

# Community Development Department

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

**Members Present:** Patricia La Rue, Dan Toland, Diane Odeen, Rob Gormanson, Lisa Moody  
**Members Absent:** Rebecca Prendergast, Chris Holtkamp  
**Staff Present:** Emily Shively, Sterling Hackney  
**Others Present:** Ben Fochs

### CALL TO ORDER

Meeting convened at 6:30 p.m.

### APPROVAL OF MINUTES

M/Odeen, S/La Rue to approve minutes. Motion carried 4/0.

### PUBLIC COMMENTS

Ben Fochs commented on a couple of corporate businesses that have too large and/or bright signs that went up without approval and variances were applied for after the fact. He mentioned Hudson industrial parks and their amount of bright, distracting signage and lighting and hopes to see that is taken into consideration with all the new development going up in River Falls.

### ORDINANCES & RESOLUTIONS

**Zoning Ordinance Text Amendment creating Chapter 17.50 - Corporate Park Zoning District** Assistant Community Development Director Emily Shively provided a presentation. She explained the draft ordinance describes the purpose of the regulations, includes definitions, establishes permitted and prohibited uses, and outlines performance standards in Corporate Parks. The draft is based on existing ordinances, goals, and covenants. The Corporate Park Zoning District is intended to be consistent with existing corporate park regulations that apply to Whitetail Ridge and Sterling Ponds Corporate Parks. It establishes clear yet flexible regulations for the Mann Valley area and additional corporate parks in the future that encourage high quality development. These developments create new jobs, expand non-residential tax base, and diversifies the local economy.

M/Odeen, S/Moody made a motion to approve The Zoning ordinance Text Amendment creating Chapter 17.50 – Corporate Park Zoning district.

There was discussion regarding the proposed regulations being similar to or significantly different than existing corporate park regulations. The proposed are not significantly different and some covenant items were added for clarity and consistency in standards.

In addition, permitted uses were discussed. Schools are not an approved use in Corporate Park District. This is due to federal regulations that protect those uses such as schools and churches

that require those uses be permitted where other assembly uses are allowed and corporate parks are intended to have uses that extend the tax base. Schools and churches do not pay property taxes. Clarification of truck terminal definition was discussed. La Rue would like to see charging stations installed as part of sustainability.

Motion Carried 4/0.

## **REPORTS**

### **Planning Update**

Shively updated the Plan Commission on projects. The final plat for Oak Hills Phase I was approved. The SIP and Final Plat for South Pointe was approved. The electronic sign ordinance is set for the second reading.

## **ADJOURNMENT**

Moody made a motion to adjourn at 6:42 p.m. S/Odeen; motion carried 4/0.

Respectfully submitted,

Angie Bond, Community Development Assistant