

NOTICE
Village of Roberts
Plan Commission Meeting
Thursday, April 7, 2022
6:30 PM

GoTo Meeting Information below for online access
Agenda

The regularly scheduled Village of Roberts Plan Commission meeting and will begin at 6:30 PM on April 7, 2022 at the Roberts Village Hall.

Regular Plan Commission Agenda:

1. Call to order
2. Proper notification
3. Public Hearing – to rezone the property owned by Wilkens Properties LLC and Kwik Trip from A-1 Agricultural District to B-5 Highway Business District for land located on the NW corner of Highway 65 and 70th Avenue.
 - Call public hearing to order
 - Call for public comments
 - Adjourn public hearing
 - Discuss/possible action to rezone the property owned by Wilkens Properties LLC and Kwik Trip from A-1 Agricultural District to B-5 Highway Business District for land located on the NW corner of Highway 65 and 70th Avenue.
4. Approval of minutes from March 3, 2022
5. Update on Building permits issued for the Village of Roberts.
6. Building Inspectors Report
7. Review/recommend Ordinance #2022-02VB – amend Sec. 70-42(b) – Accessory use and structure setback requirements to change “accessory structures and uses may be up to 20 feet in height in all other Districts” from 15 feet.
8. Review/recommend to forward the Application for Zoning Board of Appeals for a sign variance from 10 sq feet to 32 sq feet that will be located in the pulling areas of the Village Park for public hearing.
9. Review/recommend to forward the Application for Zoning Board of Appeals for a sign variance from Kwik Trip for two pylon signs on Highway 65 at 70th Avenue and at the new public street and also for a size from 100 sq feet to 167 sq feet for public hearing.
10. Review/recommend to forward the Application for Zoning Board of Appeals for a sign variance for Kwik Trip for a wayfinding sign for the CAT scale with a size from 10 sq feet to approximately 116 sq feet and height from 10 feet to 21.5 feet for public hearing.
11. Review/recommend Certified Survey Map for a two-lot subdivision for David Wilkens and Kwik Trip for the property located at the NW corner of Highway 65 and 70th Avenue.
12. Review/recommend Ordinance #2022-03VB – to amend Sec 66-54(6)c to update the east sewer interceptor charges.
13. Review/recommend Ordinance #2022-04VB – An Ordinance annexing approximately 263 acres from Warren Township for Ed Forletti/Trevor Bruce.
14. Review T-Buck Deer Hills/Trevor Bruce concept plan for a housing development on land between Highway 65 and 130th Street.
15. Review/recommend to set the date for the Public Hearing and further consideration for the Zoning Map Change Request and Conditional Use Request for Ed Forletti for land that is currently zoned A-1 to be rezoned to RD-2 PUD, RM-3 PUD, RS-6 PUD and green space.
16. Discussion of DOT upgrade to the Park and Ride on 70th Avenue.
17. Items for future agenda.
18. 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://meet.goto.com/886353221>

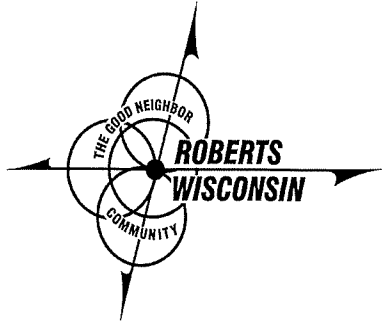
United States (Toll Free): 1 877 309 2073

- One-touch: <tel:+18773092073,,886353221#>

United States: +1 (571) 317-3129

- One-touch: <tel:+15713173129,,886353221#>

Access Code: 886-353-221



**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: A 1-Agricultural District(s)
To: B-5 Business 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.

See Uta Survey

Address of Property: Parcel # 176108690001

Parcel I.D. Number: 176-1086-90001

Dated this 13th day of January 2022.

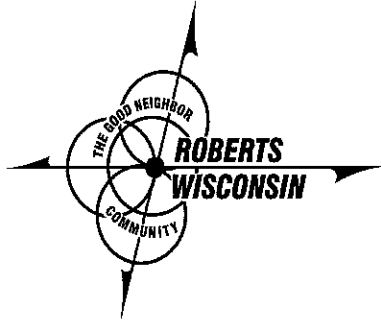
Owner of described property

Received at Village Hall

_____ Date

Fees Paid _____

Created on 10/24/2007 9:32 AM



PROCEDURES FOR AMENDING THE ZONING MAP

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: Agricultural District(s)

To: B-5 Business 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.

LEGAL DESCRIPTION:

A PART OF GOVERNMENT LOT 4 AND THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 18 WEST, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH $\frac{1}{4}$ CORNER OF SECTION 28; THENCE ON AN ASSUMED BEARING OF N89°56'50"E 1330.51 FEET ALONG THE SOUTH LINE OF THE SE $\frac{1}{4}$ OF SAID SECTION 28 TO THE POINT OF BEGINNING; THENCE N00°47'13"W 1677.19 FEET ALONG THE WEST LINE OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 28; THENCE N89°06'08"E 361.86 FEET; THENCE N13°58'16"E 272.48 FEET; THENCE N88°57'30"E 235.75 FEET; THENCE S01°02'30"E 66.00 FEET; THENCE N88°57'30"E 87.56 FEET; THENCE S64°39'38"E 180.60 FEET; THENCE S00°12'36"E 602.06 FEET; THENCE N88°59'57"E 98.08 FEET TO THE NORTHWEST CORNER OF LOT 1, CSM VOL. 6, PAGE 1655 TO A FOUND IRON PIPE; THENCE S01°00'04"E 364.63 FEET ALONG THE WEST LINE OF SAID LOT 1 TO A FOUND IRON PIPE; THENCE N88°59'56"E 235.70 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE TRUNK HIGHWAY 65 AND A FOUND IRON PIPE; THENCE S11°30'59"W 389.64 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID HIGHWAY TO A FOUND IRON PIPE; THENCE CONTINUING ALONG SAID HIGHWAY RIGHT-OF-WAY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1830.08 FEET AND AN ARC LENGTH OF 216.57 FEET AND A CHORD LENGTH OF 216.44 FEET THAT BEARS S17°18'03"W TO A FOUND IRON PIPE; THENCE S20°43'42"W 103.77 FEET ALONG SAID HIGHWAY RIGHT-OF-WAY TO A FOUND IRON PIPE; THENCE S58°20'57"W 310.03 FEET TO A POINT ON THE SOUTH LINE OF THE SE $\frac{1}{4}$; THENCE S89°56'50"W 791.72 FEET ALONG THE SOUTH LINE OF THE SE $\frac{1}{4}$ OF SAID SECTION 28 TO THE POINT OF BEGINNING.

EXCEPT LAND CONVEYED FOR HIGHWAY PURPOSES AND TRANSPORTATION PROJECT PLAT AMENDMENT NO. 2 FILED OCTOBER 5, 2016 IN VOL. 1 OF TPP, PG. 139, AS DOC. NO. 1036810.

Address of Property: See ALTA Survey

Parcel I.D. Number: 176108690001

Dated this 13th day of January, 2022.

Mark Ryan - Hewitt TRP (under contract to purchase)
Owner of described property

Received at Village Hall _____ Date

Fees Paid _____
Created on 10/24/2007 9:32 AM

Village of Roberts
Plan Commission Meeting
Thursday, March 3, 2022

The Village of Roberts Plan commission Meeting was called to order at 7:00 PM by President Moeri.
Proper notification was placed in the designated locations.

Present: Steve Melby, Willard Moeri, Katy Kapaun and Cheryl Johnson (phone).
Absent: Helen Kusilek, Jerry Weiss,
Guest: Angie Goodwin-Ayres, Matt Hieb,

Building Inspectors Report

- No questions

Review/recommendation the impact of growth on the Clearas Wastewater capacity.

- Goodwin discussed the different maps that are in the packet of what is available for growth not only within the Village but potential annexation of land also. Discussed the review memo that was handed out to the board. How much growth do you want and how much can you handle as a municipality? Targeted maximum of 10% of residential growth per year or 190 people per year or 70 units. Reasonable growth rate is between this range. If there is development pressure that is coming before us how much do you want to limit this? Moeri said that there are issues that will just fall into place. Kapaun asked if we are looking at approving concept or site plans, are we still on solid ground with approving the plans knowing our limits? Kapaun said we can look at it by size. Could it be proportionate to what is looking to develop? T-Buck has offered to help with the Twin Lakes and we won't be able to satisfy them with 10 permits a year. Goodwin assumed 5,000 gallons per day for commercial and industrial which is included in the calculations. Melby added that we don't have a crystal ball and thinks this is a good place to start because we have limits on our plant. Thinks this should be evaluated annually. Kapaun added that we want to make sure that Clearas is up and running before we get too far into this and put more money into the plant. Moeri asked about how many permits or new units the mobile home park is planning to put in a year? Moeri thinks that this is 10 per year. Johnson agrees that we need to start somewhere and be aware of what limits we have. Kapaun asked if we should look at a higher number for this initial year to support the work that the developers have put into this and limit the next year(s) to get to the capacity. Moeri said that if you take an individual year, and do the carry over, it would give the emphasis on years two and three. If this is a show stopper for helping to draw down Twin Lakes, how are we helping our community? One other note by Goodwin, those existing platted and approved, all the infrastructure is there and less impact for the Village than a new development. Melby asked Kapaun, if we can do the 70 and if we meet this by July, look at this again to see if we keep going? 35/35 is reasonable. Kapaun thinks we need to start with a high number. Forletti added that we have been having this conversation for 20 years. How much property tax do you get from other areas if you don't have building permits, impact fees and taxes on the units. Matt Hieb said that he needs some assurance that they will be able to build homes to recoup their money. 100 units the first year but an average 70 per year for carry over. Look for a smaller number for the platted and approved but not 35% of our number. 80 units for new and 20 for existing. How do you give these out? Kapaun asked if we should give them a priority to help draw down twin lakes. Johnson supports Kapaun's idea with partnering with T-Buck to help with the Lake levels.
- Motion to recommendation to adopt a 10% growth plan to manage our WWTP and Clearas for year 2022 we make available 100 building permits and if we issue this amount that we bring this back to the Plan Commission for further conversation by Kapaun, seconded by Melby. Motion carried.

Review/recommend future Robert's growth approach.

- Same as above.

Discussion/recommend with James Jermain from AT&T for potential broadband grant.

- Ron Mitchel was here from AT&T and Jim Jermain. Working on a couple different broad band grants for expansion. These came about 8 years ago under Gov. Walker. Now Gov Evers has allocated \$100,000,000 in grants. Looking to bring fiber to 818 units in Roberts. It would cost \$1.3 million to do this with 50% of match by AT&T. Kapaun stated there are other providers want to make presentations to the Village. The grants are due March 17th. Moeri is willing to sign a statement of support. Kapaun said that we can look at the Broadband Forward application and discuss at the Village Board meeting.

Review/recommend Ordinance #2022-02VB – to amend Sec. 70-42 Accessory use and structure setback requirements.

- Motion to recommend Ordinance #3033-02VB to amend Sec. 70-42 Accessory use and structure setback requirements by Melby, seconded by Johnson. Motion carried.

Review/recommend Ordinance #2022-03VB – to amend Sec 66-54(6)c to update the east sewer interceptor charges.

- Motion to recommend Ordinance #2022-03VB – to amend Sec 66-54(6)c t update the east sewer interceptor charges by Kapaun, seconded by Johnson. Motion carried.

Discussion/recommendation for the annexation of 2.003 acres from Warren Township for Kwik Trip (formerly owned by James and Betty Hilpert).

- Motion to recommend the annexation of 2.003 acres from Warren Township for Kwik Trip by Kapaun, seconded by Melby. Motion carried.

Review/recommend Kwik Trip's site plan.

- Final traffic study will come next month. Goodwin said they are meeting or exceeding the ordinances. They have adjusted the greenbelt that is not shown on the plan that were submitted. Driveways are 20 feet apart and could be a safety issue. There are two new streets being added. The street on the North side of the property will be a right in right out and the North/South Street will a public street that is being centered between the Flying J driveways. Also looking at bike/walking paths. Goodwin is recommending site plan approval contingent on staff review of resubmitted plans and storm water management plan. Motion to approve the site plan for Kwik Trip contingent on staff review of resubmitted plans and storm water management and other outstanding items by Melby, seconded by Kapaun. Motion carried.

Discussion with Alex Miller on the proposed housing on Jennifer Rae Jct.

- Alex discussed the changes that he is making to his plans to comply with the ordinances. His site plan will be submitted next month. He has committed to high efficiency toilets, faucets, etc. He is also open to using water from Twin Lakes but not sure how to get it to the site. Alex does not want to be viewed as taking half of the permits with the new limits on them.

Review/recommend T-Buck/Trevor Bruce's residential development between Division St S. and Cherry Ln for private road proposal and number of annual units considered for the future development.

- Matt Hieb discussed the T-Buck property and public vs private and he is looking for clear direction. They had a meeting with the DNR for clarification on drawing water out of Twin Lakes and what permits would be needed. They can draw a total of 2,000,000 gallons per day. DNR is looking for funds that could help with this. Design Update: submitted the annexation application to the Village and Township. They are looking at private roads for the townhome buildings. The units will have a two-car tuck under garage with a two-stall driveway. They have met the fire radius with the width of the streets. There will be a full road access from Cherry Lane or a temp cul-de-sac, either way there will be two ways in and out. Mike Rutan questioned the benefit of private streets. With the private streets it is for cost benefits. The street is narrower, units are more affordable and less upgrading for the Village. They are trying to utilize density which creates more tax revenue with more houses. The Association cost for future repairs of streets and snow plowing. At this point no sidewalks are planned in this area. Rutan said the Fire Department does not care for the narrow streets. The snow will build-up in the winter and if there is parking allowed on the streets, it makes it hard for fire equipment to get in and out. Hieb said that the street is designed to meet international fire code. Hieb will look to see what changes can be made to the layout, etc. and bring back to the board.

Discussion regarding the concept plan for Nature Energy for a site in the rail park.

- Rachel Smith from Arcadis presented a short video and informational packet on Nature Energy (NE). NE is looking to convert local manure to renewable energy. This would be a tax-exempt property but they are willing to put a payment in leu of in place (PILOT). They want to be a good neighbor and active in the

community. They are looking to be located off of 130th Street in the rail park and they will help to repair 130th Street. They are looking to utilize water from Twin Lakes in the process. As far as the function of the business, they will bring in manure in enclosed or covered trucks which will contain any smells. From the manure they will get renewable natural gas. The CO2 will be taken back to Jenny-O to use. They will need a DNR permit, WPDES for stormwater and containers and a county permit would be required for nutrient management planning. As of right now they are looking at 90 trucks per day. NE will own all trucks hauling here. All drivers will be required to stay on the dedicated routes and will be local people. A TIA is being done. NE is looking for a Conditional Use Permit and they have a request for Zoning Board of Appeals. Part of granting a Conditional Use Permit is setting some conditions to the permit. These conditions have not been discussed at this point. Eventually Moeri, and the Village Attorney will need to discuss to see what is reasonable for conditions and meet with NE. Crane 1 (landowner) believes in this company or they wouldn't sell the land to them. NE is proposing buildings (5) with an anticipated height ranging from 36 to 51 feet, eight digesters with an approximate height of 85 feet, three storage tanks approximately 47 feet and two process stacks from 66-100 feet and one stack at 197 feet. In order to grant a variance, the Plan Commission would need more exact heights, sizes that are needed.

Review/recommend the variance request for Nature Energy for the height of the silos

- Motion to table until next month by Kapaun, seconded by Melby. Motion carried.

Review/recommend the Conditional Use Permit for Nature Energy

- Motion to table until conditions are discussed and discussion with Village Attorney by Kapaun, seconded by Melby. Motion carried.

Update on needs assessment and Impact Fees.

- Goodwin discussed the process for updating the fees. The Village will need to decide if there are any specific projects that we need to add to the list for impact fees to pay for? Goodwin thinks that maybe the next phase of the Clearas project should be added but the group will need to decide this. Goodwin is looking for permission to move forward with updating the fees and potential projects by meeting with the departments. Commission agreed to keep working on updating the impact fees.

Update on Joint Comprehensive Plan with Warren Township.

- Committee is almost set for the village. Kapaun is waiting to hear back from one person and then will move forward. Looking to have a meeting yet this month or start next month for an initial meeting. Moeri will look to see if bylaws are need for this committee.

Future Agenda Items:

- Make an agenda item to update the commission on number of permits pulled per month/year.
- Impact Fees
- Kwik Trip, T-Buck, Alex Miller and Nature Energies will need to be back on the agenda for discussion/approvals.

Motion to adjourn at 10:30 PM by Melby, seconded by Kapaun. Motion carried.

Megan Dull
Village Clerk

VILLAGE OF ROBERTS ONLY

RESIDENTIAL CONSTRUCTION**RESIDENTIAL RENOVATIONS**

Owner/Address	Description/Permit #	Estimated Value
MATHISON, JERRY 210 JENNIFER RAE JCT S 54023	ELECTRICAL - RESIDENTIAL B-22-220096	0
HANSON, JERRY 210 W MAPLE ST 54023	WINDOW REPLACEMENT G-22-220102	25,610
LOOMIS, JEREMY AND MICHELLE 705 RYAN RONALD RD 54023	BASEMENT FINISH B-22-220107	26,000
TOTAL RESIDENTIAL RENOVATIONS	3	51,610

OTHER BUILDING PERMITS

Owner/Address	Description/Permit #	Estimated Value
KELSEY, AMANDA 108 S MEADOW LN 54023	DECK B-22-220090	22,400
VLS PROPERTIES 1244 70TH AVE 54023	FENCE F-22-220104	0
GOODFELLOW, DANIELLE 311 EAGLE RIDGE DR 54023	DECK B-22-220152	2,000
TOTALS:	3	24,400

TOTAL # OF BUILDING PERMITS / VALUE:

6 76,010

CERTIFICATES OF OCCUPANCY

DATE ISSUED	ADDRESS	TYPE
NO C/O's ISSUED		

TOTAL PERMIT & INSPECTION FEES COLLECTED:

1,334.00

PROJECT CODE RECAP

PERMITS BY TYPE	# OF PERMITS	ESTIMATED VALUE
BASEMENT FINISH	1	26,000
DECK	2	24,400
ELECTRICAL - RESIDENTIAL	1	0
FENCE	1	0
WINDOW REPLACEMENT	1	25,610
TOTALS	6	76,010

INSPECTIONS BY TYPE			
PERMIT TYPE	# OF INSPECTIONS	RES	COMM
BUILDING PERMIT	18	18	0
TOTALS	18	18	0

**VILLAGE OF ROBERTS
ST. CROIX COUNTY, WISCONSIN**

ORDINANCE NO. 2022-02VB

**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(b) of the Municipal Code of the Village of Roberts, St. Croix County, Wisconsin, is hereby amended to read as follows:

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

- (b) All detached accessory structures or uses shall not be closer than ten feet from any other structure on the property unless an approved fire separation is installed. All detached accessory structures and uses shall not exceed 15 feet in height in all Residential and Conservancy Districts. Accessory structures and uses may be up to 20 feet in height in all other Districts. The accessory building should be a minimum of five feet from the side yard and a minimum of five feet from the rear yard. When, in the judgment of the zoning administrator or plan commission, it is determined that, due to the configuration of the lot or principal of accessory structures on the lot, such accessory uses or structures are or may become a visual or audible nuisance, they shall require the owner of such accessory uses or structures to screen them by use of dense vegetation, aesthetic fencing, structural barriers, or a combination thereof based on a specific plan drawn to scale.

Adopted by the Village Board on _____, 2022.

VILLAGE OF ROBERTS

By: _____
Willard Moeri, President

Attest: _____
Megan Dull, Village Clerk

Published: _____, 2022

Date Draft Submitted _____
Date Application Submitted _____
Fee Paid _____

Application for Variance

Owner _____ (must _____ be _____ the
applicant) ROBERTS LIONS CLUB

Parcel Address 312 N. PARK ST. Parcel Number _____

Owner Address P.O. Box 295, ROBERTS WI 54023 Daytime Phone _____

Present _____ Use _____ of _____ the _____ Property

VILLAGE PARK - RECREATIONAL

Zoning Classification P-1 PARK & RECREATION

The following items must be submitted with each application. Additional site plan information as described in Section 70-325 may be required by the Zoning Administrator (Ordinance section referenced in this application are available upon request):

(1) **Map of the property showing the following:**

- Entire property
- All lot dimensions
- Existing structures with dimensions to property lines (buildings, fences, walls etc)
- Proposed structures with written dimensions to property lines
- Existing paved surfaces (driveways, walks, decks, etc)
- Proposed paved surfaces with dimensions to property lines
- Written dimensions to buildings on adjoining properties if setback variance is requested
- Zoning of adjacent parcels
- Street(s) which are adjacent to the parcel
- Graphic scale and north arrow
- Changes in land use intensity due to the variance (additional dwelling units, more customers, more parking, outside lighting, outside storage, etc)

(2) **Written description of proposed variance** answering the following questions:

Village of Roberts Ordinance Section # 70-22B cannot be entirely satisfied

b e c a u s e :

THE ORDINANCE STATES MAXIMUM OF 10 S.F. AND THE
DONATED SIGN IS 33 S.F. ALSO THE MAXIMUM HEIGHT
IS 10 FT AND WE ARE REQUESTING A VARIANCE TO 11 FT.

In lieu of complying with the ordinance, the following alternative is proposed (please describe the proposal in detail):

THIS SIGN WOULD BE SIMILAR IN SIZE AND THE SAME
HEIGHT AS THE EXISTING "GYM" SIGN AT THE DRIVEWAY
ENTRANCE TO THE SCC ELEMENTARY SCHOOL.

- (3) **Written justification of the requested variance** with reasons why the Applicant believes the proposed variance is appropriate. Before the Zoning Board of Appeals can grant a variance, they must find that the following criteria have been satisfied. Describe how your request meets the following criteria: (section 70-327)

What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district.

THIS IS A MEMORIAL SIGN. THE SIGN WAS DESIGNED,
BUILT AND DONATED PRIOR TO KNOWING THERE WERE
RESTRICTIONS. DON'T WANT TO HAVE SIGN REDONE SINCE
THE PERSON DONATED TIME, MONEY AND RESOURCES TO HAVE
THE SIGN READY FOR GOOD NEIGHBOR DAYS AND THE
ROBERTS COMMUNITY.

NOTE:

- The hardship or difficulty shall be peculiar to the subject property and different from that of other properties and not one that affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;
- Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a

variance;

- Selfimposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cuttingoff existing access to a public rightofway or deed restrictions imposed by the owner's predecessor in title are considered to be such selfimposed hardships;
- Violations by, or variances granted to, neighboring properties shall not justify a variance;
- The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)

In what manner do the factors identified in 1., above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.

NONE

Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

NO - THE VILLAGE PARK SURROUNDS THE SIGN
BY OVER 350 FT IN ALL DIRECTIONS.

Would the granting of the proposed variance as depicted on the required site plan, result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rightsofway, or other matters affecting the public health, safety, or general welfare, either

as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this Chapter, the Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such longrange planning matters.

No

Have the factors causing the variance request been created by the act of the applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lotting pattern, or grading) after the effective date of this Chapter. The response to this question shall clearly indicate that such factors existed prior to the effective date of this Chapter and were not created by action of the Applicant, a previous property owner, or their agent.

N/A

Does the proposed variance involve the regulations of Subsection 22.304 or the district use regulations in each zoning district of Section 22.700? The response to this question shall clearly indicate that the requested variance does not involve the provisions of this Subsection.

No

Verification by applicant: I, ROBERTS LIONS CLUB, owner for which relief is sought, certify that the application and the above information is truthful and accurate to the best of my ability.

Applicant Signature C. Sundquist - President

Date 3/10/2022

Applicant Signature _____

Date _____

Consideration for Approval: Granted _____ Denied _____
Date _____

Chairman, Village of Roberts Zoning Board of Appeals

Revised date 8/11/2009





N

SIGN LOCATION

Google

Date Draft Submitted	
Date Application Submitted	
Fee Paid	

Application for Variance

Owner (must be the applicant) Hawk Trip, Inc
 Parcel Address See ALTA + submitted CSM Parcel Number _____
 Owner Address 1626 Oak Street, La Crosse, WI 54602 Daytime Phone 608-716-7448
 Present Use of the Property Ag
 Zoning Classification B-5

The following items must be submitted with each application. Additional site plan information as described in Section 70-325 may be required by the Zoning Administrator (Ordinance section referenced in this application are available upon request):

(1) **Map of the property showing the following:**

- Entire property
- All lot dimensions
- Existing structures with dimensions to property lines (buildings, fences, walls etc)
- Proposed structures with written dimensions to property lines
- Existing paved surfaces (driveways, walks, decks, etc)
- Proposed paved surfaces with dimensions to property lines
- Written dimensions to buildings on adjoining properties if setback variance is requested
- Zoning of adjacent parcels
- Street(s) which are adjacent to the parcel
- Graphic scale and north arrow
- Changes in land use intensity due to the variance (additional dwelling units, more customers, more parking, outside lighting, outside storage, etc)

(2) **Written description of proposed variance** answering the following questions:

Village of Roberts Ordinance Section # 227(5) cannot be entirely satisfied because:

As part of the standard lease agreement with CAT Scales the sign will be 100 SF and is the same sign as the neighboring business to the south.

In lieu of complying with the ordinance, the following alternative is proposed (please describe the proposal in detail):

HTT proposes to install the standard CAT scale sign 5x20' so that it is visible to potential customers.

(3) **Written justification of the requested variance** with reasons why the Applicant believes

the proposed variance is appropriate. Before the Zoning Board of Appeals can grant a variance, they must find that the following criteria have been satisfied. Describe how your request meets the following criteria: (section 70-327)

What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district.

without the proposed sign potential customers might be unaware of the site offers this service. It also makes the direction of the street traffic clear to customers.

- The hardship or difficulty shall be peculiar to the subject property and different from that of other properties and not one that affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;
- Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance;
- Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting-off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships;
- Violations by, or variances granted to, neighboring properties shall not justify a variance;
- The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)

In what manner do the factors identified in 1., above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.

The "CAT" store isn't typically classified as a neighborhood sign. The adjacent business in the same zoning district has a sign of the same size of the requested variance.

Would the granting of the proposed variance be of substantial detriment to adjacent

properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

NO. - The adjacent property already has the same sign.

Would the granting of the proposed variance as depicted on the required site plan, result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this Chapter, the Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.

NO. with the size of the in site development and adjacent properties having the same sign there will be no impact.

Have the factors causing the variance request been created by the act of the applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lotting pattern, or grading) after the effective date of this Chapter. The response to this question shall clearly indicate that such factors existed prior to the effective date of this Chapter and were not created by action of the Applicant, a previous property owner, or their agent.

NO - setbacks are not the reason for the variance but the size of a leased business sign being classified as a unifying sign.

Does the proposed variance involve the regulations of Subsection 22.304 or the district use regulations in each zoning district of Section 22.700? The response to this question shall clearly indicate that the requested variance does not involve the provisions of this Subsection.

N/A

Verification by applicant: I, Nathan Ryan (HT-PM), owner for which relief is sought, certify that the application and the above information is truthful and accurate to the best of my ability.

Applicant Signature Nathan Ryan - Hunt Trip Date 4/1/22

Applicant Signature _____ Date _____

Consideration for Approval: Granted _____ Denied _____
Date _____
Chairman, Village of Roberts Zoning Board of Appeals

Revised date 8/11/2009

Date Draft Submitted
Date Application Submitted
Fee Paid

Application for Variance

Owner (must be the applicant) Kwik Trip, Inc
 Parcel Address See ALTA & submitted CSM Parcel Number _____
 Owner Address 1626 Oak Street, La Crosse, WI 54601 Daytime Phone 608-791-7448
 Present Use of the Property Ag
 Zoning Classification B-5

The following items must be submitted with each application. Additional site plan information as described in Section 70-325 may be required by the Zoning Administrator (Ordinance section referenced in this application are available upon request):

(1) **Map of the property showing the following:**

- Entire property
- All lot dimensions
- Existing structures with dimensions to property lines (buildings, fences, walls etc)
- Proposed structures with written dimensions to property lines
- Existing paved surfaces (driveways, walks, decks, etc)
- Proposed paved surfaces with dimensions to property lines
- Written dimensions to buildings on adjoining properties if setback variance is requested
- Zoning of adjacent parcels
- Street(s) which are adjacent to the parcel
- Graphic scale and north arrow
- Changes in land use intensity due to the variance (additional dwelling units, more customers, more parking, outside lighting, outside storage, etc)

(2) **Written description of proposed variance** answering the following questions:

Village of Roberts Ordinance Section # 20-227(10) cannot be entirely satisfied because:

To provide appropriate signage along Hwy 65 two pylon signs will be located to provide a sign @ 7th and the new public street on the north property line

In lieu of complying with the ordinance, the following alternative is proposed (please describe the proposal in detail):

provide two signs for Hwy 65 traffic and each sign having a total of 166.57 SF

(3) **Written justification of the requested variance** with reasons why the Applicant believes

the proposed variance is appropriate. Before the Zoning Board of Appeals can grant a variance, they must find that the following criteria have been satisfied. Describe how your request meets the following criteria: (section 70-327)

What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district.

Property is bordered on four sides by public roadways which allows one sign per frontage to direct traffic at Northern public roadway. The sign will face flow 65 traffic but will be along the new roadway frontage. The sign will include state required prices and signage to direct customers to adjacent property west of the RT site.

- The hardship or difficulty shall be peculiar to the subject property and different from that of other properties and not one that affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;
- Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance;
- Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting-off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships;
- Violations by, or variances granted to, neighboring properties shall not justify a variance;
- The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)

In what manner do the factors identified in 1., above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.

Customers would not be able to properly navigate the public roadways to access the RT and western developers sites.

Would the granting of the proposed variance be of substantial detriment to adjacent

properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

The proposed variance would ~~impact~~ not impact adjacent properties. The variance would in effect be for rotating the allowed sign 90°. Additional SF is comparable to Industrial size and is under if required prices is deducted.

Would the granting of the proposed variance as depicted on the required site plan, result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this Chapter, the Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.

The variance does not impact any of the above items. It will provide clear navigation to this new development area in the village.

Have the factors causing the variance request been created by the act of the applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lotting pattern, or grading) after the effective date of this Chapter. The response to this question shall clearly indicate that such factors existed prior to the effective date of this Chapter and were not created by action of the Applicant, a previous property owner, or their agent.

Addition of a new public roadway is the item requiring the sign at this location.

Does the proposed variance involve the regulations of Subsection 22.304 or the district use regulations in each zoning district of Section 22.700? The response to this question shall clearly indicate that the requested variance does not involve the provisions of this Subsection.

N/A

Verification by applicant: I, Hawk TMA, Inc. (Nathan Byron), owner for which relief is sought, certify that the application and the above information is truthful and accurate to the best of my ability.

Applicant Signature Nathan Byron - Hawk TMA Project Manager Date 4/1/2022

Applicant Signature _____ Date _____

Consideration for Approval:	Granted _____	Denied _____
		Date _____
Chairman, Village of Roberts Zoning Board of Appeals		

CERTIFIED SURVEY MAP V. P.

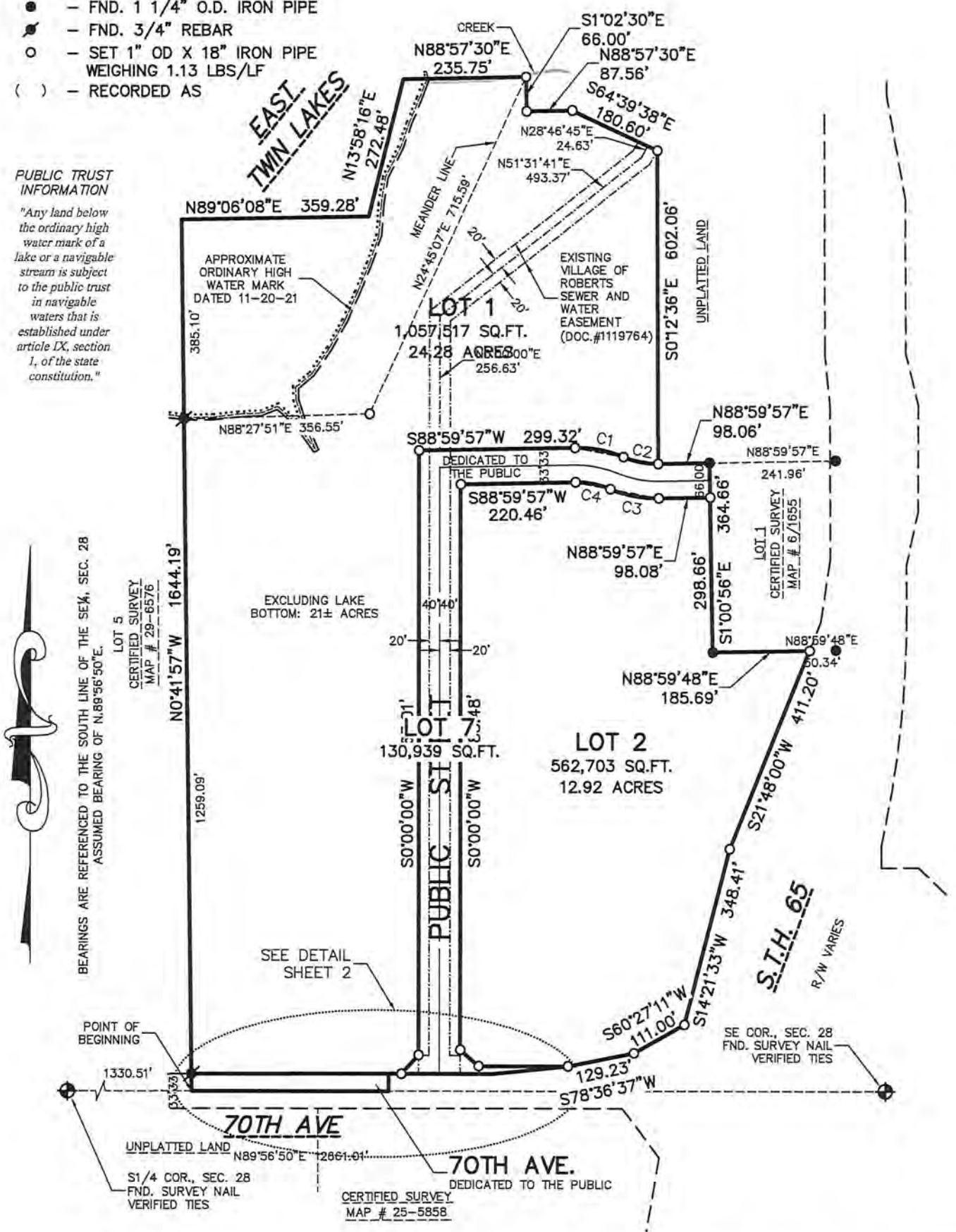
IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4,
AND IN GOVERNMENT LOT 4, SECTION 28, T29N, R18W,
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

LEGEND

- - FND. 1 1/4" O.D. IRON PIPE
- ⦿ - FND. 3/4" REBAR
- - SET 1" OD X 18" IRON PIPE
WEIGHING 1.13 LBS/LF
- () - RECORDED AS

PUBLIC TRUST INFORMATION

"Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."



REAL LAND SURVEYING, LLC
1360 INTERNATIONAL DRIVE
SUITE 2
EAU CLAIRE, WI 54701
(715)514-4116
rlswi.com
CADD No. 21466 CSM_A

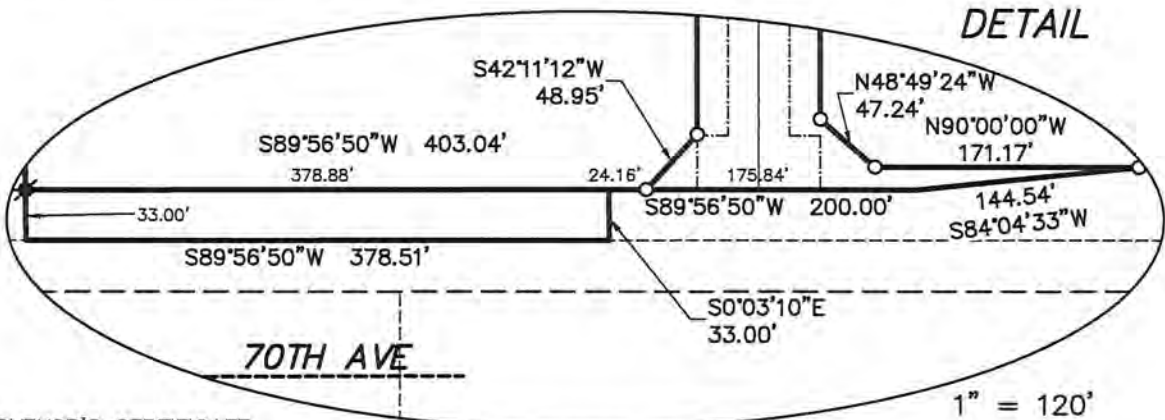
FIELDWORK
COMPLETION
DATE: 11/09/2021



SCALE: 1" = 250'
SHEET 1 OF 4

CERTIFIED SURVEY MAP V. P.
IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4,
AND IN GOVERNMENT LOT 4, SECTION 28, T29N, R18W,
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	1ST TANGENT	2ND TANGENT
C1	95.31'	233.00'	023°26'12"	94.65'	N79°16'57"W	N67°33'51"W	S88°59'57"W
C2	68.31'	167.00'	023°26'12"	67.84'	S79°16'57"E	S67°33'51"E	N88°59'57"E
C3	95.31'	233.00'	023°26'12"	94.65'	S79°16'57"E	S67°33'51"E	N88°59'57"E
C4	68.31'	167.00'	023°26'12"	67.84'	N79°16'57"W	N67°33'51"W	S88°59'57"W



SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF KWIK TRIP, INC., I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.
THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 4 AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼ OF THE SE¼), SECTION 28, TOWNSHIP 29 NORTH, RANGE 18 WEST, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
• COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28;
• THENCE N.89°56'50"E., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, 1330.51 FEET TO THE SOUTHWEST CORNER OF SAID SE¼ OF THE SE¼ AND TO THE POINT OF BEGINNING;
• THENCE N.00°41'57"W., ALONG THE WEST LINE OF SAID SE¼ OF THE SE¼, 1677.19 FEET;
• THENCE N.89°06'08"E. 359.28 FEET;
• THENCE N.13°58'16"E. 272.48 FEET;
• THENCE N.88°57'30"E. 235.75 FEET;
• THENCE S.01°02'30"E. 66.00 FEET;
• THENCE N.88°57'30"E. 87.56 FEET;
• THENCE S.64°39'38"E. 180.60 FEET;
• THENCE S00°12'36"E. 602.06 FEET;
• THENCE N.88°59'57"E. 98.06 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP VOL. 6, PAGE 1655;
• THENCE S.01°00'56"E. 364.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
• THENCE N.88°59'48"E., ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 185.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY 65;
• THENCE S.21°48'00"W., ALONG SAID WESTERLY LINE, 411.20 FEET;
• THENCE S.14°21'33"W., ALONG SAID WESTERLY LINE, 348.41 FEET;
• THENCE S.60°27'11"W., ALONG SAID WESTERLY LINE, 111.00 FEET;
• THENCE S.78°36'37"W., ALONG SAID WESTERLY LINE AND ALONG THE NORTHERLY LINE OF 70TH AVENUE, 129.23 FEET;
• THENCE S.84°04'33"W., ALONG SAID WESTERLY LINE AND ALONG THE NORTHERLY LINE OF 70TH AVENUE, 144.54 FEET;
• THENCE S.89°56'50"W., ALONG SAID NORTHERLY LINE, 200.00 FEET;
• THENCE S.00°03'10"E 33.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SE¼ OF THE SE¼;
• THENCE S.89°56'50"W., ALONG SAID SOUTH LINE, 378.51 TO THE POINT OF BEGINNING
AND BEING SUBJECT TO EXISTING EASEMENTS AND THE PUBLIC TRUST IN NAVIGABLE WATERS.
THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE DIVISION OF IT. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

PETER J. GARTMANN, P.L.S. NO. 2279 DATED THIS _____ DAY OF _____, 2022

CERTIFIED SURVEY MAP V. P.

IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4,
AND IN GOVERNMENT LOT 4, SECTION 28, T29N, R18W,
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

WILKENS PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, HEREBY CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS DAY OF , 2022.

(SIGNATURE)

(PRINT NAME)

(SIGNATURE)

(PRINT NAME)

STATE OF

COUNTY OF SS

PERSONALLY APPEARED BEFORE ME THIS DAY OF , 2022,

THE ABOVE NAMED AND TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

, NOTARY PUBLIC

MY COMMISSION EXPIRES:

VILLAGE BOARD RESOLUTION:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE VILLAGE OF ROBERTS IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN.

APPROVED: (DATE) SIGNED:

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN.

VILLAGE CLERK

ABBREVIATIONS:
AVE. - AVENUE
COR. - CORNER
CSM NO. - CERTIFIED SURVEY MAP NUMBER
E. - EAST
FND. - FOUND
LBS/LF - POUNDS PER LINEAR FOOT
MON. - MONUMENT
N. - NORTH
NE - NORTHEAST
NW - NORTHWEST
O.D. - OUTSIDE DIAMETER

P.L.S. - PROFESSIONAL LAND SURVEYOR
R/W - RIGHT OF WAY
R#W - RANGE # WEST
S. - SOUTH
SE - SOUTHEAST
SEC. - SECTION
SQ.FT. - SQUARE FEET
S.T.H. - STATE TRUNK HIGHWAY
SW - SOUTHWEST
T##N - TOWNSHIP ## NORTH
V.#/P.# - VOLUME #/PAGE #
W.- WEST

CERTIFIED SURVEY MAP V. __P. _____

LOCATED GOVERNMENT LOT 4 AND
IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼,
SECTION 28, TOWNSHIP 29 NORTH, RANGE 18 WEST,
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE:

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER
AND BY VIRTUE OF THE LAWS OF THE STATE OF _____, MORTGAGEE OF THE
ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND
DEDICATION OF THE LAND DESCRIBED ON CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO
THE ABOVE CERTIFICATE OF WILKENS PROPERTIES, LLC, OWNER OF SAID LAND.

IN WITNESS THEREOF, THE SAID _____ HAS CAUSED THESE
PRESENTS TO BE SIGNED BY

_____ AND _____, AT
(CITY AND STATE) _____, AND ITS CORPORATE SEAL
TO BE HEREIN AFFIXED THIS _____ DAY OF _____, 2022.

(SIGNATURE) _____

(PRINT NAME AND TITLE) _____

(SIGNATURE) _____

(PRINT NAME AND TITLE) _____

STATE OF _____

COUNTY OF _____ SS

PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2022, THE
ABOVE NAMED

_____ AND _____, TO ME KNOWN TO BE THE
PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE
THEIR OWN FREE ACT AND DEED.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFIED SURVEY MAP V. P.

LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼,
SECTION 28, TOWNSHIP 29 NORTH, RANGE 18 WEST,
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN
BEING ALL OF LOT 2, CSM ??-???? AND PART OF CSM 6-1655

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF KWIK TRIP, INC., I HAVE SURVEYED, DIVIDED AND MAPPED THE
LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.
THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS
FOLLOWS: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
(SE¼ OF THE SE¼), SECTION 28, TOWNSHIP 29 NORTH, RANGE 18 WEST, VILLAGE OF ROBERTS, ST.
CROIX COUNTY, WISCONSIN BEING ALL OF LOT 2, CSM ??-???? AND PART OF CSM 6-1655 AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28;
- THENCE S.89°56'50"W., ALONG THE SOUTH LINE OF SAID SECTION, 814.96 FEET;
- THENCE N.00°00'00"E. 79.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;
- THENCE CONTINUING N.00°00'00"E. 1088.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;
- THENCE N.88°59'57"E., ALONG THE NORTH LINE OF SAID LOT, 220.46 FEET;
- THENCE SOUTHEASTERLY 68.31 FEET, ALONG SAID NORTH LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, THE LONG CHORD WHICH BEARS S.79°16'57"E. 67.84 FEET AND HAVING A RADIUS OF 167.00 FEET;
- THENCE SOUTHEASTERLY 95.31 FEET, ALONG SAID NORTH LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, THE LONG CHORD WHICH BEARS S.79°16'57"E. 94.65 FEET AND HAVING A RADIUS OF 233.00 FEET;
- THENCE N.88°59'57"E. 98.08 FEET TO THE NORTHEAST CORNER OF SAID LOT;
- THENCE N.01°00'56"W. 66.00 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP 6-1655;
- THENCE N.88°59'57"E., ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP, 231.24 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF STATE TRUCK HIGHWAY 65;
- THENCE S.00°02'31"E., ALONG SAID WESTERLY LINE, 192.12 FEET;
- THENCE S.08°17'37"W., ALONG SAID WESTERLY LINE, 119.57 FEET;
- THENCE S.21°48'00"W., ALONG SAID WESTERLY LINE, 470.38 FEET;
- THENCE S.14°21'33"W., ALONG SAID WESTERLY LINE, 348.41 FEET;
- THENCE S.60°27'11"W., ALONG SAID WESTERLY LINE, 111.00 FEET;
- THENCE S.78°36'37"W., ALONG SAID WESTERLY LINE AND ALONG THE NORTHERLY LINE OF 70TH/ AVENUE, 129.23 FEET;
- THENCE N.90°00'00"W., ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 171.17 FEET;
- THENCE N.48°49'24"W. 47.24 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE DIVISION OF IT. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2022
PETER J. GARTMANN, P.L.S. NO. 2279

CERTIFIED SURVEY MAP V. P.

LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼,
SECTION 28, TOWNSHIP 29 NORTH, RANGE 18 WEST,
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN
BEING ALL OF LOT 2, CSM ??-???? AND PART OF CSM 6-1655

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

KWIK TRIP, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, 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 PLAT.
IN WITNESS WHEREOF, THE SAID KWIK TRIP, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, AT LA CROSSE, WISCONSIN AND ITS CORPORATE SEAL TO BE
HEREIN AFFIXED THIS _____ DAY OF _____, 2022.

(SIGNATURE)_____

(PRINT NAME AND TITLE)_____

STATE OF WISCONSIN
COUNTY OF LA CROSSE^{SS}

PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____ 2022,

THE ABOVE NAMED _____ TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE
ACT AND DEED.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VILLAGE BOARD RESOLUTION:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE VILLAGE OF ROBERTS IS HEREBY
APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN.

APPROVED: _____ (DATE) SIGNED: _____

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE
BOARD OF THE VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN.

VILLAGE CLERK

MBR# 14482
ANNEXING ORDINANCE 2022-04VB
AN ORDINANCE ANNEXING TERRITORY TO THE VILLAGE OF ROBERTS, WISCONSIN

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

SECTION 1. Territory Annexed. In accordance with sec. 66.021(12) of the Wisconsin Statutes and the Petition for direct annexation filed with the Village Clerk on the 1st day of February, 2022, signed by all the owners of the real property located in the territory, there being two voters therein, the following-described territory in the Town of Warren, St. Croix County, Wisconsin, is annexed to the Village of Roberts, Wisconsin:

DESCRIPTION OF PROPOSED ANNEXATION:

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

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.

SECTION 2. **Effect of Annexation.** From and after the date of this ordinance the territory described in Section 1 shall be a part of the Village of Roberts for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the Village of Roberts.

SECTION 3. **Severability.** If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 4. **Effective Date.** This ordinance shall take effect upon passage and publication as provided by law.

Megan Dull – Village Clerk

Date Adopted: _____

Effective Date: _____

MEMORANDUM

To: Roberts Plan Commission

From: Angi Goodwin

Date: April 7, 2022 Meeting

Project No.: 23-0737.19

Re: Deer Hills Residential - Annexation, Concept Plan , Zoning and Conditional Use (PUD)

Annexation

Recommend A-1, Agricultural zoning with annexation.

Concept Plan

Concept Plan – received 03.24.22 and attached.

Comprehensive Plan and Housing Density – Proposed single family, duplex, multi-family, and green space noted on Zoning Designation Map results in 4 unit per acre average density, consistent with the Comprehensive Plan medium density residential. Green space equal to the area shown will need to be zoned for green space, either as part of residential PUD area (if to be private) or as P-1 Park (if to be public).

Proposed Lots – note that each duplex is on a single lot (rentals anticipated and not single unit ownership), and there are generally multiple multi-family buildings on a single lot (rentals anticipated and not single unit ownership). Note that a future condo plat could be submitted to provide individual ownership, but a condo plat is not currently proposed.

Setbacks – Zoning setbacks apply only at lot lines, note that between multi-family buildings on a single lot, proposed building separation is generally 25-feet, zoning PUD allows a 25-foot sideyard (reduced from 35-feet for non-PUD lots), which would result in 50-feet between buildings. This is ok per zoning since no lot line at this location, just an FYI. Note that a future lot line between buildings would not be feasible.

Building Elevations – proposed multi-family building elevations are attached.

Landscaping – landscaping concepts (this is a similar site in River Falls) are attached.

Sidewalks - Recommend sidewalk on both sides of public streets on Division Street, note that north of CTH TT the sidewalk to school is on the east side of street. Consider sidewalk on both sides of public streets on all other streets also however sidewalk on one side is consistent with past policy.

Division Street - Previous planning anticipated Division Street to extend south to 70th Avenue. The proposed plan is consistent with this and provides 80-foot R/W and 40-foot street. WDNR mapped wetlands and hydric soils to south of parcel appears to allow adequate space south of this development to S-curve to further east to avoid wetlands and connect to 70th Avenue.

Cherry Lane – Connection to Cherry Lane is included, providing two ways in and two ways out of the subdivision and provides 66-foot R/W and 36-foot streets.

Page 1 of 2

Other Public Streets – Other public streets in single family and duplex areas provide 66-foot R/W and 36-foot streets. Proposed public streets through multi-family area provide 50-foot R/W and 32-foot streets. Village ordinance requires public streets to be minimum 66-foot R/W and 36-foot streets. *Recommend that all public streets meet the minimum standard of 66-foot R/W and 36-foot streets.*

Other Connections – Concept includes option for future street extensions to east, west, and south.

Traffic Impact Analysis (TIA) – *Recommend that a TIA is completed by the Developers after concept is approved.*

Water Use - Anticipated water use is 100 gallons per day per unit (40 gallons per person per day x 2.5 people per home), plus irrigation water. 256 units x 100 gpd/unit = 25,600 gpd.

Existing Sanitary Sewer Interceptor – Existing sanitary sewer interceptor is located to east of single-family homes in designated green space. Sanitary Sewer depth to be reviewed (if changing) and property owner/easement width to be reviewed.

Discharge Volume - Current wastewater average flow is 100,000 gpd, anticipated discharge from 256 units is 25,600 gpd which is an additional approximate 25% of current average flow.

Recommendation – Recommend approval of concept with the following adjustments:

- Recommend sidewalk on both sides of public streets on Division Street, note that north of CTH TT the sidewalk to school is on the east side of street.
- Recommend that all public streets meet the minimum standard of 66-foot R/W and 36-foot streets.
- Recommend that a TIA is completed by the Developers after concept is approved.

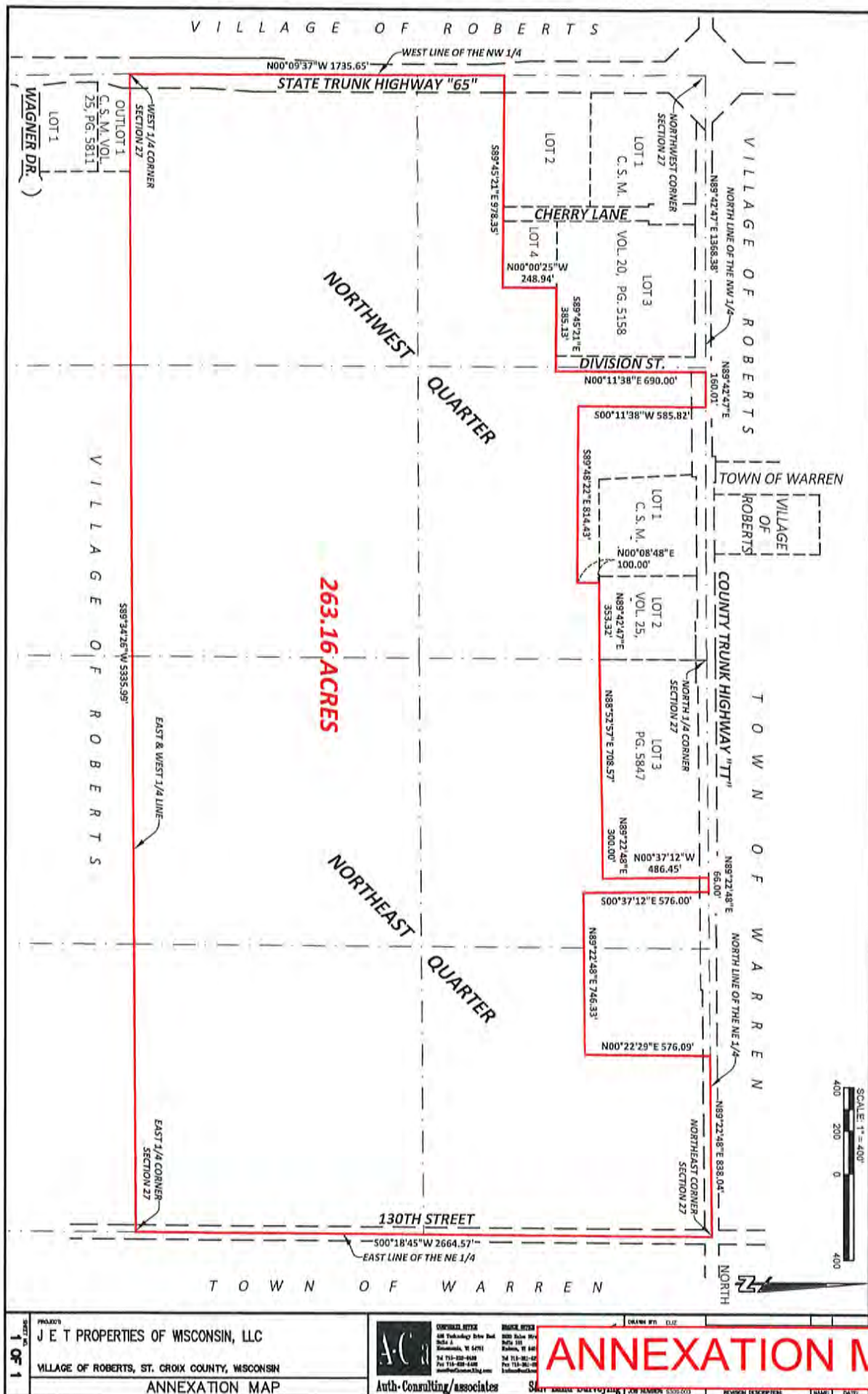
Rezoning and Conditional Use for PUD

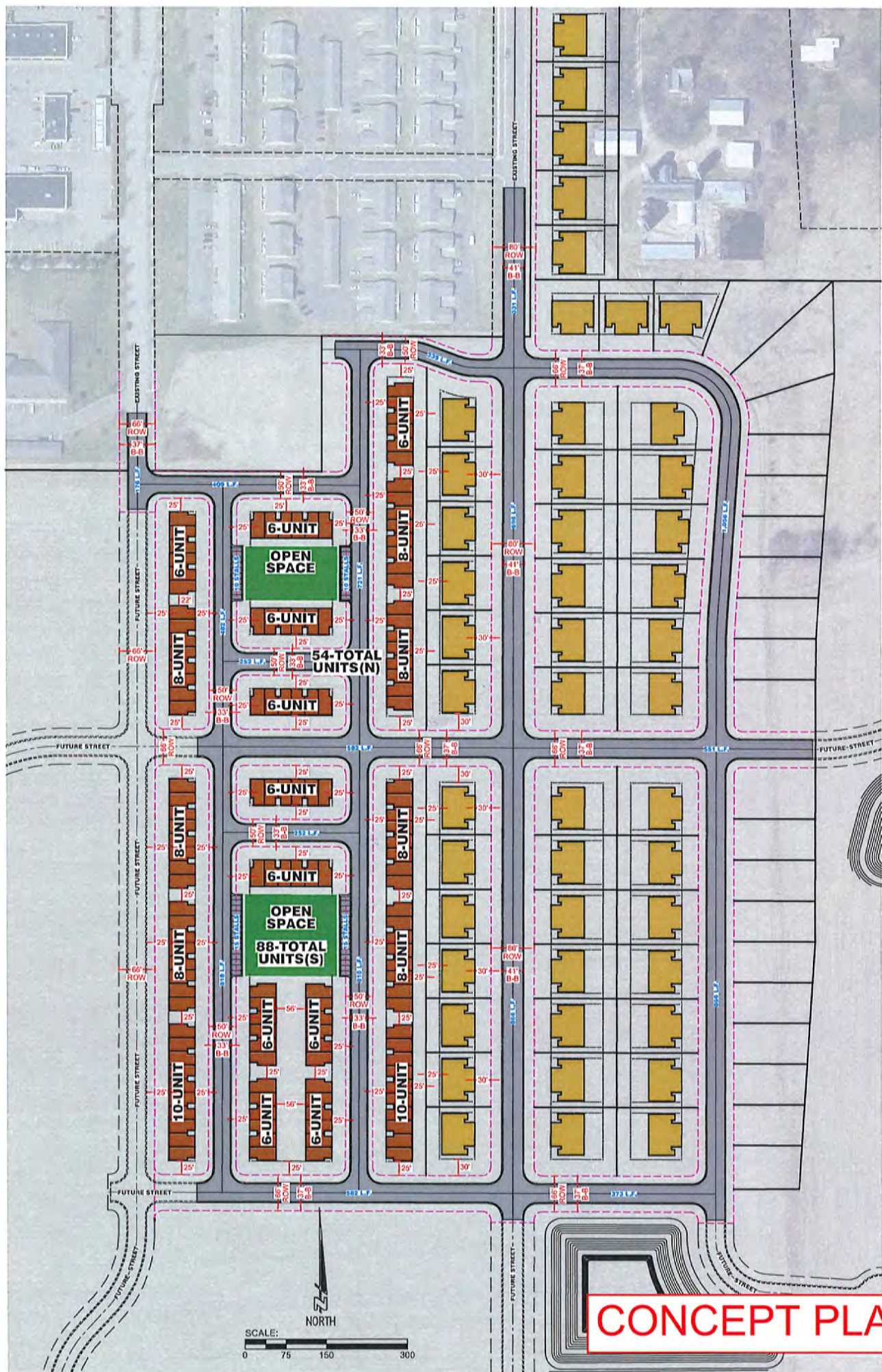
Proposed zoning designation map is attached.

To proceed with public hearing, the following modifications are recommended:

- Implement the above recommendations to the concept layout, which will result in modified areas for the multi-family due to the wider R/W.
- Recommend that green space equal to the area shown will need to be zoned for green space, either as part of residential PUD area (if to be private) or as P-1 Park (if to be public), clearly noted as required to meet comprehensive plan densities. Note that green space to be reviewed to consider if effective green space to provide sense of lower overall density for subdivision.

After public hearing, will need to identify conditions for conditional use (accessible and effective green space be dedicated to the Village, multi-family inner-lot setbacks, commitment for Twin Lakes irrigation, other)



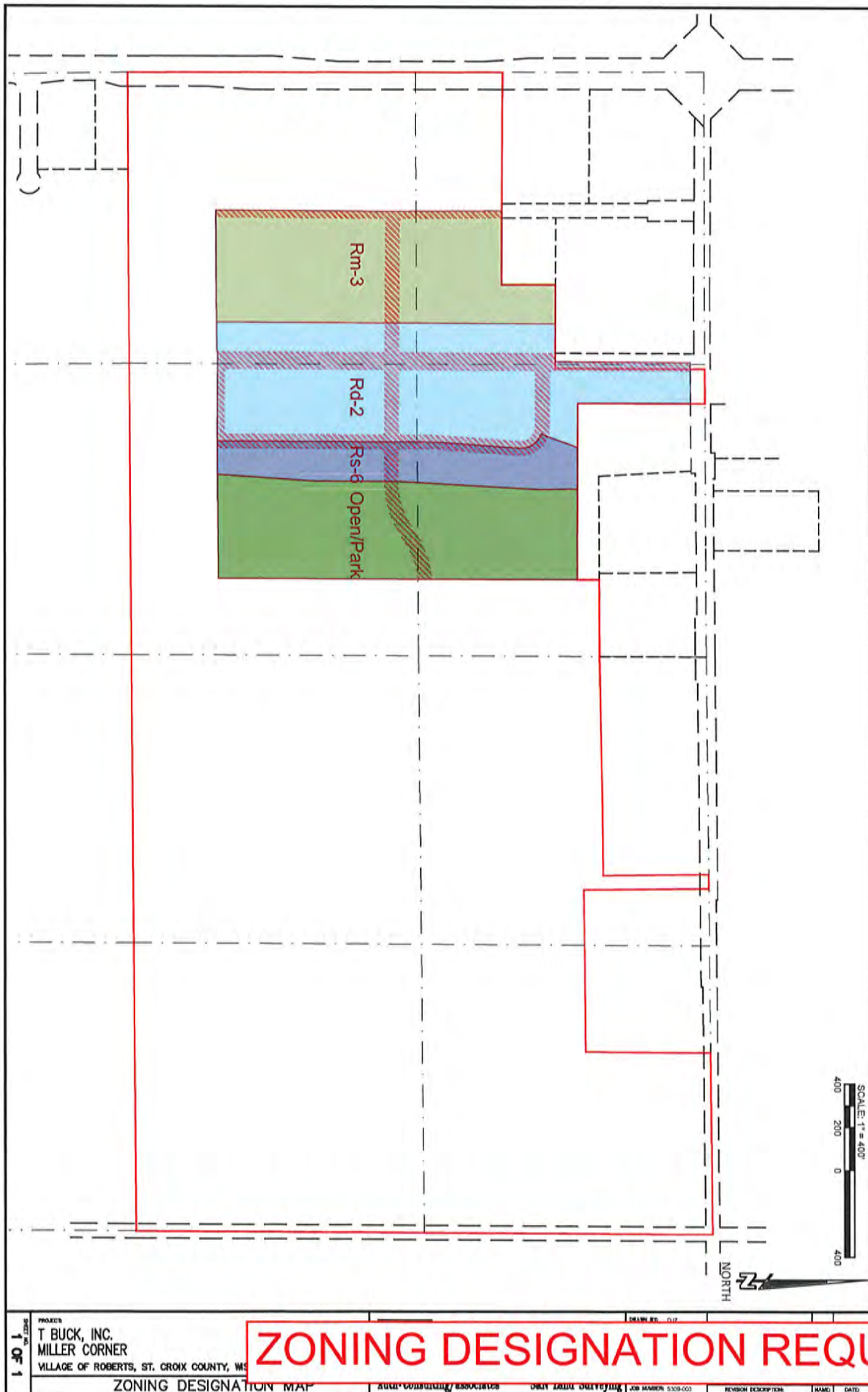


CONCEPT PLAN

ELEVATIONS



LANDSCAPE CONCEPT



PROJECT
T BUCK, INC.
MILLER CORNER
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WI

ZONING DESIGNATION REQUEST

ZONING DESIGNATION MAP

ADULT CONSULTING ASSOCIATES

OWN: ADULT CONSULTING

JOB NUMBER: 5329-001

REVISION DESCRIPTION

NAME

DATE



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: Ag District(s)

To: Rd-2, Rm-3, Rs-6 (Auo) 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.

See attached legal descriptions

Address of Property: _____

Parcel I.D. Number: 042-1074-90-100 & 042-1074-70-300 _____

Dated this 23 day of March, 2022.


Owner of described property

Received at Village Hall _____ Date _____ Fees Paid _____

Created on 10/24/2007 9:32 AM



VILLAGE OF ROBERTS

Applicant's Name:	TBuck Inc.	Telephone No.	715-293-6716
		Fax No.	
Address:	634 Commerce Dr B, Hudson		
Property Owner:	JET Properties	Telephone No.	651-775-7347
		Fax No.	
Address:			
Request for:			
☒ Zoning District Change (\$75)	☐ Certified Survey Map Approval (\$75)		
☐ Special Use Permit (\$75)	Board of Appeals (\$100)		
☒ Conditional Use Permit (\$100)	☒ Other Preliminary Plat		
Above may include advertising costs.			
Status of Applicant:			
☐ Owner	☐ Agent	☐ Buyer	☐ Other
Present Zoning:	ag	Zoning Requested:	rm3, rd2, rs6
Uses Proposed:	residential per plat	Acreage(s):	
Location:			
Parcel I.D. Number	042-1074-90-100 & 042-1074-70-300		
Legal Description:	See Attached		
(Attach legal if needed)			
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)			Date
(signature)			Date
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
8/24/15			

MEMORANDUM

To: Roberts Plan Commission

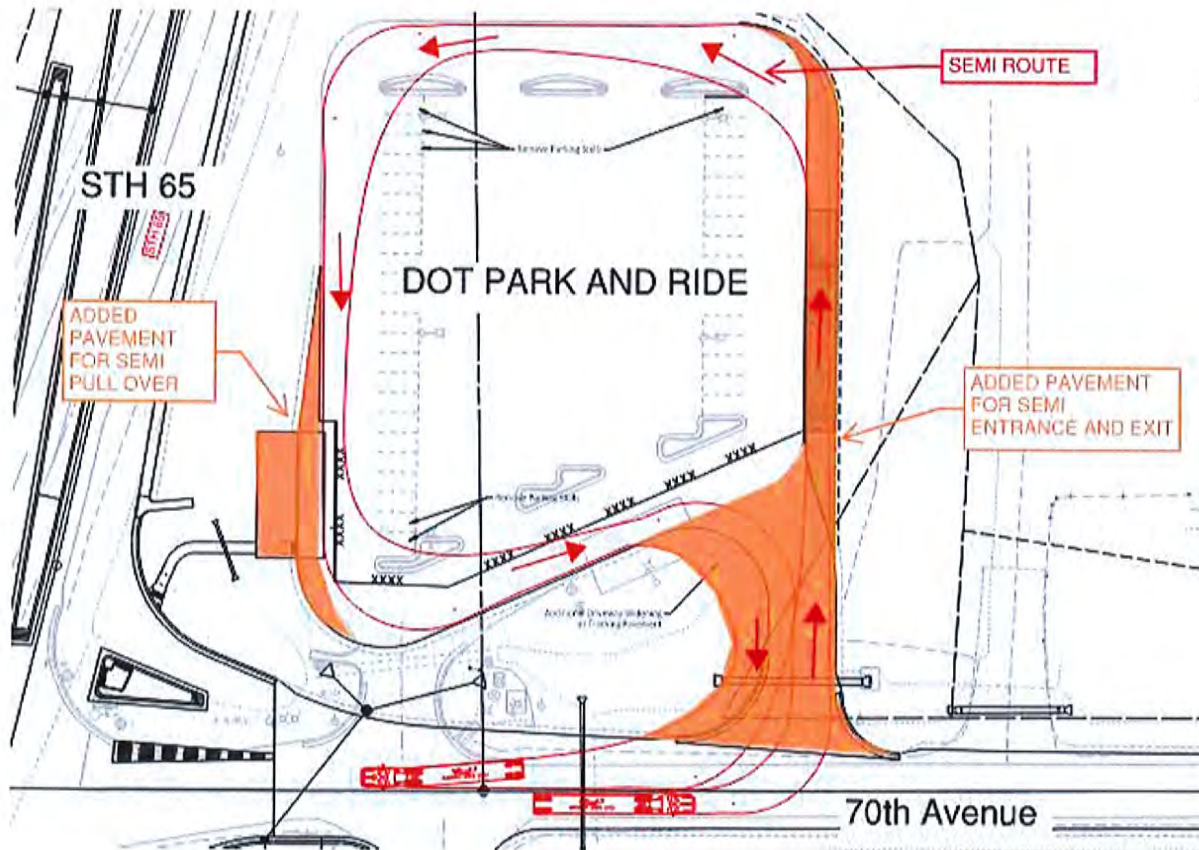
From: Angi Goodwin

Date: April 7, 2022 Meeting

Project No.: 23-0737.19

Re: DOT Park-and-Ride Modifications

DOT will be modifying the park-and-ride with the STH 65/70th Avenue intersection improvement project. They are adding a driveway and additional pavement for a State Patrol pull-off for semi-truck weighing. They expect a maximum of 4-5 trucks per day to be pulled over to the site. The semi-trucks would circulate on the outside of the existing park-and-ride, as shown below.



MEMORANDUM

To: Roberts Village Board

From: Angi Goodwin

Date: ~~January 28, 2022~~ April 6, 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	\$1750	~~\$1,440~~
	> 1.0 acres	\$1750	~~\$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	\$2070	~~\$1,700~~
	> 1.0 acres	\$2070	~~\$1,700~~ per acre
2026-2030	< 0.5 acres		\$1,225
	0.5 to 1.0 acres	\$2445	~~\$2,010~~
	> 1.0 acres	\$2445	~~\$2,010~~ per acre

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

**VILLAGE OF ROBERTS
ST. CROIX COUNTY, WISCONSIN**

ORDINANCE NO. 2022-03VB

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

The Village Board of the Village of Roberts, Wisconsin, hereby ordains Section 66-54(6)c. of the Municipal Code of the Village of Roberts, St. Croix County, Wisconsin, is hereby amended to read as follows:

- c. In addition, any property serviced by the east sewer interceptor will have an additional charge as follows:

Year	Area Developed	Hookup Cost for Interceptor
2011-2015	< .5 acres	\$720.00
	0.5 to 1.0 acres	\$1,440.00
	> 1.0 acre	\$1,440.00 per acre
2016-2020	< .5 acres	\$875.00
	0.5 to 1.0 acres	\$1,750
	> 1.0 acre	\$1,750 per acre
2021-2025	< .5 acres	\$1,035
	0.5 to 1.0 acres	\$2,070
	> 1.0 acre	\$2,070 per acre

Charges beyond the year 2025 will be determined in a similar manner, depending on actual inflation rates. The costs for each subsequent five-year period will be determined prior to the period (i.e., costs for the years 2026-2030 will be determined by the end of year 2025).

Adopted by the Village Board on _____, 2022.

VILLAGE OF ROBERTS

By: _____
Willard Moeri, President

Attest: _____
Megan Dull, Village Clerk

Published: _____, 2022