

## Community Development Department

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**MINUTES**  
**PLAN COMMISSION**  
**September 1, 2020 at 6:30 p.m.**  
**City Council Chambers**

Members Present: Dan Toland, Lisa Moody, Patricia LaRue, Hal Watson, Craig Hinzman, Rebecca Prendergast, Craig Hofland  
Members Absent: None  
Staff Present: Amy Peterson, Crystal Raleigh, Brandy Howe, Sam Wessel  
Others Present: Susan Loomis, Applicant for agenda item #2; Jonathan and Natasha Bradt, 305 S. Wasson Lane

### **CALL TO ORDER**

Meeting convened at 6:30 p.m.

### **APPROVAL OF MINUTES**

1. August 4, 2020 Plan Commission minutes  
M/Moody, S/Watson – motion carried 7-0

### **PUBLIC COMMENTS**

None.

### **ORDINANCES AND RESOLUTIONS**

2. **Public Hearing - Consideration of Resolution PC 2020-05 recommending an amendment to the Official Map and Future Land Use Map of the Comprehensive Plan of the City of River Falls (Lot 1 S. Wasson Lane)**

Wessel provided a presentation to Plan Commission describing the request for rezoning and associated future land use map amendment in order to allow the applicant to construct a 10-unit apartment complex. Wessel noted that if the rezoning is approved, the applicant will be required to submit planning and engineering plans and go through the standard development review process for multifamily structures. The Mayor then opened the item for public comment. Jonathan Bradt, 305 S. Wasson Lane, asked if the project will be owner-occupied or rental. Susan Loomis, applicant, responded that the project will be a rental, but they will have a local property manager. Mr. Bradt then asked if the property would function better as low density residential given the surrounding land uses, noting concerns with noise and light pollution. The Mayor responded that those questions will be addressed in the development review process. Wessel indicated that single family homes are still permitted in the R2 district if the applicant's project doesn't move forward. The Mayor closed the public hearing and asked the Commission for questions or comments. Hofland asked if the driveway access is shared with 305 S. Wasson Lane and how snow removal would be handled. Wessel responded that those details will be addressed by an agreement between the two property owners

at the time of development review. Watson asked about the parking proposed for the project. Wessel responded that the project will likely include more spaces than is required by code based on the current conceptual plan. Hearing no further questions or comments, the Mayor called for a motion. Moody made a motion to approve Resolution PC 2020-05. Howe proceeded with a roll call vote.

M/Moody, S/Watson – motion carried 7-0

### **3. Consideration of an ordinance amending Chapter 16.10 Extraterritorial Subdivisions**

Peterson provided a presentation to Plan Commission describing the proposed ordinance amendment, indicating that it is before the Commission in order to create a more legally-defensible ordinance based on recent case law. The Mayor called for a motion. Watson made a motion to recommend approval of the ordinance to amend Chapter 16.10. The Mayor called for discussion. Moody asked for confirmation that the ordinance amendment is applicable to cases moving forward and not related to the recent subdivision waiver request discussed at an earlier Plan Commission meeting. The Mayor confirmed that the request only amends Chapter 16.10 and does not impact previous decisions. Hearing no further questions or comments, the Mayor called for a vote. Howe proceeded with a roll call vote.

M/Watson, S/LaRue – motion carried 7-0

## **REPORTS/DIALOGUE**

### **4. Director's Report**

Peterson provided a brief director's report of departmental activities since August 2020. She also indicated that a Board of Appeals meeting will occur on September 9, 2020 to discuss a setback variance at 641 S. Main Street.

## **ADJOURNMENT**

Watson made a motion to adjourn at 7:14 p.m.

M/Watson, S/Moody; motion carried 7-0

Respectfully submitted,



Brandy Howe, AICP, Sr. Planner