

NOTICE
Village of Roberts
Plan Commission Meeting
Thursday, October 7, 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 October 7, 2021 at the Roberts Village Hall.

Regular Plan Commission Agenda:

1. Call to order
1. Proper notification
2. Building Inspectors Report
3. Discussion on the Concept Site Plan for T-Buck Inc for approximately 92 acres located South of Cherry Lane and North of Wagner Drive.
4. Discussion of Nature Energies Project.
5. Discussion on how to proceed with the Joint Comprehensive Plan with the Town of Warren.
6. Review/recommend an Ordinance Amending Chapter 5 – Building and Building Regulations, Village of Roberts.
7. Items for future agenda.
8. 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

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

<https://global.gotomeeting.com/join/740642165>

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,,740642165#>

United States: +1 (646) 749-3129

- One-touch: <tel:+16467493129,,740642165#>

Access Code: 740-642-165

RESIDENTIAL CONSTRUCTION

NEW SINGLE FAMILY

Owner/Address	Description/Permit #	Estimated Value
PLEASANT VALLEY PROPERTIES 51 FRANK ST 54023	MAN/MODULAR, NEW B-21-210938	40,000
PLEASANT VALLEY PROPERTIES 48 FRANK ST 54023	MAN/MODULAR, NEW B-21-210939	40,000
PLEASANT VALLEY PROPERTIES 77 TERRESA ST 54023	MAN/MODULAR, NEW B-21-210940	40,000
PLEASANT VALLEY PROPERTIES 76 TERRESA ST 54023	MAN/MODULAR, NEW B-21-210941	40,000
OEVERING HOMES, LLC 1110 SUSAN LN	RESIDENTIAL NEW SINGLE B-21-210893	275,000
TOTAL NEW SINGLE FAM CONSTRUCTION:	5	435,000

RESIDENTIAL RENOVATIONS

Owner/Address	Description/Permit #	Estimated Value
ALBERTS, AARON & AMANDA 1116 WYOMING ST 54023	BASEMENT FINISH B-21-210872	25,000
TOTAL RESIDENTIAL RENOVATIONS	1	25,000
TOTAL ALL RESIDENTIAL CONSTRUCTION:	6	460,000

OTHER BUILDING PERMITS

Owner/Address	Description/Permit #	Estimated Value
DULL, TERRY 315 N VINE ST 54023	ACCESSORY B-21-210913	4,000
CARLSON, RICK AND MELISSA 1108 N CHEYENNE ST 54023	FENCE F-21-210946	0
TOTALS:	2	4,000

TOTAL # OF BUILDING PERMITS / VALUE:

8 464,000

CERTIFICATES OF OCCUPANCY

DATE ISSUED	ADDRESS	TYPE
9/01/2021	319 EAGLE RIDGE DR 54023	PERMANENT
9/01/2021	279 EAGLE RIDGE DR 54023	PERMANENT
9/20/2021	1156 WYOMING ST 54023	PERMANENT

TOTAL PERMIT & INSPECTION FEES COLLECTED:	4,974.17
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PROJECT CODE RECAP		
PERMITS BY TYPE	# OF PERMITS	ESTIMATED VALUE
ACCESSORY BUILDING/GARDEN SHED	1	4,000
BASEMENT FINISH	1	25,000
FENCE	1	0
MAN/MODULAR, NEW	4	160,000
RESIDENTIAL NEW SINGLE FAMILY	1	275,000
TOTALS	8	464,000

INSPECTIONS BY TYPE			
PERMIT TYPE	# OF INSPECTIONS	RES	COMM
BUILDING PERMIT	51	51	0
FENCE	1	1	0
FOOT/FOUNDATIONS	1	1	0
TOTALS	53	52	0

VILLAGE OF ROBERTS

St. Croix County

An Ordinance Amending Chapter 6 - BUILDINGS AND BUILDING REGULATIONS, Village of Roberts

ORDINANCE# XXXX

The Village Board of the Village of Roberts does ordain as follows:

1.0 ORDINANCE AMENDED

Ordinance #XXXXX is hereby amended as follows:

1.1 AUTHORITY. The Village of Roberts, County of St. Croix adopts these regulations under the authority granted by s. 101.65, Wisconsin Statutes and 101.12, Wisconsin Statutes.

1.2 PURPOSE. The purpose of this ordinance is to promote the general health, safety and welfare and to maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code and Commercial Building Codes.

1.3 SCOPE. This chapter applies to all dwellings, commercial buildings/structures, swimming pools, garages, structures, buildings, and residential accessory buildings.

1.4 ADOPTION OF CODES.

The following Wisconsin Administrative Codes, their referenced codes and standards, and subsequent revisions are adopted for municipal enforcement by the building inspector.

Chs. SPS 320	Administration and enforcement
Chs. SPS 321	Construction standards
Chs. SPS 322	Energy conservation
Chs. SPS 323	Heating, ventilating and air conditioning
Chs. SPS 324	Electrical standards
Chs. SPS 325	Plumbing
Chs. SPS 327	Camping Units
Chs. SPS 360-366	Wisconsin Commercial Building Code
Chs. SPS 375-379	Buildings Constructed Prior to 1914 Code
Chs. SPS 316	Electrical
Chs. SPS 381-387	Plumbing

1.5 BUILDING INSPECTOR. The building inspector authorized by the municipality to enforce the adopted codes shall be properly certified by the Division of Industry Services.

1.6 RESIDENTIAL BUILDING PERMIT REQUIRED. No person shall alter, build, add onto or alter any building within the scope of this ordinance without first obtaining a building permit for such work from the building inspector. Any structural changes or major changes to mechanical systems that involve extensions shall require permits.

1.7 EXEMPTIONS FROM PERMIT REQUIREMENT

1.7.1 Additions, remodeling, reconstruction, enlargement, or alterations to buildings, when the cost of the work, including labor, shall be less than \$2000 (in a 12-month period) and does not change occupancy, area, structural strength, fire protection, exits, natural light or ventilation.

1.7.2 The restoration or repair of building equipment, such as furnaces, central air conditioners, water heaters, and similar mechanical equipment without the alteration or addition to building or structure.

1.7.3 Re-roofing projects that do not involve the repair or replacement of any structural elements.

1.7.4 Outbuildings (not including structures larger than 120 square feet-meaning any structure larger than 120 square feet will require a building permit) without a foundation or slab

1.7.5 Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector on a case-by-case basis.

1.7.6 Residing, finishing of interior surfaces and installation of cabinetry

1.7.7 Replacement of same size windows and doors

1.8 COMMERCIAL BUILDING CODE PERMIT REQUIRED. No person shall build or cause to be built any new public building or place of employment or any alteration or addition to an existing public building or place of employment without first obtaining a commercial building permit from the building inspector. This permit shall be issued after receipt of State of Wisconsin approved plans, where required, and sanitary permits, if applicable, and a determination has been made of compliance with, zoning, setbacks, ordinances, and regulations of the Village of Roberts, the County of St. Croix, and the State of Wisconsin.

1.9 BUILDING PERMIT FEE. The building permit fees shall be determined by resolution. The building permit fee shall be doubled for any project requiring a permit which is commenced without a permit or prior to issuance of a permit.

1.10 OCCUPANCY DEPOSIT. Any applicant for a building permit for a new dwelling shall pay an occupancy deposit to the Village in the amount of \$ 1500.00 (one thousand five hundred dollars) prior to the issuance of the permit. This deposit shall be held in a non-interest bearing account by the Town. If the project is completed, final inspection conducted, and the structure has not been occupied, this deposit shall be refunded to the applicant.

1.11 EXPIRATION OF PERMIT. Work to be done pursuant to the permit must be commenced within six months of the date of issuance or the permit shall expire notwithstanding work pursuant to SPS 316 which shall expire within one year of the date of issuance if work has not been commenced. All work to be done pursuant to a new dwelling or new commercial structure permit must be completed within 24 months of the date of issuance; those permits shall expire 24 months from the date of issuance. All work pursuant to any other permit must be completed within 18 months of the date of issuance; those permits shall expire 18 months from the date of issuance.

1.12 OCCUPANCY PERMITS. No single-family dwelling or multiple family dwelling or commercial structure may be occupied by any person or party until an occupancy permit has been issued. An occupancy permit will be issued only after all inspections have been satisfactorily completed, all required fees associated with this ordinance paid, and all required terms of the ordinance have been met.

1.13 RIGHT OF ENTRY. The building inspector may, at all reasonable hours, enter upon any public or private premises for inspection purposes, and may require the production of the permit for any building, plumbing, electrical, or heating work. No person shall interfere with, or refuse access to any such premises, the building inspector while in the performance of his duties.

1.14 UNSAFE BUILDINGS. Whenever the building inspector finds any building or part thereof with the Village to be, in his judgment, so old, dilapidated, or out of repair as to be dangerous, unsafe, unsanitary, unreasonable to repair or otherwise unfit for human habitation, occupancy, or use, shall order the owner to raze and remove such building or part thereof. If a building or part thereof can be made safe by repairs, the owner shall make it safe and sanitary. The owner shall perform the remedial action in a timely fashion at his own expense.

1.15 PETITIONS FOR VARIANCE. Any person feeling aggrieved by an order or a determination of the Building Inspector may appeal from such order or determination to the Village Board. Those procedures customarily used to effectuate an appeal to the Village Board shall apply.

1.16 PENALTIES. Any person who shall violate any provision of this chapter or any regulation, rule or order made hereunder shall be subject to section 1-5, Municipal Code of the Village of Roberts.

1.17 EFFECTIVE DATE. This ordinance shall replace Ordinance and be effective _____ upon passage and publication as provided by law.

Adopted by the Village Board this _____ day of _____, 20_____.

Board Chairperson

Attest:_____.

Published:_____