

Village of Roberts
Plan Commission Meeting
December 21, 2023

The meeting was called to order at 6:00 pm by President Kapaun.

The meeting was properly noticed in three locations.

Present: Steve Melby, Patty Johnson, Katy Kapaun, Jimmie Allen, Janell Beal, Mike Wyss (at 6:50)
Absent: Brian Tremblay
Guest: Angi Goodwin, Trevor Bruce, Josh Low, Peter Tharp

Approval of minutes from November 30, 2023.

Motion to approve the minutes by Beal seconded by Allen. Motion carried.

Building Inspectors Report was in the packet for review.

Discussion/recommendation regarding ECI Site Plan review.

Reviewed Goodwin's memo for the site plan. Shane McFaden was working with Mark Erickson, and he has done some work over here before. They have a civil engineer that is working on this project. Kapaun asked if they have received the same memo, and they have. Shane has received the memo and is working on the site. There is a new building on the site but not on the plans. Can this be done before the February meeting for review? Do we send the letter to remove the parking area to get them to the table sooner? Need some substantial effort before the February meeting or we will start enforcing the non-compliance. February 1st or legal. If the DNR gets involved, then there could be other issues within the County and State level. Are we obligated as a Village to let the DNR know that there is disturbance and if we need to, we should initiate that conversation.

Discussion/recommendation for 2023 unused building permits.

Discussion/recommendation for future water/sewer infrastructure needs and financing with Ehlers.

Goodwin discussed her memo regarding the growth management plan. Discussed the trends for the last couple of years. The 2022 carry over permits were 88 and 75 added for 2023 = 163 residential equivalent unit. This is based on 2.7 people per unit. Of the 163 we have issued 98 permits. Only 14 are occupied so we are not seeing the wastewater/water use from this so far. 65 remaining permits from 2023 could be carried over. Trevor Bruce is here because he is the one that is impacted the most. This is two years in the making. Full occupancy will not hit for another two calendar years. Carrying over from this year won't be a problem but could in the following year. There are only 22 lots left for phase one. Discussed the Twin Lakes irrigation process and how this would work. Spent lots of time with Shawn Dakovich to discuss low flow and water circulation to make it more efficient. Heat pumps for furnace and water heater with St. Croix Electric. Deer Hills is also in the TID district. Should have two more permits issued by the end of the year but the most he can pull is 20. Still needs to approve phase #2. Kapaun said if we carry over a third of the permits technically (25) there would be 100 available for next year and this will go over two years. Johnson asked what was being built and they are mostly three bedroom/two bath. Row house that is three bedroom/two bath. Allen asked if they are rentals or selling and right now, they are rentals. They could be set up to sell if needed. They are busy with rental demand, so the updated plan has not been presented yet. Josh Low from Ehlers went through his handout. Discussed that TIF is the only tool available for economic growth and allows the proceeds from growth to help with infrastructure needs. Proposed products are all required due to growth. 2025 is a new well and water tower and water main. The sewer includes more Clearas tubes

and then another greenhouse. Clean water fund is a low interest rate through the State of Wisconsin. Each plan has a portion of improvements in them. Can we borrow early from TID #2 and #3 to cover TID#4 and you can front fund if needed. It looks like the loan would not be until 2025 so we will know the values better in 2024 for the TIDs and the first payments would be in 2026. Rates would have to be set by January of the year you close the loan. What happens if there is no more growth. The sewer would be in good shape for now. Impact fees are accounted for in the worst-case scenario. Kapaun said when we first adopted the growth plan, we said it was a first come first serve scenario but obviously we need the TIDs to grow so could we reserve them for TID #4? Johnson would not be in favor to allocating these just to one developer. Allen thinks that we should strike while the fire is hot. We need these improvements eventually and why not let the work and building happen now? Melby asked when the water starts in the new tower. The well will take a couple years to build so we would want to start testing a site now and the water tower would also have to flow in at this same time. If the board says yes in 2024 there will be water available in 2026 or 2027. Carry over for TID permits to show we have the revenue for TID improvements. Allen thinks we should carry them all over. Johnson didn't think she would want carryover in looking at the numbers at home but now they are looking better. Melby thought that if we are getting close to capacity, we could put a moratorium on them if needed but is for carrying them over. Motion to recommend the seventy-five permits for 2024 plus carry over the unused permits from 2023 by Melby, seconded by Allen. Motion carried.

Discussion/recommendation for modifying Ordinance 70-122 – B-3 General Business District for allowing living quarters on the ground level.

This is a follow up from last month from Hable's request. Susan Badtke from West Central Planning thinks we should wait because of the Joint Planning that is happening. Typically, you do not have residential in downtown areas, but we already have them. Johnson thinks this needs a lot more discussion because nothing complies. There are some upcoming visioning meetings in January. You set the ordinances to meet your vision and then slowly get the properties into compliance as they are sold. Badtke can give recommendations for changing the ordinances. Kapaun has the same zoning as the other business with living quarters and so maybe he doesn't have a problem. Goodwin thinks that this needs to go to Zoning Board of Appeals for approval. Can you make it so the zoning goes with the person and not the land and you cannot. Motion to recommend the changes presented by Goodwin in her email and subject to review by attorney by Johnson, seconded by Beal. Motion carried.

Items for future meetings.

- ECI Update - will carry over to the next meeting.
- Black Diamond and Valdes Landscaping.

Motion to adjourn at 7:55 by Melby seconded by Beal. Motion carried.

Megan Dull
Village Clerk