The Town of Warren Plan Commission met in person and remotely on MondayDecember 2, 2024,at the Town of Warren Hall, 720 112th Street, Roberts.Chairman Henry Nechvillecalled the properly noticed meeting to order at 7:00PM.Debbie Delander, Rick GrafandMichelle Ahoattended in person; absent Grace Hoyer.All items posted for discussion and possible action.

Approve MinutesMOTION (DELANDER/AHO) APPROVE AUGUST 5 MINUTES, MOTION CARRIED.

William Webber, 651 100th Street, 4 Lot-CSM, SW1/4 of NW1/4 part of NW1/4 of SW1/4 Sec. 32, being Lot 1 & 2 of CSM Vol. 11, Pg. 3191, Doc. 552833, Michael Erickson, Four Seasons Land Surveying, LLC They need a100 year storm event on the CSM and, need to amend current CSM and will attend when finished.MOTION (GRAF/AHO) TABLE UNTIL FUTURE DATE, WILLIAM WEBBER, 651 100TH STREET, 4 LOT-CSM, SW1/4 OF NW1/4 PART OF NW1/4 OF SW1/4 SEC. 32, BEING LOT 1 & 2 OF CSM VOL. 11, PG. 3191, DOC. 552833, MICHAEL ERICKSON, FOUR SEASONS LAND SURVEYING, LLC, MOTION CARRIED.

Donavin Berg, TD&I Cabling and Maintenance, corner of 70th Avenue and 112th Street recommend approve rezoning of parcel #042-1093-10-400 consisting of 23.754 acres from R-2 Residential to I-1 Industrial. This property is guided for light industrial use in the Joint Comprehensive Plan's future land use map.TD&I Cabling and Maintenance are purchasing the Triebold property adjacent to the town park. The Joint Comprehensive Plan will be completed by May 2025. The plan commission and town board can only recommend approval. They still need to go through the county for rezoning. The land is currently zoned residential, and they want it rezoned as light industrial. Aaron Sundeen explained the road easement for unplanned property. The land next to the lake is not planned. He distributed an updated Surveyors map and explained road, storm water retention and zoningquestions from the group. The site and grading plans will be submitted to the town board for recommended approval.They plan to have 35-40 employees on sight. Trucks are stored off sight. Up to 100 employees might occasionally train. Septage and parkingmust accommodate these needs. Aho question emergency access right-of-way. Angela Popenhagen explained the zoning on the current joint comprehensive plan and asked the board if they plan to have residential development or commercial development in this area. Aho questioned joint comprehensive plan proposed future land use map. They plan to purchase the abandoned Triebold house and make the property publicly accessible. Aho confirmed that the current Joint Comprehensive Plan Future Land Use Map shows industrial. MOTION (AHO/DELANDER) RECOMMEND APPROVE REZONING,FROM R-2 RESIDENTIAL TO I-1 INDUSTRIAL,DONAVIN BERG, TD&I CABLING AND MAINTENANCE, CORNER OF 70TH AVENUE AND 112TH STREET, PARCEL #042-1093-10-400 CONSISTING OF 23.754 ACRES, MOTION CARRIED.

Storm water pond future access management Nechville asked Popenhagen to advise on access to clean stormwater ponds. She explained acceptable access of stormwater ponds. Homeowners are responsible for paying for the maintenance. She reviewed plans from the Village of Hammond and the City of River Falls. Nechville discussed

slopes and easement surfaces. Aho thinks a road gives the wrong impression Popenhagen explained we should have parameters with minimum stable standards. Local towns do not address this topic. We need to advise the easement goes from existing driveway for maintenance only. Graf questioned who pays maintenance, the homeowners association and developer. The clerk will forward the current stormwater easement to Popenhagen. Kohls explained the maintenance agreement is an essential part of the plan. Popenhagen will create a plan using other municipalities' maintenance requirement.

Any future agenda items1) Graf wants to talk about "solar" farms, the information is on the town website. 2) Stormwater Maintenance Agreements.

MOTION (DELANDER/AHO) ADJOURN AT7:54PM, MOTION CARRIED.
Deina Shirmer –WCPC, Town Clerk/Treasurer