

Community Development Department

222 Lewis Street
River Falls, WI 54022
715.425.0900
www.rfcity.org



**MINUTES
PLAN COMMISSION
AUGUST 2, 2022
CITY COUNCIL CHAMBERS**

- Members Present:** Lisa Moody, Patricia LaRue, Diane Odeen, Dan Toland, Chris Holtkamp, Rebecca Prendergast
- Members Absent:** Mike Woolsey (excused)
- Staff Present:** Emily Shively, Angie Bond, Sterling Hackney, Jonathan Thoen, Kendra Ellner, Sam Burns
- Others Present:** Chad Smurawa, virtual

CALL TO ORDER

Meeting convened at 6:28 p.m.

APPROVAL OF MINUTES

M/Odeen, S/Moody to approve minutes. Motion carried 6/0.

PUBLIC COMMENTS

Kristie Smith, Executive Director at St Croix Valley Habitat for Humanity commented on the Habitat for Humanity Community on Apollo Rd. Smith stated they built the homes to be eco-friendly and the solar panels will need access to the sun and is concerned about what height restrictions are being considered for the housing development across the road.

ORDINANCES AND RESOLUTIONS

Resolution regarding a change in zoning classification for the parcel at the southeast corner of South Wasson Lane and Cemetery Road (PID 276013020401) from R-3 Multiple Family Residential to S-Z School Zone.

Mayor requested a motion to approve the ordinance, M/Holtkamp, S/Odeen to approve the Zoning Ordinance Text Amendments and City Code Amendments. Planner Sam Burns provided a presentation on the zoning change request for a property located at the SE corner of Cemetery Road and S Wasson Lane roundabout. The request was submitted by Roundabout LLC and they are working with the school district to build a school on the property. It is currently zoned R-3 Multi Family Residential and is proposed to rezone to SZ School Zone to accommodate a 10,000 square foot building for a school use. The site for the alternative school is compatible with adjacent uses. All River Falls School Districts properties are zoned SZ School Zone, and this will keep all School District properties consistently zoned. This zoning amendment would require a change to the future Land Use Map to Public/Institutional which would provide consistency to proposed zoning designation and the future land use classification. Property owners within 300 feet of the parcel were notified of this request and a sign placed on the site. No comments or questions have been received. Next steps include going before the City Council meeting for the first reading on August 23, 2022. Staff recommends forwarding the resolution

approving a zoning map and future land use map amendment to the City Council with a favorable recommendation.

Odeen asked how large the parcel is. Joe Fischer, owner of the parcel, clarified the size of the parcel is 1.57 acres. Holtkamp asked for the meaning of the alternative school. Owner stated the Renaissance School had a temporary home on South Wasson Lane, this new location will be its long-term home. Chad Smurawa, River Falls School District, explained the alternative school is designed for students who need hands on learning or students who flourish in a smaller environment. Students have more flexibility and can move through course work faster if they wish. La Rue asked who owns the building, and who is funding the construction. Joe Fischer, owner of the property, will build it and the River Falls School District will lease it with option to purchase. La Rue asked for clarification on who gets the notices on the proposed rezoning, property owners or residents. Shively clarified it is the property owners. All in favor 6/0.

Resolution regarding the annexation of the Wells/Meyer property (southwest of West Maple Street and South Apollo Road – N8817 1010th St and N8753 1010th St) and application of a zoning classification of R-2 multiple Family Medium Density for the subject property.

The Mayor asked for a motion to approve the annexation, M/Moody, S/Odeen to approve. Planner Kendra Ellner provided a presentation and stated that the City has received a request for annexation submitted by Twin Cities Land Development, LLC on behalf of Mary K. Johnson and Kelly M. Gutierrez (Trustees for the Marlene W. Wells Revocable Trust) and Charles B. and Patricia Meyer, for two parcels totaling 37 acres South of Maple Street and West of Apollo Road. The properties are contiguous to the City and compatible with adjacent land uses. The properties currently contain single family homes and agriculture uses. A prospective developer has expressed interest in residential housing for approximately 70 single family homes and 48 twin homes. If the properties are annexed the developer will proceed with the development review process. The existing future land use is Residential Medium Density and the proposed would remain Residential Medium Density. The zoning classification currently is Residential Suburban, and the proposed zoning once annexed is R2 Multiple Family High Density. Ellner went over the 2018 Housing Study which shows the City of River Falls is in need of an additional 1,415 housing units. Next steps include going before the City Council meeting for the first reading on August 23, 2022. Staff recommends to Council annex the properties to the City.

La Rue had a comment on item six regarding the payment of taxes the City would have to pay to the Township of River Falls for the two properties. The amounts are relatively low. Mayor Toland clarified it is taxes the City receives and then will pay to the Township. Odeen explained this process lessens the tax burden on the Town when an annexation occurs. All in favor 6/0.

ADJOURNMENT

Moody made a motion to adjourn at 6:46 p.m. S/Holtkamp; motion carried 5/0.

Respectfully submitted,

Angie Bond, Community Development Assistant