

Village of Roberts
Town of Warren
Joint Comprehensive Plan Committee
Wednesday, August 17, 2022

Present: Katy Kapaun, Cheryl Johnson, Patty Johnson, Steve Melby, Geno Hanson, Henry Nechville, Michelle Aho and Grace Hoyer, Warren Tracy.

Absent: Stephanie Lamia

Visitors: Peter Tharp, Deina Shirmer, Angi Goodwin – Ayres & Associates, John Bond – Public Works Director,

The Meeting was properly noticed and posted in all locations.

Call to Order and Approval of Agenda

The meeting was called to order at 7:02 PM by Katy Kapaun.

Motion to approve the agenda by Hanson, seconded by C. Johnson. Motion carried.

Accept Minutes from June 29, 2022

Motion to approve the June 29, 2022 minutes with minor edits by Aho, seconded by Tracy.

Motion carried.

Presentation and discussion of Village of Roberts Growth Management Plan and Wastewater Treatment Capacity

Kapaun discussed the growth management plan that the Village put in place at the beginning of the year. Kapaun introduced Goodwin, Village Engineer.

Goodwin handed out four maps of the Village. First map showed the number of empty lots, second map shows the active developments, third is the annexed and potentially developed lots and empty land and the last one was the proposed annexations which are now done. Kapaun discussed the current maps in the Comp Plan and needing more informational maps. Goodwin had two more handouts showing how much the wastewater treatment plant can handle. We are currently at 100,000 gallon per day. Clearas system capability is 150,000 gallons per day. There is a simple fix and that would be to add another bank of glass to the greenhouse and this will take us to 180,000 gallons per day. The SBR system can go to 300,000 gallons per day and the Village is permitted to 465,000 gallons per day. How much growth can the Village handle? Flow to 119,000 gallons per day equals the starting point. This is equivalent to 140 residential units or 380 people to the community. There is no limit on commercial as they are normally low water use. Industrial are typically high water/discharge. The Village has not considered these types of businesses. Nature Energy will be high in water use but low in discharge, or industrial development because they are usually lower water users. Plan on 5,000 gallons per day annually and assume this comes in, how many residential units? The Village

was comfortable with a 10% growth rate. The planner could do a check on this if needed. Kapaun said that the school referendum work looked at growth projections. Goodwin said that 10% growth is equivalent to 70 residential equivalent units or 190 people. Town of Warren does not have subdivisions. Warren Township grew 14% due to growth. If we allow all platted and 70 unplatted residential, commercial and industrial in 2026 Village hit 182,000 gallons per day. If we allow 25% annual platted and total 10% growth rate by 2026, we will be at 167,000 gallons per day. The Village decided to limit all permits (new and platted) to 70 residential equivalent units per year. An eight-plex is eight permits not one. We would consider up to 100 residential equivalent units in 2022 but would average it out over 5 years. Tracy asked about wells and yes water tower and wells are needed because of industrial users for fire protection. The Village should have a tower now and with Nature Energy looking to come in the recommendation would be to build a new tower concurrent with Nature Energy. Impact fees and TID money can be used for this. The Village could also take out a loan and payback with TID money. Tracy asked about fees and the wastewater treatment plant does collect hookup fees and East sanitary sewer fees. Hanson asked about the irrigation pipe for the Deer Hills addition and how much water they can take from the lakes. Right now, it is 2,000,0000 gallons per day without a permit. Looking at a proposed desired lake level to get too. This will be a private irrigation system. New tower location is proposed East end of 70th Avenue close to 130th Street.

Tracy said that Lake Elmo has a moratorium on because of PFAS contamination. He said that there are a couple of sections that could gravitate toward the Village. There is some sanitary sewer mapping in current plan but some has changed. Nechville said the Plan Board has discussed this. Eightieth Avenue, half mile to West, could come down towards the wastewater plant. Two- and five-acre developments stay this way but 30 to 40 acres parcels develop in the future.

Hanson said the County did a lot of rezoning of A-1 and A-2 to R-1 and R-2 more residential and ag based (copy will be at next meeting). Larger land owners to the East but the West is more future residential with some exceptions. As a group working together the SEH study can use as a guide or tool going forward.

Kapaun said the Twin Lakes issues cannot be a show stopper for the development to the Village. The Village budget around \$40,000 and had West Central Regional Planning present to the board. She hoped to have them come to discuss with this group but that will not be until 2023 then they could help us. There is also an example of a mission statement that was handed out.

Hanson said that after the plan was drafted, shopping changed. Aho asked why people go down town? Why here? Hanson said that there are three dairy farmers in Warren Township.

There are five large crop farmers that cash crop but not locally owned but renting property. There is not a lot of Ag support but we have tractor repair shops, and two milk haulers. C. Johnson wants to see what the Village could look like. Doesn't have comp vision but what do we want it to look like?

We need to recognize that eventually Ag will become houses. Warren is still a bedroom community. Sewer is the backbone of development in the Village. Gravity sewer – what can we get to the plant? What can it handle? Then we should build from there for growth plan.

Bond said that we have looked at this. West of Highway 65 going North, we can gravity feed to Nike Base. At the treatment plant there is a lift station put in deeper to account for this. East gravity just beyond 130th to the freeway. Out by the golf course is expensive because you would need a lift station. Treatment plant is designed to handle 465,000 gallons per day but we could build an identical system right next to it to get us to 1,000,000 gallon per day but permit is limited. What do you do with it once it is treated? Bond asked if they have a packaged treatment plan? Major subdivisions it is in. Bond also asked about sanitary districts and pumping to town and this has not been asked yet.

Transportation also should be part of this plan.

Discussion of Request for Bid to West Central Wisconsin Regional Planning Commission

Kapaun has a sample RFP for the City of Reedsburg that she thought the group should go thru to update to what we want to see in our plan? There are minor changes that need to be made like changing from Reedsburg to Roberts, but what should our scope of work be? Should we have an independent work session? The Extension Office might be able to help with this. Should there be public input sessions? Are we going to update what we have but also add what is missing. Town of Warren has gone thru their plan but now the Village needs to do the same. Would like to see it read thru the facilities section for the next meeting.

Motion to adjourn at 8:35 PM by C. Johnson, seconded by Aho. Motion carried.

Megan Dull
Village of Roberts Clerk

Deina Shimer
Town of Warren Clerk