

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 and what this service area is. These are driven by the PSC. They are looking to bring fiber service into the community. North of TT and East of Highway 65. 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 lieu 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