Village of Roberts
Town of Warren
Joint Comprehensive Plan Committee
Plan Commission Meeting
November 2, 2026

The Joint Comprehensive Plan Committee and Plan Commission meeting were called to order at 6:30 P.M. by Kapaun.

**JCP Present:** Katy Kapaun, Geno Hanson, Henry Nechville, Michelle Bergman-Aho, Tim Johnson, Warren Tracy, Robin Lillesve, and Grace Hoyer.
**JCP Absent:** Steve Melby, Patty Johnson
**Warren Plan Commission Present:** Debbie Delander, Rick Graf, Henry Nechville, Michelle Bergman-Aho
**Roberts Plan Commission Present: Katy** Kapaun, Jim Dyer, Todd Radunzel, Robin Lillesve
**Visitors:** Josue Gonzalez, Peter Tharp, Ron Stave, Scott Gerhardt, Jerry Mueller, Scott Samelstad, Pete Rothers

The Meeting was properly noticed and posted in all locations.

Introductions from both the Warren Township Plan Commission, Roberts Plan Commission and the Joint Comp Plan Committee.

**Discussion/recommendation regarding the Village of Roberts Growth Management Plan.** Josue Gonzalez is here from Ayres & Associates to discuss the updated Growth Management Plan. No commercial or industrial growth has come in the last couple of years it has only been residential growth. 2024 is the only year that we came close to full growth and we are currently at 128,000 of 150,000 gallons per day. Allows for 75 residential units per year which equates to about 13,000 gallons per year. Discussed residential permits that have been issued in the last couple of years. Main growth is Deer Hills. We are at -8 due to additional permits being approved at the August Plan Commission. Big growth for commercial is Kwik Trip and Interpress. Wastewater treatment plant the growth has been going up every year. Big increase was 2024 so we have been coming in well beneath the limit every year. In 2027 we are nearly 95% using full growth of 13,000 gallons per day. The well capacity is sufficient, but the storage end is lacking.

Water systems are all in process at this point, so we are not concerned with the growth of these. Johnson asked if this is the first time that this has been presented to the Plan Commission and it was not this was requested at the last meeting asking for updates. Johnson also asked how much has been spent on updating this plan and we think less than $5,000. Lillesve asked about restricting the permits in the future and these figures seem to show that we still have a buffer or should we buffer the buffer? Kapaun thinks that we have a buffer where our capacity is concerned and we are trying to be mindful of the litigation and the impact on Twin Lakes. Kapaun discussed the upcoming RFP and what the future is for Clearas, what is the status of the old part of the plant and what if any alternatives are

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feasible if we need to look for an alternative plant. Dyer asked about the additional tubes and now we have not purchased them at this point and we need to see how to proceed forward. Additional tubs would be around $200,000 for implementation for added capacity (installation, shipping). Kapaun asked the Village Plan Commission if we have a recommendation on moving forward with what we are seeing. Radunzel asked if the other municipalities have dismantled their system and is this why the materials are available. We were only seeking glass tubing and nothing with the greenhouse materials, but Radunzel thinks that we could look for the materials also to help with this cost. The alternative would be chemical treatment to get us to our limit. Motion to put a halt to building permits for all types of permits by Radunzel, seconded by Dyer. Discussion continued with Lillesve adding that it does not show threat from industrial or commercial. If we halted the growth now, it would show good faith effort trying to help mitigate the flooding. Motion carried with Kapaun opposing.

**Discussion/recommendation regarding potential Zoning Change and Preferred Future Land Use Map change for the property located West of the Flying J on 70th Avenue.** Dull explained that there is a local concrete company looking to relocate their business to Roberts next to the Flying J on 70th Avenue. This parcel of land is currently zoned for commercial use, but they would need to rezone and change the Preferred Future Land Use Map to light industrial. Warren Tracy asked if the Village and Township think this is a good viable spot for commercial or should this be light industrial at this point? Gerhardt would be more worried about the chemicals that they are using for cleaning and what they would do to the sewer plant than the amount of water that they would use. Aho thinks these are questions for a Business Plan of Operation not land use. Small commercial business and Aho thinks this would be a good buffer. Hanson thinks that the better spots for commercial growth would be on Wilkins Way instead of mixed in on 70th Avenue. Motion to not make a change to the land use until we know what the remaining land would be used for by Johnson, but motion failed for no second. There is a concern regarding making the change to this due to what could happen in the future. Tracy thinks that this will only cause the growth of commercial businesses to keep coming forward. There was no motion made to change this land so it will remain commercial at this time.

**Discussion/recommendation regarding a potential update to the Preferred Future Land Use Map for a business that is looking to come to the Village of Roberts off Wagner Drive.** Scott Nicholson and Mike Larson are here from Insite. They are looking to have a discussion on a proposed business coming to Roberts. Again, this business would need a Future Land Use Map change as well as a zoning change. They discussed aspects of the project. There would be 5,000 gallons of water per day for bathrooms. Utilities are sufficient. The buffers would be berms with trees on top of the berm and higher setbacks than required to help with the sound buffers. This is not a formal proposal at this point they

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are just looking to present their potential plan and get feedback from the commissions. Delander asked if this is a public warehouse and this would be a private development for one retailer. The building will be built and leased with the potential of eventually being sold. This potential business would have over 100 semi-truck trips per day and there are approximately 175 employees per shift (24 hours per day for seven days a week). Delander said that some of the pushbacks for Mallard was the potential noise from the trucks. Graf asked if we know who it is and what they do and at one point would they release this information. Hanson also asked if this is another Mallard Project and it is not. At this point the moratorium on growth is only a recommendation to the Village Board. Hanson discussed the calls that have happened with the group regarding the traffic flow and potentially moving this to 70th Avenue and there are wetlands that they would have to try to get through. There is a joint fire department, and specialized equipment would be needed if this came in. There would be a modern ESLR fire suppressant system. There would be no future split for data centers, and this could be written in as a condition that the Village would not allow this. Warren Tracy asked how big the drive-in doors are and they are 12x14 to be able to service equipment if needed. As an investor they usually put one in each corner of the building. Question was asked if there would be a diesel generator, or extra power that would be needed and there would be some backup generators to at least run the equipment, etc. They are loud. Everything would be black-topped or concrete. Question was asked to Kapaun about where Division Street would come out if this was allowed to go in and there is nothing formal at this point for the extension of S. Division. This will depend on how the growth would occur out there. Aho said that there were some potential roads in the joint comp plan for future development around it and right now you will dead-end Wagner Drive. Tracy commented that there needs to be more regional traffic done and long-term impact on Highway 65. How will it tie to the east and south for the rest of the Village/Town. What type of water retention do you have proposed and what type of rainfall will this be for? How will this rain flow affect the surrounding properties so that they are not flooded out or deal with water issues? There will be no dust collectors or items making noise outside of the building. Tracys issue is the future streets and how to get around this and feels that this needs to be addressed before we decide. Aho agrees that there are lots of things that show that you are concerned about the community but still worry about the future transportation needs. This is an assembly type of business and at 40 gallons per day per person this would be closer to 60 homes on our system for comparison. Hanson thinks we need to see where the moratorium goes with the Village Board and this will be at the meeting on Monday night. Would this amount of traffic deter traffic from going to Dollar General or Air Tech? Johnson said we do not have the equipment to handle this for fire and what would your proposal be to handle anything that would happen for fire. There would be a cylinder tank added to this facility for fire protection. They are proposing M-2 for zoning if this moves forward. Open to the growth and industry being part of the Village but it is more of the traffic issues that need to be

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addressed. Concerns about traffic not just volume but flow. Concerns about what type of operation this will be. Kapaun said that we are not hearing a strong NO to this proposal, but the committees want questions answered. At Exit 10 coming off 94 the Wisconsin DOT thinks this is trainwreck right now so we want you to know about the ghost plat and the volume of traffic at this interchange could make the DOT step in and reroute this flow.

Meeting was adjourned at 8:13 PM by Johnson, seconded by Delander. Motion carried.

Megan Dull
Village Clerk

Deina Shirmer
Town of Warren Clerk

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