

NOTICE
Village of Roberts
Plan Commission Meeting
Thursday, August 5, 2021
7:00 PM
GoTo Meeting Information below for online access
Agenda

The regularly scheduled Village of Roberts Plan Commission meeting and will begin at 7:00 PM on July 1, 2021 at the Roberts Village Hall.

Regular Plan Commission Agenda:

1. Call to order
1. Proper notification
2. Building Inspectors Report
3. Review and recommend changes to Section 46-4 – Public nuisances affecting health ordinance.
4. Discussion/approval of Revised 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.
5. 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.
6. 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 Light Industrial.
7. Discussion/approval of Official map.
8. Other Business
9. 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

Megan Dull,
Village Clerk

Village of Roberts
Plan Commission Meeting
Thursday, July 1, 2021

Meeting was called to order by President Moeri at 7:00 PM.

Proper notification is in place.

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

Visitor: Peter Tharp, Angi Goodwin – Ayres, Don Graf

Building Inspectors Report

Both the May and June reports were handed out.

Kapaun asked about the value on the Mobile Homes

Weiss asked about the Sierra Place and where the homes are going. This is the remaining lots that were approved. The street width was discussed and if it could go back to the normal size.

Discussion/approval of extra-territorial for Darcy Carill located in the SE1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 27, T29N, R18W, Town of Warren, including all of Lot 1 of certified survey map recorded in Volume 11, page 3209, as document #555017, In the St. Croix County Register of Deeds Office – by Joe Granberg.

- Motion to approve extra territorial for Darcy Carill by Weiss, second by Kapaun. Motion carried.

Discussion/approval of Dale Stewart's request to reside the building located at 109 W Main Street.

- Dale wants to put sheet steal on the building and we said no. In the meantime, the Sidetrack put it on. Dale is asking why. If he can put something on like this, this would be ideal.

Review and recommend Ordinance No 4-2021 to modify Sections 70-127(5)a., 70-128(5)a., and 70-131.A.(5)a. of the Municipal Code to amend the building height and size.

- Paul Mahler, Village Attorney said that 70-131 is the rail park and is already flexible and does not need to be fixed. Need to approve without 70-131 due to an oversight. Goodwin had some discussion with the planner and this is good and gives the Plan Commission full authority to say it is good but this is extremely simple compared to what other communities have. Weiss asked if it would make more sense to leave the ordinance the way it is and make the exceptions. 35-foot height does not accommodate industrial anymore. There is good planning and good design that can happen with the modifications that are being proposed. Graf said that the extended size of the building cannot be handled with the current equipment. There have been conversations with the Fire Department. This means that there is a potential for a new fire truck and space for it. Johnson asked if we are ok with the 60-foot height? Motion to recommend approval of Ordinance No 4-2021 to modify Sections 70-127(5)a and 70-128(f)a contingent on removing 70-131. A. (5)a by Kapaun, seconded by Johnson. Motion carried.

Review and recommend Ordinance No 5-2021 to modify Section 70-8 of the Municipal Code of the Village of Roberts to amend the definition of fence and added new height for security fence.

- Motion to recommend Ordinance No 5-2021 to increase the height of the security fence by Johnson, seconded by LaMirande. Motion carried.

Review and recommend Ordinance No 6-2021 to modify Section 70-127(1) of the Municipal Code to amend the Permitted principal Uses for M-2 Light Industrial District to add a new permitted principal use.

- Motion to recommend by Kapaun, seconded by Kusilek. Motion carried.

Review and recommend Ordinance No 7-2021 to modify Section 70-42(f) of the Municipal Code to amend the accessory use and structure setback requirements.

- Motion to recommend by Johnson, seconded by Melby. Motion carried.

Review and recommend Ordinance No 8-2021 to modify Section 70-227(5), 70-227(10), and 70-227(11) of the Municipal Code for Wayfinding signs, Projecting and ground signs and Wall signs.

- There is a three-page ordinance that we took the spreadsheet from last month and put it in word format. Everything matches the table that was presented before. This will not cover all request and there will still be potential need for Zoning Board of Appeals. This breaks out the types of zoning and what is recommended. LaMirande asked about the number of wayfinding signs and if this number is normal and it is. Motion to recommend approving ordinance by Kapaun, seconded by Johnson. Motion carried.

Review and recommend Resolution No 2021-7R – A Resolution to Amend the Official Map for the Village of Roberts.

- Not recommended for approval. This map was created by DOT and the sole purpose of creating the arterial road. The purpose of this map is to set aside land for that road. Goodwin would recommend a motion to eliminate the official map. Motion to table this item until we know if it should be modified or removed by Kapaun, seconded by Johnson. Motion carried.

Other Business

Weiss asked for an update on the traffic study from DOT. DOT reviewed the projections and required them to increase their projections for growth. Proposing upgrades to happen in 2022. Upgrade intersection from two to four lanes from 70th Avenue to Wagner Drive with signal lights at Wagner. These would be concurrent to the construction of the building and paid for by the proposed TID. Moeri discussed the article in the paper about the land that the Village is buying from Warren Township. Weiss asked about Pearson's land becoming industrial and this would have to go thru the same process because it is currently residential/commercial. Graf asked why we would put this building next to a senior housing facility and Moeri said there is a petition being signed from the residents that live in this housing in favor of it. Weiss asked when the time will come for the pros and cons to be discussed for the potential Project Mallard to come in. Kapaun stated that she has been trying to discuss this with residents and if this is the right project for our community. Village is going to grow no matter what. If this growth will bring in future grocery store, they are all for it. Moeri added that there is good with bad. The benefits of a TID will help with future growth and expenses. Kapaun is worried about the traffic that we cannot control. Moeri said that there are still so many places that need our approval for this to proceed. Weiss asked if we can control Federal Housing and Section 8 Housing and we do not have authority to deny this. They can force this to happen at the federal level.

Motion to adjourn at 8:15 PM by Kapaun, seconded by Kusilek. Motion carried.

Megan Dull
Village Clerk

VILLAGE OF ROBERTS ONLY

RESIDENTIAL CONSTRUCTION**NEW SINGLE FAMILY**

Owner/Address	Description/Permit #	Estimated Value
DELTA CONSTRUCTION, INC 700 LACIE D LANE 54023	RESIDENTIAL NEW SINGLE B-21-210629	225,000
TOTAL NEW SINGLE FAM CONSTRUCTION:	1	225,000
TOTAL ALL RESIDENTAL CONSTRUCTION:	1	225,000

OTHER BUILDING PERMITS

Owner/Address	Description/Permit #	Estimated Value
MATHISON, JERRY 210 JENNIFER RAE JUNCTION S 54023	ACCESSORY B-21-210640	4,000
MATHISON, JERRY 210 JENNIFER RAE JUNCTION S 54023	FENCE F-21-210641	0
RENSPE, RENEE 205 W MAPLE ST 54023	ROOFING G-21-210546	12,790
WILKEN, DAVID 204 W MAIN ST 54023	FENCE F-21-210679	0
RIGGINS, BRUCE 300 DAKOTA AVE 54023	DECK B-21-210687	20,000
ALBARADO, JOSH 1001 WYOMING ST 54023	FENCE F-21-210710	0
GLASER, NATHANIEL 702 ROBERT PHILLIP PL 54023	DECK B-21-210711	8,000
TOTALS:	7	44,790

TOTAL # OF BUILDING PERMITS / VALUE:

8

269,790

CERTIFICATES OF OCCUPANCY

DATE ISSUED	ADDRESS	TYPE
7/16/2021	118 BURR ST 54023	PERMANENT

TOTAL PERMIT & INSPECTION FEES COLLECTED:

2,707.69

②

VILLAGE OF ROBERTS ONLY

PROJECT CODE RECAP

PERMITS BY TYPE	# OF PERMITS	ESTIMATED VALUE
ACCESSORY BUILDING/GARDEN SHED	1	4,000
DECK	2	28,000
FENCE	3	0
RESIDENTIAL NEW SINGLE FAMILY	1	225,000
ROOFING	1	12,790
TOTALS	8	269,790

INSPECTIONS BY TYPE

PERMIT TYPE	# OF INSPECTIONS	RES	COMM
BUILDING PERMIT	94	92	2
FENCE	2	1	1
SIGN PERMIT	2	0	2
FOOT/FOUNDATIONS	2	1	1
TOTALS	100	93	5

Chapter 46 - PUBLIC NUISANCES

Sec. 46-1. - Definition.

A public nuisance is a thing, act, occupation, condition or use of property which continues for such length of time as to:

- (1) Substantially annoy, injure or endanger the comfort, health, repose or safety of the public;
- (2) In any way render the public insecure in life or in the use of property;
- (3) Greatly offend the public morals or decency;
- (4) Unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water or other public way or the use of public property.

(Code 1980, § 10.02)

Sec. 46-2. - Penalty.

Any person who shall violate any provision of this chapter, or any regulation, rule or order made hereunder, or permit or cause a public nuisance shall be subject to a penalty as provided in section 1-5, Municipal Code of the Village of Roberts.

(Code 1980, § 10.12)

Sec. 46-3. - Public nuisances prohibited.

No person shall erect, contrive, cause, continue, maintain or permit to exist any public nuisance within the village.

(Code 1980, § 10.01)

Sec. 46-4. - Public nuisances affecting health.

The following acts, omissions, places, conditions and things are specifically declared to be public health nuisances, but such enumeration shall not be construed to exclude other health nuisances coming within the definition of section 46-1, Municipal Code of the Village of Roberts:

- (1) *Adulterated food*. All decayed, adulterated or unwholesome food or drink sold or offered for sale to the public.
- (2) *Unburied carcasses*. Carcasses of animals, birds or fowl not intended for human consumption or food which are not buried or otherwise disposed of in a sanitary manner within 24 hours after death.
- (3) *Breeding places for insects or vermin*. Accumulations of decayed animal or vegetable matter, trash, rubbish, rotting lumber, bedding, packing material, scrap metal or any material in which flies, mosquitoes, disease-carrying insects, rats or other vermin can breed.
- (4) *Stagnant water*. All stagnant water in which mosquitoes, flies or other insects can multiply.
- (5) *Privy vaults and garbage cans*. Privy vaults and garbage cans which are not flytight.
- (6) *Noxious weeds and grass*. All noxious weeds, grass and other rank growth of vegetation.

It shall be the duty of every owner, possessor or occupier of land within the village, or of every person having charge of any such lands, to cut or cause to be cut all weeds and grass or other such growth. Growth shall be kept cut to a height not to exceed eight inches. Mowing should be complied with once in June, once in August or when weeds or grass reach eight inches in height. In the event of failure to comply with this section as required, a certified order to cut weeds or grass shall be sent to the owner. If within ten days after mailing the owner fails to comply, it shall be the duty of the weed commissioner to cause all weeds and grass to be cut down. The cost thereof shall be charged to each piece of land, describing the same.

The village clerk is hereby authorized to bill property owners at the rate of \$75.00 (min) per hour for mowing lots in the village or hire a private contractor to perform the work in which instance the total cost would be billed. Said bills to be mailed upon completion of mowing. If payment is not received prior to November 1 of each year, the village clerk shall place on tax roll as a special tax against the property owners for whom service was rendered.

- (7) *Water pollution.* The pollution of any public well or cistern, stream, lake, canal or other body of water by sewage, creamery or industrial wastes or other substances.
- (8) *Noxious industries.* Any use of property, substances or things within the village emitting or causing any foul, offensive, noisome, noxious or disagreeable odors, gases, effluvia or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the village. The village board may direct the location, regulate or prohibit nauseous, offensive or unwholesome industries within the village or four miles therefrom as granted by Wis. Stats. § 66.0415, which requires abatement actions for violation of ordinances governing offensive industries to be brought under Wis. Stats. ch. 823. Reference to this jurisdiction is not included in this section because in cases involving outside industries the governing body shall follow the procedure of Wis. Stats. ch. 823, and may not employ its summary abatement power.
- (9) *Discharge of noxious substance onto street or other public place.* Any use of property which causes any noxious, nauseous or unwholesome liquid or substance to flow into or upon any street, gutter, alley, sidewalk or public place within the village.
- (10) *Air pollution.* The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash, industrial dust or other atmospheric pollutants within the village or within one mile therefrom in such quantities as to endanger the health of persons of ordinary sensibilities or threaten or cause substantial damage to property in the village. Authority to control emission of dense smoke into open air one mile from the village limits is granted to the village board by statute.
- (11) *Abandoned wells.* All abandoned wells not securely covered or secured from public use.

(Code 1980, § 10.03; Ord. No. 2008-5 VB, 9-8-08)

Sec. 46-5. - Public nuisances offending morals and decency.

The following acts, omissions, places, conditions and things are specifically declared to be public nuisances offending public morals and decency; but such enumeration shall not be construed to exclude other nuisances offending public morals and decency coming within the definition of section 46-1, Municipal Code of the Village of Roberts:

- (1) *Disorderly houses.* All disorderly houses, bawdy houses, houses of ill-fame, gambling houses and buildings or structures kept or resorted to for the purpose of prostitution, promiscuous sexual

intercourse, drugs and/or contraband or gambling.

- (2) *Gambling devices.* All gambling devices and slot machines.
- (3) *Unlicensed sale of liquor and beer.* All places where intoxicating liquor or fermented malt beverages are sold, possessed, stored, brewed, bottled, manufactured or rectified without a permit or license as provided by ordinance.
- (4) *Continuous violation of village ordinances.* Any place or premises within the village where ordinances or laws relating to public health, safety, peace, morals or welfare are openly, continuously, repeatedly and intentionally violated.
- (5) *Illegal drinking.* Any place or premises resorted to for the purpose of drinking intoxicating liquor or fermented malt beverages in violation of law or ordinance.

(Code 1980, § 10.04)

Sec. 46-6. - Public nuisances affecting peace and safety.

The following acts, omissions, places, conditions and things are declared to be public nuisances affecting peace and safety; but such enumeration shall not be construed to exclude other nuisances affecting public peace or safety coming within the definition of section 46-1, Municipal Code of the Village of Roberts:

- (1) *Dangerous signs, billboards, etc.* All signs, billboards, awnings and other similar structures over or near streets, sidewalks, public grounds or places frequented by the public, so situated or constructed as to endanger the public safety.
- (2) *Illegal buildings.* All buildings erected, repaired or altered in violation of ordinances relating to materials and manner of construction of buildings and structures within the village.
- (3) *Unauthorized traffic signs.* All unauthorized signs, signals, markings or devices placed or maintained upon or in view of any public highway or railway crossing which purport to be or may be mistaken as official traffic control devices or railroad signs or signals or which, because of their color, location, brilliance or manner of operation, interfere with the effectiveness of any such device, sign or signal.
- (4) *Obstruction of intersections.* All trees, hedges, billboards or other obstructions which prevent persons driving vehicles on public streets, alleys or highways from obtaining a clear view of traffic when approaching an intersection or pedestrian crosswalk.
- (5) *Low-hanging tree limbs.* All limbs of trees which project over and less than 14 feet above any public sidewalk or street or less than ten feet above any other public place.
- (6) *Dangerous trees.* All trees which are a menace to public safety or are the cause of substantial annoyance to the general public.
- (7) *Fireworks.* All use or display of fireworks except as provided by law and ordinance.
- (8) *Dilapidated buildings.* All buildings or structures so old, dilapidated or out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human use.
- (9) *Low-hanging wires and cables.* All wires and cables over streets, alleys or public grounds which are strung less than 15 feet above the surface thereof.
- (10) *Noisy animals or fowl.* The keeping or harboring of any animal or fowl which, by frequent or habitual howling, yelping, barking, crowing or intrusion on the premises of others, greatly annoys or disturbs a neighborhood or any considerable number of persons within the village.

- (11) *Obstructions of streets; excavations.* All obstructions of streets, alleys, sidewalks or crosswalks and all excavations in or under the same, except as permitted by ordinance but including those which, although made in accordance with such ordinances, are kept or maintained for an unreasonable or illegal length of time after the purpose thereof has been accomplished or which do not conform to the permit.
- (12) *Unlawful assemblies.* Any unauthorized or unlawful use of property abutting on a public street, alley or sidewalk or of a public street, alley or sidewalk which causes large crowds of people to gather, obstructing traffic and free use of the streets or sidewalks.
- (13) *Storage of flammable liquids.* Repeated or continuous violations of ordinance or law relating to the storage of flammable liquids.

(Code 1980, § 10.05)

Sec. 46-7. - Public nuisances.

The violation of any protective covenant encumbering any commercial or industrial property and imposed by the village shall be deemed to be a public nuisance and may be abated in accordance with this chapter.

(Ord. No. 2006-3-VB, § 3, 5-8-2006)

Sec. 46-8. - Abatement procedures.

- (a) *Enforcement officers; inspections.* The chief of police, the fire chief, the building inspector and the health officer shall enforce those provisions of this chapter that come within the jurisdiction of their offices; and they shall make periodic inspections and inspections upon complaint to ensure that such provisions are not violated. No action shall be taken under this section to abate a public nuisance unless the officer has inspected or caused to be inspected the premises where the nuisance is alleged to exist and has satisfied himself that a nuisance does in fact exist. Whenever practicable, the inspecting officer shall cause photographs to be made of premises to be filed with the clerk-treasurer.
- (b) *Summary abatement.* If the inspecting officer determines that a public nuisance exists within the village and that there is great and immediate danger to the public health, safety, peace, morals or decency, the president may direct the proper officer to cause the same to be abated and charge the costs thereof to the owner, occupant or person causing, permitting or maintaining the nuisance, as the case may be.
- (c) *Abatement after notice.* If the inspecting officer determines that a public nuisance exists on private premises but that such nuisance does not threaten great and immediate danger to the public health, safety, peace, morals or decency, he shall serve notice on the person causing or maintaining the nuisance to remove the same within ten days. If such nuisance is not removed within ten days, the proper officer shall cause the nuisance to be removed as provided in subsection (b) of this section.
- (d) *Other methods not excluded.* Nothing in this chapter shall be construed as prohibiting the abatement of public nuisances by the village or its officials in accordance with law.
- (e) *Court order.* Except when necessary under subsection (b) of this section, an officer hereunder shall not use force to obtain access to private property to abate a public nuisance but shall request permission to enter upon private property if such premises are occupied and, if such permission is denied, shall apply to any court having jurisdiction for an order assisting the abatement of the public nuisance.

(Code 1980, § 10.10)

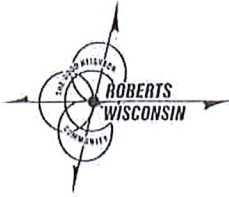
Editor's note— Ord. No. 2006-3-VB, § 1, adopted May 8, 2006, renumbered former section 46-7 as section 46-8.

Sec. 46-9. - Collection of cost of abatement.

In addition to any other penalty imposed by this chapter for the erection, contrivance, creation, continuance or maintenance of a public nuisance, the costs of abating a public nuisance by the village shall be collected as a debt from the owner, occupant or person causing, permitting or maintaining the nuisance; and if notice to abate the nuisance has been given to the owner, such costs shall be assessed against the real estate as a special charge.

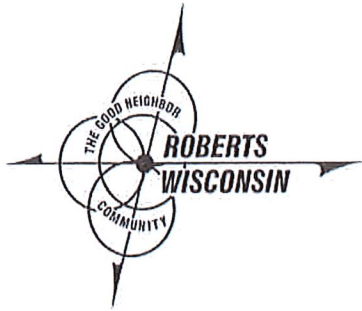
(Code 1980, § 10.11)

Editor's note— Ord. No. 2006-3-VB, § 2, adopted May 8, 2006, renumbered former section 46-8 as section 46-9.



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 ☐ Agent ☒		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>176-1086-20-076</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

PROPERTY OWNER CONSENT

June 3, 2021

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

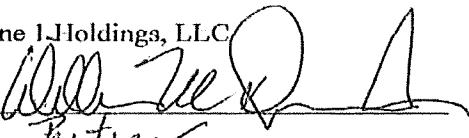
RE: Consent to Development

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 1J Holdings, LLC

By: 

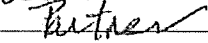
Its: 

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.

Petition for Rezoning
Information required by Sec. 70.363

Legal description of the premises to be rezoned:

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.

Reasons for Petition:

Zoning district change from B-3 general business to M-2 light industrial. The proposed use of the property is for a general warehouse, and accordingly, to comply with zoning, M-2 zoning permits the desired use of warehousing without the requirement of a CUP.

Plot Plan:

See attached.

Owner's name and addresses of properties lying within 600 feet of the boundaries of the area proposed to be rezoned:

Parcel A:

Crane 1 Holdings, LLC
1505 Highway 65
New Richmond, WI 54017

Portland Holding Company LLC
7800 Metro Parkway, Ste 200
Bloomington, MN 55425

PIDs: 176-1086-10-000; 176-1086-40-002
176-1086-30-051
Property address: n/a

PID: 176-1086-20-060
Property address: n/a

Lewis Family, LLC
W860 Cedar Rd
Eau Claire, WI 54701

PID: 176-1086-20-100
Property address: 801 Wagner Dr.

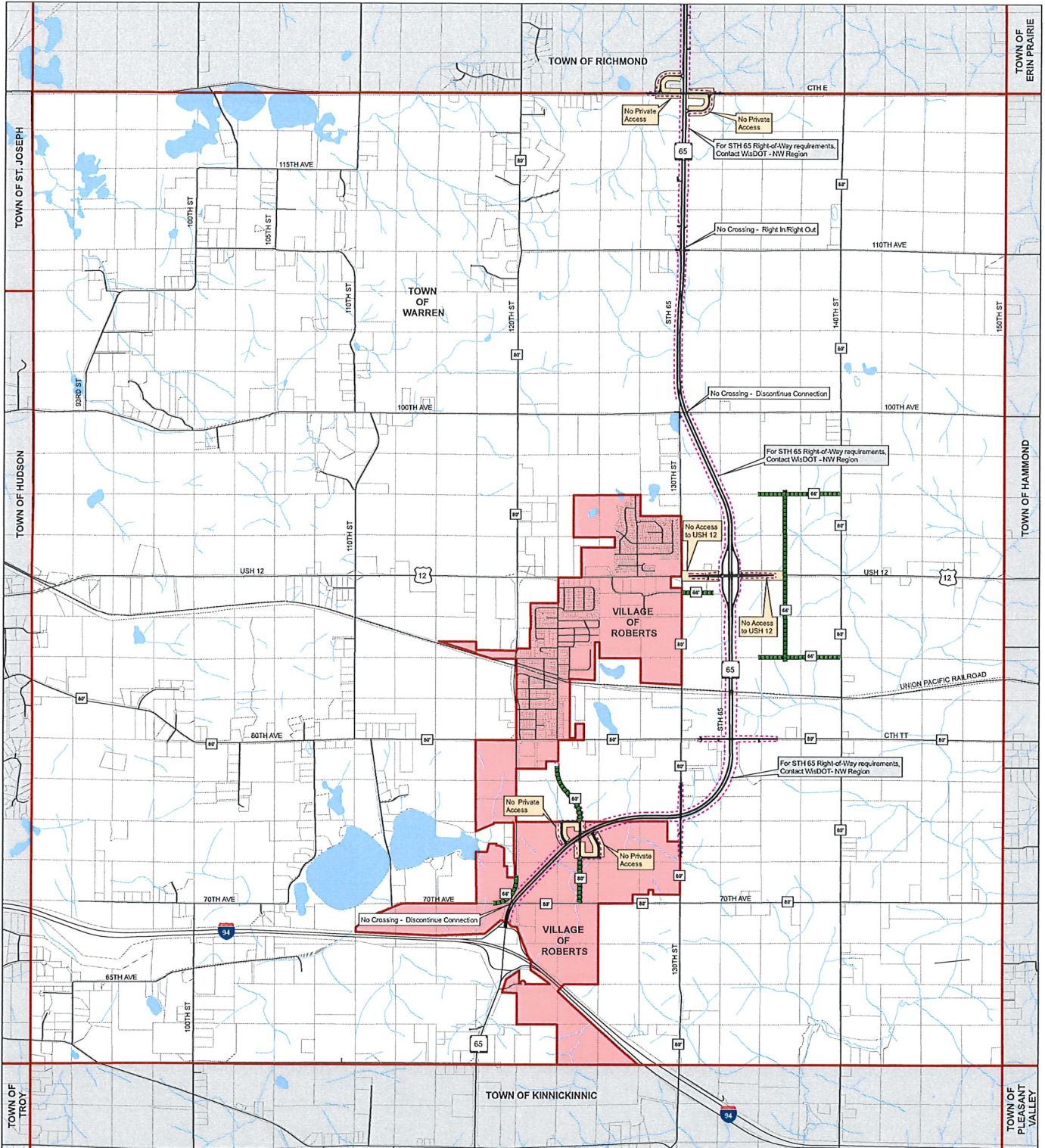
JET Properties of Wisconsin LLC
E & E Properties LLC
2204 Legion Lane Circle N
Lake Elmo, MN 55042

PID: 042-1074-90-100
Property address: n/a

Village of Roberts
107 E Maple St
Roberts, WI 54023

PID: 176-1086-20-150
Property address: n/a





Village of Roberts Official Map STH 65 Bypass Focus Area



Source: St Croix County



0 1,200 2,400 4,800 Feet

Legend

- FUTURE LOCAL ROAD
- FUTURE STH 65
- FUTURE RIGHT-OF-WAY
- NO ACCESS
- MUNICIPAL BOUNDARIES
- RAILROAD
- 80' FUTURE RIGHT-OF-WAY WIDTH

Adopted by: _____
 Adopting an Official Map for the Village of Roberts, St. Croix County, Wisconsin

WHEREAS, the Village manager has the honor of receiving from the Wisconsin Department of Transportation, the proposed Highway 65 Bypass, and

WHEREAS, the Village of Roberts has approved the proposed Highway 65 Bypass, and

WHEREAS, the Village of Roberts has approved the proposed Highway 65 Bypass, and

Adopted by the Roberts Village Board: _____ 2014

Attest:

Village President: _____ Village Clerk: _____

Subsequent Amendments Approved: [Date] _____

[Date] _____

[Date] _____

Project Mallard Informational Meeting

Thursday, August 12, 2021

at 6:30 PM

located at the Roberts Park Building
at 312 N. Park Street

This is not an official meeting.
There will be no minutes or action taken.

There may be a quorum of both
Village Trustees & Plan Commission Members
as well as
Town of Warren Trustees & Plan Commission
Members.

Megan Dull
Village Clerk

Deina Shirmer
Town Clerk

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 Tuesday, August 24, 2021 at 6:30 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.

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

