

TOWN OF WARREN
PLAN COMMISSION MEETING
SEPTEMBER 8, 2009

The Town of Warren Plan Commission met at the Warren Town Hall on Tuesday, September 8, 2009. Chairman Nechville called the properly noticed meeting to order at 8:05 PM. A quorum of Rich Meyer and Grace Hoyer were present; absent Keith Solimar and Randy Mataczynski. Also attending were Sara Schwartz, Ed Flanum, Gerald Mueller and Jim Zeller.

MOTION (MEYER/HOYER) WAIVED READING AUGUST 3 MINUTES, MOTION CARRIED.

Dick Stout, 2-Lot and 1-Outlot, part of the NW1/4 of NW1/4, in SW1/4 of NW1/4, in part of SE1/4 NW1/4, in part of SW1/4 of NE1/4 and in part of NW1/4 of the NE1/4 of Sec. 31, Edwin Flanum, NorthLand Surveying: Ed Flanum handed out CSM's with 50-foot setbacks, via Frank Phillip's advice. Town setbacks are 100-foot. Soil Tests showed conventional perk on lot 1 and lot 2. A 50-foot setback is acceptable with a conservation design ghost plat. If the plan is for 2-acre lots, then the 100-foot setbacks are required. Ed will change the CSM setbacks prior to the September board meeting. MOTION (HOYER/MEYER) RECOMMEND APPROVE WITH 100-FOOT SETBACKS (OR 50-FOOT WITH GHOST PLATTED CONSERVATION DESIGN) DICK STOUT, 2-LOT AND 1-OUTLOT, PART OF THE NW1/4 OF NW1/4, IN SW1/4 OF NW1/4, IN PART OF SE1/4 NW1/4, IN PART OF SW1/4 OF NE1/4 AND IN PART OF NW1/4 OF THE NE1/4 OF SEC. 31, EDWIN FLANUM, NORTHLAND SURVEYING, MOTION CARRIED.

Special Exception Gerald and Connie Mueller, Northern States Power proposed construction of 115-69KV Three Lakes Transmission Substation, NW1/4 NW1/4 Sec. 2: Sarah Schwartz from Excel Energy said Public Service Commission authorizes this substation project. St. Croix County approved the special exception and the Wisconsin Department of Transportation gave them plans for the proposed jug handle. MOTION (HOYER/MEYER) RECOMMEND APPROVAL SPECIAL EXCEPTION GERALD AND CONNIE MUELLER, NORTHERN STATES POWER PROPOSED CONSTRUCTION OF 115-69KV THREE LAKES TRANSMISSION SUBSTATION, NW1/4 NW1/4 SEC. 2., MOTION CARRIED.

Jim Zeller, Country Store and Event Center – October corn maze parking, haunted attraction, Sec. 33: Wisconsin Department of Transportation authorized shared use of existing driveway connection to STH 65 south of I-94 covering existing access for this fall. They will review development access to see if it exceeds existing capacity. Zeller submitted Scott Knudson, Patrol Captain, e-mail verifying that county and state emergency response systems are able to respond to incidents in the area. No special exception is planned at this time. Nechville questioned if drainage was addressed during construction of the parking area and driveway. He would like Jeff Vogt to approve the driveway for fire equipment access and the River Falls Ambulance Service will need notification.

Any proper business: None.

MOTION (MEYER/HOYER) ADJOURN AT 9:22 PM, MOTION CARRIED.

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Deina Shirmer WCMC, Town Clerk-Treasurer