AGENDA
PLAN COMMISSION
CITY COUNCIL CHAMBERS
JULY 6, 2023

The public may view/listen to the meeting by:
  • Calling Toll Free 1-844-992-4726, access code: 263 081 19882
  • Visiting the web link: https://tinyurl.com/rfpc7623; Webinar number: 2630 811 9882;
    Webinar password: 1234
  • Viewing the City's YouTube Channel: https://www.youtube.com/user/cityofriverfalls

CALL TO ORDER – 6:30 p.m.
PLEDGE OF ALLEGIANCE
ROLL CALL

APPROVAL OF MINUTES
  1. Minutes of the June 6, 2023 Plan Commission meeting

PUBLIC COMMENTS

ORDINANCES AND RESOLUTIONS
  2. Zoning Ordinance Text Amendment creating Chapter 17.50 - Corporate Park Zoning
     District

REPORTS
  3. Planning Update

ADJOURNMENT

Council members may be in attendance for informational purposes only.
No official Council action will be taken.

NOTES:
Those wishing to speak during “public comment” may do so at the discretion of the presiding officer (the Mayor).
Please be advised that the Mayor may set time limits or limit repeat comments.

Persons wishing to make a public comment should contact Angie (abond@rfcity.org or 715-426-3427) prior to 4 p.m.
on the day of the meeting in order to ensure they are added to the list and can be accommodated during the meeting.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting
or materials to be in an accessible location or format, may contact City Clerk Amy White at (715) 426-3408 or in
person at 222 Lewis Street, for accommodations. Requests for accommodations should be made at least three (3)
business days in advance of the meeting. Every effort will be made to arrange accommodations.

Published: 06/28/23 the Pierce County Journal; Posted: 06/23/23
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 1st 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
INTRODUCTION

This memorandum provides an overview of the draft Corporate Park Zoning District Ordinance that is intended to be applied to the Mann Valley Corporate Park area. The draft ordinance sets out the purpose of the regulations; provides definitions; sets permitted, accessory, special, and prohibited uses; and describes performance standards that apply to all uses in the zoning district.

DISCUSSION

Proposed Ordinance Amendment

The proposed ordinance is intended to provide certainty for the City and development, business, and industry partners as to the purpose and character of areas that are zoned Corporate Park. Clearly defining and identifying uses and standards ensures that the expectations of the community are articulated and communicates those expectations to private sector partners.

The Corporate Park Zoning District incorporates portions of existing City Code, standards in the Covenants for Whitetail Ridge and Sterling Ponds Corporate Parks, and additional provisions that provide development flexibility while also setting a high standard for quality.

The following is a general description of each section of the draft ordinance:

17.50.010 Purpose. This section provides the purpose of the zoning district and what it is intended to achieve including high-quality facilities for office and industrial uses, compatibility with adjacent uses, increasing the tax base and employment opportunities in the City, and diversification of the local economy.

17.50.020 Definitions. Definitions are helpful in clarifying what is meant by terms within the ordinance. These particular definitions describe uses that are either permitted or prohibited so that there is greater certainty as to whether a potential use is allowed in the zoning district.
17.50.030 Permitted Uses. The draft ordinance specifies six categories of permitted uses. Most office uses, including medical offices, would fall into the Office category. Most manufacturing/industrial uses, including food processing and packaging, would be considered Light Manufacturing. Other permitted uses are Research and Development, Truck Terminals, and Warehousing as a principal use. These permitted use categories are more general than the specific list of uses in the I-1 Industrial District, although the majority of the permitted uses in I-1 would be allowed in areas zoned Corporate Park.

17.50.040 Accessory Uses. This section specifies that uses of a different business type than the main use of the property may be allowed as long as they are only providing services to employees of the principal use. This includes daycare, restaurants, fitness centers/sports facilities, training or apprenticeship programs, and retail of products produced on site. Outdoor storage is also a permitted accessory use provided it is screened by an opaque fence or wall.

17.50.050 Special Uses. Special Uses are those that may be appropriate in a particular location provided specific conditions are met. Proposed Special Uses in the Corporate Park Zoning District include animal hospitals, hospitals and residential treatment facilities, hotels, and indoor entertainment. If a business has an accessory use such as a daycare or restaurant and would like to provide services to the general public, that may be allowed via Special Use Permit.

17.50.060 Prohibited Uses. The list of prohibited uses is intended to make very clear which uses are allowed and not allowed in the Corporate Park Zoning District to maintain the purpose and intent of areas with this zoning designation.

17.50.070 Site Standards. This section includes performance standards for all uses in an area zoned Corporate Park. Setbacks and impervious coverage standards are very generous to allow greater development flexibility. All development must comply with stormwater regulations.

Building design and exterior material standards have been pulled largely from the Whitetail Ridge and Sterling Ponds Covenants. Including these in the ordinance gives them the force of law and makes the standards easy to find for any potential user.

Special consideration is given to adjacent properties to ensure that development and uses are compatible including screening requirements.

Standards are outlined for trash handling and utilities, landscaping, lighting, and fences. Signage must meet the requirements of the Sign Code as they relate to signage in Industrial Districts.

17.50.080 Access and Circulation. This section addresses parking and access drives, loading areas, and bicycle and pedestrian circulation, and bicycle parking. Notably, the draft ordinance does not have any set minimum parking requirements for a site. This provides greater flexibility for a business to evaluate how much vehicle parking they will need for successful operations and avoids potential excess parking that could be used for development or may add unnecessary additional impervious surfaces.
17.50.090 Open Space. This section requires a minimum of 300 square feet (approximately 10’x30’) of designed outdoor open space to provide an on-site amenity for employees and visitors. This may be an enhanced entry area, courtyard, or patio.

17.50.100 Nuisance Conditions. The final section of the draft ordinance addresses potential nuisance conditions. These standards have been taken directly from the Whitetail Ridge and Sterling Ponds Corporate Park Covenants.

SUMMARY
The proposed Corporate Park Zoning District is intended to be consistent with existing Corporate Park regulations that apply to Whitetail Ridge and Sterling Ponds Corporate Parks and to establish clear and flexible regulations that encourage high-quality development that creates new jobs, expands the non-residential tax base, and diversifies the local economy.

RECOMMENDATION
Staff recommends that the Plan Commission forward the proposed ordinance amendment creating the Corporate Park Zoning District to Council with a favorable recommendation.
Section 1. That Chapter 17.50 – Corporate Park Zoning District of the City of River Falls Municipal Code be created as follows:

Chapter 17.50 Corporate Park Zoning District

17.50.010 Purpose.

The purpose of the Corporate Park Zoning District is to provide high-quality facilities for office, research and development, light manufacturing, office-showroom/office-warehouse, and warehousing/distribution uses. These uses shall be sited, designed, and operated in a manner compatible with adjacent properties. It is the intent of this area to increase the non-residential tax base in the City and the number of living-wage jobs available to the residents of River Falls. Employment opportunities that offer living wages contribute to a rising standard of living for those employed and contribute to the overall quality of life in the community. The Corporate Park Zoning District is also intended to support the diversification of the local economy by providing employment opportunities in a variety of industry types.

17.50.020 Definitions. As used in this Chapter 17.50, the following definitions shall apply and control over any inconsistent definition elsewhere in Title 17:

Building supply stores and yards: Facilities providing retail or wholesale building and/or landscaping materials and supplies.

Bulk storage buildings, yards and terminals: Facilities providing storage for bulk raw materials which could become an airborne nuisance and which are not being used in a manufacturing process on the premises.

Church: A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which the building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

Clear Height: Distance from the floor to the lowest-hanging ceiling member or hanging objects, beams, joists or truss work descending down into a substantial portion of the work area.
Cross Dock: Loading docks on opposite sides of a relatively shallow distribution facility that allow for quick loading, sorting or unloading from one vehicle to another (i.e., materials from one truck at a loading dock are unloaded, sorted and reloaded onto one or more trucks).

Heavy Manufacturing: Any operation which assembles, improves, treats, compounds, and/or packages goods or materials in a manner which would not qualify the operation as light manufacturing, including manufacturing that requires outdoor storage of bulk, raw, or finished materials used in or resulting from the manufacturing process.

Indoor Entertainment: Facilities providing indoor entertainment, including but not limited to, concerts, theater, music, or similar uses.

Indoor Exercise or Sport Clubs: Facilities providing indoor exercise or sports clubs, including but not limited to, weight lifting, gymnastics, martial arts, tennis, basketball, indoor batting cages, indoor golf, or similar uses.

Light Manufacturing: Any operation which assembles, improves, treats, compounds, and/or packages goods or materials in a manner which does not create a noticeable amount of noise, dust, odor, smoke, glare, or vibration outside of the building in which the activity takes place, which does not require outside storage of bulk, raw, and finished or unfinished materials used in or resulting from the manufacturing process. Clear height in any warehouse component accessory to the manufacturing use shall not exceed thirty-two (32) feet. There is no clear height limit within manufacturing areas of a building.

Offices: Structures, or portions of structures, in which commercial or professional activities take place but where goods are not produced, sold, or repaired. Includes medical office uses, but excludes hospitals and residential medical treatment facilities.

Office-showroom/Office-warehouse: A use in which a portion of the floor space is devoted to office activities, the remainder being used for either a showroom (display of materials, goods, or equipment) or warehousing (storage of materials, goods, or equipment). Clear height in the warehouse component shall not exceed thirty-two (32) feet.

Open sales, rental, or storage lots: The sale, storage, or rental of, including but not limited to, cars, buses, trucks, motorcycles, bicycles, recreational vehicles, trailers, boats, mobile homes, machinery, lumber, building materials, landscape materials, or similar items: This definition includes any land used or occupied for the purpose of buying and selling any goods, materials, or merchandise, and for the storing of same under the open sky prior to sale.

Outside storage: Exterior storage of raw or unfinished goods, materials, or non-functional equipment.

Research and Development: Medical, chemical, electrical, metallurgical or other scientific research conducted in accordance with the provisions of Title 17.

Schools: Unless otherwise specifically described in the ordinances of the City or other applicable laws or regulations, the term school shall mean any building used for educational purposes by five (5) or more persons at one time.

Self-service storage facilities: Real property used for the purpose of renting or leasing individual storage space to persons who are to have access for the purpose of storing and removing personal property. The term does not include: (1) Property of a financial institution that contains
vaults, safe deposit boxes, or other receptacles for the uses, purposes, and benefits of the financial institution's customers; (2) Warehousing as defined by this Chapter; or (3) A commercial parking garage or parking lot that provides short-term motor vehicle parking.

Truck terminals, freight terminals, and freight forwarding services: A specialized distribution building that facilitates simultaneous incoming and outgoing inventory, or the immediate redistribution of goods from one truck to another (including cross-docking facilities); a building or area devoted principally to the transfer and/or storage of goods brought by truck.

Warehousing: The storage of materials, goods, or equipment within an enclosed building with minimal or no associated office, research and development, or manufacturing component. Maximum clear height shall be 32 feet.

17.50.030 Permitted uses (principal).
   A. Light Manufacturing.
   B. Offices.
   C. Office-showroom/Office-warehouse.
   D. Research and Development.
   E. Truck terminals, freight terminals, and freight forwarding services.
   F. Warehousing.

17.50.040 Permitted uses (accessory).
   All permitted accessory uses shall be located within or on the same property as a permitted principal use. Accessory uses not materially related to the principal use (of a different business type) shall provide services exclusively for the employees of the principal use but may be open to the general public via Special Use Permit.
   A. Indoor Exercise or Sport Facility.
   B. Nursery Day Care.
   C. Restaurant.
   D. Retail sale of items produced on site. Retail areas shall not exceed 20 percent of the total floor area of the principal use.
   E. Outdoor storage of goods and equipment directly related to the principal use. All outdoor storage areas shall be screened by an opaque fence or wall at least six feet in height. Chain link fencing with plastic slats is not considered opaque and is prohibited. Open outdoor storage of raw or bulk materials is prohibited.
   F. Workforce training or apprenticeship programs.

17.50.050 Special uses (special use permit required).
   All special uses shall be evaluated for compatibility with adjacent uses, traffic, parking, and consistency with the purpose of the Corporate Park zoning district.
A. Animal hospitals. Outdoor relief areas may be provided and shall be appropriately fenced, screened, and maintained so as not to produce odors and noise. Outdoor kennels are prohibited.
B. Hospitals and residential treatment facilities.
C. Hotels.
D. Indoor Entertainment.
E. Permitted accessory uses intended for use of onsite employees and open to the general public.
F. Principal or accessory buildings or structures exceeding 75 feet in height.

17.50.060 Prohibited uses.
A. Billboards.
B. Building supply stores and yards.
C. Bulk storage buildings, yards and terminals.
D. Churches.
E. Heavy Manufacturing.
F. Open sales, rental, or storage lots.
G. Outside storage.
H. Schools.
I. Self-service storage facilities.
J. Any other use not listed as a Permitted Use or Special Use.

17.50.070 Site Standards.
A. Height, Area, and Setback Requirements.
   1. Maximum building or structure height as measured to the tallest portion of the structure (including roof-mounted utilities and antennas) from the average grade at the base of the building: Seventy-five (75) feet. Buildings or structures taller than 75 feet may be approved via Special Use Permit.
   2. Minimum lot size: Two acres (87,120 square feet).
   3. Minimum lot width: One hundred (100) feet.
   4. Minimum building size (principal use): 20,000 square feet.
B. Building setback requirements (all structures including principal and accessory structures, trash enclosures, and ground mounted utilities).
   1. Front yard setback: Twenty (20) feet.
   2. Side yard setback for all structures: Twenty (20) feet.
   3. Rear yard setback: Twenty (20) feet.
   4. No structures shall be located within a drainage or utility easement.
C. Parking setback requirements (including circulation drives).
   1. Front setback: Ten (10) feet.
   2. Side and rear setback: Five (5) feet.
   3. Parking and circulation may be located within a drainage or utility easement upon approval by the City Engineer and/or the Electric Superintendent.
D. Impervious Coverage and Stormwater Management.
1. All sites must comply with stormwater management requirements. A maximum of 90 percent of the site may be comprised of impervious surfaces (structures and pavement).

E. Building Design Standards.
   1. The principal building on a lot shall be positioned with the main entrance facing a public street.
   2. Buildings shall be sited to utilize natural lighting into the interior of the building to the greatest extent practicable.
   3. Use of sustainable building materials and energy efficient equipment and fixtures is highly encouraged.

F. Exterior Materials.
   1. One dominant material should be selected and expressed with its own natural integrity and at least two different materials or colors of exterior materials are required.
   2. Pre-engineered metal buildings featuring painted exteriors and corrugated metal-sided buildings are prohibited.
   3. Exterior materials of all accessory structures shall be consistent or complementary in material, color, and design with the principal structure.

G. Adjacent Sites.
   1. On lots abutting properties that are not zoned Corporate Park, compatibility with the surrounding neighborhood shall be given consideration.
   2. Buildings shall relate to adjacent properties by being so situated on their lots to minimize abrupt height, bulk and scale changes and minimize the disruption of privacy and outdoor activities of residents or users in adjacent buildings. The building's height, bulk and scale shall create a transition from the adjacent development, rather than form abrupt changes.
   3. Screening using landscaping, fences, berms or a combination thereof shall be placed along the perimeter of the property adjoining a different zoning district.
   4. On properties abutting residential uses or districts, a landscape buffer of at least twenty feet shall be established to a height of eight feet or greater and at least 80 percent opacity at maturity within 5 years at or near the property line.

H. Trash Handling and Utilities.
   1. All mechanical equipment, utility meters, transformers, and trash enclosures shall be screened from view of the public right-of-way and neighboring properties. Utility meters and transformers shall be screened in a manner that does not restrict the accessibility of the municipal utilities. All screening devices are to be compatible with the architecture and color of the adjacent structures.
   2. Development of a comprehensive waste reduction plan for each business is strongly encouraged.

I. Landscaping.
   1. All areas not covered by buildings or paved surfaces shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, and ground cover (grasses, perennials, annuals, mulch).
   2. Use of drought and salt-tolerant plants and native species is encouraged.
   3. A single tree species shall not account for more than 20 percent of the total number of trees.
4. One tree per 800 square feet of landscaped area shall be provided. Trees may be clustered.
5. One tree per 40 linear feet shall be planted in the boulevard between the sidewalk or trail and the curb and one tree per 60 linear feet shall be planted within 15 feet of any property line abutting the right-of-way (these trees count toward the total number of trees required on the site). Trees may be clustered.

J. Lighting.
1. A photometric plan and exterior lighting details shall be submitted showing the type, height, and location of all site lighting.
2. All lighting potentially visible from an adjacent street except for bollard lighting less than 42" high shall be indirect or shall incorporate a full cut-off shield-type fixture.
3. The parking lot illumination level shall achieve a uniformity ratio of 3 to 1 (average to minimum) with a maintained average of 1 foot-candles and a minimum of 0.3 foot-candles. The light source shall not be visible from the street. Properties abutting residential districts shall have a 0.0 foot-candle measurement at the property line.
4. Building illumination and architectural lighting shall be indirect in character and allowed only at the main entry to the building.
5. Parking and security lighting shall not be taller than the adjacent structures or a maximum of thirty (30) feet above the pavement, whichever is less.

K. Signage.
1. All signage shall conform with the requirements of Chapter 17.84 as applicable to signage in Industrial Districts.

L. Fences.
1. All boundary line or screening fencing shall be constructed of high-quality durable materials and maintained in good condition. All screening structures shall be completely opaque and complement the architecture, materials, and color of the principal use. Chain link fencing with plastic slats is prohibited. Gates providing entry to secured areas are not required to be opaque.

17.50.080 Access and Circulation

A. Parking and Interior Site Circulation.
1. All driveways and parking areas shall be surfaced with asphalt or concrete paving and curbed with cast-in-place barrier concrete curbs.
2. Parking areas shall have painted stalls, divider lines and directional arrows as needed for the protection and designation of vehicular traffic patterns.
3. Separate areas shall be designated for automobile parking and semi-truck parking.
4. There are no minimum parking requirements for uses within the Corporate Park zoning district. All parking for the use(s) shall be provided on the premises. On-street parking shall not be considered in providing for typical operational parking needs.
5. Areas for future parking expansion shall be noted on the site plan.
6. District parking and shared parking are permitted and encouraged. A shared parking agreement shall be executed and recorded against all participating properties. The agreement shall address ongoing maintenance responsibilities.
All cross-access agreements shall be duly executed and recorded. Copies of these documents shall be provided to the City.

7. All parking areas shall be screened by landscaping, fencing, or a combination of the two. Parking areas adjacent to public roadways shall be screened to a height of three feet with an opacity of approximately 80 percent at maturity within three years.

8. Five percent of the area used for parking and circulation shall be landscaped with islands at least 360 square feet or peninsulas at least 180 square feet. All landscaping within parking lot areas shall be irrigated. Drought and salt-tolerant plants are encouraged to reduce the need for irrigation.

9. Areas for snow storage shall be shown on the site plan. Snow storage must be provided entirely on-site or removed from the site and disposed of properly. Snow storage is prohibited in stormwater management areas.

B. Loading.

1. All loading and large truck parking shall be located on the side or rear of the building and shall be screened from public view with an opaque wall, fence, landscaping that will achieve 50 percent opacity at the time of maturity or a combination of screening methods.

C. Bicycle and Pedestrian Access and Circulation.

1. Bicycle and pedestrian circulation shall provide safe, efficient access to facilities for employees and visitors. The following bicycle and pedestrian circulation site plan elements shall be included:
   a. All site plans shall illustrate designated pedestrian circulation areas. Designated pedestrian circulation areas shall include, but not be limited to, pedestrian walkways/paths, sidewalks, and bench seating areas.
   b. Cross circulation between vehicles and pedestrians shall be minimized. A continuous, clearly marked walkway shall be provided from the parking areas to main entrances of the buildings.
   c. Walkways shall be provided between buildings, parking areas, and all site facilities for safe access.
   e. Walkways shall be accessible to disabled persons and in conformance with the Americans with Disability Act (ADA).
   f. Bicycle and/or pedestrian pathways shall connect the main building entrance(s) to publicly accessible paths and trails in the development.
   g. Sidewalks and/or trails shall be installed on both sides of all public and private roadways at the time of development.
   h. Walking paths shall be installed around the perimeter of all surface stormwater management features of 0.5 acres or larger as feasible and connected to the pedestrian circulation system within and adjacent to the development.

D. Bicycle Parking.

1. Bicycle parking is encouraged to be provided at one space per ten employees.

2. Provided bicycle parking spaces shall be at least two feet by six feet. Racks shall be situated to allow a minimum of two feet between adjacent bike parking stalls.

3. Inverted-U or similar style racks specifically designed for bike parking are recommended. Racks shall support the bike frame at two points and be mounted on an adequately sized concrete pad that also provides solid surface for bike access and storage in the rack.
4. Bicycle parking shall be located near building entries or within the building, shall not interfere with pedestrian circulation, and shall be well-lit.

17.50.090 Open Space.

A. Buildings and structures shall be sited to maximize the opportunities for creating usable, attractive, well-integrated open space. The following site plan elements shall be included:

B. Safe and efficient access to designed open space of at least 300 square feet shall be provided for each principal use in the development.

1. The design and orientation of these areas shall take advantage of available sunlight and shall be sheltered from the wind, noise, and traffic of adjacent streets and provide a combination of seating, landscaping, pathways, patios, and other amenities.

17.50.100 Nuisance Conditions.

Uses which pose an unreasonable risk of hazard, including fire, explosion, or the emission of odor or toxic gases are prohibited. All uses shall comply with the following standards to avoid generating nuisance conditions:

A. Noise.

All noise shall be muffled or otherwise controlled so as not to become objectionable due to intermittence, duration, beat, frequency, impulse character, periodic character, or shrillness. Sound levels at the property boundary of any individual parcel shall not exceed the following decibel levels:

<table>
<thead>
<tr>
<th>Frequency, Cycles</th>
<th>Maximum Sound Level - Decibels</th>
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</thead>
<tbody>
<tr>
<td>Per Second</td>
<td>7 a.m. - 10 p.m.</td>
</tr>
<tr>
<td>0 - 75</td>
<td>72</td>
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<tr>
<td>75 - 150</td>
<td>67</td>
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<td>150 - 300</td>
<td>59</td>
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<td>300 - 600</td>
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<tr>
<td>600 - 1200</td>
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<tr>
<td>1200 - 2400</td>
<td>40</td>
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<tr>
<td>2400 - 4800</td>
<td>34</td>
</tr>
<tr>
<td>over 4800</td>
<td>32</td>
</tr>
</tbody>
</table>

B. Vibration.

There shall be no operation or activity which would cause ground transmitted vibrations in excess of the limits set forth below the boundary of this district under any conditions, nor beyond the property line if it would adversely affect the use of any other property.
<table>
<thead>
<tr>
<th>Frequency, Cycles per second</th>
<th>Maximum Permitted Displacement Along Sub-Division Boundaries (in inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 10</td>
<td>.0008</td>
</tr>
<tr>
<td>10 to 20</td>
<td>.0005</td>
</tr>
<tr>
<td>20 to 30</td>
<td>.0002</td>
</tr>
<tr>
<td>30 to 40</td>
<td>.0002</td>
</tr>
<tr>
<td>40 and over</td>
<td>.0001</td>
</tr>
</tbody>
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C. Smoke.

Industries which operate on coal and produce smoke will not be permitted in Corporate Park zoning districts, and no operation may produce obnoxious or continuous smoke, as measured at the point of emission, by any means.

D. Fumes and Gases.

Fumes or gases shall not be emitted at any point in concentrations or amounts that are noxious, toxic or corrosive. In no event shall the emission of fumes or gases from a facility exceed at the point of emission any standards set forth in any law, regulation or ordinance of any federal, state, or local entity or agency having jurisdiction.

E. Dust.

Solid or liquid particles shall not be emitted at any point in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air.

F. Odors.

Obnoxious odors shall not be permitted. Measurements shall be at the property line.

G. Fire or Explosive Hazard.

All operations shall be carried on with reasonable precautions against fire and explosion hazards. Buildings and structures shall be constructed in accordance with all applicable codes regarding such hazards.

H. Toxic Matter.

No use shall, for any period of time, discharge across the boundaries of the parcel wherein it is located, toxic matter in such concentrations as to violate any existing regulations or be detrimental to, or endanger the public health, safety, comfort, or welfare, or cause injury or damage to property or individuals.

I. Liquid Waste.

No waste shall be discharged into a storm sewer or drainage area except clear and unpolluted water. All waste discharged into the City’s sanitary sewer shall meet the requirements established by the State of Wisconsin and the City of River Falls.

J. Electrical Emissions.
There shall be no electrical emission beyond the property line which would adversely affect any other use.

K. Glare and Heat.

There shall be no reflection or radiation, directly or indirectly, of glare or heat beyond the boundary of this district under any conditions, nor beyond the property line if it would adversely affect any the use of any other property.

L. Ionizing Radiation.

No operations in the Corporate Park district shall cause any dangerous radiation, at any property line, in accordance with the United State Atomic Energy Commission, Title 10, Chapter1, Part 20 “Standards for Protection Against Radiation” dated August 9, 1986 (or any subsequent revisions of these regulations), the Radiation Protection Standards issued by the Federal Radiation Council, and the National Committee Radiation Handbook.

M. Compliance Generally.

All activities must comply with all laws, regulations, ordinances, and standards established by any authority having jurisdiction with regard to such activities.

Section 2. Effective date. This ordinance amendment shall take effect from and after its date of publication as provided by law.

FOR THE CITY OF RIVER FALLS

______________________________
Dan Toland, Mayor

ATTEST:

______________________________
Amy White, City Clerk

Adopted: ____________
Published: ____________
Introduction
This report is provided monthly to update the Plan Commission on Community Development efforts for the past month, as well as to provide a look forward to the upcoming Plan Commission work.

Reporting Period:
June 1- June 30, 2022

Next Plan Commission Meeting:
July 6, 2023 (please note date change)

2023 Community Development Major Projects
- Ensure sustained development/redevelopment of the City from the prospect stage through construction
- Economic Development
  - Customer Relations Management Software (CRM)
  - Shovel ready sites
- Engineering
  - North Water Tower Project
  - North Loop Utilities Project
  - WisDOT Wasson Lane design
  - WisDOT Powell Avenue bridge construction
  - Water and Wastewater Service Area Planning
  - Mann Valley Construction
  - Powell Avenue Bridge Construction
- Planning/Zoning/Inspections
  - Comprehensive Plan update
  - Outdoor Recreation Plan update
  - Bicycle and Pedestrian Plan update
  - Roll out code enforcement changes
  - Permitting/code enforcement software research
Planning and Zoning

- Development Review/Current Planning
  - Currently working with developers that plan to submit over the next few months
  - Fielded questions and review of ETJ potential projects
  - A site plan has been approved for a new Scooter’s Coffee kiosk located at 130/132 E. Pomeroy Ave (southeast corner of E. Pomeroy and N. Main)
  - Council approved the Final Plat for the first phase of the Oak Hill development. The first phase includes 29 single-family homes and 16 twinhomes.
  - Council approved the Specific Implementation Plan and Final Plat for the SouthPointe 1st Addition near Comforts of Home. The development will include eight large-lot single-family homes and 21 villa-style single- and two-family homes.
  - An ordinance amendment to the sign code related to digital/electronic signage which is intended to modernize the code and reflect current technology and use of electronic signs was given a first reading at Council on June 27th. The second reading and disposition is scheduled for the July 11th Council meeting.
  - Plan Commission will review a proposed new Corporate Park Zoning District at their meeting on July 6th. The new zoning district is intended to be applied to the Mann Valley Corporate Park area.
  - Saturday Properties has terminated their purchase agreement for the property at the northeast corner of Paulson Road and Radio Road. They will not be moving forward with the proposed 190-unit townhome-style apartment development due to financing considerations.

- Historic Preservation Commission
  - HPC and Park Board met in June to continue planning for the Celebration of Glen Parks 125th Anniversary.
  - HPC unveiled a display for the lower level to celebrate the 100th Anniversary of the River Falls Public Library system.
  - The Glen Park Sign was installed in May. This sign celebrates the history of the park and replaced the former Cascade Mill Sign.
  - HPC and Park Board are working to incorporate historic images inside and outside Glover School House.
  - HPC was awarded a $12,000 reimbursable Certified Local Government grant from the WI Historical Society in February hire a consultant to nominate two individually eligible properties to the National Register of Historic Places. Work is underway on that process.
  - The UniverCity Alliance between the City and UW System enabled a PHD student to help research the local history of River Falls. Members met the student, Max Greenberg, at the June meeting.

- BID Board
  - Facilitated the yearly hanging basket work on Main St
  - Provided support/funding for 2nd St garden work
  - Working with a vendor to update the BID Board Website
  - Became the City’s designated Downtown Reinvestment Committee

- Mapping
  - Map of available sites for development; Click here for map
  - Map of active development projects map; Click here for map

- Projects
  - Focus River Falls – staff is shifting focus to implementation of the three Focus River Falls Plans by identifying policy priorities and beginning work on grant applications to help fund key initiatives.
  - The City Won an AARP grant to begin implementing Bike and Ped recommended demonstration improvements at the intersection of Division and Main St.
• Staff has applied for State and Federal Grants that would provide a 50% to 80% match for the future Mann Valley Recreation Trail.
• Assist customers with zoning and subdivision questions daily

### Economic Development

- Treasurer duties for the RFEDC and Innovation Center Management Committee (Schreiner)
- Secretary duties for the RFEDC (Burns)
- Sent two RFIs
- Continue Mann Valley project management
- Attended the St. Croix EDC 30th Anniversary event (Schreiner)
- Attended the Sycamore of River Falls ribbon cutting event (Schreiner & Peterson)
- Attended one Business Retention and Expansion meeting (Schreiner)
- Attended River Falls Chamber Board of Directors Meeting (Schreiner)
- Attended The Current ribbon cutting event (Schreiner and Shively)

### Building and Inspections/Code Enforcement

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- 137 W. Cascade Ave, Gerrard – 2nd floor rough inspection was completed
- 650 S. Main, Associated Dentist – Plumbing and rough framing inspections
- 140 W. Quarry Rd, Dunkin – Final/occupancy inspection was completed
- 122 S. Main St, Swinging Bridge Brewery – A final/occupancy inspection is scheduled for June 29th
- 122 E. Pomeroy St, Scooter’s Coffee – Completed commercial plan review, waiting for application submittal
- 445 W. Johnson St, Turning Point Shelter – Footing and foundation inspections for addition
- 1200 S. Main St, Kwik Trip – Footing and foundation inspections for walk-in cooler addition
- Hosted a Northwest Building Inspectors Association chapter meeting at the Library, on June 15th

### Engineering

- Internal Consulting Projects
  - Powell Avenue Bridge Rehabilitation – Bids were opened on May 9th. Larson Construction was awarded the contract and has a tentative start date of August 15.
  - S. Wasson Lane Reconstruction (Strand) design is ongoing.
  - Wells Park Sidewalk (Stevens). Project was bid but not awarded.
  - The Wastewater Utilities Biosolids Design Contract (Strand) is ongoing. 60% design plans were received and are under review.
  - Water & Sewer Service Area Plan Updates (Strand) – Models are being updated to guide future utility maintenance and improvements. Draft reports expected in July, and final in August.
  - 2023 Public Works project out for bids, project includes milling and overlaying portions of State Street, West Johnson Street, and Commerce Court and repaving the DeSanctis Park Trails.
  - 2023-2024 Sanitary Manhole rehabilitation project out for bids. Several manholes will be repaired throughout the City, approximately 12 in 2023 and 20 in 2024.

- Development review assistance for the following sites:
  - The Current (South of Paulson Road, West of Thompson Heights): SIP review completed.
  - Red’s Place: Staff commented on preliminary concept December 2022. Development layout is contingent upon Wisconsin DOT controlling access points to the proposed development.
- CVTC: Under construction.
- Thompson Storage: Site plans and water main extensions are approved, construction is anticipated to commence in June 2023.
- Scooter’s Coffee plans are approved.

**Stormwater**
- Erosion control inspections are ongoing.
- Application for Wisconsin DNR non-point source stormwater management planning grant. Draft awards include a grant for River Falls. Final awards late 2023 and funding available in 2024.
- Application prepared and submitted for FEMA “Building Resilient Communities” flood study grant. Grant award is expected in June/July 2023 and funding available late 2023.
- Adopt-a-Pond program is being re-energized.

**Public Construction Projects**
- North Interceptor Sewer: City expects completion of minor restoration items and to close out the project soon.
- North Water Tower – Watermain, foundation, and fabrication are complete. Tower coating is planned to start late June and last through October as temperatures allow.
- Mann Valley Corporate Park: Council authorized a resolution accepting the low bid from Hass Sons, Inc. Construction is anticipated in Fall 2023.
- Powell Avenue Bridge: The Wisconsin DOT awarded the project to Larsen Construction. Larsen plans to begin construction on August 15.

**Subdivisions**
- Highview Meadows 7th Addition: Public construction is nearing completion pending second lift of asphalt placement.
- Thompson Heights (Subdivision South of Paulson Road): Significant utility installation complete. Curb installation planned for late June.
- Oak Hill (Maple St. and Apollo Rd): Developer is planning to commence clearing and grubbing on June 28.

**Private Development Projects**
- BOH Electronics (Whitetail Blvd): Final grading complete, needs stabilization and a final walkthrough.
- Eurofins (Highland Dr): Greenhouse constructed, utilities and grading needed, ~30% complete.
- Dawes Place Phase II: Majority of water and sewer installed, several building permits issued, and roadway complete.
- The Sycamore: Construction is very near completion, staff completed a walk through of public improvements and only a few punch-list items remain.
- Wasson Townhomes: Public improvements are completed, asphalt is complete, additional grading and stormwater work is needed. Hopeful for summer completion.
- Lake George Lofts: has completed the underground work and the building work is progressing well, ~80% complete.
- Renaissance Academy: Construction is ongoing.
- The Uplands (Paulson Road Apartments): clearing and grubbing complete, anticipate grading to start late June, early July.
- Southpointe: Working to schedule a blasting contractor to allow for utility installation. Anticipated to start early to mid July.
• Department
  o Meetings: Staff 1:1s, consultant check ins, ED meetings, developer meetings, development team, exec team
• Kinni Corridor implementation
  o Prep for team kickoff meeting
• Clifton Cooperative Agreement
  o Meeting 6/19
• External
  o Meeting with RFBC
  o Oak Hill development
  o Ribbon cutting for The Sycamore
  o Chamber Breakfast
Community Development Staff

Amy Peterson, Community Development Director

David Hovel, Building Inspector

Keri Schreiner, Economic Development Manager

Todd Nickleski, City Engineer

Angie Bond, Community Development Assistant

Emily Shively, Assistant Director of Community Development

Chris Buntjer, Sr. Civil Engineer

Tamara Jaworski, Engineering Technician

Tyler Galde, Planning & Engineering Technician
Sam Burns, Planner

Adam Martinson, Municipal Project Manager

Ellen Massey, Community Development Management Analyst