

CERTIFIED SURVEY MAP

LOCATED IN THE SW ¼ OF THE NW ¼ AND THE SE ¼ OF THE NW ¼ OF SECTION 29, T29N, R18W, TOWN OF WARREN, ST. CROIX COUNTY, WISCONSIN; BEING LOT 5 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 16, PAGE 4355, DOCUMENT NUMBER 687457 IN THE ST. CROIX COUNTY REGISTER OF DEEDS

DESCRIPTION:

A parcel of land located in the SW ¼ of the NW ¼ and the SE ¼ of the NW ¼ of Section 29, T29N, R18W, Town of Warren, St. Croix County, Wisconsin; further described as follows:

Lot 5 of that Certified Survey Map recorded in Volume 16, Page 4355 as Document Number 687457 in the St. Croix County Register of Deeds. Said lot contains 196,529 square feet (4.512 acres) more or less and being subject to any easements, restrictions or covenants of record.

SURVEYOR'S CERTIFICATE

I, Joseph W. Granberg, Professional Land Surveyor, hereby certify that by the direction of Cheryl Longen, I have surveyed and divided the lands shown hereon in accordance with official records, Chapter 236.34 of the Wisconsin Statutes, the St. Croix County Subdivision Ordinance and the Town of Warren Subdivision Ordinance and that this map is a true and correct representation to scale of that survey.

JOSEPH GRANBERG
G&S LAND SOLUTIONS, LLC.
1428 134TH AVENUE
NEW RICHMOND, WI 54017
715-246-7529

DATE

TREASURER'S CERTIFICATE

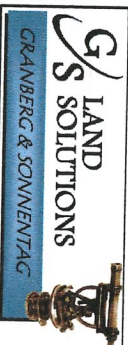
I, DENISE ANDERSON, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF ST. CROIX, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

BY: _____
TREASURER

DATE

GENERAL NOTICE STATEMENT

EACH PARCEL SHOWN HEREON IS SUBJECT TO STATE, COUNTY AND TOWNSHIP LAWS, RULES AND REGULATIONS (i.e., WETLAND RESTRICTIONS, ACCESS TO PARCEL, MINIMUM LOT SIZE, ETC.). BEFORE PURCHASING OR DEVELOPING ANY PARCEL CONTACT THE ST. CROIX COUNTY COMMUNITY DEVELOPMENT OFFICE AND THE APPROPRIATE TOWN BOARD FOR ADVICE.



SURVEYOR:

JOSEPH GRANBERG
1428 134TH AVENUE
NEW RICHMOND, WI 54017

PREPARED FOR:

CHERYL LONGEN
774 103RD STREET
ROBERTS, WI 54023

DRAFTED BY: JWG
JOB NO. 100-788
DATE: 01/12/2022

SHEET
2 OF 2

VILLAGE OF ROBERTS PROPOSED DEVELOPMENT

U.S.H. 12 / S.T.H. 65

STORM WATER

8-PLEX

4-PLEX

N. JENNIFER RAE ROAD

RYAN RONALD ROAD

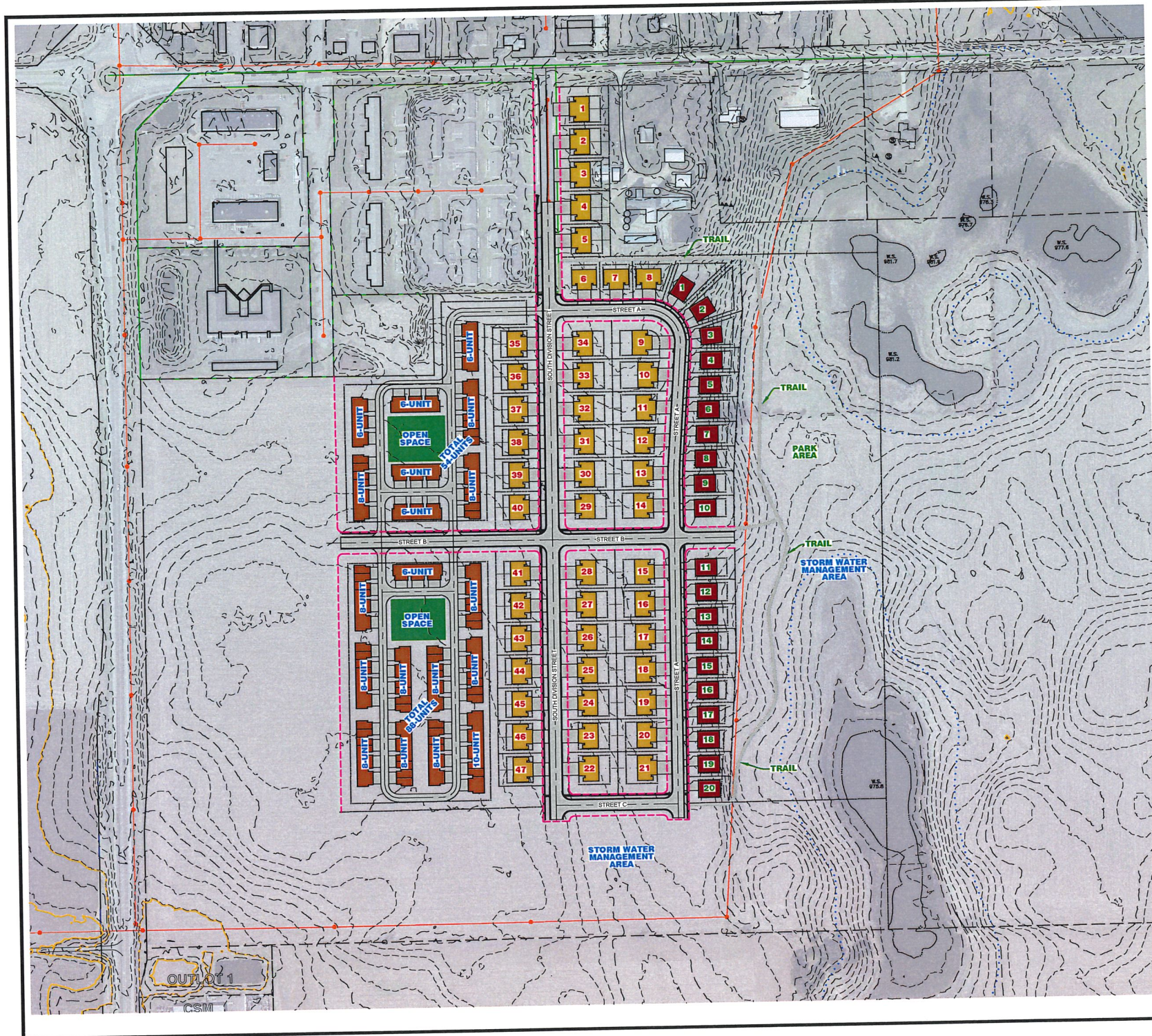
ROBERTS PHILLIP ROAD

SARAH ANN AVE

SCALE:



J:\Clients-Memo\C\C0288 Cedar Corporation\Layouts\Roberts\Roberts.dwg 02/03/22 4:42:13 PM



SITE
58.3 Acres
Requested Zoning - R-6 PUD, Rd-2 PUD & Rm-3 PUD

OVERALL SUMMARY
R-6 PUD 20 Lots
Rd-2 PUD 47 Lots (94 Units)
Rm-3 PUD 142 Units
5,366 Lined Feet of New Public Streets

R-6 - Single-Family Residential District PUD
Zoning Requirements
Maximum Density = 3.5 Dwelling Units/Net Acre
Minimum Lot Area = 9,000 s.f.
Minimum Lot Width = 70 ft
ROW Building Setback = 30 ft
Side Yard Building Setback = 10 ft
Rear Yard Building Setback = 23.5 ft

This PUD Development
Actual Density = 3.49 Dwelling Units/Acre*
Minimum Lot Area = 9,323 s.f.
Actual Minimum lot width = 75 ft
ROW Building Setback = 30 ft
Side yard building setback = 10 ft
Rear yard building setback = 25 ft

Rd-2 - Two Family Residential District-PUD
Zoning Requirements
Maximum Density = 4.8 Dwelling Units/Net Acre
Minimum Lot Area = 12,000 s.f.
Minimum Lot Width = 80 ft
ROW building setback = 30 ft
Side yard building setback = 10 ft
Rear yard building setback = 22.5 ft

This PUD Development
Actual Density = 4.8 Dwelling Units/Net Acre*
Actual Minimum lot Area = 13,000 s.f.
Actual Minimum lot width = 100 ft
ROW Building Setback = 30 ft
Side Yard Building Setback = 10 ft
Rear yard building setback = 25 ft

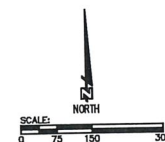
Rm-3 Multiple-Family Residential District PUD
Zoning Requirements
Maximum Density = 12.0 Dwelling Units/Net Acre*
Minimum Lot Area = 2,420 s.f. / dwelling unit
Minimum Lot Width = 16 ft / unit for townhome
ROW building setback = 24.5 ft
Side yard building setback = 10 ft
Rear yard building setback = 24.5 ft

This PUD Development
Actual Density = 9.5 Dwelling Units/Net Acre
Actual Minimum lot Area = 6.3 ac
Actual Minimum lot width = 481 ft
ROW Building Setback = 30 ft
Side Yard Building Setback = 10 ft
Rear yard building setback = 25 ft

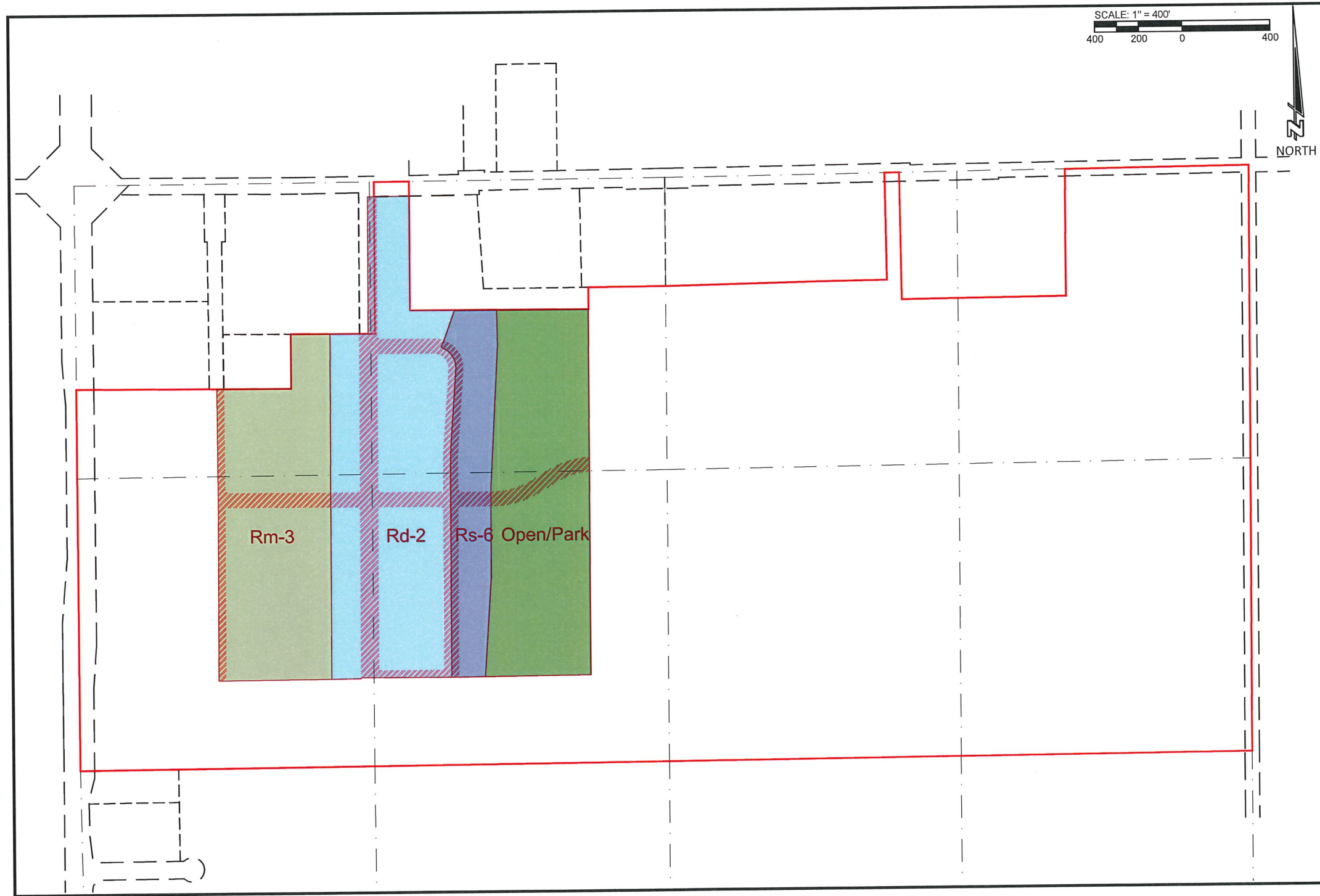
DENSITY SUMMARY
R-6
Overall Area = 311,105 sf
ROW Area = 61,162 sf
Net Base Density (20 units) = 3.49 du/ac
Rd-2
Overall Area = 1,002,699 sf
ROW Area = 258,932 sf
Net Base Density (94 units) = 5.51 du/ac
Required Open Space (4.8du/ac) = 109,283 sf
Rm-3
Overall Area = 726,880 sf
ROW Area = 75,497 sf
Net Base Density (142 units) = 9.5 du/ac
Open Space
Overall Area = 738,021 sf
ROW Area = 31,843 sf
Required Open Space = 109,283 sf
Reserve Open Space = 596,895 sf
Overall Density
Area = 2,778,705 sf
Units = 256
Density = 4.0 du/ac

DEVELOPER
T BUCK, INC.
634 COMMERCE DR B
HUDSON, WI 54016
715-293-6716

ENGINEER/SURVEYOR
AUTH CONSULTING & ASSOCIATES, INC.
2920 ENLOE STREET
HUDSON, WI 54016
715-381-5277



PROJECT:	MILLER CORNER				SHEET NO.	C1.0					
	T BUCK, INC.										
	VILLAGE OF ROBERTS, ST. CROIX COUNTY, WI										
	CONCEPT SITE PLAN										
		CONSULTANT OFFICE		PROJECT OFFICE		DRAWING PHASE:	DRAWN BY: KJL				
		400 Technology Drive East, Suite 101 Madison, WI 53701 761 715-255-1448 761 715-251-5877 a-cconsulting.com		2803 Babler Street, Suite 101 Madison, WI 53705 761 715-251-5877 a-cconsulting.com							
				OWNER REVIEW		CHECKED BY: MDH					
				AGENCY REVIEW		DATE: 02/07/22					
				BID DOCUMENT		DWO FILE: C3.0-Site					
				FOR CONSTRUCTION		REF FILE: 5309-003					
				JOB NUMBER: 5309-003		JOB NUMBER: 5309-003		RELEASED FOR REVIEW		MDH 02/07/22	
				JOB DESCRIPTION:				NAME:		DATE:	



PROJECT:		DRAWN BY: DJZ	
T BUCK, INC.		CHECKED BY:	
MILLER CORNER		DATE: 01/20/22	
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN		DWG FILE: ANEX	
SHEET NO.		REF FILE	
1 OF 1		JOB NUMBER: 5309-003	
ZONING DESIGNATION MAP		REVISION DESCRIPTION:	
		NAME	
		DATE	



Auth-Consulting/associates



S&N Land Surveying

HEADQUARTERS OFFICE:
 400 Wisconsin Drive East
 Suite 100
 Menomonee Falls, WI 53051
 Tel: 715-531-4900
 Fax: 715-531-4901
 www.authconsulting.com

BRANCH OFFICE:
 400 Wisconsin Drive East
 Suite 100
 Menomonee Falls, WI 53051
 Tel: 715-531-4900
 Fax: 715-531-4901
 www.authconsulting.com

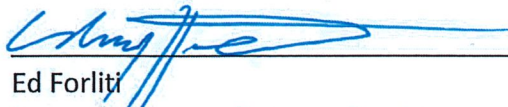
Petition for Direct Annexation by Unanimous Approval

We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following described territory of the Town of Warren, St Croix County, Wisconsin, lying contiguous to the Village of Roberts, St Croix County, Wisconsin, petition the Village Board of Roberts to annex the territory described below and shown on the attached map.

A parcel of land located in part of the Northwest Quarter and in part of the Northeast Quarter of Section 27, Township 29 North, Range 18 West, St. Croix County, Wisconsin; described as follows:

Beginning at the northeast corner of said Section 27; thence along the east line of the Northeast Quarter of said Section 27, S00°18'45"W a distance of 2664.57 feet to the East Quarter corner of said Section 27; thence along the east and west quarter line of said Section 27, S89°34'26"W a distance of 5335.99 feet to the West Quarter corner of said Section 27; thence along the west line of said Northwest Quarter of Section 27, N00°09'37"W a distance of 1735.65 feet; thence along the south line, and the westerly extension thereof, of that Certified Survey Map recorded in Volume 20 of said maps, on Page 5158, as recorded in the office of the St. Croix County Register of Deeds, S89°45'21"E a distance of 978.35 feet to the southeast corner of Lot 4 of said Certified Survey Map; thence along the east line of Lot 4 of said Certified Survey Map, N00°00'25"W a distance of 248.94 feet to the northeast corner of said Lot 4; thence along the south line, and the extension thereof, of Lot 3 of said Certified Survey Map, S89°45'21"E a distance of 385.13 feet to the east line of Division Street; thence along said line N00°11'38"E a distance of 690.00 feet to the north line of said Northwest Quarter of Section 27; thence along last said line, N89°42'47"E a distance of 160.01 feet; thence S00°11'38"W a distance of 585.82 feet; thence S89°48'22"E a distance of 814.43 feet; thence N00°08'48"E a distance of 100.00 feet; thence along the south line of that Certified Survey Map recorded in volume 25 of said maps, on Page 5847, in said office, N89°42'47"E a distance of 353.32 feet; thence along last said line, N88°52'57"E a distance of 708.57 feet; thence along last said line, N89°22'48"E a distance of 300.00 feet; thence along the east line of said Certified Survey Map, N00°37'12"W a distance of 486.45 feet to the north line of said Northeast Quarter of Section 27; thence along last said line N89°22'48"E a distance of 66.00 feet; thence S00°37'12"E a distance of 576.00 feet; thence N89°22'48"E a distance of 746.33 feet; thence N00°22'29"E a distance of 576.09 feet to said north line of the Northeast Quarter of Section 27; thence along said line, N89°22'48"E a distance of 838.04 feet to the point of beginning. Containing 263.16 acres of land.

Property Owner



Ed Forliti
J.E.T. Properties of Wisconsin, LLC
1894 110th Avenue
Baldwin, WI 54002

2-1-22

Date

042-1074-90-100,042-1074-95-050,042-1074-40-000,042-1074-50-000,042-1074-10-000,042-1074-30-060, and part of 042-1074-70-300

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **Ed Forliti**

Phone: **651-775-7347**

Email: **forliti4321@yahoo.com**

Contact Information if different than petitioner:

Representative's Name: **Matt Hieb, Auth Consulting & Associates**

Phone: **715-381-5277**

E-mail: **mhieb@authconsulting.com**

1. Town where property is located: **Warren**

2. Petitioned City or Village: **Roberts**

3. County where property is located: **St Croix**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **263.16**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
042-1074-90-100, 042-1074-95-050, 042-1074-40-000, 042-1074-50-000, 042-1074-10-000, 042-1074-30-060, and part of 042-1074-70-300

Include these required items with this form:

1. ☒ Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
2. ☒ Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
3. ☒ Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
4. ☒ Check or money order covering review fee [see next page for fee calculation]

(2021)

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$2000 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

\$2350 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee & form received: _____

Payer: _____ Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

☐ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

☐ The land may NOT be described only by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

☒ The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoining as referenced in the description.

☒ The map must include a **graphic scale**.

☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).



FRONT LEFT VIEW



REAR RIGHT VIEW



REAR LEFT VIEW



FRONT RIGHT VIEW



FRONT ELEVATION

**Kwik
Trip**

**Kwik
Star**

KWIK TRIP, Inc.
P.O. BOX 2107
1628 OAK STREET
LA CROSSE, WI 54602-2107
PH: (608) 781-8988
FAX (608) 781-8960

EXTERIOR ELEVATIONS
GEN 3 LARGE TRAVEL CENTER



**Kwik
TRIP**

**Kwik
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

INSITES

INSITES LANDSCAPE
DESIGN & CONSTRUCTION
P.O. BOX 100
PLYMOUTH, MN 55441-0100
TEL: (612) 338-1111

ROBERT J.
MUELLER
L.A.S. 379
PLYMOUTH, MN

LANDSCAPE PLAN
CONVENIENCE STORE 1260
ROBERTS, WISCONSIN

NO. DATE DESCRIPTION
- 12JAN22 SUBMITTAL

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 21-1260
DATE 16DEC21
SHEET

811
Know what's below.
Call before you dig.

INSITES 21-042 PM N.B.

MEMORANDUM

To: Roberts Village Board

From: Angi Goodwin

Date: January 28, 2022

Project No.: 23-0737.19

Re: East Sanitary Sewer Interceptor Fees – updated table for current and future years

Existing East Sewer Interceptor Fees

Ordinance 66-54 User Rules and Regulations, Section (6) Connection Charge includes a table through year 2020 for charge per acre for development in the East Sanitary Sewer service area. Ordinance notes that costs will be updated in subsequent years for inflation.

2016 - 2020	< 0.5 acres	\$875
	0.5 to 1.0 acres	\$1,440
	> 1.0 acres	\$1,440 per acre

Inflation

Inflation per Personal Price Index Final Demand (Source: Bureau of Labor Statistics) for a five-year average from 2017 to 2021 is 3.4% annual. (Information and recommendation provided from Sean Lentz, Ehlers in 1/28/2022 email)

Proposed East Sewer Interceptor Fees for 2021 through 2030

Applying inflation and rounding to the nearest \$5:

2021-2025	< 0.5 acres	\$1,035
	0.5 to 1.0 acres	\$1,700
	> 1.0 acres	\$1,700 per acre
2026-2030	< 0.5 acres	\$1,225
	0.5 to 1.0 acres	\$2,010
	> 1.0 acres	\$2,010 per acre

Recommend that ordinance be updated to include new rates through 2030.