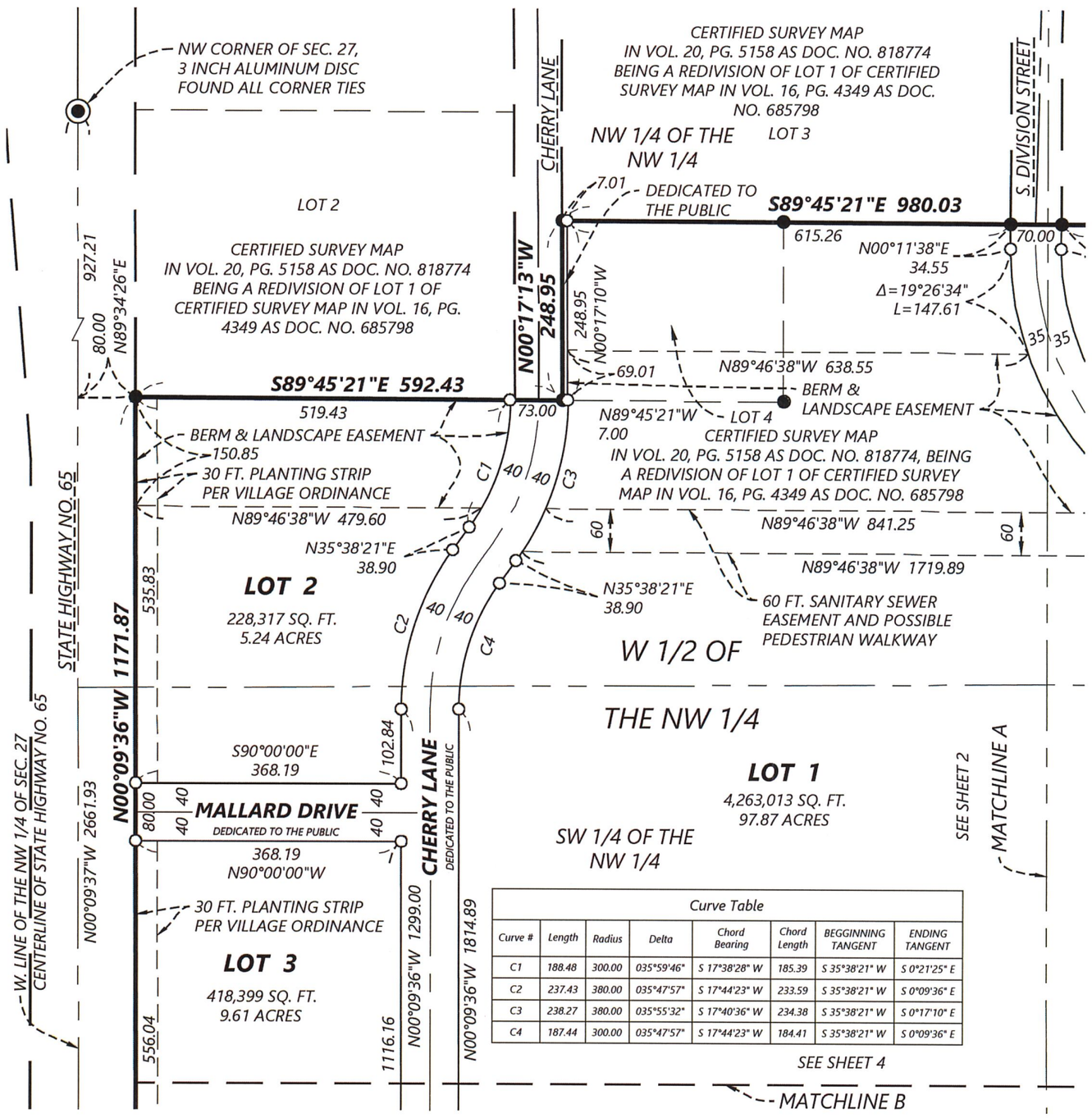
By: _____
Willard Moeri, President

Attest: _____
Megan Dull, Village Clerk

Published: _____, 2021

CERTIFIED SURVEY MAP

LOT 4 OF CERTIFIED SURVEY MAP IN VOLUME 20, PAGE 5158 RECORDED AS DOCUMENT NO. 818774 AND PART OF THE NW 1/4 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 1/2 OF THE SW 1/4, SECTION 27, TOWNSHIP 29 NORTH, RANGE 18 WEST, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN



Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	BEGGINNING TANGENT	ENDING TANGENT
C1	188.48	300.00	035°59'46"	S 17°38'28" W	185.39	S 35°38'21" W	S 0°21'25" E
C2	237.43	380.00	035°47'57"	S 17°44'23" W	233.59	S 35°38'21" W	S 0°09'36" E
C3	238.27	380.00	035°55'32"	S 17°40'36" W	234.38	S 35°38'21" W	S 0°17'10" E
C4	187.44	300.00	035°47'57"	S 17°44'23" W	184.41	S 35°38'21" W	S 0°09'36" E

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

- DENOTES SECTION CORNER MONUMENT OF RECORD
- FOUND 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:

Cherry Lane Property Owner, LLC,
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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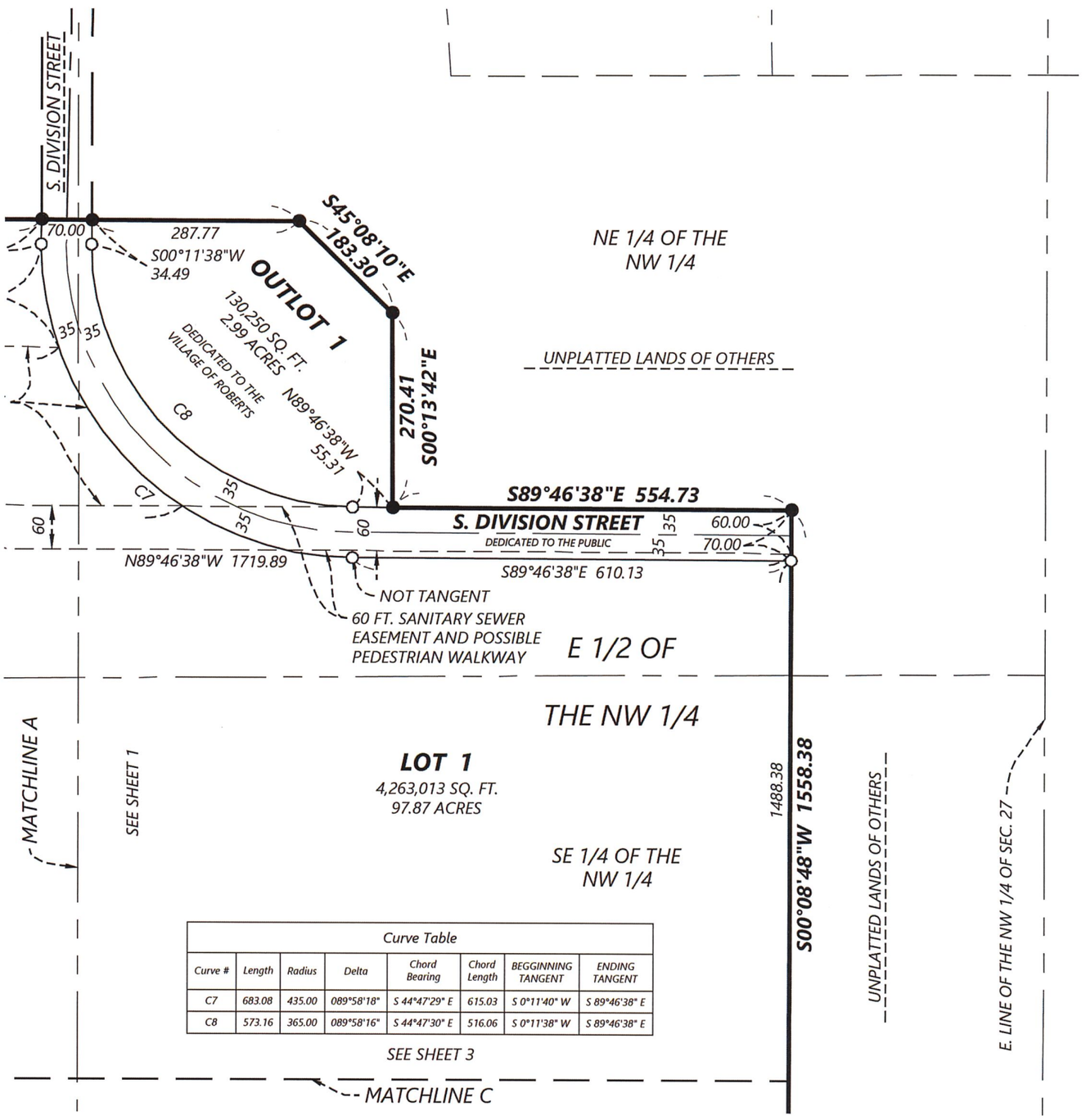

Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	BEGGINNING TANGENT	ENDING TANGENT
C7	683.08	435.00	089°58'18"	S 44°47'29" E	615.03	S 0°11'40" W	S 89°46'38" E
C8	573.16	365.00	089°58'16"	S 44°47'30" E	516.06	S 0°11'38" W	S 89°46'38" E

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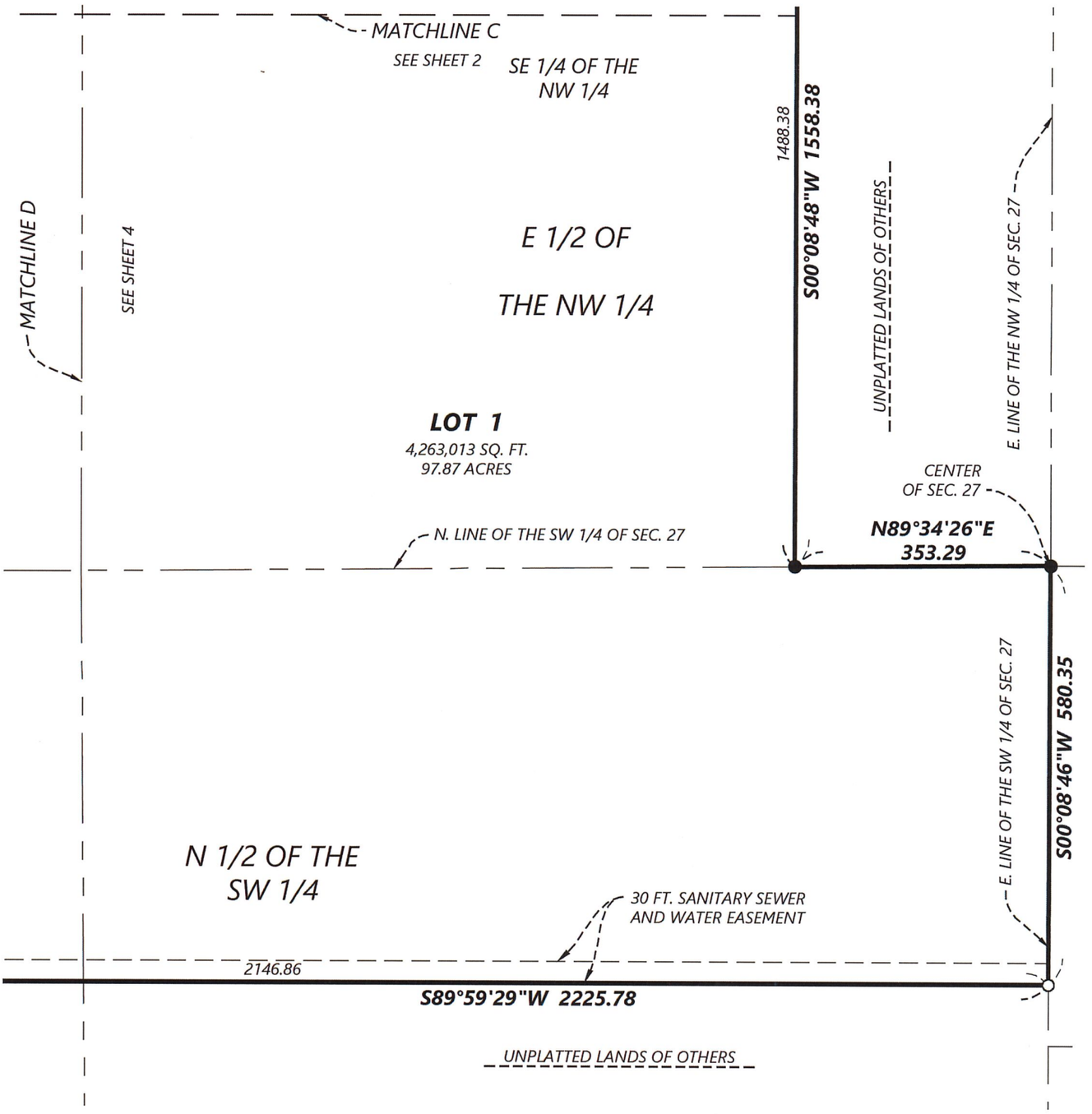

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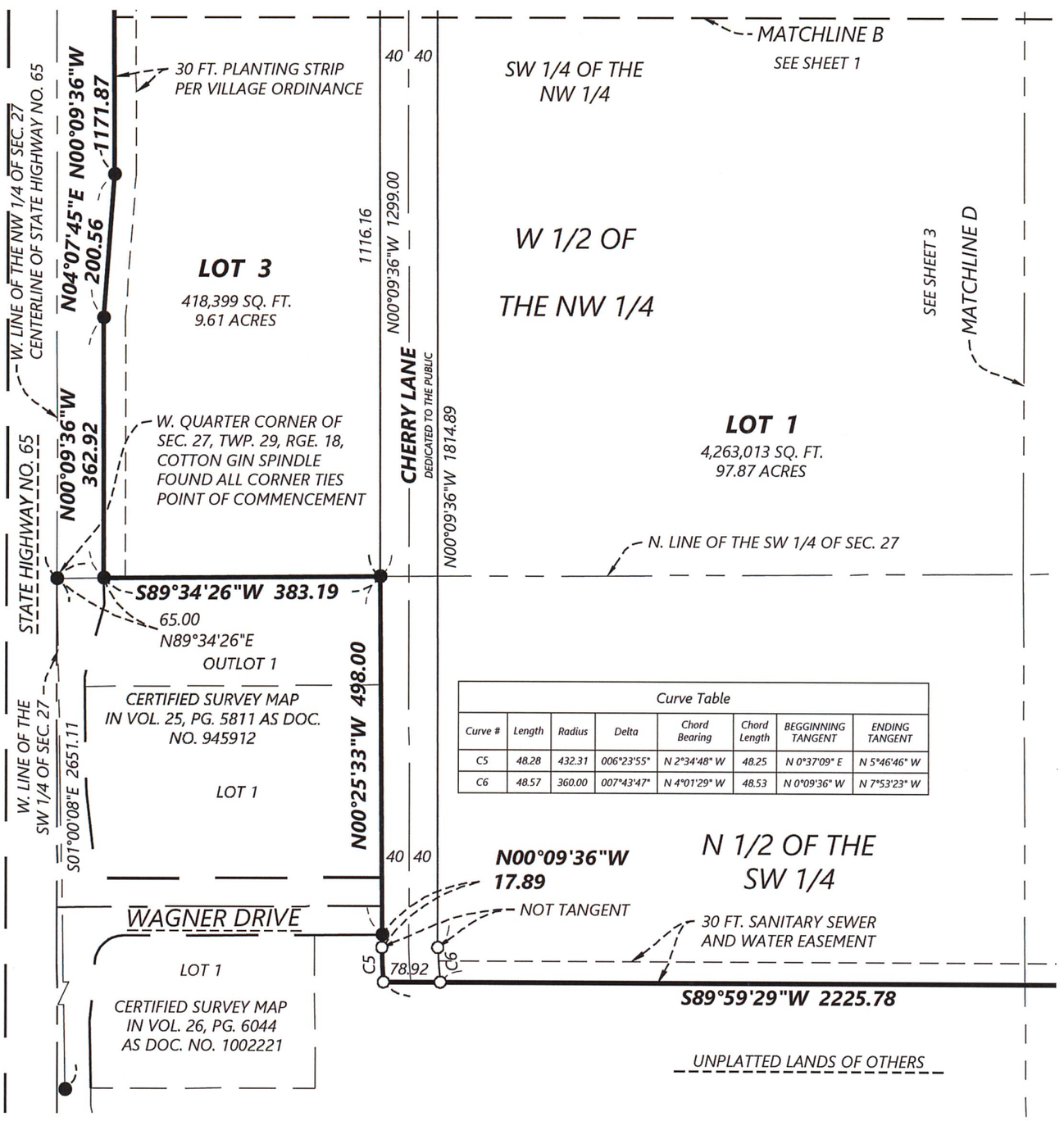

Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	BEGGINNING TANGENT	ENDING TANGENT
C5	48.28	432.31	006°23'55"	N 2°34'48" W	48.25	N 0°37'09" E	N 5°46'46" W
C6	48.57	360.00	007°43'47"	N 4°01'29" W	48.53	N 0°09'36" W	N 7°53'23" W

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SURVEYOR'S CERTIFICATE:

I, Christopher R. Foley, a Registered Wisconsin Land Surveyor, do hereby certify that by the direction of Cherry Lane Property Owner, LLC, I have surveyed, divided and mapped and dedicated 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 west half of Section 27, Township 29 North, Range 18 West, Town of Warren, St. Croix County, Wisconsin, described as follows:

A Parcel of land located in West Half of 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, N00°09'36"W, a distance of 362.92 feet; thence, continuing along said east line, N04°07'45"E, a distance of 200.56 feet; thence, continuing along said east line, N00°09'36"W, a distance of 1171.87 feet to the southwest corner of Lot 2 of that Certified Survey Map recorded in Vol. 20, Pg. 5158, as Doc. No. 818774, St. Croix County Register of Deeds; thence, along the south line of said Lot 2 and the south line of Cherry Lane, S89°45'21"E, a distance of 592.43 feet to the to the southeast corner of Cherry lane and the southwest corner of Lot 4 of said Certified Survey Map recorded in Vol. 20, Pg. 5158, as Doc. No. 818774, St. Croix County Register of Deeds; thence along said east line of Cherry Lane and the west line of said Lot 4, N00°17'13"W, a distance of 248.95 feet to the northwest corner of said Lot 4; thence, along the north line and the easterly extension thereof of said Lot 4, S89°45'21"E, a distance of 980.03 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 1558.38 feet to said east and west quarter line; thence N89°34'26"W along said east and west quarter line, a distance of 353.29 feet to the northeast corner of the Southwest Quarter of said Section 27; thence S00°08'46"E, along the east line said 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, a distance of 498.00 feet to said east west quarter line and to the northeast corner of said Certified Survey Map recorded in Vol. 25, Pg. 5811, as Doc. No. 945912, St. Croix County Register of Deeds; thence, along said north line and said east and west quarter line, S89°34'26"W, a distance of 383.19 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:

Cherry Lane Property Owner, LLC,
533 South Third Street, Suite 100
Minneapolis, MN 55415

Drafted by Barbara J. Yotter

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OWNER'S CERTIFICATE OF DEDICATION

Cherry Lane Property Owner, LLC, a Delaware limited liability company, 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. Cherry Lane Property Owner, LLC 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 Cherry Lane Property Owner, LLC has caused these presents to be signed by _____, its _____, this _____day of _____, 20____.

IN THE PRESENCE OF:

Cherry Lane Property Owner, LLC

_____

_____

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 Cherry Lane Property Owner, LLC, owner, in the Village of Roberts, is hereby approved by the Village Board of Trustees.

_____ _____

Village President *Date*

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

_____ _____

Clerk *Date*

Prepared for and at the request of:

Cherry Lane Property Owner, LLC,
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Minneapolis, MN 55415

Drafted by Barbara J. Yotter

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