

**Village of Roberts And Town of Warren
Joint Comprehensive Plan Committee
Meeting
Village of Roberts – Village Hall
February 19, 2025 7:00 – 9:30 PM**

The Joint Comprehensive Plan Committee will meet Wednesday, February 19, 2024, at 7:00 pm at the Village of Roberts Village Hall, 107 E Maple Street, Roberts, WI 54023. All items posted for discussion and possible action.

AGENDA

1. Call to Order and Approval of Agenda
2. Accept minutes from November 20, 2024
3. Review and discuss feedback on draft Open House Comprehensive Plan
4. Review and discuss strategy implementation table and timelines
5. Discuss public hearing and adoption procedures, timeline, etc.
6. Potential motion to move forward with public hearing and consideration of Village of Roberts and Town of Warren Comprehensive Plan, 2025-2045
7. Next steps or other matters to discuss
8. Adjourn

Megan Dull, Village Clerk

Deina Shirmer, Town Clerk

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/198042917>

You can also dial in using your phone.

Access Code: 198-042-917

United States (Toll Free): [1 866 899 4679](tel:18668994679)

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*Please note that there may be a quorum present of the Village of Roberts Board of Trustees and/or Town of Warren Town Board



TO: Village of Roberts & Town of Warren Joint Comprehensive Plan Committee

FROM: Susan Badtke & Chris Straight, WCWRPC

DATE: February 3, 2025

SUBJECT: Comments received on Open House Draft Comprehensive Plan

Thank you to those who attended the January 15, 2025, open house on the draft Village of Roberts & Town of Warren Comprehensive Plan. There was a good turnout (approximately 20 people signed-in) and some good comments received. A number of individuals in attendance expressed their general support for the draft plan or parts thereof.

Attached to this memo are the written comments received on the draft plan. The following pages of this memo summarize and group the comments received (written and verbal) into 3 sections:

Comments Addressed by WCWRPC - comments received in which WCWRPC is comfortable addressing in the plan with the suggested red-line edits.

Comments That Require Discussion/Action by Committee - comments received that need additional discussion and specific action by the Plan Committee.

Additional Comments Received - comments that did not ask for a specific change rather are statements related to growth rate or planned development.

At the February 19, 2025, Joint Plan Committee meeting we will discuss the comments received. I would ask that you review this memo and comments in detail and come prepared to the meeting with any suggested changes, comments or questions. If there is general agreement with the comments addressed by WCWRPC, we can then focus our attention and discussion on the comments that require discussion/action by the Committee.

Feel free to contact me with questions in advance of the meeting. I look forward to seeing you on February 19th.

Comments Addressed by WCWRPC:

Comment 1 - Page 88 – remove reference to 112th Street as being “abandoned”.

WCWRPC Response: Agree with this comment and propose removing the word ‘abandoned’ from the description.

Comment 2 – We received seven comments from Mr. Dan Funk dated January 24, 2025; please see the comments packet for the complete listing and details of comments.

WCWRPC Response: To address Mr. Funk’s comments, we propose the following edits.

- Page 57 – The WI DNR has permitted the plan to discharge a maximum of 465,000 gallons per day. The discharge level is based on the design capacity of the plant as calculated by WI DNR. A 2004 Environmental Assessment prepared by the WI DNR multiplied the Village’s 2025 projected population of 5,083 (at that time) by a use rate of 90 gallons/day/per capita, to arrive at a design capacity¹. However, the Village’s 2020 Census population of 1,919 is below this projection as is the 2050 projection, as shown in Table 7. Under the long-term expansion plan for the facility the discharge rate would still be below the 465,000 gpd maximum allowed by the WI DNR under the facility’s permit. The WI DNR does not regulate flow as a permit condition of the Village’s Wisconsin Pollutant Discharge Elimination System (WPDES) permit; the Village is limited to discharge levels based on the design capacity of its WWTP plant.
- Page 58 – **Discharge amounts**, specifically the amount of treated wastewater entering Twin Lakes. As noted above, the Village is permitted by WI DNR to discharge up to 465,000 gpd of treated water into Twin Lakes. On average, the Village discharges about 115,000 gpd. A 2020 study, which will be discussed in the Natural Resources element, found that only 12% of the inflow volume into Twin Lakes was coming from the Wastewater Treatment Plant (WWTP). Since 2020, the percentage of inflow into Twin Lakes that is a result of discharge from the WWTP likely has been increasing due to the decrease in precipitation and rainfall runoff. And as the Village grows, it is likely that the volume of discharge from the WWTP into Twin Lakes will also increase.”
- Page 88 – The study also noted that if water levels had continued to increase at the rate of the 2020 pace, about 0.48 feet per year, the Roberts WWTP would have been inundated by 2026. Map 19 shows the projected future flooding areas as identified by SEH in their study. Since this study, St. Croix County has entered into a drought period and water levels have retreated significantly at Twin Lakes. However, longer-

¹ WI DNR, 2004 Environmental Assessment for Central St. Croix County Sewerage Commission (CSCSC)

term precipitation and wastewater treatment plant discharge trends all suggest an increase in lake level over time.

- Add to Page 87 as part of paragraph 1 – While the Village participates in the National Flood Insurance Program, the maximum flood coverage for a single-family home is \$250,000 and \$100,000 for contents. Claims for flood insurance purchased after 2015 for homes in the Town of Warren on or near Twin Lakes may be denied due to the FEMA’s designation of Twin Lakes as a “flood in progress” (<https://nfipservices.floodsmart.gov/claims/flood-in-progress>).

Comment 3 - For official map, in addition to reserving lands for the ‘backage roads’, should also reserve additional ROW to expand 70th Ave, east of STH 65, and 130th Street, north of 70th Ave to the roundabout at Hwy 12, to allow for expansion (pseudo ‘bypass’) in the future.

WCWRPC Response: While the joint committee directed the plan to exclude any specific planning for a new STH 65 bypass, we agree with this suggestion and would recommend the following change to allow the Village and Town to consider additional land reservations on these roads in future official mapping efforts:

Page 51 – amend shared strategy 1 to read:

1. In an effort to minimize traffic congestion on STH 65, adopt an official map for the backpage roads (extending Division Street to the south and extending Wilkens Way north to 80th Avenue). Also consider reserving additional right-of-way (beyond what is already provided) to expand 70th Avenue, east of STH 65, and 130th Street, north of 70th Avenue to the roundabout at Highway 12, to allow for expansion in the future. Educate property owners on the purpose for reserving these lands for transportation connections.

This will provide flexibility to the Village and Town during the official mapping process.

Comment 4 - Page 149 – For FLU classification text for Town land uses... add more language to assist in rezoning/CUP/interpretation – business, agriculture, residential, etc. Try to align a bit more with County zoning ordinance. For example:

- a. What types of ag are allowable in Rural Living area? What does agriculture mean? Small family farms/hobby farms? CAFOs?
- b. Define home-based businesses and cottage industries a bit more. What types, scale, or impacts?

WCWRPC Response: We agree with this comment/suggestion and recommend the following changes be made to the Rural Living description on page 149.

The Rural Living category covers much of the Town of Warren. This area is primarily made up of agriculture, forest, open space, and large-lot single-family residential uses, except for those instances where residential lots would be smaller and clustered together as part of a

Conservation Subdivision for a major residential subdivision under the Town's Land Division Ordinance. Some limited small-scale business and home-based businesses, which do not disrupt the rural character of the area (noise, odor, traffic, etc.), may also be appropriate.

Allowable agricultural uses include aquaculture, beekeeping, crop production, floriculture, sod or tree production, community gardens, community support agriculture, grazing, greenhouse, small family farms/hobby farms, livestock facilities with less than 200 animal units, and similar or equivalent uses.

Comment 5 - Is there a wellhead protection area? For Roberts?

WCWRPC Response: The Village's wellhead protection plan and overlay district is already referenced on page 61 of the plan. Village Strategy #3, on page 78, also suggests that the wellhead protection plan and ordinance be reviewed and updated when well #3 is constructed to ensure it is up-to-date on modeling.

Comment 6 – Page 144 – Future Land Use Plan Map - Far west parcel along 70th Ave. (outlined by red circle on map) is shown as industrial. This is a residential parcel and there is no connection to the adjoining lands. Should be shown as residential for FLU.



WCWRPC Response: Agreed that this is better suited for continued residential use given that it is somewhat disconnected from the industrial development directly to the east of the parcel. We would suggest amending the FLUP map to designate this parcel for continued residential use.

Comment 7 - The north/south future street (identified in the right green dashed line on map) in the Planned Neighborhood needs to be classified as an arterial/collector.

WCWRPC Response: A collector road is one that collects traffic from local streets while an arterial road (typically highways or freeways) carries large amounts of traffic from collectors to other major roads such as interstates.

We agree that the plan should specify that the north-south street from the downtown connection south to Hilpert Street should be designed as a collector street, so as to keep traffic off of STH 65. As such, we recommend the following changes:



Page 51 – add a shared strategy (following #6) that reads: “The north-south future street within the Planned Neighborhood, which would run from the downtown connection south to Hilpert Street, should be designed as a collector street. The final location and design of this road should be discussed during the master planning process but must be planned, designed, and constructed to accommodate existing and projected traffic volumes while serving the multi-modal needs of the community.”

Page 150 – add a bullet item to the list of desired features of the Planned Neighborhood that reads:

- The north-south future street within the Planned Neighborhood should be designed as a collector street, to help keep traffic off of STH 65. The final location and design of this road should be discussed during the master planning process but must be planned, designed, and constructed to accommodate existing and projected traffic volumes while serving the multi-modal needs of the community.”

Comment 8 – Page 32 - Housing Goal – “...available for all generations and income groups”. Reword to “all inclusive solutions/selections”?

WCWRPC Response: We suggest revising the goal to state:

“The Roberts-Warren Area has a range of affordable, attractive, and quality housing options that are available to meet the needs of all current and future residents for all generations and income groups.”

Comment 9 - Strongly support meetings, hearings, and voting on all new development.

WCWRPC Response: Public participation should be encouraged and is sometimes required (public hearing for zoning amendments) in land use decisions. To address this comment, we suggest that the following be added to page 164 of the plan:

- Inform and engage the public on land use (rezoning, land division, etc.) requests.

Comment 10 - In the Implementation or Intergovernmental Element, it needs to be very clear how land use decision-making works. While cooperation is great and encouraged, ultimately, the Village should not be able to “veto” a Town zoning/land use decision and vice-versa.

WCWRPC Response: While page 162 of the Plan discusses procedures for updating or amending the Joint Comprehensive Plan, the Plan does not speak to approvals on actions such as zoning or land use decisions. To address this, and avoid confusion, we suggest the following be added to page 163 in the Implementation Element.

Land Use Decisions

This plan is jointly prepared by the Village of Roberts and Town of Warren and cooperation between the two jurisdictions is encouraged and recommended in

many of the strategies. However, actions on land use decisions such as zoning amendments, land division requests, or other regulatory items, are solely at the discretion of each governing body. The Village does not have the authority to “veto” or overturn an action made by the Town regarding land use decisions and vice-versa.

Comment 11 - Reword p. 46 – 2nd sentence. Most snowmobile trails are on private land, so ability to “control” these trails is limited. On the flip side, the plan encourages trail/route connectivity as well as wildlife corridors; new development can cut off such connections.

WCWRPC Response: We suggest the following changes to address this comment.

The snowmobile routes are either private land in the Town or a combination of public/private land within the Village. It was suggested that the Town and Village explore the idea of utilizing the snowmobile trails for non-motorized pedestrian-bicycle activities in non-snow months. Most snowmobile trails are on private land, so the ability to “control” these trails is limited. However, the Village and Town should meet with trail user groups to discuss challenges and opportunities to expanding the trail network.

Comment 12 - Regarding passenger rail, make a stronger statement that the Federal government and WDOT must cooperate with the Town and Village during planning and decision-making.

WCWRPC Response: St. Croix County is undertaking an amendment to the County comprehensive plan to add language regarding cooperation amongst agencies. We reached out to the County to obtain the proposed language and recommend incorporating similar language into the Intergovernmental Cooperation element.

Page 129 - add the following text after the potential conflict table:

Coordination with and between federal agencies, states, county, and local governments is essential to achieve policy consistency and to resolve conflicts. The Village and Town strongly encourage collaboration and coordination amongst the various levels of government.

Page 129 – add objective 3 that reads:

3. There is coordination between federal agencies, states, county, and local governments to achieve policy consistency and resolve conflicts.

Page 130 – add shared strategy 4 that reads:

4. Strongly encourage coordination between federal agencies, states, county, and local governments to achieve policy consistency and resolve conflicts.

Comment 13: Look for opportunities to make Twin Lakes a recreational asset to the Area.

WCWRPC Response: We suggest adding the following text to page 91:

Consider enhancements to lands around Twin Lakes that can make the feature a recreational asset. Explore improvements such as constructing a trail around the Lake, providing seating areas, or other features that can help make Twin Lakes a desirable community amenity.

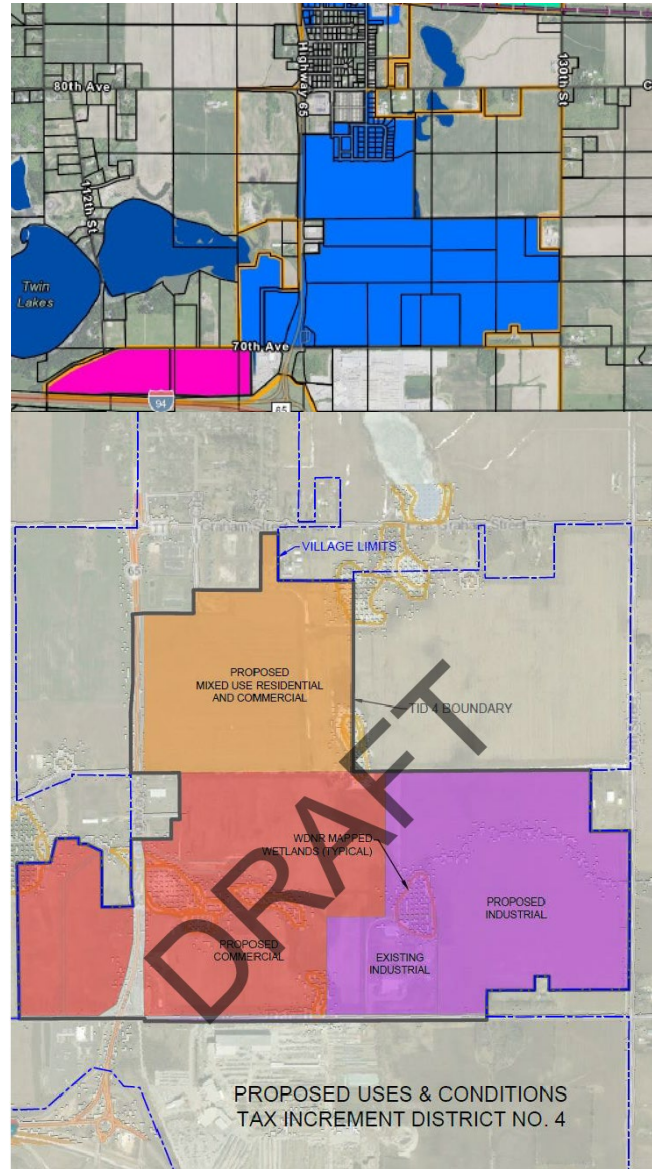
Comments That Require Discussion/Action by Committee:

Comment 1- Page 144 – Future Land Use Plan (FLUP) map – TID 4, which is a mixed-use TID, only allows for 35% newly platted residential under WI TID law. The majority of TID 4 is designated in the draft Comp Plan for residential use, which may be in conflict with the 35% max requirement.

AND Related

Comment 2- Page 144 – Future Land Use Plan (FLUP) map –property east of STH 65, residential 3+ area adjacent to the northern boundary industrial designation. “This area has been planned as industrial in the past. Would be a benefit and better planned for commercial/industrial. A landowner (Crane 1 Holdings LLC) of lands in this area desires this area to be designated commercial/industrial use given the infrastructure required, including the street extensions (backage roads), which will be a financial challenge for residential land use.”

WCWRPC Response: The Village may want to consult with legal counsel since statutes do not define “newly platted”. You could potentially make a case that this is newly platted at the time that the TID was created since Statutes state “proposed for newly platted residential use, as shown in the project plan...”.



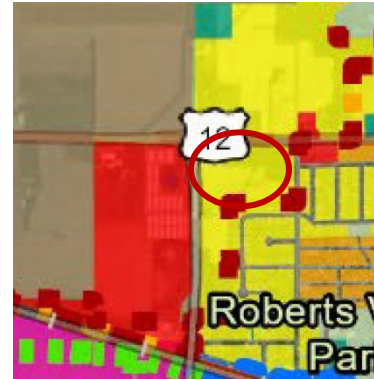
Per the Project Plan, TID 4 is a mixed-use TID comprising of approximately 432 acres. The maps to the right show the district boundary as well as the proposed uses for the property as identified in the Project Plan.

Regarding Comment 1 - we have identified 3 options for addressing this comment.

- Option 1 – Keep the FLUP map as currently drafted in the draft plan and consider amending the TID boundary to exclude some of these lands.
- Option 2 – change FLUP designation on the map from residential to commercial or industrial

- c. Option 3 – Keep the FLUP as currently drafted in the draft plan and maintain the current TID boundary. Do not allow newly platted residential at this time, though other types of land arrangements for housing may be allowable. In the interim, consult with legal counsel on options and encourage State representatives to support proposed changes to TIF law to remove the 35% cap.

Comment 3 - Page 144 – Future Land Use Plan (FLUP) map – Southeast corner of STH 65 & Hwy 12 (outlined in red circle on map) is currently designated for residential. With the highway on both sides, this is better suited for commercial use.



WCWRPC Response: During the process, the Plan Committee had expressed concerns with access/egress in this general area and identified most of this area being appropriate for higher-density residential. The commercial west of the Highway was more of a “default” given the existing storage units; it sort of “out of the way” and is, at a minimum, an aesthetic barrier to growth to the NW. Developing commercial on this site would attract significant non-resident traffic and might work against what the Village is trying to accomplish with the backage roads.

Does the Village desire to have this intersection (STH 65/12) be a commercial center or do you want to drive new commercial closer to I-94? If more commercial development at this location is desired, we would likely want to discuss the form or type of development to ensure compatibility with the surrounding residential.

Additional Comments Received:

Comment 1 - Page 18 – “rate of growth seems steep! 23%? To go from 1,919 to 4,432 population – this is over double increase in 20 years. In 30 years, from 1990 to 2020 we went from 1,043 to 1,919. It does not seem that we would be equipped for that rate of growth.

WCWRPC Response: The joint Plan Committee had significant discussion on the population projections as the feedback received at the Visioning Session from the public and members of the committee was that the population projections were too low. Given this, we revised the projections, with Committee input, and have designed the plan to be based on these projections. That said, a community has the ability to meet, exceed, or fall short of the projections based on policies and actions. If the Community does not have infrastructure capacity to handle additional growth and development, it will likely not meet the projections.

Comment 2 - Too much development – the Town should not allow the Village west of STH 65.

AND Related

Comment 3 - This plan is a repeat of what happened to Oakdale and Woodbury. We do not want this.

WCWRPC Response: The plan attempts to balance the desire for growth with the preservation of the rural lands and rural character. Growth is planned in and around the Village while the majority of the lands in the Town are planned for rural living. The Plan also suggests more detailed planning for future development areas as well as a corridor master plan to STH 65 to help further define the intended use, character, scale, and design of development along the key gateway into the Village.

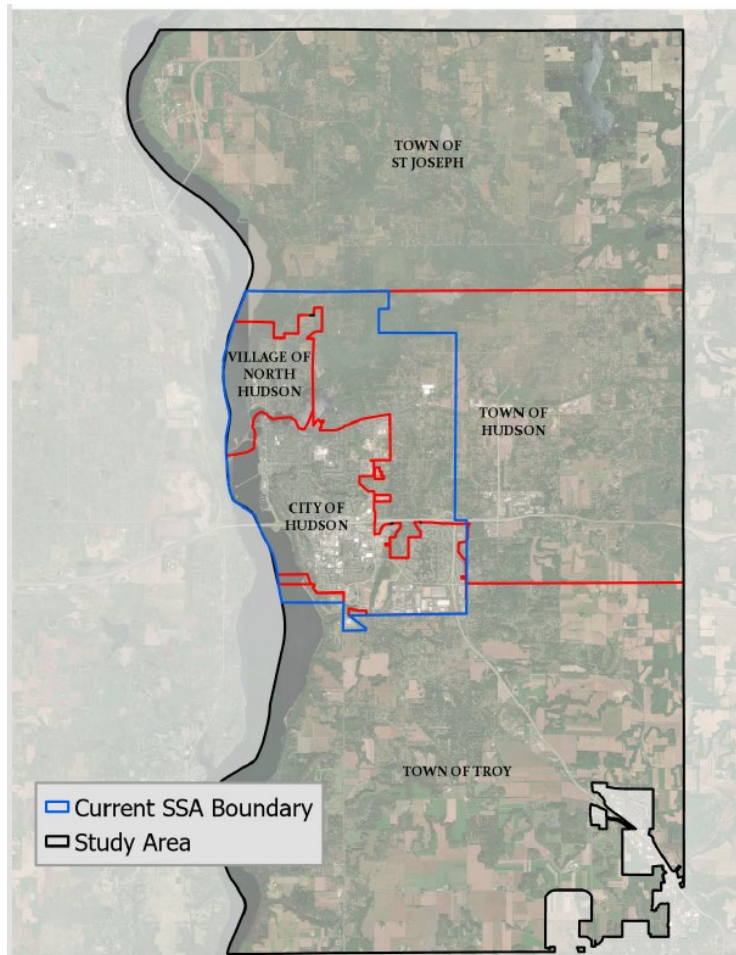
WCWRPC Comment: Hudson Urban Sewer Service Area (SSA) Plan Update– WCWRPC is commencing with an update to the SSA Plan for the Hudson area and the first advisory committee meeting will occur within the next 30 days. The SSA Plan is a WDNR plan that identifies a Sewer Service Area boundary where sewer growth may occur in a cost-effective manner within the urban area in the next 20 years while protecting water quality. For areas located within the sewer service area boundary:

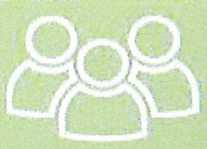
- The SSA Plan must be consistent with wastewater facility plans and vice-versa.
- Any municipal sanitary sewer extension requires a local 208-conformance review prior to WDNR approval.
- Intensive land disturbances cannot encroach upon environmentally sensitive areas identified within the SSA Plan without a Plan amendment.

The process begins with creating a study area for which data is collected; the study area should be larger than the eventual SSA boundary. Part of the Town of Warren and Village of Roberts were within the study area for the current plan created in 1998, but are well outside the current SSA boundary. All municipalities within the study area would be invited to participate on the steering committee.

WCWRPC has recommended that Warren & Roberts be excluded from the study area for the SSA Plan update as reflected in the draft study area map below. We do not believe it is reasonable to expect that the City of Hudson may extend sanitary sewer for new sewered growth within the Town of Warren by 2045. And to date, at no point during the Roberts-Warren comprehensive planning process was the possibility mentioned of sanitary sewer being extended into the Town from the west. However, this would not prevent WCWRPC and the Advisory Group from considering larger issues related to wastewater regionalization outside of the study area (e.g., Roberts sending effluent to Hudson's plant). This also does not prevent representatives from Warren or Roberts from attending SSA Planning meetings and providing input into the draft plan.

Does the Committee have an opinion on the Town or Village being part of the SSA Plan study area or WCWRPC's recommendations to date?





Village of Roberts & Town of Warren

COMPREHENSIVE PLAN OPEN HOUSE

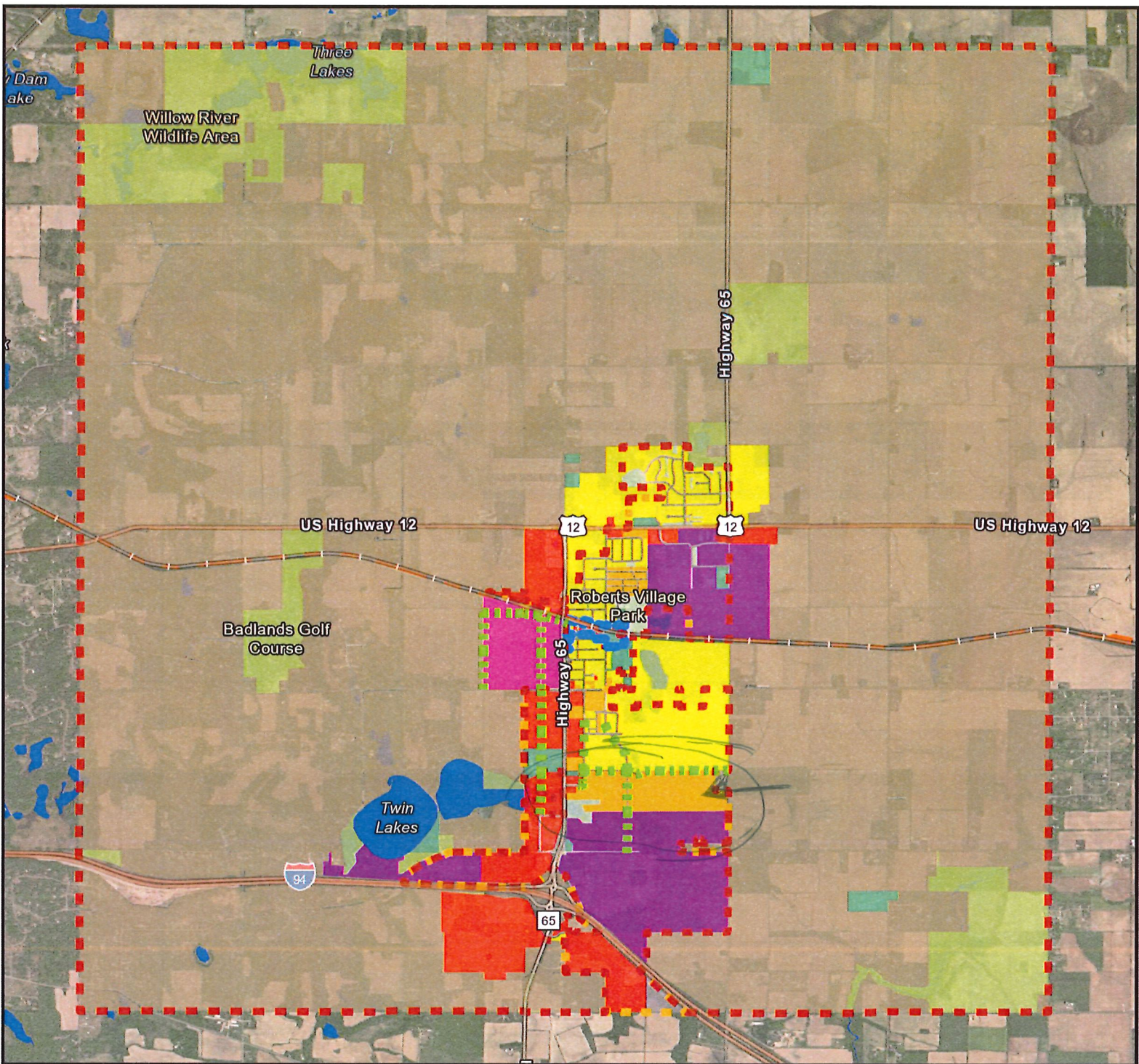
Comment Form

Is there something in the plan you LIKE or STRONGLY SUPPORT?	Page #s if possible

Is there something in the plan you DON'T LIKE or IS MISSING?	Page #s if possible

Do you have any other comments?	Page #s if possible
The area of the map on back that I circled ~~is~~ has been planned as industrial in the past. Why is it being considered for residential - 3+ units now? Seems to be a better fit to be comm/industrial.	

Use Additional Forms if Needed



Land Use Category

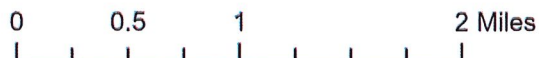
 Residential	 Institutional, Government, & Utilities	 Town Boundary
 Residential - 3+ units	 Rural Living	 Village Boundary
 Commercial	 Park, Recreation, & Conservancy	 Downtown Roberts
 Industrial	 Planned Neighborhood	 Future Local Roads

PREFERRED FUTURE LAND USE

Village of Roberts & Town of Warren

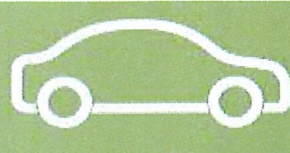


Data Sources:
WCWRPC, 2020 Aerial,
2023 Statewide Parcels



September 2024



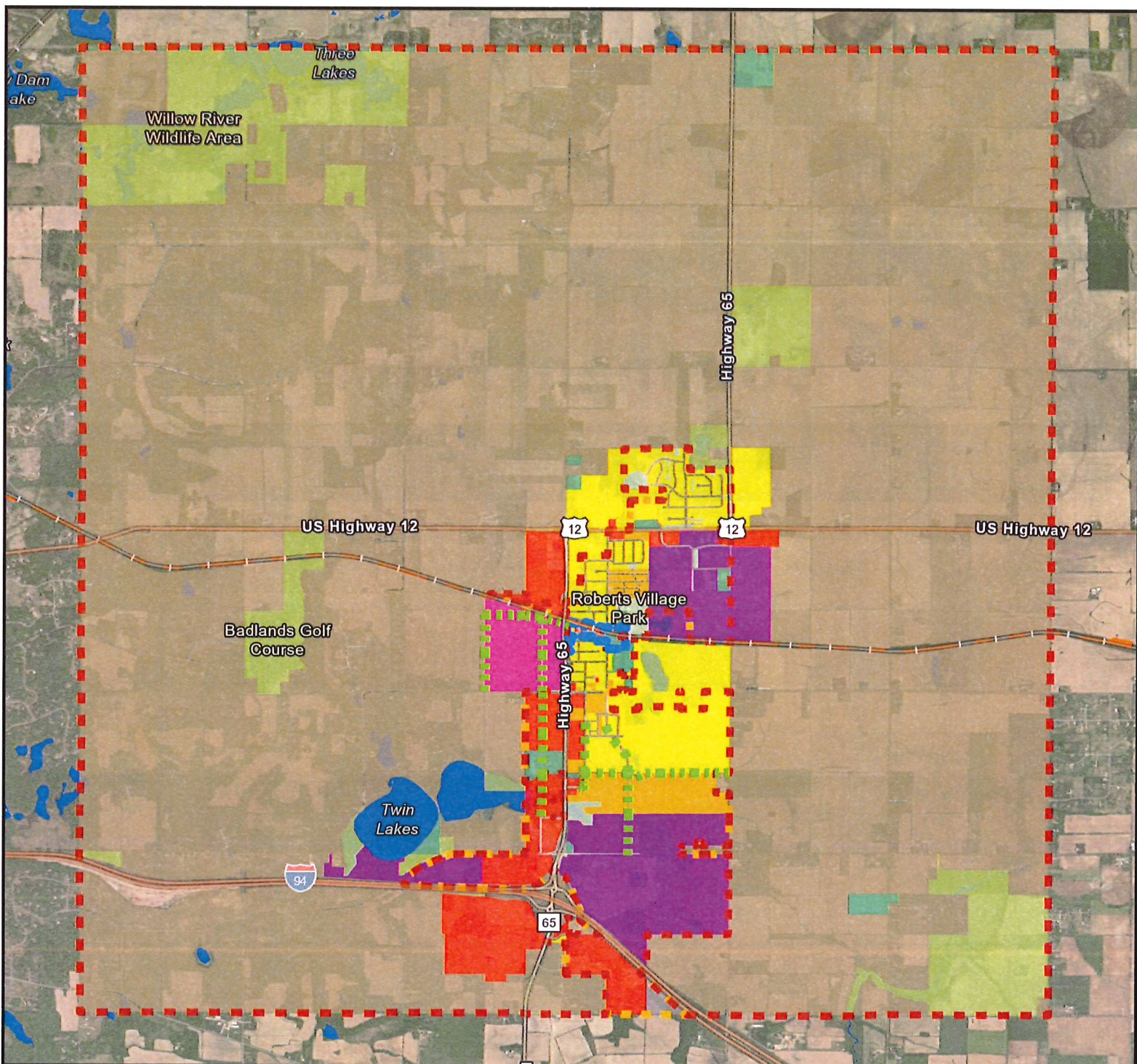


Village of Roberts & Town of Warren

COMPREHENSIVE PLAN OPEN HOUSE

Comment Form

Is there something in the plan you LIKE or STRONGLY SUPPORT?	Page #s if possible
<i>Rural living - Future land use map - add more language to assist in rezoning and CUP - Business, Ag, Residential</i>	
Is there something in the plan you DON'T LIKE or IS MISSING?	Page #s if possible
Do you have any other comments?	Page #s if possible
<i>Is there a well head protection area? for Roberts</i>	



Land Use Category

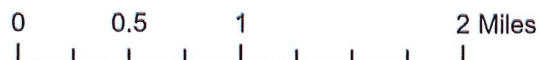
■ Residential	■ Institutional, Government, & Utilities	□ Town Boundary
■ Residential - 3+ units	■ Rural Living	□ Village Boundary
■ Commercial	■ Park, Recreation, & Conservancy	□ Downtown Roberts
■ Industrial	■ Planned Neighborhood	□ Future Local Roads

PREFERRED FUTURE LAND USE

Village of Roberts & Town of Warren

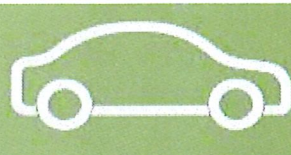
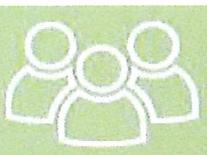


Data Sources:
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2023 Statewide Parcels



September 2024

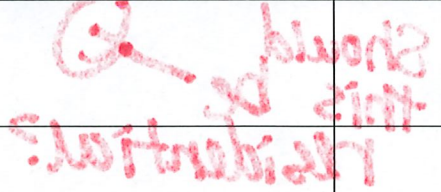


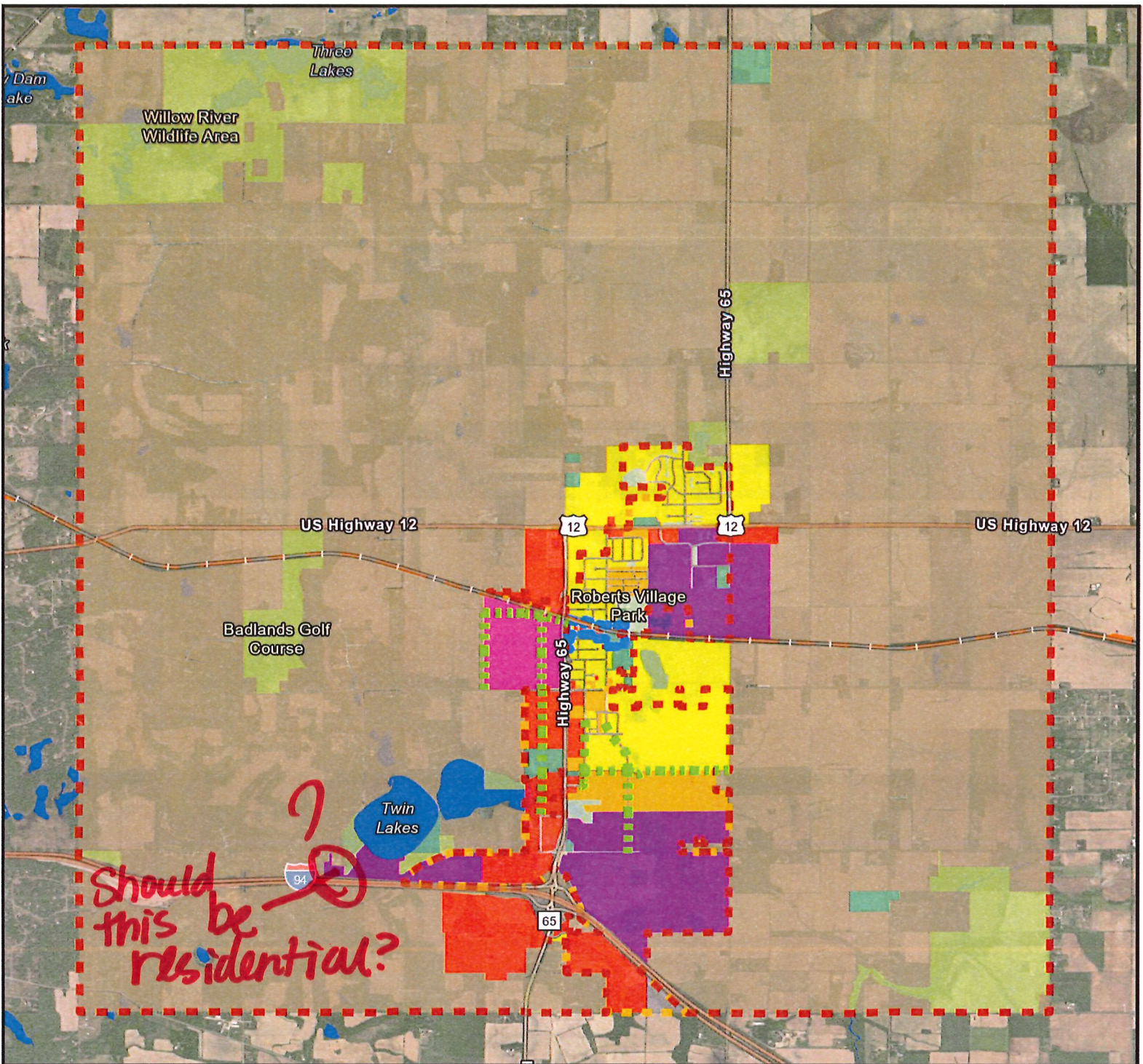


Village of Roberts & Town of Warren

COMPREHENSIVE PLAN OPEN HOUSE

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Do you have any other comments?	Page #s if possible



Land Use Category

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| ■ Residential | ■ Institutional, Government, & Utilities |
| ■ Residential - 3+ units | ■ Rural Living |
| ■ Commercial | ■ Park, Recreation, & Conservancy |
| ■ Industrial | ■ Planned Neighborhood |

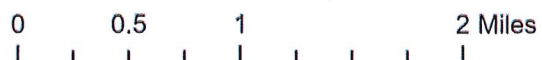
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| ■ | Town Boundary |
| ■ | Village Boundary |
| ■ | Downtown Roberts |
| ■ | Future Local Roads |

PREFERRED FUTURE LAND USE

Village of Roberts & Town of Warren

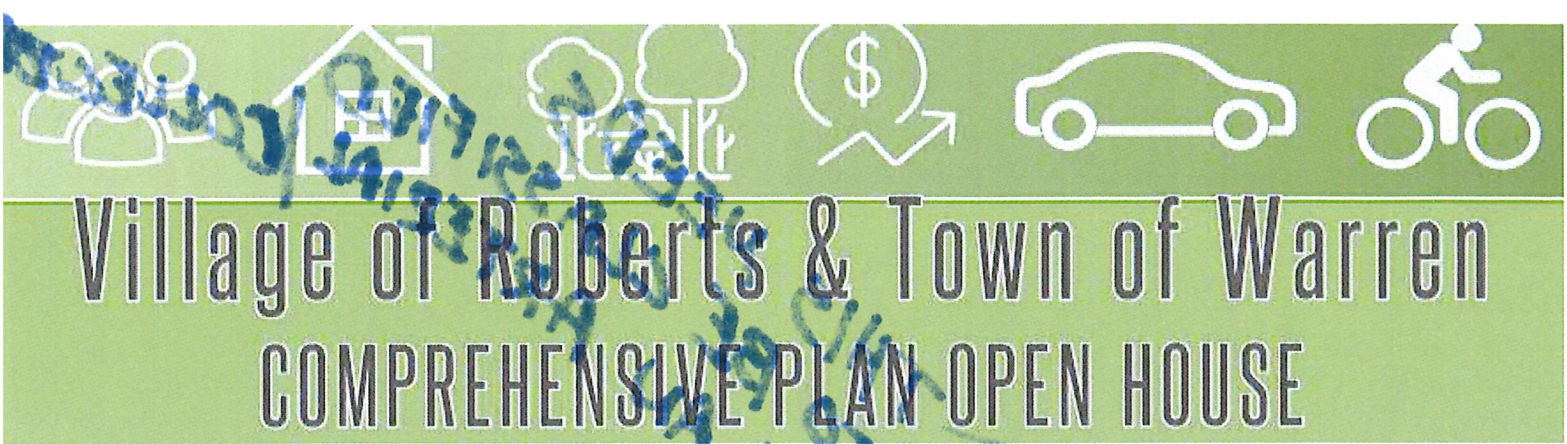


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2023 Statewide Parcels



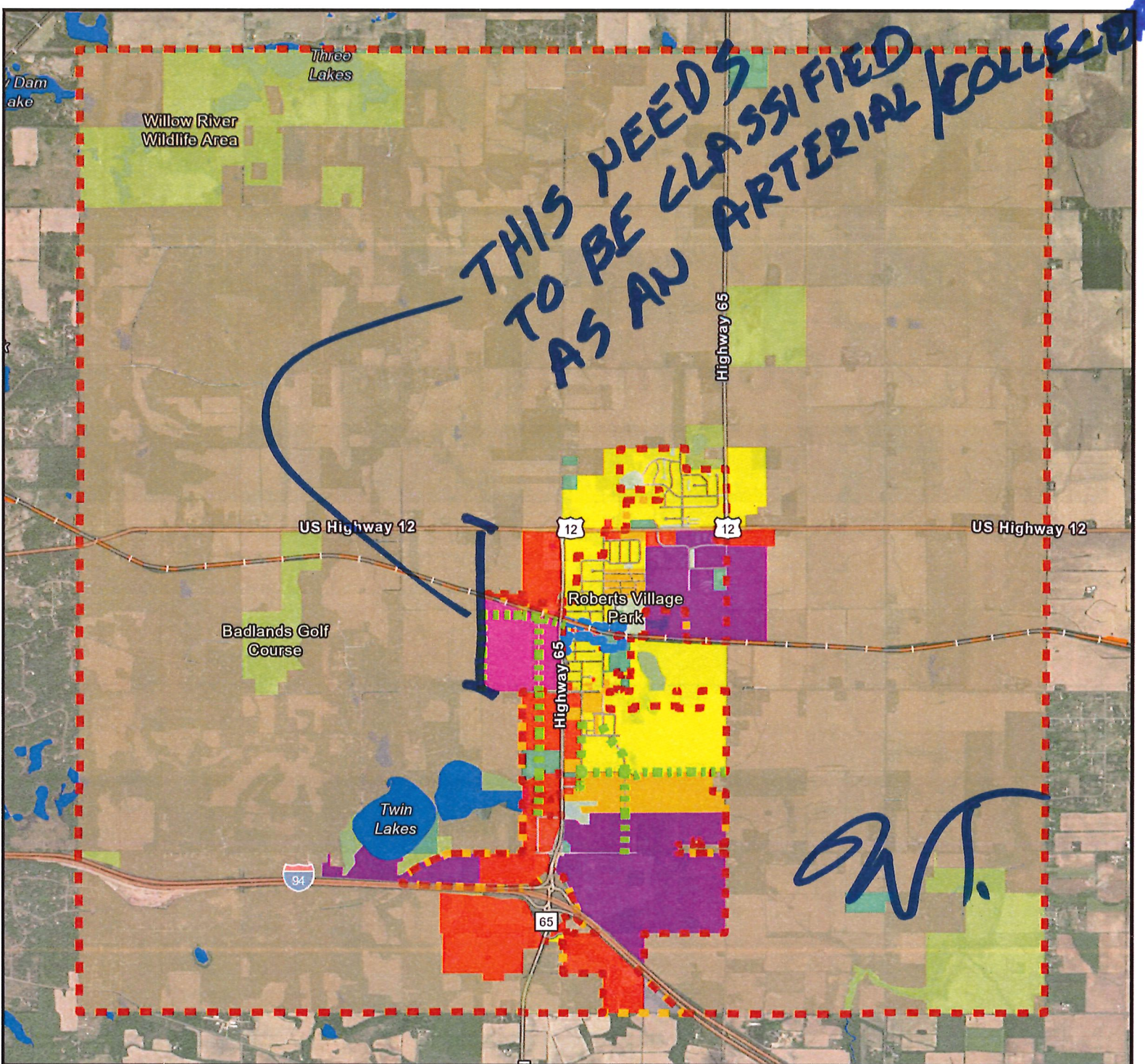
September 2024





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■ Residential	■ Institutional, Government, & Utilities	□ Town Boundary
■ Residential - 3+ units	■ Rural Living	□ Village Boundary
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PREFERRED FUTURE LAND USE

Village of Roberts & Town of Warren

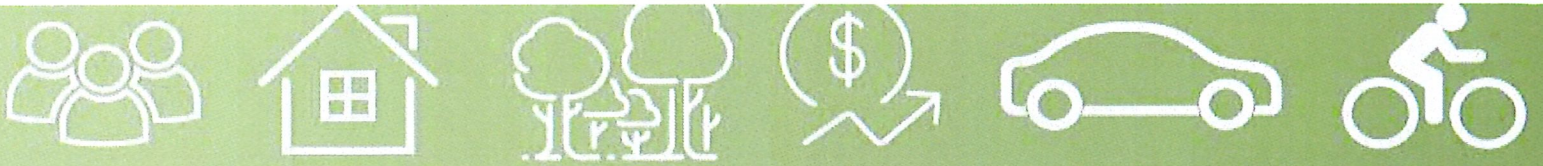


Data Sources:
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September 2024



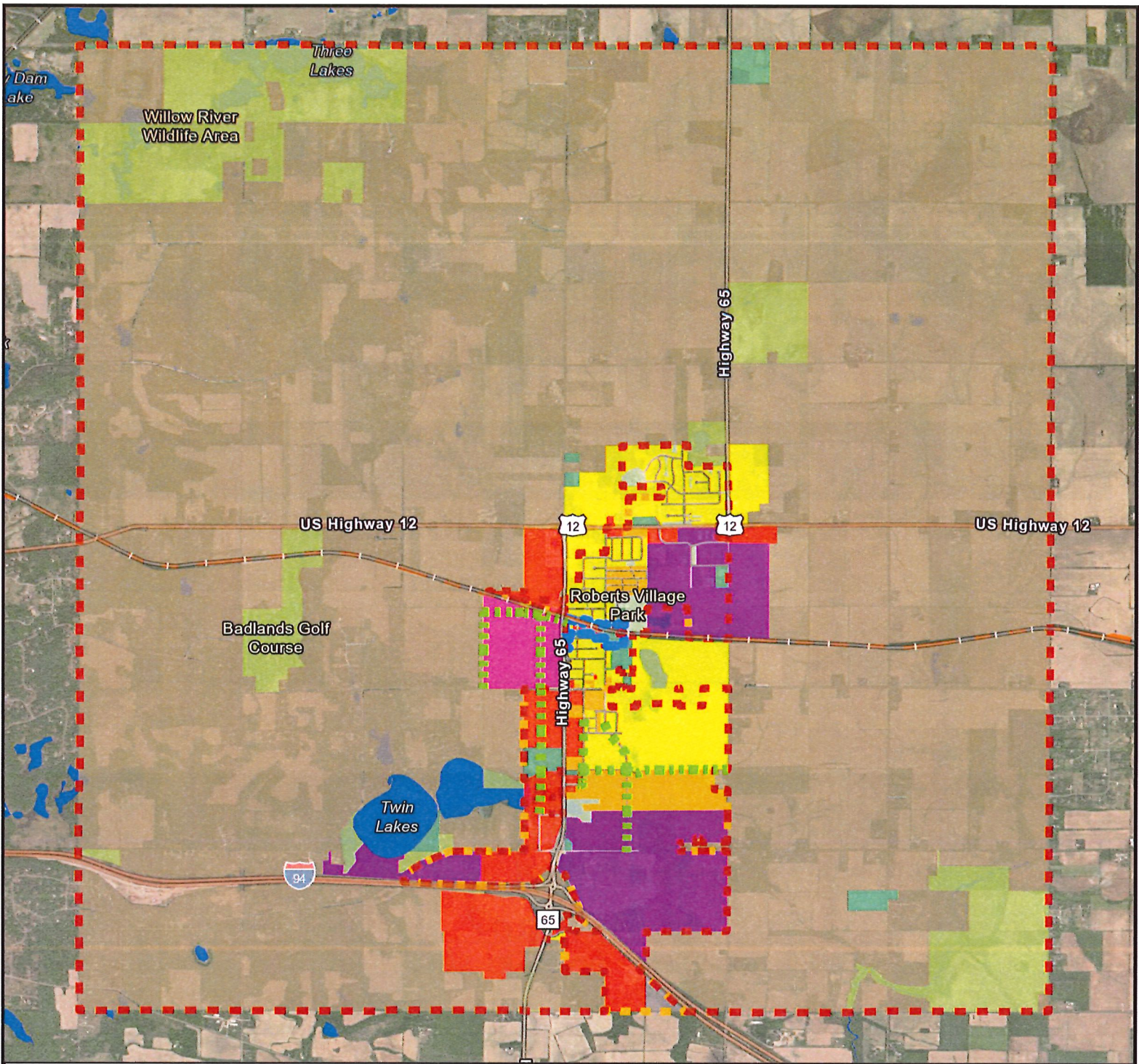


Village of Roberts & Town of Warren

COMPREHENSIVE PLAN OPEN HOUSE

Comment Form

Is there something in the plan you LIKE or STRONGLY SUPPORT?	Page #s if possible
Is there something in the plan you DON'T LIKE or IS MISSING?	Page #s if possible
Rate of growth seems steep! 23%?	p.18
To go from 1919 pop. to 4432 pop?	
This is over ~~30%~~ ^{double} increase in 20 years.	
In 30 years, from 1990 to 2020 we went from 1043 to 1919. It does not seem that we would be equipt for that rate of growth?!	
Do you have any other comments?	Page #s if possible
Housing Title "available for all generations and income groups" Poster. Reward? → "all inclusive solutions/selections.?"	



Land Use Category

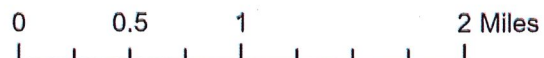
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|---|--|---|
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PREFERRED FUTURE LAND USE

Village of Roberts & Town of Warren

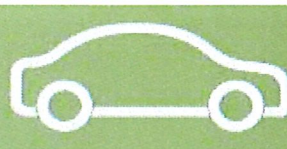


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September 2024



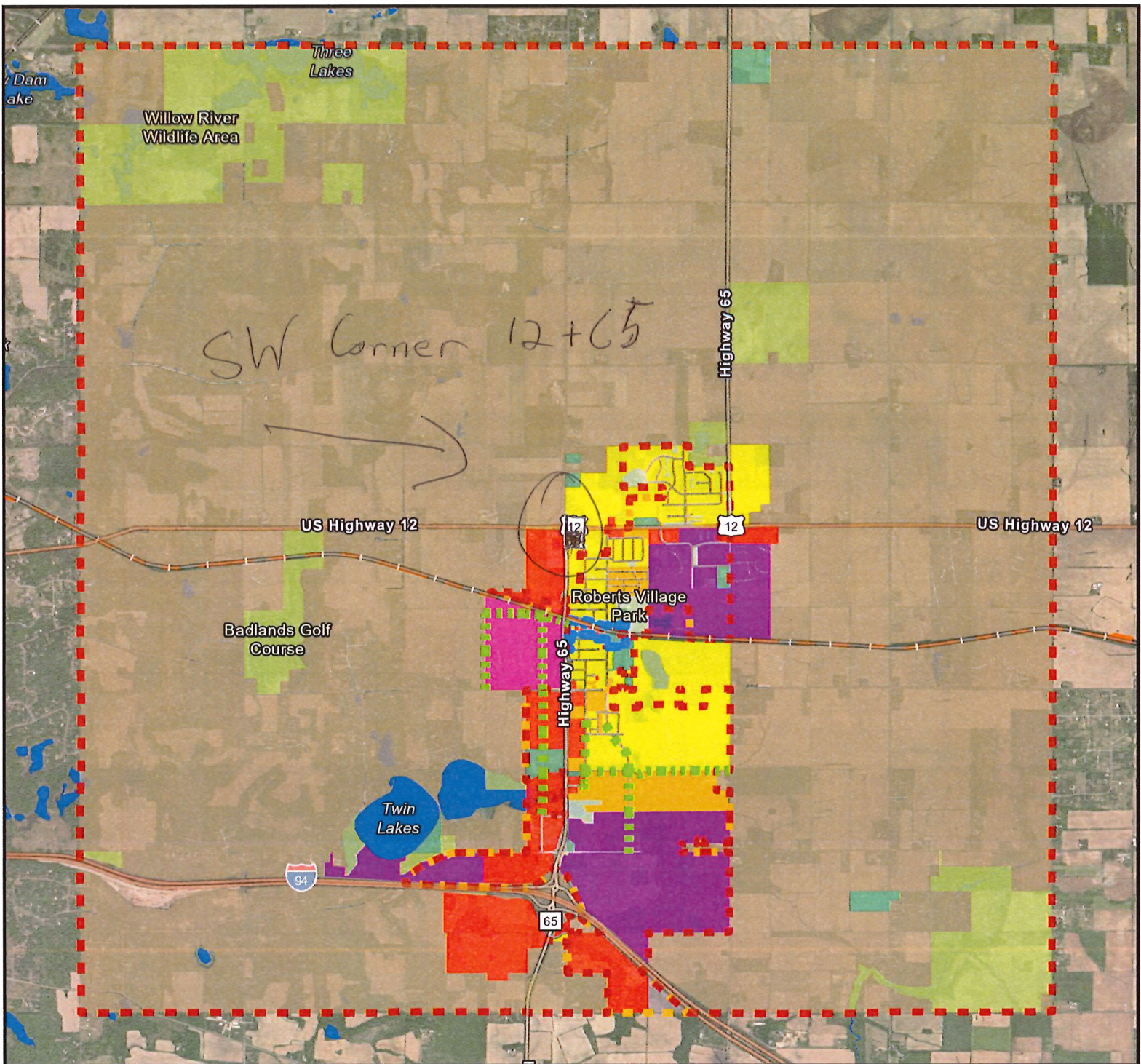


Village of Roberts & Town of Warren

COMPREHENSIVE PLAN OPEN HOUSE

Comment Form

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Presently the SE corner of 65+12 is	
proposed single family. With the hwy	
on two sides, could we plan for B5-Commercial?	
Is there something in the plan you DON'T LIKE or IS MISSING?	Page #s if possible
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Land Use Category

Residential

Residential - 3+ units

Commercial

Industrial

Institutional, Government, & Utilities

Rural Living

Park, Recreation, & Conservancy

Planned Neighborhood

Town Boundary

Village Boundary

Downtown Roberts

Future Local Roads

PREFERRED FUTURE LAND USE

Village of Roberts & Town of Warren

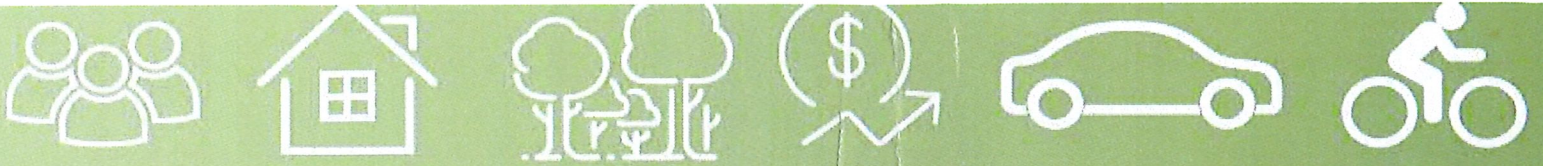


Data Sources:
WCVRPC, 2020 Aerial,
2023 Statewide Parcels

0 0.5 1 2 Miles

September 2024



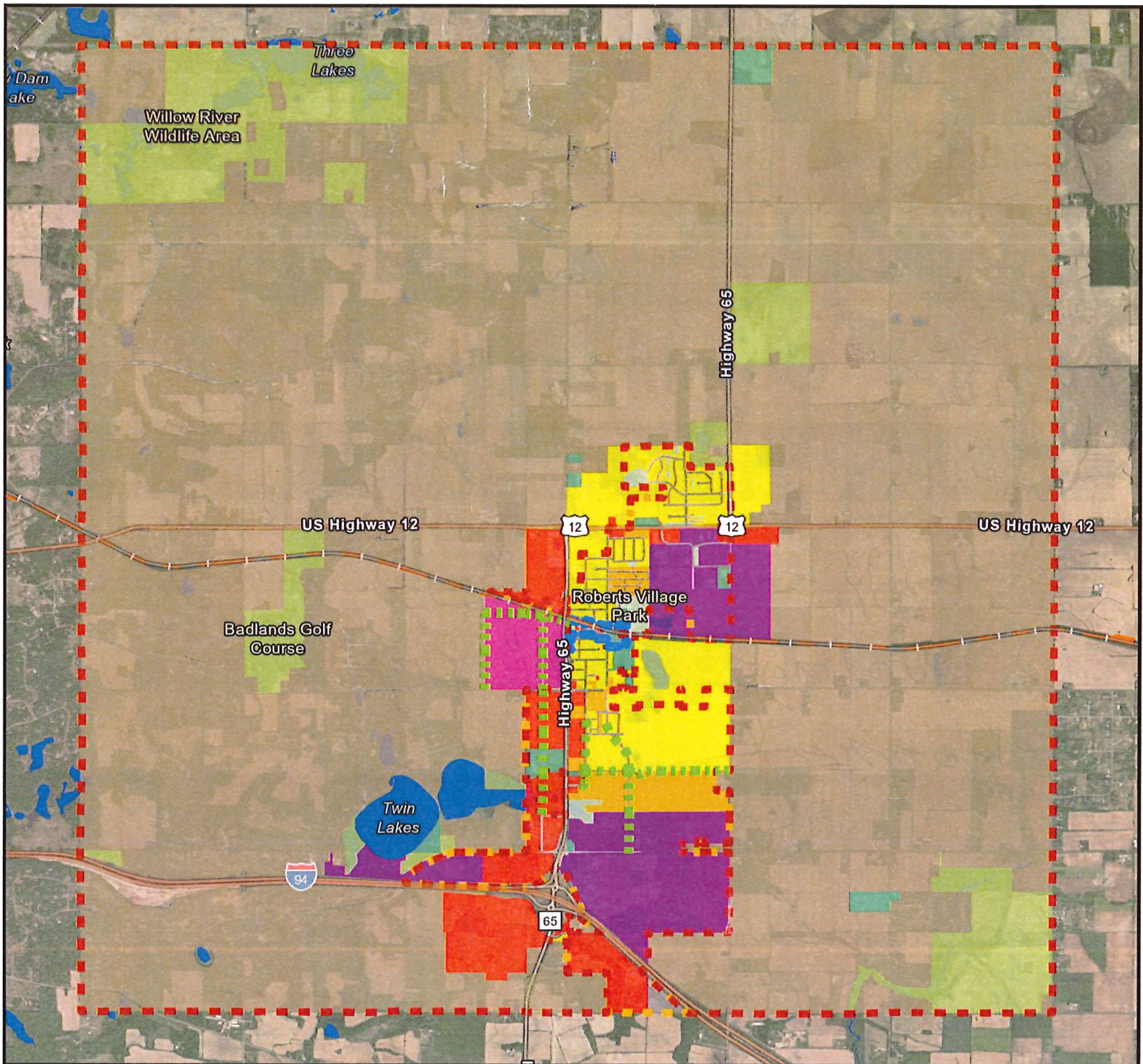


Village of Roberts & Town of Warren

COMPREHENSIVE PLAN OPEN HOUSE

Comment Form

Is there something in the plan you LIKE or STRONGLY SUPPORT?	Page #s if possible
I strongly support meetings, hearings, and voting on all proposed development	
Is there something in the plan you DON'T LIKE or IS MISSING?	Page #s if possible
Too much development - the Town should not allow the Village West of 65.	
Do you have any other comments?	Page #s if possible
This plan is a repeat of what happened to Oakdale and Woodbury, we do not want this.	



Land Use Category

Residential

Residential - 3+ units

Commercial

Industrial

Institutional, Government, & Utilities

Rural Living

Park, Recreation, & Conservancy

Planned Neighborhood

Town Boundary

Village Boundary

Downtown Roberts

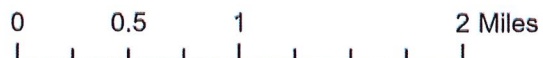
Future Local Roads

PREFERRED FUTURE LAND USE

Village of Roberts & Town of Warren



Data Sources:
WCWRPC, 2020 Aerial,
2023 Statewide Parcels



September 2024



1. The DNR does not regulate flow as a permit condition

From p 57 of the draft Plan:

The WI DNR has permitted the plant to discharge a maximum of 465,000 gallons per day. Under the long-term expansion plan for the facility the discharge rate would still be below the 465,000 gpd maximum allowed by the WI DNR under the facility's permit.

I would suggest adding the following statement to the draft Plan:

The WI DNR does not regulate flow as a permit condition of the permittee's WPDES permit. The Permittee is limited to discharge levels based on the design capacity of its plant.

The 2004 Environmental Assessment, prepared by the DNR, simply multiplies the 2025 projected Village population of 5083 by an estimated use rate of about 90 gallons/day/per capita for Domestic, Commercial, Industrial and Institutional use to determine the 465,000 gpd maximum allowed discharge rate.

The Roberts WWTF is presently permitted to discharge 0.465 MGD into the east basin of Twin Lakes. This number comes from the 2004 Environmental Assessment prepared by the DNR (1 DNR 2004) for the 2005 Wastewater Treatment Plant upgrade (2 DNR 2005).

The 2004 Environmental Assessment simply multiplies the 2025 projected Village population of 5083 by an estimated use rate of about 90 gallons/day/per capita for Domestic, Commercial, Industrial and Institutional use to determine the 465,000 gpd maximum allowed discharge rate.

In a December 27, 2018 modification (3 DNR 2018), the DNR removed the requirement for the Permittee to submit progress reports regarding long term management plans for Twin Lakes. The DNR responded to the following questions from a Public Informational Hearing held on December 10, 2018:

Question/Comment #1: What was the basis to include the "Twin Lakes Management Plan Progress Reports" in the originally reissued permit?

Department Response #1: The Department included the "Twin Lakes Management Plan Progress Reports" permit term in Robert's WPDES permit in an effort to have the local community work collaboratively with the Village of Roberts regarding the management of the lake level.

Question/Comment #2: What was the basis to remove the "Twin Lakes Management Plan Progress Reports" in the proposed modified permit?

Department Response #2: The Department received a petition for a contested case hearing pursuant to Wis. Stat. s. 283.63 which challenged the reasonable and necessity of the inclusion of the term. The petition alleged that the Department does not have explicit authority to include the permit term. After review of the petition, the Department agreed that it did not have explicit authority as required by Wisconsin law and entered a settlement agreement where it agreed to public notice a modified permit to remove the contested permit term.

Comment #4: Does the proposed settlement agreement between the department and the Village of Roberts mean that there is no limit to the quantity of wastewater that Roberts can discharge to the east basin of Twin Lakes?

Department Response #4: The Department does not regulate flow as a permit condition of the permittee's WPDES permit pursuant to Wis. Stat.ch. 283, however the Permittee is limited to discharge levels based on the design capacity of its plant.

2. WW inflow volume was measured on the wettest year since 1975

From p 58 of the draft Plan:

A 2020 study, which will be discussed in the Natural Resources element, found that only 12% of the inflow volume into Twin Lakes was coming from the Wastewater Treatment Plant.

I would suggest adding the following statement to the draft Plan:

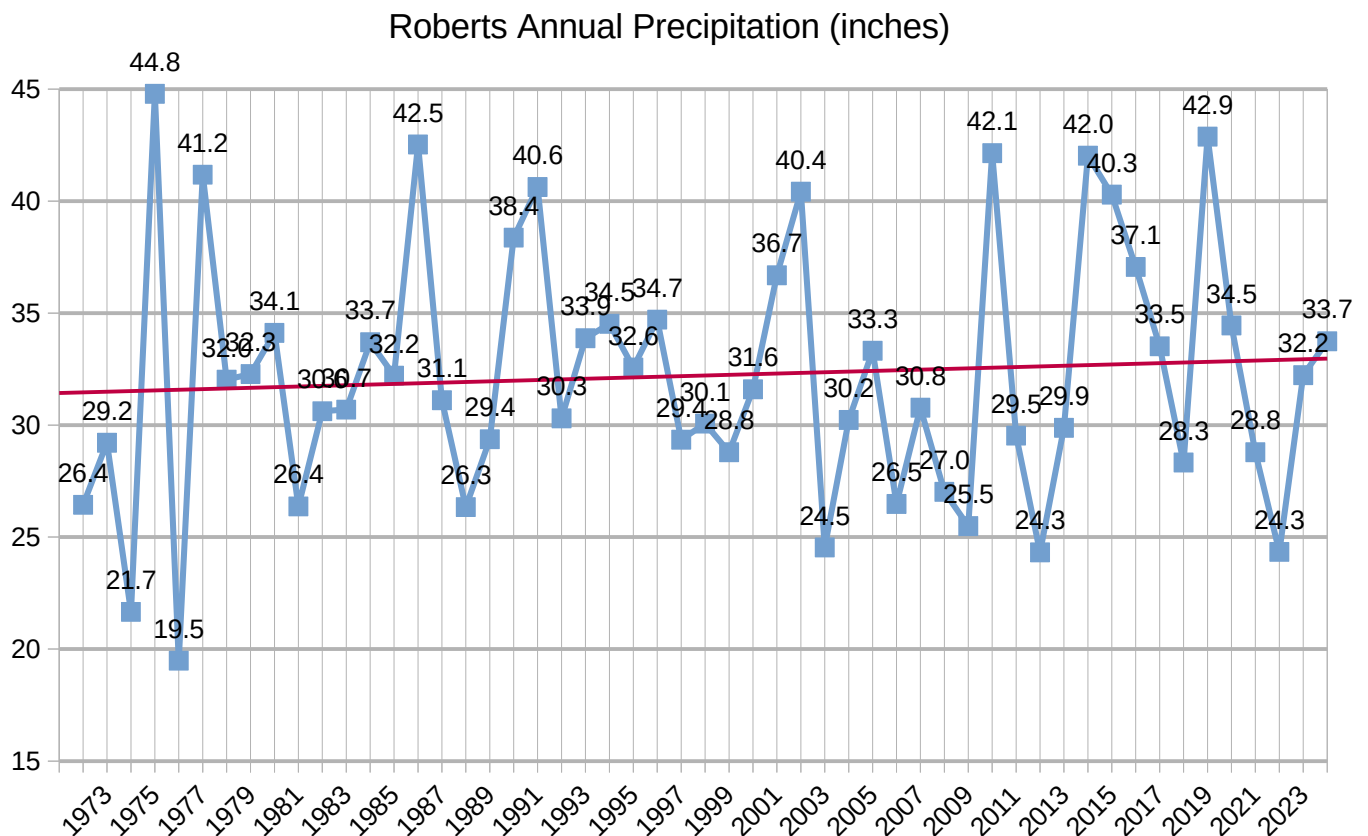
For a year of average precipitation, WWTP inflow as a percentage of total inflow has increased from 4% in 1995 to 10% in 2009 and to 15% in 2019.

2019 was the wettest year since 1975

From (4 SEH 2020):

While the 2019 period was wetter than average, 42 inches of rainfall versus an average amount closer to 32 inches for the area.

2019 was the wettest year recorded in Roberts since 1975.



WWTP inflow volume for a year of average precipitation

If 2019 had been an average year of precipitation, WWTP inflow would have been 15% of total inflow volume.

WWTP inflow volume for a year of below average precipitation

If 2019 precipitation had been 10 inches below average instead of 10 inches above average, WWP inflow would have been 20% of total inflow volume.

WWTP inflow volume in 2009

In a 2009 U.S. Geological Survey Scientific Investigations Report (5 USGS 2009), WWTP inflow was estimated at 10% of total inflow volume.

WWTP inflow volume in 1995

From (6 DNR 1995):

The Roberts WWTP (constructed in 1962) is estimated to contribute about 4% of the total annual surface flow (or about 0.4 feet in lake level) to Twin Lakes during an average year.

3. Twin Lakes remains 1.3 feet above the level at which flooding first began in 2015

From p 88 of the draft Plan:

The study also noted that if water levels had continued to increase at the rate of the 2020 pace, about 0.48 feet per year, the Roberts WWTP would have been inundated by 2026. Map 19 shows the projected future flooding areas as identified by SEH in their study. Since this study, St. Croix County has entered into a drought period and water levels have retreated significantly at Twin Lakes.

I would suggest adding the following statement to the draft Plan:

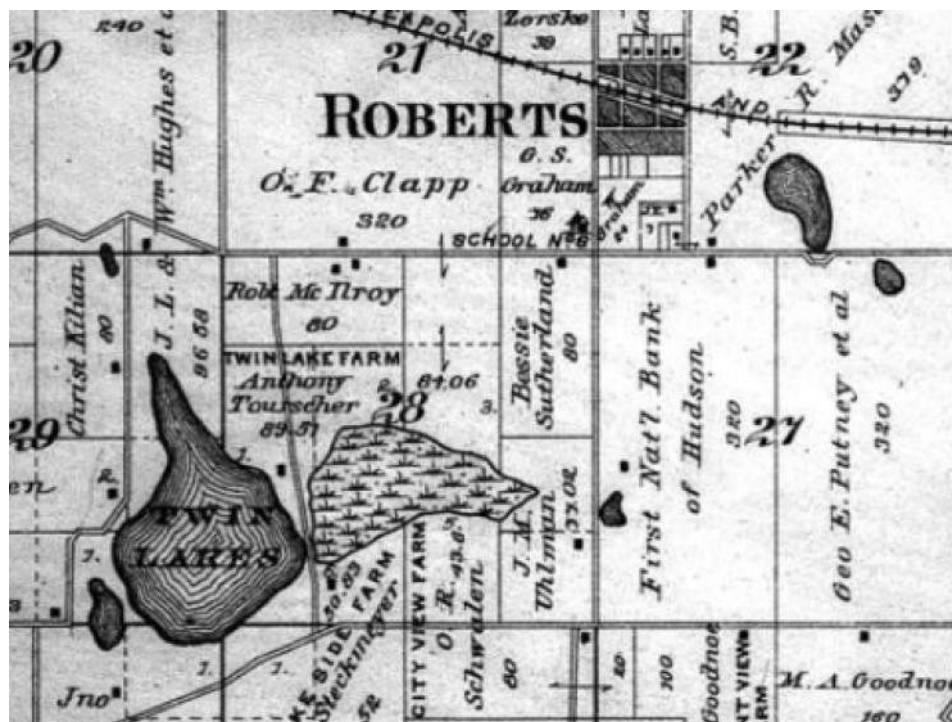
The October 2024 lake level was 968.3 feet. This is 3.5 feet below the 2021 peak of 971.8 feet. Twin Lakes remains 1.3 feet above the level at which flooding first began in 2015 and 9.3 feet above the 1974 level of 959 feet.

Note that from October 2018 to April 2021, Twin Lakes rose 4.1 feet from 967.7 to 971.8 feet, the highest level ever recorded.

Note that the WDNR-specified Bass Lake pumping threshold is 886 feet or four feet above the 1974 level of Bass Lake of 882 feet. For Twin Lakes, a pumping threshold of 963 feet would be 963 feet or four feet above the 1974 level of 959 feet.

Lake level (ft)	Year	Note
959	1974	Roberts. USGS. 1974
967 (est)	2015	Flooding of roads and residences begins (Twin Lakes Story 2017)
967.73	2018 (Oct 10)	DNR West Twin Lake Water Elevation SWIMS database
970	112 th Street	Estimated Elevation of Initial Inundation (2 SEH 2020):
970.02	2019 (Oct 15)	DNR West Twin Lake Water Elevation SWIMS database
971.48	2020 (July 27)	DNR West Twin Lake Water Elevation SWIMS database
971.8	2021 (April 12)	DNR West Twin Lake Water Elevation SWIMS database
972	107 th Street	Estimated Elevation of Initial Inundation (2 SEH 2020)
974	Roberts WWTP	Estimated Elevation of Initial Inundation (2 SEH 2020)

Map 1897



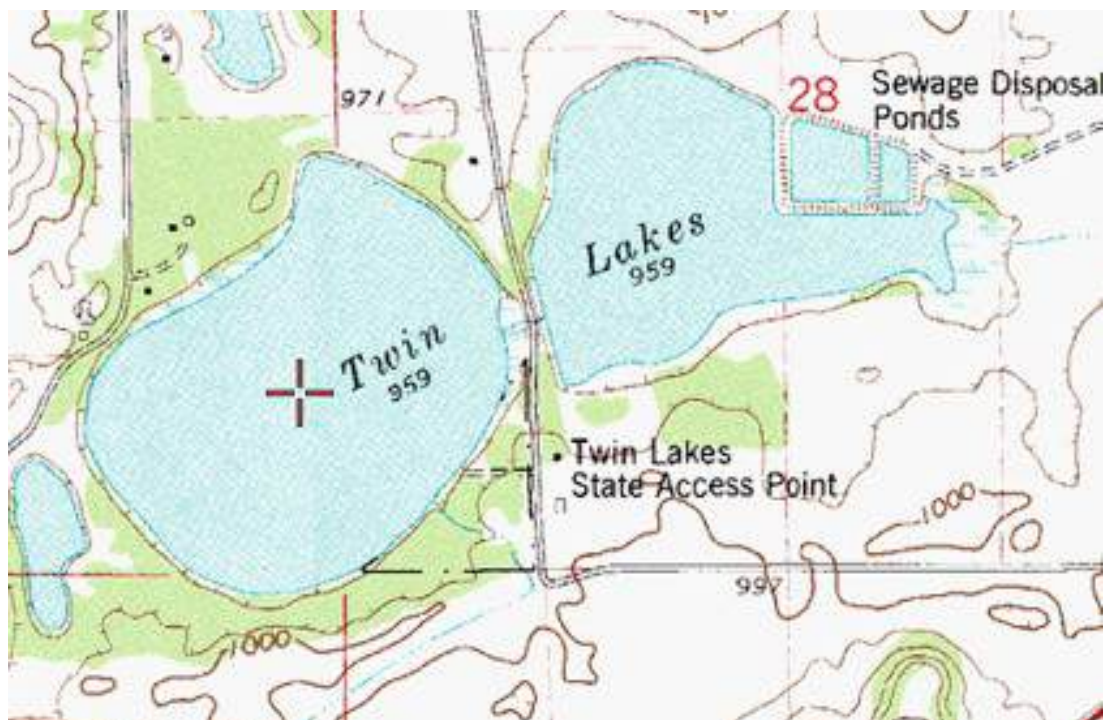
Map 1914



Photo 1939



Map 1974





4. Volume of Twin Lakes has increased by four times since 1990

From p 57 of the draft Plan:

According to the Village Public Works Director, about 80 gallons per minute are discharged into Twin Lakes; on average this comes to 115,000 gallons.

I would suggest adding the following statement to the draft Plan:

When the Roberts WWTP was first constructed in 1962, discharge for a population of about 400 was about 25,000 gallons a day or 28 acre-feet per year. At 115,000 gallons a day or 129 acre-feet per year, the WWTP discharge is now about five times the initial rate of discharge in 1962.

In 1990, Twin Lakes was at about 958 feet and contained about 500 acre-feet of water. Today, Twin Lakes is at about 968 feet and contains about 2000 acre-feet of water. The present discharge of 129 acre-feet per year is about 26% of Twin Lakes total volume in 1990.

115,000 gallons per day is 129 acre-feet per year. This is a discharge of 7 inches or 0.57 feet per year into 220-acre Twin Lakes.

Note that from SEH Figure 1 (4 SEH 2020), Twin Lakes now contains about 2000 acre-feet of water. Each year, the Village of Roberts is pumping 129 acre-feet from 300 foot wells into Twin Lakes. This is an annual amount of about 6% of total Twin Lakes volume.

Discharge rate has increased about five times

When the Roberts WWTP was first constructed in 1962, discharge for a population of about 400 was about 25,000 gallons a day or 28 acre-feet per year. At 129 acre-feet per year, the WWTP discharge is now about five times the initial rate of discharge in 1962.

5. All trends point to an increasing lake level

I would suggest adding the following statement to the draft Plan:

While SEH projects an inundation of the WWTP by 2026 and my paper projects a lake level of 974 feet by 2028, the 50-year trend is clear. Precipitation, wastewater discharge, and evaporation are all trending towards an increasing lake level.

Roberts is the only area community discharging to a seepage lake

From p 10 of the draft Plan:

Challenges / Issues

Utilities/Community Facilities/Recreation

- *Twin Lake sewer effluent discharge (landlocked lake) – WWTP capacity and discharge*

A landlocked (seepage) lake relies on seepage and evaporation to offset precipitation.

Of six area communities, only Roberts relies on a landlocked lake for wastewater discharge. Hammond discharges to a seepage cell, but no homes are at risk of flooding. The other five communities discharge significantly more wastewater to rivers or creeks and are having no problem disposing of wastewater.

City	Discharge to	MGD	Population	MGD per capita
Roberts	Seepage lake	0.1	1903	52
Hammond	Seepage cell	0.1	2033	52
Hudson	St. Croix River	1.5	15,473	97
New Richmond	Willow River	0.64	9034	71
River Falls	Kinnickinnic River	1.82	15,638	117
Baldwin	Baldwin Creek, a tributary to the Rush River	0.37	4016	93

Precipitation is increasing

From (4 SEH 2020):

A review of historic rainfall data does show a trend of increasing average annual rainfall depths; the average rainfall over the last 45 years is 32.5 inches, over the last 10 years is 34 inches, and over the last 5 years is 37.5 inches (Figure 6).

From (7 Funk 2021):

For the 48-year period from 1972 through 2019, the annual average precipitation in the Twin Lakes area has increased 2.9 inches from 31.1 to 34.0 inches/yr, based on the polynomial (x^2) trendline.

Year	Average Annual Precipitation (in)
1972	31.1
2019	34.0

Wastewater discharge is increasing

For the 47-year period from 1972 through 2018, the average annual wastewater discharge into Twin Lakes has increased 4.4 inches from 2.3 to 6.7 inches/yr.

Year	Average annual wastewater discharge (in)
1972	2.3
2018	6.7

Evaporation is decreasing

For the 48-year period from 1972 through 2019, the estimated annual average evaporation of Twin Lakes area has decreased 4.5 inches from 30.5 to 26.0 inches/yr.

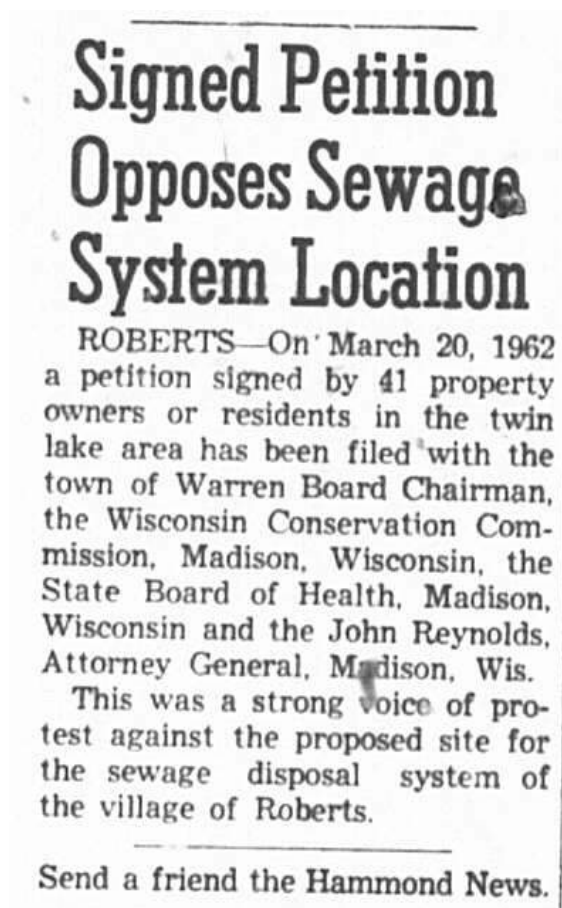
Year	Annual Twin Lakes Evaporation (in)
1972	30.5
2019	26.0

6. Twin Lakes is essentially a bathtub

I would suggest adding the following statement to the draft Plan:

When the Wisconsin Conservation Commission approved the Twin Lakes sewage disposal site in 1962 over "a strong voice of protest", they were apparently not aware that Twin Lakes is a local perched aquifer of limited extent, separated from the regional water table by a layer of clay, essentially a bathtub.

From the Hammond News April 12, 1962:



From (5 USGS 2009):

Twin Lakes represents a local perched aquifer of limited extent.

From (8 Woznak 2009):

The vertical hydraulic gradients measured in the nested piezometers do suggest that water is seeping out of East and West Twin Lakes and recharging the groundwater aquifer. The vertical flow from the upper to the lower aquifer occurs, however, the rate of the seepage through the restrictive clay layer is slow relative to an expected seepage rate from the lakes. This suggests that groundwater seepage from the lakes is in a predominately lateral direction.

7. Twin Lakes flood insurance claims may not be paid

I would suggest adding the following statement to the draft Plan:

The maximum flood coverage for a single-family home is \$250,000. Claims for flood insurance purchased after 2015 for homes in the Town of Warren on or near Twin Lakes may be denied due to the FEMA flood in progress exclusion.

Flood in progress

From p 97 of the draft Plan:

- The Village of Roberts is a National Flood Insurance Program (NFIP) participant in good standing.
- The current FIRM for the Village was adopted on March 16, 2009.
- Heavy rainfall has caused flooding across 130th Street requiring closures.
- Water levels on Twin Lakes have risen in the past resulting in the flooding of roads and impacting homes. As a seepage lake, water levels fluctuate with groundwater levels. Flooding at Twin Lakes has been a source of concern for both the Village of Roberts and the Town of Warren.
- There was 1 NFIP claim as of May 2017.

I live on 107th Street, in the Town of Warren. I cannot see Twin Lakes from my house. I have a flood insurance policy that I purchased in 2020. My insurance agent has informed me that I may not be covered from Twin Lakes flooding due to the FEMA Flood in Progress exclusion. Two of my neighbors have submitted flood claims. Both claims have been denied due to the FEMA Flood in Progress exclusion

The Federal Emergency Management Agency (FEMA) notes that the Standard Flood Insurance Policy (SFIP) excludes from coverage a loss caused by a flood that is already in progress at the time and date the policy is purchased. From 9 FEMA):

In other words, damage from a flood that begins before the policy is purchased, is not covered even if the flood event does not damage the insured property until after the policy's effective date.

State of Emergency declared for a second time since 2015

In response to flooding conditions affecting the area surrounding Twin Lakes, the Town of Warren declared a state of Emergency for a second time since 2015 at its June 18, 2019 meeting of the Town Board (10 Town of Warren 2019).

State of Emergency declared for a third time in 2019

From the July 1, 2019 meeting of the Twin Lakes Committee (11) Twin Lakes Committee):

Town of Warren Chair and Twin Lakes Committee member Geno Hanson reported to the committee that the town of Warren has declared a state of emergency due to the Twin Lakes flooding.

"We want that documented," Hanson said. "This is the third time this has been done." Hanson said the water level is the highest it has ever been for this time of year.

Attached

1. Environmental Assessment June, 2004. Wastewater Treatment Facility Plans. Villages of Roberts and Hamond
2. Department of Natural Resources Approval of SBR—Wastewater Treatment Plant Upgrade. June 8, 2005
3. Department of Natural Resources Notice of Final Determination to Modify a Wisconsin Pollutant Discharge Elimination System (WPDES) Permit No. WI-0028835-10-1. December 27, 2018
4. Twin Lakes Temporary Drawdown SEH No. WARTW 155197. September 10, 2020
5. Juckem, P.F., 2009, Simulation of the groundwater-flow system in Pierce, Polk, and St. Croix Counties, Wisconsin: U.S. Geological Survey Scientific Investigations Report 2009–5056, 53 p. (<https://pubs.usgs.gov/sir/2009/5056/pdf/sir2009-5056.pdf>)
6. Schreiber, K. 1995. Twin Lakes Roberts WWTP Water Quality. Department of Natural Resources, West Central Region, Eau Claire, WI
7. Funk, D.R., 2021 A Model of Past and Future Lake Levels for Seepage Lakes in West-Central Wisconsin
8. Woznak, B. 2009. Twin Lakes Groundwater/Surface Water Interaction Study
9. FEMA Flood in Progress exclusion
10. Town of Warren Declares State of Emergency to Address Flooding _ Friends of Twin Lakes
11. Twin Lakes committee weighs options _ River Falls Journal

TO: Village of Roberts & Town of Warren Joint Comprehensive Plan Committee

FROM: Susan Badtke & Chris Straight, WCWRPC

DATE: February 7, 2025

SUBJECT: Draft Action Plan Table & Timelines

The Implementation Element of the Comprehensive Plan must include a compilation of specific actions (i.e. the strategies contained throughout the plans) to be completed in a state sequence (i.e. the proposed timeline for action).

The following pages of this memo include a draft plan strategy implementation table with suggested timelines for implementation. It also identifies, in pink shading, what we have identified as high-priority strategies for the communities and partners to undertake; these were identified as they address many of the critical items/challenges that we've discussed during the planning process. The timeframes are broken into the following categories:

- **ongoing** (supports continuing the program or action on an ongoing or as needed basis)
- **short-term** (1-5 year action)
- **long-term** (5+ year action)

Please review this table and timeline designations in advance of the meeting and come prepared to discuss and share your feedback.

DRAFT 2/7/2025 – For Review at February 19, 2025 Joint Plan Committee Meeting
Village of Roberts & Town of Warren Comprehensive Plan Strategy Implementation

- **ongoing** (supports continuing the program or action on an ongoing or as needed basis)
- **short-term** (1-5 year action)
- **long-term** (5+ year action)

High-priority strategies

Entity	Population & Housing	Suggested Timeline
Shared	Encourage organizations providing services to seniors and community service organizations to form a volunteer team to assist homeowners with physical limitations or disability with basic maintenance and repair tasks.	short-term
Shared	Participate in the St. Croix County Housing Study process that will help further identify housing needs, gaps and countywide housing goals and strategies.	short-term
Shared	Improve public education on available funding or assistance sources specifically for Low-to-Moderate Income residents and elderly residents.	ongoing
Village	With input from community members, developers, and other stakeholders, review the Village's land use regulations to: ○ Identify and address any barriers to providing a variety lot sizes and smaller housing products within a residential development, including missing-middle/gentle-density housing types (e.g. 2- to 4-plex's). ○ Encourage and maintain neighborhoods with a sense-of-place, while discouraging residential developments that have monotonous 'tract' housing. Encourage compatible variations in architectural details and colors.	short-term
Village	Promote the Village's Good Neighbor Housing Initiative and other housing programs (Regional CDBG housing improvement programs) that provide access to funding for housing improvements.	ongoing
Village	Identify key development or redevelopment sites and collaborate with landowners and local realtors to market housing development opportunities within the Village.	ongoing
Entity	Transportation	Suggested Timeline
Shared	In an effort to minimize traffic congestion on STH 65, adopt an official map for the backage roads (extending Division Street to the south and extending Wilkens Way north to 80 th Avenue). Educate property owners on the purpose for reserving these lands for transportation connections.	short-term

Shared	Engage the WI DOT to explore alternative options to the official map.	short-term
Shared	Actively participate and provide input during Phase 2 of the passenger rail studies. Advocate that the rail crossings within the Village (Division Street and Vine Street) remain open.	short-term
Shared	Explore potential routes and funding opportunities for a bike trail that connects the Village and Town as well as an east-west path bikeway connection parallel to the Interstate as recommended in the St. Croix County Bicycle and Pedestrian Plan.	long-term
Shared	Engage the WI DOT and other partners to discuss options for an ATV connection between the Town and Village.	long-term
Shared	Plan for a transportation connection between Downtown Roberts and Planned Neighborhood (shown on Map 30); this connection could start as a bike/ped connection with other vehicular access explored in future (will be discussed in more detail in Chapters 7 & 9).	long-term
Shared	Prepare a STH 65 corridor master plan that fully examines the capacities, limitations and opportunities for the corridor.	short-term
Shared	Work with WI DOT to explore opportunities to mitigate congestion on the existing alignment and plan for a future alternative alignment/bypass, then amend the official map and comprehensive plan (including the Future Land Use map) as needed.	short-term
Shared	Continue to explore the potential for a second interchange on I-94, further to the east, to serve the Roberts-Warren Area.	long-term
Shared	Work with the County ADRC and other senior rideshare providers to help educate residents, specifically seniors, on available transportation services.	ongoing
Shared	Continue to implement the recommendations from the existing Safe Routes to Schools Plan and work with the School District to update the plan to reflect items contained in this plan.	ongoing
Village	Reserve the vacant parcel in Rolling Meadows along STH 65 for a potential future connection to STH 65, if needed in the future.	ongoing
Village	Work with the St. Croix Central School District to explore alternative parking options during larger school events.	short-term
Village	Continue to explore options for providing better bicycle and pedestrian connectivity for the Rolling Meadows neighborhood on the Village's northside with a safe crossing of Highway 65 to the area businesses, parks, downtown, school and the remainder of the community.	ongoing
Village	Work with Flying J Travel Center to relocate the access drive along 70 th Avenue further west.	short-term

Town	Continue to enforce Implements of Husbandry standards that allow farm equipment to utilize Town roadways.	ongoing
Town	Consider additional weight restrictions and enforcement on Town roads.	short-term
Town	Work with law enforcement on options for minimizing pass-thru truck traffic.	long-term
Entity	Utilities & Community Facilities	Suggested Timeline
Shared	Create a joint Town of Warren-Village of Roberts Comprehensive Outdoor Recreation Plan (CORP) that inventories park and outdoor recreation facilities, assesses related needs and demands, and identified recreation improvements and actions. Updating the CORP at least every five years will maintain grant eligibility for certain WDNR Knowles-Nelson Stewardship grant funding to implement projects identified in the CORP.	long-term
Shared	Explore grant opportunities, including the SAFER grant, for volunteer firefighter incentives to address challenges with recruiting new volunteers.	short-term
Shared	Regularly review and update the Village and Town Emergency Operations Plans.	ongoing
Shared	Continue to monitor, study, plan for, and address stormwater flooding in the community.	ongoing
Shared	Consider and encourage low impact development design and nature-based solutions (e.g., rain gardens, bioswales) for new development to limit runoff.	ongoing
Shared	Continue to participate in the periodic update of the St. Croix County All Hazards Mitigation Plan and pursue grant funding for hazard mitigation and emergency preparedness projects.	ongoing
Shared	Study opportunities and strategies to support expanded access to affordable and quality childcare.	long-term
Shared	Promote the use of green infrastructure and enhanced on-site water retention as new development is proposed to help minimize wastewater volumes and runoff.	ongoing
Shared	Pursue funding to build upon the 2020 SEH Engineering Report to help identify a preferred solution or mix of solutions to address the flooding challenges at Twin Lakes and its drainage basin.	short-term
Shared	As detailed in the Agricultural, Natural, and Cultural Resources element, continue to collaborate to address stormwater management challenges in the area and explore long-term solutions for flooding at Twin Lakes.	ongoing

Shared	Use the reactivated Joint Twin Lakes Committee (as is suggested in the Agricultural, Natural and Cultural Resources element) to educate the public on the facts regarding Twin Lakes flooding; consider a white paper report that can be distributed to the public.	short-term
Village	Pursue funding opportunities for neighborhood park improvements.	ongoing
Village	As part of the Comprehensive Outdoor Recreation Plan, complete an impact fee and land dedication needs assessment to determine whether the current public sites and open space requirements under Chapter 58 Subdivisions and Platting, are sufficient to meet the community's needs and update ordinances accordingly to meet identified needs.	long-term
Village	When well #3 is constructed, review and update the Village's wellhead protection plan (and ordinance) to include all 3 wells and ensure it is up-to-date on modeling.	ongoing
Village	Explore opportunities for AM or WQ trading as an alternative to meeting the Phosphorus levels at the Wastewater Treatment Plant.	long-term
Village	Explore designation or development of a community safe room (storm shelter), potentially at the park. In the interim, work with the School District to update the agreement and operations plan to use the School as a storm/heating/cooling shelter, including roles and responsibilities.	long-term
Village	Continue to explore and evaluate options for the reuse of wastewater (for example, pumping water from the WWTP to new development areas for irrigation) as a way to reduce the volume of discharge into Twin Lakes.	ongoing
Village	Amend Section 66-54(3) of Village Ordinances to allow for limited exceptions to the prohibition of the use of private sewage systems to recognize unique situations of properties where municipal services are not available to the property and not planned to be extended within a reasonable amount of time or where development cannot connect to the municipal system in a cost-efficient manner (as determined by the Village). The following requirements should be included: a) The property shall not be located within the zone of recharge for the municipal water system. b) Only conventional septic systems shall be allowed; no holding tanks or mound systems shall be used. c) A Joint Developer's Agreement between the developer and the Village, recorded against the property, shall be required to specify that the property shall connect to the municipal system when utilities are extended to the area and be assessed at the time of connection.	short-term
Town	Continue to expand recreational opportunities at the Town Park.	ongoing

Entity	Agricultural & Natural, and Cultural Resources	Suggested Timeline
Shared	Consider options for regulating wind and solar farms (discussed in more detail in Chapter 9).	short-term
Shared	Consider the adoption of a dark skies/lighting ordinance. Or, as an alternative, evaluate existing regulations to integrate lighting standards that control light pollution while increasing energy efficiency.	long-term
Shared	Explore the creation and adoption of low-impact development (LID) standards to encourage and incentivize systems and practices that use or mimic natural processes to manage stormwater runoff (100% on-site retention), such as rain gardens, bioswales, and pervious pavement. Consider the maintenance requirements and plan during exploration.	short-term
Shared	Engage community youth organizations, such as Scouts or 4-H, to assist with implementation of natural resource projects including a rain barrel program, pollinator gardens, etc.	ongoing
Shared	Jointly work to identify ways to protect the Village's wellhead and recharge areas.	ongoing
Shared	Prevent any new intensive land disturbances within the 100-year floodplain.	ongoing
Shared	Work with the St. Croix County Conservationist to encourage and educate landowners on soil health and shoreland best management practices.	short-term
Shared	Support and encourage action on the core recommendations from the 2017 St. Croix County Study Group <i>Report on the Protection of Surface and Groundwater Quality in St. Croix County</i>, which include: • Explore regulatory and licensing options for the siting and monitoring of livestock operations. • Increase the number of acres in nutrient management plans. • Revise the County's land use policy and zoning ordinances to protect groundwater resources. • Develop a County protocol for urgent response to actual or potential water resource pollution events. • Develop a scientifically sound drinking water well testing program and create baseline data to measure quality over time. • Inventory and map environmentally sensitive areas and conduits to groundwater as well as areas with high vulnerability to pollutants. • Develop a plan for an inset model and conduct additional research on the source of nitrate issue. • Maintain an active water quality committee.	short-term

Shared	Continue to collaborate to address stormwater management challenges in the area and explore long-term solutions for flooding at Twin Lakes. Some potential actions include: • Reactivate the Joint Twin Lakes Committee in a productive and constructive manner to identify a preferred approach to mitigating flooding at Twin Lakes. • Engage WI DNR to identify possible mitigation strategies or solutions for discharge. • Consider pursuing a FEMA Assistance or Mitigation Grant or WI PreDisaster Flood Resilience Grant to study and determine specific, feasible solution.	ongoing
Shared	Work with local partners (i.e. Chamber of Commerce) to create and maintain a community events brochure.	long-term
Shared	Establish a landmarks program of historic sites, neighborhoods, etc. to help showcase and educate residents and visitors on the historical resources within the Roberts-Warren Area.	long-term
Shared	As detailed in the Economic Development element, explore a place brand initiative that will help bring the Roberts-Warren Area community together with an emphasis on activating the brand downtown.	short-term
Village	Continue to allow for urban agriculture (chickens, beekeeping, etc.) and community gardening, where appropriate, within the Village.	ongoing
Village	Explore opportunities for developing a farmers' market within the community.	long-term
Village	Continue to implement and enforce wellhead protection in the Village for the municipal wellfields.	ongoing
Village	Review standards and processes for maintaining stormwater ponds and ensure that stormwater facilities are being properly maintained.	short-term
Town	Explore adopting a large livestock licensing ordinance or other regulations on large animal facilities to mitigate impacts to health and safety of the community. Given the Kinnickinnic River and karst topography, there may be justification to include more stringent standards.	short-term
Town	Encourage private water/well testing and promote the County's well testing program. If nitrate levels continue to rise, educate residents on sources of nitrates and potential mitigation actions (e.g., reverse osmosis systems).	ongoing
Town	Work with St. Croix County to pursue zoning modifications to allow adaptive reuse of old barns for non-agricultural purposes, such as storage.	short-term
Town	Explore incentive programs for maintaining old barns that contribute to the rural landscape of the Town.	long-term

Entity	Economic Development	Suggested Timeline
Shared	Encourage the Chamber and other economic development partners to help better promote existing businesses and market available development opportunities along with vacant commercial space.	short-term
Shared	Work with the St. Croix EDC to market the area and attract desired uses including a grocery store as well as niche stores in downtown.	short-term
Shared	Prepare a STH 65 corridor master plan that fully examines the capacities, limitations and opportunities for the corridor as described in the Transportation and Land Use chapters.	short-term
Shared	Explore a place brand initiative that will help bring the Roberts-Warren Area community together with an emphasis on activating the brand downtown.	long-term
Village	Establish and integrate commercial site planning & design standards into the Village's zoning ordinance to help reinforce an identity and sense-of-place unique to each area for commercial development in the Village.	short-term
Village	Consider creating a business marketing or recruitment packet to showcase the various development sites available in the Village, especially downtown.	long-term
Village	Continue to market the Roberts Rail Park and ensure that the transportation network and Future Land Use Plan accommodate development in this area.	ongoing
Village	Support and prioritize placemaking efforts in downtown Roberts to make the area more inviting and tie the downtown core together. Efforts could include murals, signage, wayfinding, unique aesthetics (colored doors), among others.	short-term
Village	Evaluate ordinances to allow for vertical mixed-use development in downtown.	long-term
Village	Evaluate the existing supply of downtown parking. As was suggested in the Transportation element, work with the St. Croix Central School District to explore alternative parking options during larger school events to ensure that adequate parking remains available for downtown businesses.	short-term
Village	Work with the Regional Business Fund, Inc. to establish a downtown façade loan program.	short-term
Village	Explore alternative funding options to support downtown infrastructure improvements. Sources to consider include Tax Increment Financing (TIF), Business Improvement District (BID), fundraising efforts, etc.	long-term

Village	Increase property owner and potential investor awareness of available incentives and potential financial assistance (e.g., historic preservation tax credits, architectural barrier removal tax deductions, other assistance) to support downtown building renovation and upkeep.	short-term
Village	Complete a Safe Routes to Downtown Plan to increase pedestrian and bike accessibility to and within downtown. Assess the need for bike racks downtown and install, if needed.	long-term
Village	Collaborate with community partners on efforts to revitalize downtown Roberts. The following components should be considered, following the basics of the Main Street approach. ○ Establish an ad-hoc committee or taskforce that is empowered to lead downtown revitalization efforts. Some specific tasks of the group should include: ▪ Inventory downtown buildings and businesses to better understand the type, age, and quality of buildings and make-up of businesses. ▪ Engage downtown business owners to better understand the strengths, needs and growth opportunities in downtown. ▪ Establish partnerships and engage people and groups to join in the revitalization efforts. ▪ Consider preparing a downtown revitalization plan, conducting a placemaking workshop, or participating in the WEDC Connect Communities program. ○ Collaborate with the St. Croix Economic Development Corporation and other partners to promote and market the downtown. Utilize branding, programming, and other tools such as buy-local campaigns or incentives to attract people to downtown. ○ Encourage downtown building owners and businesses to improve the appearance of downtown. Use public-private investment to clean-up and refresh buildings. ○ Create a supportive environment for entrepreneurship and innovation. Explore opportunities to convert unused spaces, encourage pocket or pop-up shops, evaluate business recruitment tools.	short-term
Town	Work with St. Croix County to explore potential design standards for rural commercial development areas.	long-term

Entity	Intergovernmental Cooperation	Suggested Timeline
Shared	To improve communication and coordination, the Village Board and Town Board should meet quarterly or semi-annually to discuss plans, intergovernmental issues, etc.	ongoing
Shared	Maintain ongoing communication with the St. Croix Central School District for long-range campus master planning.	ongoing
Shared	For expected growth areas, identified on the Preferred Future Land Use Map in Chapter 9, the Town and Village will continue to work collaboratively, including exploring the potential creation of a cooperative boundary agreement of Extraterritorial Zoning. Under such an intergovernmental agreement, the Village may entertain providing municipal services outside of its boundary.	long-term
Shared	Strongly encourage coordination between federal agencies, states, county, and local governments to achieve policy consistency and resolve conflicts.	ongoing
Village	Meet with the St. Croix Central School District on a semi-annual basis to discuss plans or challenges related to the Elementary School.	ongoing
	Land Use	Suggested Timeline
Shared	For expected growth areas, the Town and Village will continue to work collaboratively, including exploring the potential creation of a cooperative boundary agreement and/or Extraterritorial Zoning. Under such an intergovernmental agreement, the Village may entertain providing municipal services outside of its boundary.	long-term
Village	The Village will evaluate the following regulatory tools to achieve the goals and objectives of this Plan: - Revisit the current Village Zoning map to ensure consistency with the Preferred Future Land Use Map. - Evaluate the Village's Zoning Ordinance and consider consolidating zoning districts to make it easier to administer and understand. - As referenced in the Housing section, review and update the Village's land use regulations to promote quality housing and neighborhoods. - Explore creating distinct zoning districts, with different permitted uses and standard, unique to each industrial and business park in the Village. - As referenced in the Natural Resources section, consider the adoption of a dark sky ordinance. - Once a revised official map is adopted, revisit the Preferred Future Land Use Plan map for those areas near new transportation corridors or alignments for potential changes.	long-term

	g. As part of the Comprehensive Outdoor Recreation Plan, complete an impact fee and land dedication needs assessment to determine whether the current public sites and open space requirements under Chapter 58 Subdivisions and Platting are sufficient to meet the community's needs.	
Village	As part of the master planning for the STH 65 Corridor, create design guidelines for the corridor that will help maintain the desired small-town character while serving as a community gateway.	short-term
Village	Following approval of a master plan for the Planned Neighborhood, rezone the area to be consistent with the plan and encourage development to occur.	long-term
Town	For proposed solar projects primarily generating power for offsite distribution, the Town of Warren will: - Adopt a licensing-type ordinance for solar projects less than 100MW - Encourage Joint Development Agreements (JDAs) for solar and wind projects - The ordinance and JDAs will address the following items: - Planning & construction - Use of roads and road repair obligations - Drainage repair obligations - Allocation of Utility Shared Revenue Proceeds - Obligation to restore farmland - Assurances - Setbacks, equipment height, vegetation, and fencing The Town will also consider extending similar regulations to wind energy systems.	short-term