

## Community Development Department

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**MINUTES**  
**PLAN COMMISSION**  
**January 2, 2018 at 6:30 p.m.**  
**City Council Chambers**

Members Present: Scott Morrissette, Lisa Moody, Susan Reese, Bill Stuessel, Dan Toland, Michael Woolsey  
Members Absent: None  
Staff Present: Brandy Howe, Amy Peterson, Buddy Lucero, Dave Hovel

### **CALL TO ORDER**

Meeting convened at 6:30 p.m.

### **APPROVAL OF MINUTES**

M/Morrissette, S/Woosley – motion carried 6-0

### **PUBLIC COMMENTS**

None.

### **CURRENT PLANNING**

#### **Consideration of a Resolution Recommending Annexation, Temporary Zoning Designation, and Amendment to Official Maps for Property to be Annexed to the City of River Falls (Cemetery Road/S. Wasson Lane Annexation)**

Howe presented that the Apostolic Church submitted a unanimous petition on October 31, 2017 to annex three parcels at the southeast corner of Cemetery Road and S. Wasson Lane. At that time, the application had not been signed by all parties and the petition was not complete (all signatures obtained) until December 20, 2017. With the annexation, the Church intends to combine the two vacant parcels on the north and west side of the annexation area to construct a new church; they will relocate from the existing church from Walnut Street. The storage units on the third parcel are not anticipated to change as a result of this annexation. Howe noted that it is in the Commission's purview to consider whether the annexation is in the City's best interest and if so, to determine an appropriate zoning designation for the annexation area. Howe described the existing land uses and zoning of adjacent properties and made a recommendation that the annexation area be temporarily zoned as R3 Multifamily Residential as it conforms to adjacent properties and would allow the church to develop as a special use and the mini storage use to stay as a grandfathered use until such point it becomes redeveloped. Howe asked the Commission to consider the resolution that is a recommendation to City Council to approve the annexation and amend the Official Map, Official Zoning Map, and the Future Land Use Map to reflect the change in municipal boundary, land use and zoning.

Morrissette moved to approve PC Resolution 2018-01.

M/Morrissette, S/Woosley – motion carried 6-0

#### **Consideration of a Resolution Recommending Annexation, Temporary Zoning, and Official Map Amendment (School District Annexation)**

Lucero presented that the proposed annexation was submitted as a unanimous petition to annex property on County M and Dry Run Road in the Troy Township, St. Croix County. It is four parcels of approximately 69 acres which is made up of a City, Cernohous, Johnson, and School District-owned properties. The proposed zoning for the annexation area is Agricultural which is consistent with the current land use and adjacent properties. There are no current development plans for the property, but it is contiguous to the City limits to the east and to the west. Lucero asked the Commission to consider a resolution that is a recommendation to City Council to approve the annexation and amend the Official Map and Official Zoning Map to reflect the change in municipal boundary and zoning. Morrisette asked about the Agricultural zoning for property that is owned by the School District. Lucero responded that the purpose is to be consistent with the current zoning and the use of the property as it stands today. If the School District decides at a future date to develop the site as a school or sell the property, it would then be rezoned to the appropriate zoning designation. Woosley asked for clarification on the process of annexation and why this particular annexation was initiated by the City. Lucero indicated that because the City is the owner of one of the properties to be annexed, it was the City that asked adjacent property owners if they wanted to join in to the annexation petition. All owners were in agreement and were willing to sign the petition. Reese asked about the purpose of the strip of land that is perpendicular to County M. Lucero explained that the strip was created at one point to serve as a driveway to lead to a parcel to the north.

Woosley moved to approve PC Resolution 2018-02.

M/Woosley, S/Reese – motion carried 6-0

## **UPDATES AND INFORMATION**

### **Inspections Presentation**

Hovel provided an update on the building permits, inspections, rentals, and code enforcement activities of the department in 2017.

## **CALENDAR**

The next Plan Commission meeting will be held on Tuesday, February 6, 2018.

## **AJOURNMENT**

Moody made a motion to adjourn at 6:58 p.m.

M/Reese, S/Woosley – motion carried 6-0

## **MINUTES**

### **PLAN COMMISSION WORKSOP**

## **WORKSHOP AGENDA**

### **Updates to the Fence Regulations**

Howe provided a presentation on past amendments to the fence regulations and proposed amendments to address issues that have arisen in the past six months. Staff fielded questions and received comments from the Plan Commission during the presentation. Following the presentation, the Plan Commission agreed to review a draft amendment at the February 6, 2018 Plan Commission meeting.

### **2018 Plan Commission Priorities**

Peterson provided a list of staff projects and priorities for 2018. After some discussion, Morrisette recommended the addition of an ordinance to regulate windmills be added to the list.

Respectfully submitted,



Brandy Howe, AICP, Senior Planner