

Village of Roberts
Plan Commission Meeting
Thursday, July 7, 2022

The Village of Roberts Plan Commission meeting was called to order at 7:00 pm by Moeri.

Proper notification was placed in the designated locations.

Present: Willard Moeri, Steve Melby, Katy Kapaun and Cheryl Johnson

Absent: Helen Kusilek, Jerry Weiss and Patty Kuebker-Johnson

Guest: Angie Goodwin – Ayres, Peter Tharp, Cree Schuh, Anna Kerz, Camille Schuh, Alex Miller and Ron Stewart

Approval of minutes from June 13, 2022, and Special Plan Commission from May 12, 2022, and May 25th, 2022.

Motion to approve the minutes with the edits by Kapaun, seconded by Melby. Motion carried.

Building permits issued and the Building Inspector Report

The building Inspector Report was handed out and Angie Goodwin is going to ask Megan about the Building permits issued.

Public Hearing for a conditional use permit for Cree Schuh for a tattoo studio at 507 Cherry Lane.

Public Hearing was open at 7:05 pm by Moeri

Motion to go into a Public Hearing for Cree Schuh for a tattoo studio by C. Johnson, second by Kapaun. Motion carried.

C. Johnson – Yes, Kapaun – Yes, Melby – Yes and Moeri - Yes

C. Johnson asked where she was going to take all the needles that were used? Cree said that she will take them to a local hospital, also he would like to know if there were any changes in the Zoning. There is none.

Called for public Comments – Peter Tharp wanted to know the exact address – it is 509 Cherry Lane.

Motion to adjourn the public hearing at 7:18 by Melby, seconded by C. Johnson. **Motion** carried
Melby – yes, C. Johnson - yes, Kapaun – yes and Moeri – yes

Review/recommend approving the conditional use permit for Cree Schuh for a tattoo studio at 507 Cherry Lane

Motion by Kapaun, seconded by C. Johnson. Motion carried.

Review/recommend approving the Business Plan of Operation for Cree Schuh for a tattoo studio at 509 Cherry Lane

– Kapaun asked Cree if she was licensed. Cree said that she was.

Motion to approve the tattoo studio for Cree Schuh by Kapaun, seconded by Melby. Motion carried.

Review/recommend the extra territorial for Diane Triebold for two-lot subdivision on 70th Avenue/107th Street NW1/4NW1/4 and part of Govt. Lot 1 Sec. 32 and part of Govt. Lot 1 Sec. 33, including a part of Lot 3 of CSM Vol 23, Pg 5530 Doc #875384, Douglas Zahler, Auth Consulting & Assoc.

Kapaun didn't think it would be in our best interest as we are in litigation. She doesn't want us to muddy the water. Kapaun would like to see our lawyer got involved. Willard said he would contact our lawyer and would like Newton to get ahold of the Town of Warren and asked if they have approved this at the Plan Commission Meeting. Melby also said that if we deny it and the township passes it then it is a go. **Motion** to table until all the questions are answered by Kapaun, seconded by Melby. Motion carried.

Review/recommend the extra territorial for Jet Properties of Wisconsin, LLC 1221 County Highway TT, 1 Lot CSM NE1/4NW1/4 Sec. 27, Douglas Zahler, Auth Consulting & Assoc.

Motion to the recommendation's until we get a better explanation as to what is going to happen to this partial of land by C. Johnson., seconded by Melby. Motion carried.

Review/recommend the Subdivision Review for Deer Hills/Trevor Bruce.

Angie gave the board a Memorandum of Deer Hills Residential

Trevor Bruce is very upset; he feels this has been gone over so many times. He is paying for our Lawyer, and he can't even get him to call him back. He sent the developers agreement on a Friday and wanted to back on Monday. Trevor said that he doesn't think that he should have to put in sidewalks on both sides, if the Village wants to pay for the other side, he will charge \$5.75 a square foot and it could be done when his contractors are there. Trevor didn't think that our ordinance was very clear on the sidewalk issue. Angie let Trevor know that is written very well in the ordinance. Trevor made it clear that he is frustrated because when the Village puts in sidewalks it is only on one side, but then he comes to town he has to put in sidewalk on both sides. The developer's agreement has been pushed to the Village Board. Trevor has not seen this, and it is Thursday. Matt Heib has not gotten the storm water report back to Angie yet. This could all be approved by staff review. C. Johnson thinks that we need to put sidewalks on both sides of S. Division to make this right with the safety issue. Trevor would like to talk to the Lawyer to get some clarification on what the ordinance read about sidewalks. Willard will make sure Trevor and Paul talk on Monday. Trevor would like Matt and Angie to have a meeting to discuss her memo.

Motion to recommend approval of public streets and Utilities contingent on up updates of technical comments emailed to the developer ACA on 6/30/22 requiring non-PUD setbacks for individual parcels that adjoin future parcels, Village staff, Ayre's review on storm water management report / ponds and providing sidewalks on both sides of Division St. by Kapaun. Second by C. Johnson. Motion carried.

Review/Recommend the CSM for Alex Miller for lots in Sharondale Subdivision Goodwin explained to Alex about the Public Utilities and that it will be clarified in the developer's agreement when it is received.

Alex also expressed that he doesn't think All Croix Inspections is fair. Alex was charged for four trips, and they only made one trip, because he has duplexes. He would also like to know when the contract is up. Willard explained that we renewed last year. Alex also explained that All Croix make you take a picture of the foundations they do not come out to inspected them. For inspections with All Croix a person

needs to call 24 hours ahead of time to leave a message and they just give you a time it doesn't matter when the plumbing etc. is available.

Everything looked good for the CSM just need to have a 30 Foot easement for the watermain.

Motion to recommend approval of CSM contingent on easement update, submit to staff for review by Kapaun, seconded by C. Johnson. Motion carried.

Review/recommend the Site Plan Review for 3-Acre lot for Alex Miller in Sharondale Subdivision.

Goodwin explained that she had talked to Bond and the fire department they would like to see 24 feet for the fire truck turning movements. Melby had asked if they would have single meter for each building and single billing for each building Goodwin said that they would have to work that out between Bond and Dull. Melby also would like to know how many impacts fee and permit there would be? Goodwin said that there would be twenty-four.

Motion to recommend approval of 3-acre lot (24 units) Site Plan contingent on:

- 1) Updates per technical comments above, submit to staff for review
- 2) Developers Agreement to be signed prior to construction
 - Village attorney to prepare draft
 - Water main construction (public utility)
 - Repair costs, who pays for pavement reconstruction
 - Impact fees
 - East interceptor Sanitary Sewer Fees
 - Deep Sanitary Sewer Fees
 - Hook-up Fee

By C. Johnson, seconded by Kapaun. Motion carried.

Review/recommend the Developer's Agreement for Alex Miller

Motion to table by Kapaun, seconded by C. Johnson. Motion carried.

Discussion concerning the former lot of Bernice Pederson that has been sold and how to handle access to this lot.

Moeri informed the board as to what is going on with the situation, the lot has been sold Willard has talked to the guy about no access to Division St. Melby asked if he would like to build a house there and what way would the utilities come from. Willard said they would come from the West. The gentlemen will not give up. Willard said this is to just to inform the board.

Discussion on updates for the railroad crossing

Moeri let the board know of the accident that was on 130th and the railroad would like to close two crossings between 130th and 170th. The Village of Roberts need to put in a sidewalk from the School to the Village Hall. Angie suggested that when the DOT is working on the plan for the drop arm for the railroad to have them just add it to their plans. C. Johnson would like there to be sidewalks on both sides. Melby asked Kapaun what ever came about the sidewalk committee they were going to form? Kapaun responded that it fell through, but thought it was best to go to the Joint Comprehensive Plan Committee. Melby wanted to know why S Division was not paid by the homeowners. We had impact

fee to use for this. Melby would like to see sidewalk on the Plan committee agenda to be talked about sooner than later.

Items for future agenda

None

Adjourn

By Kapaun, seconded by Melby. Motion carried.

Barb Newton

Deputy Clerk