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**MINUTES  
PLAN COMMISSION  
MEETING  
Tuesday, September 6, 2016 at 6:30 pm  
City Hall – Council Chambers**

**CALL TO ORDER/ROLL CALL** – Meeting convened at 6:30 pm

**Members Present:** Dan Toland, Andrew Brown, Lisa Moody, Scott Morrisette, Susan Reese, Todd Schultz, Mary Van Galen, Reid Wronski,

**Members Absent:** All Present

**Staff Present:** Amy Peterson – *Assistant Community Development Director*, Tony Steiner – *City Planner*,

**Others Present:** Oranzo Oevering, Betty Most, Brandon Duberstein, Suzanne Moen, Gary Krueger, Dale Antiel

**APPROVAL OF AGENDA/MINUTES**

Schultz/Morrisette to approve the Plan Commission minutes of the August 2<sup>nd</sup> meeting - unanimous

**Current Planning Projects**

**1) Final Plat of Knollwood 2<sup>nd</sup> Addition**

The Plan Commission reviewed the Final Plat of Knollwood 2<sup>nd</sup> Addition. Oevering Homes LLC has been building homes in Knollwood 1st Addition and this phase is now approaching full build out. Oevering Homes LLC would like to record the final plat for Knollwood 2nd Addition, install the public improvements and begin building homes in the second and final phase. Mr. Oevering Spoke briefly before the Plan Commission regarding his request for Final Plat approval.

After brief discussion Plan Commission reviewed the request and considered the resolution. A motion was made to amend the resolution by Wronski. The amendment added a second contingency of approval stating “*A letter of Credit in accordance with Section 4.2(a) of the Knollwood Development Agreement be in place prior to construction of the final phase*”. Motion to amend was seconded by Schultz and approved 7-0 with Morrisette abstaining. Motion to approve resolution by Wronski, seconded by Schultz: Motion approved 7-0 with Morrisette abstaining.

## 2) Storage Unit Facility Discussion

Currently, storage units are not specifically defined in the City zoning code. In the past staff has categorized them under the “warehousing” definition of the code. By that classification, they are an allowable use in the I1 and I2 Industrial zoning districts. They are allowed by special use permit in the B3 Highway Commercial District. Staff showed the Commission where in the City they may be allowed.

A closer analysis shows the majority of the Industrial zoned areas in the City are in business parks where covenants apply and the Economic Development Commission has more control over uses. There are a few areas that are zoned industrial and are not part of business parks; those would be open to storage unit development at this time.

Discussion with Plan with Plan Commission centered on whether storage units at this location are an appropriate use for this site and if the property is annexed to the City would there be support for a special use permit under commercial zoning.

Staff has been approached by a property owner that would like to sell property at the southeast corner of Cemetery Road and Wasson Lane for development of storage units. The property is zoned commercial in the ETZ. Staff stated it would prefer to see multi-family housing or light office/service on this site. The property owners are concerned because there has not been much interest in the property. There is currently a \$60,000 outstanding water/sewer assessment by the City on the parcel as well.

The Plan Commission expressed concern about the value of property vs use. This use should be directed to property that is of less value than commercial or industrial, and in areas where sewer and water infrastructure have not been installed. In general the Plan Commission was not in favor of more storage units in the City. If a request for special use permit were to come forth Plan Commission is in favor of appropriate architectural treatment and landscaping to mitigate the aesthetics inherent with this use.

### **ADJOURNMENT**

MSC Moody/Morrisette to adjourn at 7:20 p.m.

Respectfully submitted,



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Tony Steiner, City Planner