PLAN COMMISSION MEETING THURSDAY, AUGUST 13, 2026 6:30 P.M.

Chairman Travis Keading called the meeting to order at 6:33 p.m. Present were members Lisa Fugett, Brian Abley, Patricia Wessel and Mike Canaday. Also present: Cynthia Anderegg. Absent: Jason TePaske, and Scott Williamson

PUBLIC HEARING ON CONDITIONAL USE APPLICATION FOR NORTHERN STATES POWER COMPANY-WISCONSIN, REQUESTING A PERMIT TO CONSTRUCT A MONOPOLE WITH ANTENNAE AT THE FOLLOWING DESCRIBED PROPERTY FOR PRIVATE SECURE DATA TRANSMISSION BETWEEN XCEL ENERGY FIXED ASSETS

Address of property:	W. Railway Ave
Legal description:	Parcel ID #: 202-1030-04-000 PIN# 1820222506043202002 NW-NW,Sect. 4, T25N,R6W BLK 1 EX ELY 100FT EX NELY 40' FOR R/R R/W ALSO EX WLY 100' OF THE SLY 150' MEASURED PARALLEL TO SPRING & RAILROAD AVE NOTE: NORTHERN STATES POWER CO CHANGED TO XCEL ENERGY IN 2001

PUBLIC COMMENT/TESTIMONY

The Plan Commission opened the floor for public comment and testimony regarding the Conditional Use Permit application submitted by Northern States Power Company–Wisconsin, doing business as Xcel Energy.

Brittni Ruberg, representing Xcel Energy of Eau Claire, Wisconsin, presented the application requesting approval to construct and operate a 197-foot-high monopole with antennas at the existing Augusta Substation on W. Railway Avenue. The proposed facility would support a private Long-Term Evolution (LTE) communications network for secure data transmission between Xcel Energy fixed assets, including smart meters and substations.

The applicant indicated that the proposed height was necessary to achieve the desired network coverage and range. The private LTE network is intended to enhance cybersecurity by providing a separate communications network for transmitting data between Xcel Energy facilities and equipment, reducing reliance on public cellular networks for this purpose.

The proposed project also includes a 28-foot-by-75-foot expansion of the existing fenced area, as depicted in the General Arrangement drawing submitted with the application.

There was no other public comment or testimony.

CLOSE PUBLIC HEARING

Motion by Wessel seconded by Fugett to close public comment. Motion carried.

DISCUSSION/ACTION ON CONDITIONAL USE PERMIT APPLICATION FOR NORTHERN STATES POWER COMPANY–WISCONSIN

The Plan Commission discussed the conditional use permit application submitted by Northern States Power Company–Wisconsin (Xcel Energy) for the proposed monopole and antennas at the W. Railway Avenue property. The application includes a 28-foot-by-75-foot expansion of the existing fenced area, as shown on the submitted General Arrangement drawing.

Motion by Fugett seconded by Wessel to approve Conditional Use Permit No. 2026-0813 for Northern States Power Company–Wisconsin, d/b/a Xcel Energy, authorizing construction and operation of the 197-foot-high monopole with antennas and the associated fenced area expansion at the existing Augusta Substation, subject to the conditions specified in the Conditional Use Permit.

Conditions:

The conditions of approval include conformity with the approved plans; a maximum monopole height of 197 feet; limits on the fenced area expansion; use exclusively for Xcel Energy's private LTE network; obtaining all required permits; compliance with applicable structural safety, maintenance, lighting, drainage, site restoration, access, and nuisance requirements; and compliance with all applicable laws and ordinances. The permit is subject to the City's applicable enforcement procedures.

Motion carried.

DISCUSSION/POSSIBLE ACTION ON REQUEST TO PERMIT DOMESTIC CHICKENS ON RESIDENTIAL PROPERTY

The Plan Commission considered the request to permit the keeping of domestic chickens on residential property. The request would require amendments to City Ordinances Chapter 10, Section 10.03, *Keeping of Fowl*, and Chapter 9, Zoning, Section 4.5, *Residential Uses*.
Motion by Wessel seconded by Canaday to Table for until the next meeting in order to do more research. Motion carried.

DISCUSSION/POSSIBLE ACTION ON DEVELOPING ZONING REGULATIONS GOVERNING DATA CENTERS

The Plan Commission discussed the development of zoning regulations governing data centers. Information was to be presented by Carol Peuse.

Motion by Canaday seconded by Wessel to Table the until the next meeting. Motion carried.

The Commission will continue its review of this matter at the next scheduled meeting.

ADJOURNMENT

Motion by Wessel seconded by Ableyto adjourn the meeting. Meeting adjourned

Next meeting will be Tuesday, September 15th at 6:00 pm

Cynthia Anderegg, City Clerk-Treasurer