

APPENDIXES

APPENDIX A

List of Acronyms

AHI	Architectural and Historic Inventory*
BOD	biochemical oxygen demand
CIP	Capital Improvement Program*
CLG	Certified Local Government
DAFT	dissolved air floatation thickener
EIFS	exterior insulating finish systems
ELF-EMF	electric and magnetic fields*
EMF-RAPID	Program Electric and Magnetic Field Research and Public Information Dissemination Program
ETZ	Extraterritorial Zone*
FTE	full time equivalent
GIS	Geographic Information System
gpd	gallons per day
gpm	gallons per minute
HPC	Historic Preservation Commission
kV	Kilovolt*
LOS	Level of Service*
mgd	million gallons per day

List of Acronyms (continued)

RPA Resource Protection Area*

SHPO State Historic Preservation Officer

SRA Sensitive Resource Area*

TDR transfer of development rights

TND traditional neighborhood development*

USGS U.S. Geological Survey

UWRF University of Wisconsin-River Falls
the University

V/C ratio volume-to-capacity ratio

WDNR Wisconsin Department of Natural Resources

WisDOT Wisconsin Department of Transportation

WPPI Wisconsin Public Power Incorporated

* Defined in glossary.

APPENDIX B

Plans, Reports, and Studies

The following plans, reports, and studies assisted in the drafting of the Comprehensive Plan for the City of River Falls.

2004	River Falls Municipal Utilities Impact Fee Guidebook
2003	City of River Falls Impact Fee Needs Assessment—Library System
2003	Municipal Utility Wastewater Treatment Facility Phase I Facility Plan
2003	Large Scale Retail Development Ordinance
2003	City of River Falls 2002 Trends Report
2003	Historic Preservation Plan—City of River Falls
2003	Comprehensive Plan Update—Public Outreach and Issues Identification
2003	Comprehensive Plan Update—Existing Conditions and Planning Issues
2003	Comprehensive Plan Sketch Plans
2003	Shoreland and Floodplain Ordinance
2002	Traditional Neighborhood Development Ordinance
2002	Municipal Utility Wastewater Treatment Facility Master Plan
2002	City of River Falls Park and Fire Impact Fee Documentation
2002	Downtown Design Plan
2000	City of River Falls Sewer Service Area Water Quality Management Plan
2000	St. Croix County Development Management Plan
2000	Town of River Falls Master Plan
1999	River Falls Municipal Utility Comprehensive Water Plan
1999	Town of Troy Subdivision Ordinance
1999	Kinnickinnic River Priority Watershed Project
1999	LaCrosse Sewer Service Area Water Quality Management Plan 1999-2000
1999	City of River Falls Housing Needs Assessment
1998	Town of River Falls Master Plan
1998	River Falls Comprehensive Sanitary Sewer Study
1998	River Falls Facility Plan for Permit Compliance
1996	Pierce County Land Management Plan
1996	St. Croix County Development Management Plan
1996	Labor Market Conditions in Pierce County
1995	City of River Falls Water Management Plan
1995	City of River Falls Bicycle and Pedestrian Plan
1995	River Falls Comprehensive Water Study Plan
1995	City of River Falls Master Plan Update
1995	City of River Falls Master Plan Data Summary
1995	City of River Falls Comprehensive Parks and Recreation Plan
1994	River Falls Facility Plan Amendment
1992	Town of Troy Growth Management Plan

Plans, Reports, and Studies (continued)

1991	River Falls Architectural and Historical Survey Report
1990	Generalized Water Table Evaluation Map of St. Croix County, Wisconsin
1989	City of River Falls Comprehensive Parks & Recreation Plan
1987	City of River Falls Master Plan Report
1982	FIRM Flood Insurance Rate Maps
1982	River Falls Township Land Use Plan
1976	Ground-Water Resource and Geology of St. Croix County, Wisconsin
1971	Outdoor Recreation Plan
1965	City of River Falls Comprehensive Plan
1930-2000	U.S. Census
	Municipal Code of River Falls, Wisconsin
	Wisconsin State Statutes
	U.S. Department of Agriculture; National Resource Conservation Service
	Wisconsin Department of Natural Resources variety of documents.

APPENDIX C

Wetlands within the Urban Area Boundary

A description of the wetlands by type follows.

- **Emergent:** These wetlands are also frequently called marshes. They are characterized by standing water and usually dominated by cattails, bulrushes, and sedges.
- **Forested:** These wooded wetlands are usually associated with bogs and floodplains and are dominated by silver maple, cottonwood, elm, green ash, and black spruce. If standing water is present, it is only several inches deep.
- **Scrub/Shrub: short trees and woody shrubs such as alder, willow, birch, and dogwood dominate Wetlands.** If standing water is present, it is only several inches deep.
- **Wet Meadow:** These wetlands have saturated soil rather than standing water and are dominated by sedges, reeds, grasses, marsh marigolds, and asters. The state threatened wood turtle (*Clemmys insculpta*) is found in wet meadows, as is the wild licorice plant (*Glycyrrhiza lepidota*).

A description of the wetlands by minor watershed (as shown in the Kinnickinnic River Water Management Plan (1995) follows.

- **Upper Kinnickinnic Minor Watershed:** The wetlands in this area are generally associated with the Upper Branch of the Kinnickinnic River; those located directly along the riverbanks are forested with cottonwood, silver maple, and willow. These forested wetlands

provide high quality resources for wildlife; wood ducks were observed in the field, and the shading provided by the overhanging trees helps to maintain the low temperatures that support the trout population. In wider areas of the river, there are islands vegetated with diverse wetland vegetation including reeds and marsh marigolds. There are also several wet meadow/emergent wetlands that are associated with prairie remnants in this watershed that provide additional wildlife resources. Protecting the wetlands in this area from development impacts is crucial to maintaining their value to wildlife and to preserving the quality of the river for trout habitat.

- **Upper Dam Minor Watershed:** The large wetland in this area is mostly forested with cottonwood, silver maple, ash, and box elder, with some interspersed open areas. This wetland likely serves as an important wildlife resource along the section of the Kinnickinnic River that runs through the City of River Falls, as it is one of the only areas that are not developed close to the riverbanks.
- **Lower Dam Minor Watershed:** The wetlands associated with Lake Louise are both forested and emergent. The trees are generally willow and cottonwood, while the emergent wetlands are cattails, willow shrubs, and reed canary grass. Lake Louise is the largest water body in the planning area, and these associated wetlands provide important buffers to its water quality, as well as adding diversity of habitat for wildlife such as water birds, amphibians, and larger mammals.

- **South Fork Minor Watershed:** There are several high-quality wetlands associated with the South Fork of the Kinnickinnic River. As with the Upper Branch, most of the wetlands closest to the riverbanks are forested with cottonwood, silver maple, and willow. There is a high quality sedge meadow wetland located at the southeastern edge of the planning area; this large wetland has many sensitive species such as marsh marigold and hummock sedges, and appears to have been minimally impacted by the surrounding agricultural land uses. Protecting the wetlands in this area should be a high priority because they offer unique habitat.

APPENDIX D

Existing Facilities/Park Inventory

Park Name	Amenities	Improvements
DeSancitis Park 1994 - 25 acres (CP) (NP)	Pond, paved trails, sledding hill, benches, garbage cans, open fields, and woods with a trail connection.	Parking, nature center, basketball court, educational center, restrooms, picnic tables, landscaping, tennis court, modular play, facilities, lighting, and prairie restoration.
Collins Park 1995 - 4.31 acres (NP)	Paved trail, basketball court, open field, garbage cans, benches, shelter/gazebo, landscaping, and modular play facilities.	Lighting.
Mounds Park 1954 - 17.20 acres Boy Scout Land - 35.87 acres (OSP)	Walking trails—open space/woods.	Trail upgrade to accommodate safe use for cross country skiing and biking.
Hoffman Park 1980 - 35.38 acres (RP) (CP)	Paved trails, benches, picnic tables, campground, restrooms, RV station, skate park, softball and soccer fields, shelter, play equipment, volleyball court, hiking trails, ice skating/hockey, garbage cans.	Replacement of playground facilities necessary to bring up to current standards. Baseball fields.
Westdale Park 1959 - 1.69 acres (NP)	Playground equipment, benches, picnic tables, garbage cans, and open space.	
Rolling Hills 2000 - 4.65 acres (NP)	Open space.	Play equipment, basketball court, picnic tables, benches, garbage cans, and shelter/gazebo.
Brandon's Park 1983 - 2 acres (NP)	Play equipment, garbage cans, and open space. Name of park was changed to Brandon's Park in 1993.	Possible upgrade of play equipment.
Ingram Center 1976 - .80 acre (PP)	Meeting facility, open space, ice skating, picnic tables, garbage cans, and parking.	Building is in need of repair.
Foster Conservancy Area 2002 (OSP)	Historic cemetery, open space, trails, panoramic view, and prairie restoration.	Benches, interpretive sign, and cemetery restoration.
Whitetail Ridge 22 acres (OSP)	Undeveloped open space. This is approximately 10% of the area for Whitetail Ridge Corporate Park. A specific area has yet to be dedicated.	Trails.
Golf View Park 1986 - 22 acres (OSP) (NP)	Soccer fields, open space, picnic tables, garbage cans, and parking.	Parking, playground equipment, restrooms, and a shelter.
White Pathway 1981 - 20 acres (LP)	Picnic tables, garbage cans, lookout deck, paved trails, lights, parking, and landscaping.	Trail upgrade/repaving needed.
Hamilton Park 1976 - .97 acre (NP) (PP)	Softball, ice rink, playground equipment, benches, garbage cans, picnic tables, and open space.	

Existing Facilities/Park Inventory (continued)

Park Name	Amenities	Deficiencies
Wells Park 1963 - 1.65 acres (NP) (PP)	Open space, tennis court, playground equipment, ice rink, benches, picnic tables, and garbage cans.	General landscaping upgrade near cemetery. Resurface tennis court.
Larson Park 1993 - 5.40 acres (NP)	Basketball court, paved walking trails, benches, garbage cans, volleyball court, sledding hill, parking, picnic tables, open space, lighting, landscaping, and woods.	Gazebo/shelter for sledders, ice skating rink.
Heritage Park 1976 - .97 acre (PP)	Open space, bridge connection, walkway connection, parking, lighting, benches, and garbage cans.	Overall design of park in transition on recommendations of Downtown Plan.
Veterans Park Circa 1900 - .23 acre (SUP)	Urban open space, benches, lighting, landscaping, bridge connection, Veterans Memorial, and picnic tables. Originally known as Ash Park, it was a place where wood ashes were disposed of.	Park is in need of renewal as incremental changes over the years have contributed to an eclectic look. Downtown planning effort to address problem.
Ostness Park 1989 - .15 acre (PP)	Urban open space, landscaping, flag display, lighting, and picnic tables.	
Glen Park 1898 - 36.05 acres (RP) (CP)	Landscaping, picnic facilities, shelter, parking, tennis court, community swimming pool, walk bridge connection, play facilities, horseshoe pit, volleyball, softball, baseball, basketball, and football fields. Open space and trail connections.	Swimming pool is in need of replacement, bathhouses need upgrading, play equipment upgrade needed on southwest side of pool.
River Hills 1976 - 66.40 acres (RP) (OSP)	Bike pathways, natural landscaping, and historic kilns.	Kiln in ruins needs stabilization, pathways are in need of stabilization in certain areas, restroom facility/fisherman's parking access is planned for future development.

(RP) Regional Park (CP) Community Park (NP) Neighborhood Park (OSP) Open Space Park (PP) Pocket Park (SUP) Special Use Park (LP) Linear Park

APPENDIX E

RESOLUTION NO. PC_____

A RESOLUTION OF THE CITY OF RIVER FALLS PLAN COMMISSION

**ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF RIVER FALLS,
WISCONSIN**

WHEREAS, Sections 62.23(2) and (3) of the Wisconsin Statutes authorizes the City to prepare and adopt a Comprehensive Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, Section 66.1001(3) of the Wisconsin Statutes requires that a municipality must have a Comprehensive Plan that meets the state’s definition by January 1, 2010, if it wants to take any action that affects land use after that date; and

WHEREAS, the City Council directed the Plan Commission to prepare such a Comprehensive Plan for its consideration; and

WHEREAS, the Plan Commission began working on such a Comprehensive Plan in May 2002; and

WHEREAS, the Plan Commission undertook a comprehensive analysis of the existing conditions, relevant studies, including data collection and analysis and provided a document titled “*Working Paper* ” Existing Conditions and Planning Issues-Urban Area and Extraterritorial Area; and

WHEREAS, the City Council adopted a public participation plan to encourage public participation in the formation and review of the Comprehensive Plan; and

WHEREAS, throughout the preparation of the Comprehensive Plan, the City was committed to active public outreach and participation in the formation and review of the Comprehensive Plan providing numerous public meetings, newsletters and a document titled “*Public Outreach and Issues and Identification* ” Summary of Public Meeting and Survey Responses; and

WHEREAS, Sketch Plans consisting of text and maps that illustrate development alternatives that were guided by concerns raised by residents at public meetings and in surveys, was presented at a public meeting for review and comments; and

WHEREAS, proper public notice was provided for each of those meetings through the local newspaper, newsletters, cable television, radio, City website, and announced at public meetings and postings at City Hall; and

WHEREAS, the Plan Commission has completed a Comprehensive Plan consisting of text and maps that is entitled “*City of River Falls Comprehensive Plan* ”; and

WHEREAS, at a scheduled public meeting of the Plan Commission individuals were given the opportunity to offer their comments on the above-mentioned Comprehensive Plan; and

WHEREAS, this Comprehensive Plan should be flexible to respond to changed conditions and amended over time to keep current, it shall only be amended after review by the Plan Commission and approved by the City Council; and

WHEREAS, the Plan Commission has determined that the above-mentioned Comprehensive Plan is in the public interest and that it is needed for guiding and accomplishing the coordinated, adjusted and harmonious development of the City which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of River Falls, having considered the input provided by the State, Counties, Towns, City staff, and comments heard at public meetings, hereby forwards the *City of River Falls Comprehensive Plan* which contains all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes, to the City Council for public hearing with the recommendation of adoption.

BE IT FURTHER RESOLVED that the City Clerk, pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes following passage of this resolution, shall mail a copy of the above-mentioned Comprehensive Plan along with an explanatory cover letter to the following: Towns of Troy, Kinnickinnic, River Falls and Clifton, Counties of St. Croix and Pierce; Wisconsin Land Council and Department of Administration; West Central Wisconsin Regional Planning Commission and Mississippi River Regional Planning Commission and the River Falls Public Library.

PASSED, APPROVED AND ADOPTED THIS 21, DAY OF JUNE 2005.

Don Richards, Mayor

ATTEST:

Julie Bergstrom, City Clerk

APPENDIX F

**ORDINANCE NO.
TO ADOPT COMPREHENSIVE PLAN
UNDER §66.101(4)(C),
WIS. STATS.**

THE COMMON COUNCIL OF THE CITY OF RIVER FALLS DO HEREBY ORDAIN AS FOLLOWS:

Section 1: Pursuant to §66.101(4)(c), Wis. Stats., the Comprehensive Plan recommended to the City for adoption by its Plan Commission under the Commission Resolution dated June 21, 2005, a copy of which is attached, is hereby adopted by the Common Council as the River Falls Comprehensive Plan. That a copy of said plan is attached hereto and incorporated herein by reference.

Section 2: That the City Clerk shall file a certified copy of this ordinance, together with a copy of the Comprehensive Plan with each of the entries identified by §66.1001 (4)(b), Wis. Stats.

Section 3: That this ordinance need not be codified.

Section 4: That this ordinance shall take effect upon its adoption and publication as required by law.

Section 5: That a copy of the Comprehensive Plan shall be deposited in the office of the City Clerk.

FOR THE CITY OF RIVER FALLS

Don Richards, Mayor

ATTEST:

Julie Bergstrom, City Clerk

Adopted: _____

Published: _____

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APPENDIX G

Early Neighborhood Notification Procedures (ENN)

(1) Intent

Early neighborhood notification is intended to provide for an exchange of information between the prospective applicant and the affected neighborhood(s) before plans become too firm to respond meaningfully to community input and before changes in plans might require major financial losses by the applicant. Notification set forth in this section does not excuse the applicant from being required to provide notification as required elsewhere in this chapter unless duplicative with the requirements of this section.

(2) Applicability

Early neighborhood notification is required for:

- (a) Certain applications heard before the Planning Commission as follows:
- (i) Annexation and attachments or attachments;
 - (ii) Master plans;
 - (iii) Rezoning;
 - (iv) Final development plans where a preliminary plan has not previously been approved;
 - (v) Preliminary subdivision plats;
 - (vi) Final subdivision plats where a preliminary plat has not previously been approved;
 - (vii) Vacation and dedication of rights-of-way;
 - (viii) Variances;
 - (ix) Amendment to any of the preceding;
 - (x) Amendments to final development plans;
 - (xi) Amendments to final subdivision plats;
 - (xii) Amendments to the Future Land Use Map of the Comprehensive Plan
 - (xiii) Overlay district appeals; and
 - (xiv) Development within three hundred feet of the Kinnickinnic River and its tributaries.
- (b) Special exceptions.
- (c) City capital improvement projects requiring review by the City Council as follows:
- (i) Facility plans for municipal facilities or services, including wastewater, solid waste, potable water, and electric facilities;
 - (ii) New projects or projects to expand or extend service to new service areas included in the capital improvement program or Comprehensive Plan;
 - (iii) Any new road construction or reconstruction of an existing road that materially expands capacity; and
 - (iv) Projects funded out of capital impact fee funds.
- (e) The following types of capital improvement projects shall not require early notification:
- (i) Replacement, repair or maintenance of underground facilities where such activity does not represent a material expansion of existing facilities.
 - (ii) Road maintenance, repair, surfacing or resurfacing, striping, curb and gutter or sidewalk repair or maintenance, sign maintenance, signal repair, shoulder work, bridge or culvert maintenance work; and
 - (iii) Special assessment districts covered by state statute or City ordinance.

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(3) Notice Required

Early neighborhood notification meetings shall be scheduled with the Planning and Land Use Department prior to sending notice.

(a) Mailing Requirements

Ten days prior to the scheduled early neighborhood notification meeting, the applicant shall prepare and mail a meeting notice approved by the Planning and Land Use Department to neighborhood associations, concerned citizens and organization that have registered with the city, subject property and property owners of record and physical addresses within 300 feet excluding rights-of-way of the subject property and Townships in which annexation or attachments are taking place. Meeting notice are not required to be mailed certified. The notice shall identify the location of the subject property, nature of the development application, date, time and place of the meeting.

(b) Posting Requirements

Ten days prior to the scheduled early neighborhood notification meeting, the applicant shall post the subject property with a notice poster(s) obtained from the Planning and Land Use Department. Such poster(s) shall be prominently displayed, visible from a public street, and securely placed on the property. The posting shall indicate the nature of the development application, identification of the property affected and the time, date and place of the meeting.

(4) Neighborhood Meetings

The announced meeting shall take place no later than ten days prior to application and notice shall be postmarked ten days prior to the meeting. Neighbors should make a good-faith effort to communicate with the applicant. A representative of the Planning Department whose role at the meeting may be to acquaint the applicant and community with provisions of City ordinances, applicable requirements of City codes and the development review process, and to facilitate or mediate the meeting if necessary may attend such meeting. At such meeting, the applicant shall present an appropriate drawing suitable to reasonably indicate streets and structures within a 300-foot radius from the perimeter of the property or properties that are the subject of the application.

(5) Early Neighborhood Notification Guidelines

For any project application required to meet early neighborhood notification requirements, the applicant and neighborhood shall use the guidelines set forth below to assist them in discussing projects at early neighborhood notification meetings. These guidelines are to be based on the City Code and Comprehensive Plan and other formally adopted City plans. Where applicable, the applicant shall respond in writing with a short narrative statement. Citizens and neighborhood groups may also respond. Both applicant and neighborhood group responses shall be provided to the Planning Commission and City Council. Responses for specific elements may be cross-referenced to other submittal documents. The following early neighborhood notification guidelines are adopted for use by citizens and neighborhood groups in meeting with applicants of development projects:

(a) Effect on character and appearance of the surrounding neighborhoods.

Where applicable, the applicant shall state how existing City Code requirements for architectural design review, Historic Districts, lighting, signs, telecommunications, open space, landscaping, trails, parks, and the Downtown Design Plan (DDP) are met. Considerations may include, but are not limited to: the number of stories of buildings, the average setbacks, the mass and scale of the project, architectural style of any construction, landscaping, lighting, access to public places, open spaces and trails.

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- (b) Effect on protection of the physical environment and the Kinnickinnic River and its tributaries.

Where applicable, the applicant shall state how existing City Code requirements and adopted plans for terrain management, landscape, DDP, architectural design, open space and trails, shoreland and flood control, and natural resources and habitat conservation regulations are met. Considerations may include, but are not limited to: existing tree cover, existing open space, rivers, flood plains, rock outcroppings, bluffs, trash generation, lighting, fire risk, use of hazardous materials, whether the project involves easements, density transfers or other legal mechanisms which results in open space or other environmental protection.

- (c) Impacts on any prehistoric, historic, archaeological, or cultural sites or structures, including rivers and the downtown.

Where applicable, the applicant shall state how existing City Code requirements for DDP, the Historic Districts review are met. Consideration may include, but are not limited to: the project's compatibility with any historic or cultural sites located on the property where the project is proposed.

- (d) Relationship to existing density and land use within the surrounding area and with land uses and densities proposed by the City Comprehensive Plan.

Where applicable, the applicant shall state how existing City Code requirements for annexation and attachment and rezoning, the Historic Districts, and the future land use map of the Comprehensive Plan and other policies are met.

- (e) Effects upon parking, traffic patterns, congestion, pedestrian safety, impacts of the project on the flow of pedestrian or vehicular traffic and provision of access for the disabled, children, low-income and elderly to services.

Where applicable, the applicant shall state how the provisions for existing City Code requirements for parking, the Americans with Disabilities Act, future land use and streets map of the City Comprehensive Plan and other policies and traffic studies are met. Considerations may include, but are not limited to: increased access to public transportation and public transportation corridors, effects of design or services provided on traffic in the neighborhood and Citywide; whether the project helps in the equitable distribution of traffic Citywide, reduces overall travel distance and/or encourages alternate transportation modes; traffic mitigation measures including changes in flow of pedestrian and vehicular traffic, cumulative traffic impacts, and enhancement of transit options. Additional considerations may include pedestrian access to destinations and new or improved pedestrian trails, and to recreational and cultural activities and human and educational services.

- (f) Impact upon the economic base of River Falls.

Where applicable, the applicant shall state how the provisions for the City's economic development and the City Comprehensive Plan are met. Considerations may include, but are not limited to: availability of jobs to River Falls residents; whether or how the project promotes and encourages businesses consistent with the City's economic development plan and compatible with neighborhood livability; market impacts on local businesses and potential displacement of local property and business owners; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.

- (g) Effect upon availability of affordable and workforce housing and availability of housing choices for all River Falls residents.
Where applicable, the applicant shall state how existing City Code requirements and the policies of the City Comprehensive Plan are met. Considerations may include, but are not limited to: creation, retention or improvement of affordable and workforce housing; how the project contributes to meeting the needs for various housing types (serving different ages, incomes and family sizes) to maintain the unique heterogeneous character of the City; whether or how the project increases or decreases the supply of housing for which there is an identified need; whether the project contributes to a more even distribution of this housing throughout the City; the creation or retention of affordable business space, whether or how the project increases the availability of all housing types close to the Downtown or neighborhood centers.
- (h) Effect upon public services such as fire, police protection, school services and other public services or infrastructure elements such as water, power, sewer, communications, bus systems, commuter or other services or facilities.
Where applicable, the applicant shall state how requirements established by the City Comprehensive Plan and by the existing City Code for the impact ordinance, and City and utility company requirements are met. Considerations may include, but are not limited to: whether or how the project maximizes the efficient use or improvement of existing public infrastructure and services; and whether the project will contribute to the improvement of existing public infrastructure and services.
- (i) Impacts upon water and sewer supply, availability and conservation methods.
Where applicable, the applicant shall state how existing City Code requirements for landscaping, water and sewer availability statements, water conservation, and policies of the City's utility are met. Considerations may include, but are not limited to: conservation and mitigation measures; efficient use of distribution lines and resources and whether or how the construction or use of the project may affect water quality and supplies.
- (j) Effect on opportunities for community integration and social balance through mixed land use, pedestrian oriented design, and linkages among neighborhoods and recreational activity and employment centers.
Where applicable, the applicant shall state how the existing requirements and policies as set forth in the City Comprehensive Plan and zoning district ordinances are met. Considerations may include, but are not limited to: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.
- (k) Effect upon River Falls's urban form.
Where applicable, the applicant shall state how the policies of the existing City Comprehensive Plan are met. Considerations may include but are not limited to: whether the project promotes a compact urban form through appropriate infill development, consolidation of the City's boundary to avoid leapfrog development; the effect of the project on the need for travel between different parts of the City, and between employment centers and areas.