

## Community Development Department

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**MINUTES**  
**PLAN COMMISSION**  
**October 6, 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: None

### **CALL TO ORDER**

Meeting convened at 6:30 p.m.

### **APPROVAL OF MINUTES**

1. September 1, 2020 Plan Commission minutes  
M/Moody, S/Prendergast – motion carried 7-0

### **PUBLIC COMMENTS**

None.

### **ORDINANCES AND RESOLUTIONS**

1. **Consideration of an ordinance repealing and replacing Chapter 17.120 Floodplain Ordinance of the Municipal Code**

Wessel provided a presentation to Plan Commission describing the proposed draft floodplain ordinance, which is based on a model provided by the Wisconsin Department of Natural Resources. He briefly described the floodplain components, where to obtain floodplain maps, and outlined the changes between the existing and proposed new floodplain ordinance. LaRue asked for clarification on the word “community,” which is used in numerous locations in the draft ordinance. Staff clarified that use of “community” refers to the appropriate staff and decision makers of the City of River Falls. Watson made a comment that there will not be a change in the net effect from the current floodplain regulations given its use in combination with the shoreland ordinance; however, if the City decides to modify the shoreland ordinance to reduce the setback, there may be implications to the some areas within the floodplain.

Moody made a motion to recommend approval of an ordinance repealing and replacing Chapter 17.120 Floodplain Ordinance of the Municipal Code.

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

## **REPORTS/DIALOGUE**

### **2. Director's Report**

Peterson provided a brief director's report of departmental activities since September 2020. She noted that the next Plan Commission meeting is shifted to November 17<sup>th</sup> due to the general election. She also noted that in the next several months staff will be preparing an ordinance amendment for brewpubs and distilleries and will also begin working on a scope of work for an update to the comprehensive plan.

### **ADJOURNMENT**

Watson made a motion to adjourn at 6:52 p.m.

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

## **PLAN COMMISSION WORKSHOP**

### **3. Presentation on Shoreland and Shoreland-Wetland Zoning Ordinance Amendments**

Wessel described the existing shoreland/shoreland-wetland ordinance in terms of setbacks and use/structure regulations. He described new state requirements to separate the shoreland-wetland and shoreland zoning ordinances as well as other law requirements to enforce shoreland zoning in lands annexed to the city after 1982 in a modified way. The pre-1982 annexation areas of the city can retain the currently level of shoreland buffer requirements. Over the next few months staff will be working with the Plan Commission to examine how these two areas of the city should be regulated.

Respectfully submitted,



Brandy Howe, AICP, Sr. Planner