

# Community Development Department

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## MINUTES PLAN COMMISSION JUNE 6, 2023 CITY COUNCIL CHAMBERS

**Members Present:** Patricia La Rue, Dan Toland, Diane Odeen, Rebecca Prendergast  
**Members Absent:** Lisa Moody, Chris Holtkamp  
**Staff Present:** Emily Shively, Sterling Hackney, Sam Burns  
**Others Present:** Ben Fochs, Jeff Bjork, Rob Gormanson, Phil Larsen, David Curtin

### CALL TO ORDER

Meeting convened at 6:30 p.m.

### APPROVAL OF MINUTES

M/La Rue, S/Odeen to approve minutes. Motion carried 3/0.

### PUBLIC COMMENTS

Phil Larsen, 1052 N Main Street, commented on number eleven in the proposed sign ordinance where it discusses how fast the sign can change messages electronically. He stated one minute is too long. Standard time that messages change is every 8 seconds. Larsen prefers to have the minute changes to 8 seconds which is the default that signs come with. Dave Curtin, Lamar Co, commented on number sixteen which states in order to convert or construct a modern billboard, one has to be taken down. He would prefer this is not a requirement.

### ORDINANCES & RESOLUTIONS

#### Final Plat for Oak Hill (S. Apollo Road near W. Maple St) - TEG Land Holdings LLC

Planner Sam Burns provided a presentation. He noted that Oak Hill is west of Apollo Road on the recently annexed Wells property. The First Phase includes 45 total lots with 29 Single Family and 16 Twin Home lots. The final plat includes partial construction of Chestnut Street, Gable Street, and all of Compton Avenue. It also includes stormwater management and a future public trailhead.

Planner Burns stated that staff examined the Final Plat and it is consistent with Municipal Code. The Final Plat will be reviewed at the June 27, 2023 City Council meeting. Staff recommends forwarding the enclosed council resolution approving the Final Plat for the First Phase to City Council with a favorable recommendation.

M/Odeen, S/La Rue made a motion to approve the Final Plat for Oak Hill.

There was discussion regarding the phases of construction for Oak Hill and a comment that the Single Family and Twin Home options allow for residents to settle and stay in River Falls.

Motion Carried 3/0.

**Specific Implementation Plan (SIP) and Final Plat for South Pointe 1<sup>st</sup> Addition (Steelhead Dr./Aurora Cir. – northwest of HWY 29 and CTH FF) – GMTZ, LLC**

Sam Burns gave a presentation on the development which includes 29 Twin- and Single-Family units. The SIP is the final step for a Planned Unit Development. The General Development Plan was approved on April 4, 2022. The development is located west of Highway 35 on Steelhead Dr and Aurora Circle. South Pointe First Addition is a continuation of the development that has been completed in phases over the last ten years. Burns showed renderings of the homes for Phase One which will include 4 Twin and 25 Single Family lots. He provided a map of the Final Plat which includes a 1.6 acre out lot dedicated to the public.

City Staff has examined the required conditions of the Final Plat and have no concerns. The Final Plat and SIP will be reviewed at the June 27, 2023, City Council meeting. Staff recommends forwarding the enclosed ordinance approving the SIP and Final Plat for the site to City Council with a favorable recommendation.

M/Prendergast, S/La Rue made a motion to approve the SIP and Final Plat for South Pointe First Addition.

Discussion included the 1.6 acre out lot being conservancy as the slope of the lot will not allow it to be parkland. Trails are a possibility in the future.

Motion Carried 3/0.

**Zoning Ordinance Text Amendment regarding electronic signs amending Title 17 Zoning; Chapters 17.44, 17.68, 17.84, and 17.116.**

Emily Shively, Assistant Director of Community Development, gave a presentation on the electronic signs amendment which originated from requests from the following; existing businesses who want to use more technology that is available for electronic signs, non-residential uses in residential districts such as churches wanting to use electronic signage, and existing static billboards wanting to convert to digital signs.

Shively discussed the purpose and goals of sign code which is regulating signs to ensure safety and to note that character and aesthetics matter. In April, consultant Mark Roffers presented and initiated a discussion relating to electronic signs and whether updates or changes are necessary. The outcome was that Plan Commission generally was open to allowing for greater use of electronic sign technology, allow electronic signs in locations not currently allowed, and conversion of billboards to digital. It was emphasized that context and aesthetics matter and good design is necessary. The proposed amendment accomplishes that direction. The updates are as follows; allow digital billboards in industrial districts with a special use permit, update definitions in the sign code, and rewrite performance standards for electronic signs. Staff recommends forwarding the enclosed ordinance to City Council with a favorable recommendation.

M/Odeen, S/La Rue made a motion to approve Zoning Ordinance Text Amendment regarding electronic signs amending Title 17 Zoning; Chapters 17.44, 17.68, 17.84, and 17.116.

Comments included electronic billboards not being allowed within one mile of each other and pedestrian safety in regard to electronic signs and the timeframe messages change. It was commented that 8 seconds seems too fast for safety reasons. It was discussed that this is a good

start and City Council has the opportunity to make changes when it's presented. It also can be amended in the future if necessary.

Motion Carried 3/0.

## **REPORTS**

### **Planning Update**

Shively updated the Plan Commission on the Mann Valley Tax Incremental District. It was approved by City Council along with the infrastructure items. The next Plan Commission meeting will be July 6, 2023 due to the holiday. La Rue mentioned that Glen Park is celebrating its 125th birthday.

## **ADJOURNMENT**

Councilmember Odeen made a motion to adjourn at 6:52 p.m. S/La Rue; motion carried 3/0.

Respectfully submitted,

Angie Bond, Community Development Assistant