

# GLOSSARY



## GLOSSARY

**Acre, Gross.** The area of a site calculated to the centerline of bounding streets and other public rights-of-way.

**Acre, Net.** The area of a site that can actually be built upon. Not included in the net acreage of a site are public or private road rights-of-way, public open space, and flood ways.

**Aquifer.** A natural underground formation that is saturated with water, and from which water can be withdrawn.

**Army Corps of Engineers (ACOE).** A federal agency responsible for the design and implementation of publicly supported engineering projects. Any construction activity that involves filling a watercourse, pond, lake (natural or man-made), or wetlands (including seasonal wetlands and vernal pools), may require an ACOE permit.

**Arterial.** A vehicular right-of-way whose primary function is to carry through traffic in a continuous route across an urban area while also providing some access to abutting land.

**Automobile-oriented Use.** Land use designed to accommodate customers who use vehicles to travel to the site, including automobile sales and service, building supplies and materials and drive-up or drive-through services.

**Average Daily Traffic.** The number of vehicles passing a given point on a road going in a direction during a 24-hour period.

**Bike Lane.** A corridor on a street or roadway expressly reserved for bicycles by markings, existing in addition to any lanes for use by motorized vehicles.

**Bike Path.** A paved route not on a street or roadway expressly reserved for bicycles. Bike paths may parallel roads but typically are separated from them by landscaping.

**Biotic Diversity.** Species diversity, i.e., the number of different species occurring in a location or under some condition.

**Buildout.** That level of urban development characterized by full occupancy of all developable sites; the maximum probable level of development envisioned under specified assumptions about densities and intensities. Buildout does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

**Capital Improvement Program (CIP).** The multiyear scheduling of public physical improvements based on studies of fiscal resources available and the selection of specific improvements to be constructed.

**Conductor.** An overhead wire that conducts an electric charge.

**Conservancy.** Any parcel or area of land or water which is essentially unimproved and devoted to a conservancy use as defined in the City Master Plan or designated on a local, regional, or state conservancy plan.

**Conservation.** The management of natural resources to prevent waste, destruction, or neglect.

**Density, Gross.** The number of dwelling units per gross acre of developable residential land designated on a land use map.

**Design Capacity.** The capacity at which a street; water distribution pipe, pump or reservoir; wastewater pipe; or treatment plant is intended to operate.

**Development Fee.** Direct charge or dedication collected on a one-time basis for a service provided or as a condition of approval being granted by the local government.

**Early Neighborhood Notification (ENN).** A policy of notification of neighbors of proposed development projects, during the early phases of the project, in order to encourage a collaborative discussion and inform the applicant of possible neighborhood issues and concerns.

**Easement.** A right given by the owner of land to another party for specific limited use of that land. An easement may be acquired by a government through dedication when the purchase of an entire interest in the property may be too expensive or unnecessary.

**Electromagnetic Field (EMF).** A field produced as a result of generation, transmission, and use of electricity.

**Endangered Species, Federal.** A species that is in danger of extinction throughout all or a significant portion of its range, other than the Class I species that are determined to constitute pests whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an overwhelming and overriding risk to humans. The status is determined by the U.S. Fish and Wildlife Service and the Department of the Interior.

**Environment.** The physical conditions that exist within an area that will be affected either directly or indirectly by a proposed project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The "environment" includes , including both natural and man-made conditions.

**Erosion.** The process by which material is removed from the earth's surface (including weathering, dissolution, abrasion, and transportation), most commonly by wind or water.

## Sewer Service Plan

**Extraterritorial Zone (ETZ).** By state law, an area outside the city but within 1.5 mile of the city's corporate limits in which the city has some planning, zoning, and subdivision authority.

**Extraterritorial Zoning Commission.** An appointed body that reviews and votes on land use issues outside a city's corporate limits.

**Federal Candidate Species, Category 1 (Candidate 1).** Species for which the U.S. Fish and Wildlife Service has sufficient biological information to support a proposal to list the species as Endangered or Threatened.

**Federal Candidate Species, Category 2 (Candidate 2).** Species for which existing information indicates that the species may warrant listing but for which substantial biological information to support a proposed rule is lacking.

**Federal Flood Insurance.** Affordable flood insurance offered by the federal government to property owners whose communities participate in the National Flood Insurance Program.

**Floor Area, Gross.** The total horizontal area in square feet of all floors within the exterior walls of a building but not including the area of unroofed inner courts or shaft enclosures.

**Floor Area Ratio (FAR).** The ratio between gross floor area of structures on a site and gross site area. Thus, a two-story building covering 50% of its site would have a FAR of 1.0.

**Generation.** The process of producing electric energy by transforming other forms of energy.

**Grid.** An interconnected network of electric transmission or distribution lines, both regional and local.

**Groundwater.** Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

**Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (i.e., aquifers).

**Guy Wires.** Wires that support transmission or distribution structures; they are attached to the structure and anchored in the ground.

**Habitat.** The natural environment of a plant or animal.

**Hazardous Material.** A material or form of energy that could cause injury or illness to persons, livestock, or the natural environment.

**Hazardous Waste.** Waste which requires special handling to avoid illness or injury to persons or damage to property. Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium, and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts; and all radioactive materials.

**Household.** Person or persons living in one dwelling unit.

**Housing Unit, Multifamily.** Structures with two or more housing units.

**Housing Unit, Single-Family Attached.** Single family units that are attached to other units by adjoining walls extending from ground to roof that separate it from the other adjoining units and form a property line. Each unit has its own heating system.

**Housing Unit, Single-Family Detached.** Single family units that are detached from any other units with open space on all four sides.

**Impervious Surface.** Any material which reduces or prevents absorption of water by the land.

**Indirect Source.** Any structure or installation which attracts an activity which creates emissions of pollutants. For example, a major employment center, a shopping center, an airport, or a stadium can all be considered indirect sources.

**Infill.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Infiltration.** The introduction of underground water, such as groundwater, into wastewater collection systems. Infiltration results in increased wastewater flow levels.

**Infrastructure.** Permanent utility installations, including roads, water supply lines, sewage collection pipes, and power and communication lines.

**Intersection Capacity.** The maximum number of vehicles that has a reasonable expectation of passing through an intersection in one direction during a given time period under prevailing roadway and traffic conditions.

**Kilovolt (kV).** 1000 volts.

**Land Use.** The purpose or activity for which a piece of land or its buildings is designed, arranged, or intended or for which it is occupied or maintained.

**Level of Service (LOS).** The different operating conditions which occur in a lane or roadway when accommodating various traffic volumes. A qualitative measure of the effect of traffic flow factors such as special travel time, interruptions, freedom

to maneuver, driver comfort, and convenience, and indirectly, safety and operating cost. LOS is usually described by a letter rating system of A through F, with LOS A indicating stable traffic flow with little or no delays and LOS F indicating excessive delays and jammed traffic conditions.

**Loop Feed.** The connection of two transmission or distribution lines to complete a loop; loop feeds allow electric service to be provided from either line in the event of an outage.

**Mitigation Measure.** Action taken to reduce or eliminate environmental impacts. Mitigation includes: avoiding the impact altogether by not taking a certain action or parts of an action; minimizing impacts by limiting the degree or magnitude of the action and its implementation; rectifying the impact by repairing, rehabilitating, or restoring the affected environment; reducing or eliminating the impact over time by preservation and maintenance during the life of the action; and compensating for the impact by replacing or providing substitute resources or environments.

**Non-point Source.** A pollutant source introduced from dispersed points and lacking a single, identifiable origin. Examples include automobile emissions or urban runoff.

**100-Year Flood.** That flood event, which has a 1% chance of occurrence in any one year.

**Outage.** The period during which a generating unit, transmission line, or other facility is out of service.

**Peak Demand.** The maximum load during a specific period of time.

**Peak Hour Traffic.** The number of vehicles passing over a designated section of a street during the busiest one-hour period during a 24-hour period.

**Pedestrian-oriented Development.** Development designed with an emphasis on sidewalks and pedestrian access to buildings, rather than on auto access and parking areas.

**Percent Slope.** A common way of expressing the steepness of the slope of terrain; percent slope is derived by dividing the change in elevation by the horizontal distance traversed. An increase of 20 feet in elevation over a 100-foot distance is a 20% slope.

**Point Source.** A pollutant source that may be traced to a discrete point of emission.

**Prudent Avoidance.** Siting transmission lines, sub-transmission lines, and substations to avoid "captive populations," such as schools, daycare centers, Alzheimer's and other elderly care residences, incarceration facilities, and hospitals, as well as residential areas, to the greatest extent practical and feasible.

**Rare Species.** A species or subspecies, although not currently threatened with extinction, that exists in such small numbers throughout its range that it may be endangered if the quality of its environment worsens.

**Reliability.** The degree of performance of the various elements of the bulk electric system that results in delivery of electricity to customers within accepted standards and desired amounts. Reliability may be measured by the frequency, duration, and magnitude of adverse effects on the electric supply.

**Retention Area.** A pond, pool, lagoon, or basin used for the storage of water runoff.

**Right-of-way.** A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation that is intended to be occupied or actually occupied by a road, crosswalk, railroad, electric transmission line, oil or gas pipeline, water line, sanitary storm sewer, or other similar utilization.

**Riparian.** Pertaining to the bank of a natural course of water, whether seasonal or annual. The surrounding vegetation or presence of known wildlife movement pathways defines riparian habitat; it borders or surrounds a waterway.

**Resource Protection Area (RPA).** RPAs contain the most sensitive and vulnerable habitats that require protection. They are located along riparian corridors that provide important habitat for plants and animals and movement corridors for wildlife. RPAs are designated as no-build and no-disturbance areas.

**Sedimentation.** Process of deposition in a body of water of materials that have been carried in cloudy suspension.

**Sensitive Resource Area (SRA).** SRAs contain areas that could potentially include habitat for sensitive species of plants and animals. Development is permitted on sites with SRA designation, in accordance with established procedures and standards.

**Solid Waste.** Unwanted or discarded material, including garbage, with insufficient liquid content to be free flowing.

**Study Area Boundary.** The city and the land outside its boundaries (1.5-mile study area) that bear a relationship to its planning.

**Subdivision.** The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

**Subsidence.** The gradual sinking of land as a result of natural or man-made causes.

**Substation.** An assemblage of electrical equipment for switching and/or regulating electric voltage.

## Sewer Service Plan

**Switching Station.** A type of substation with electrical equipment for tying together two or more electric circuits and arranged to be able to permit a circuit to be disconnected in an emergency or to change electric connections between circuits.

**Tap.** A limited capacity electric circuit extending from a main line to a substation.

**Third Class City.** Bureau of the Census designation for cities with a population of 10,000–39,000.

**Threatened Species, Federal.** A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

**Tie.** An electric circuit connecting two primary lines.

**Transformer.** An electrical device for changing the voltage of alternating current.

**Trip End.** A single vehicle movement. Roundtrips consist of two trip ends.

**Trip Generation.** The number of vehicle trip ends associated with (i.e., produced by) a particular land use or traffic study site.

**Transportation Systems Management.** Measures designed to reduce peak-period vehicle traffic by making a more efficient use of existing resources and emphasizing transit, ridesharing, and nonautomobile alternatives.

**Upgrade.** To increase the capacity of a substation by installing a higher voltage and/or higher capacity transformer or by installing an additional transformer, or to increase the capacity of a transmission or sub-transmission line by rebuilding to a higher voltage.

**Vehicle Miles Traveled.** A measure of both the volume and extent of motor vehicle operation; the total number of vehicle miles traveled within a specified geographical area (whether the entire country or a smaller area) over a given period of time.

**Viewshed.** The geographic area from which a site is visible; a collection viewpoints.

**Volume-to-Capacity Ratio.** In reference to public services or transportation, ratios of peak hour use to capacity.

**Waste Stream.** All solid, semisolid, and liquid wastes including garbage, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semisolid wastes.

**Watt.** An electrical unit of power or rate of doing work.



**Watt-hour.** A measure of electrical energy, or a watt of power consumed over one hour. Electric energy is commonly sold by the kilowatt-hour.

**Wetland.** An area at least periodically wet or flooded, where the water table stands at or above the land surface (bogs and marshes). Also those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

**Wildlife Corridor.** A natural corridor, such as an undeveloped ravine, that is frequently used by wildlife to travel from one area to another.

**Zoning District.** A specifically delineated area on a zoning map within which regulations and requirements uniformly govern the use, placement, spacing, and size of buildings, open spaces, and other facilities.

**APPENDIXES**



## APPENDIX A

## PLANS, REPORTS, AND STUDIES

The following plans, reports, and studies assisted in the drafting of the *City of River Falls Sewer Service Area Water Quality Management Plan (SSAP)*.

Year	Name of Plan, Study, or Report
2000	St. Croix County Development Management Plan
1999	River Falls Municipal Utility Comprehensive Water Plan
1999	Town of Troy Subdivision Ordinance
1999	Kinnickinnic River Priority Watershed Project
1999	La Crosse Sewer Service Area Water Quality Management Plan 1999–2000
1999	City of River Falls Housing Needs Assessment
1998	Town of River Falls Master Plan
1998	River Falls Comprehensive Sanitary Sewer Study
1998	River Falls Facility Plan for Permit Compliance
1998	Hudson Area Urban Sewer Service Area Plan
1996	Pierce County Land Management Plan
1996	St. Croix County Development Plan
1996	Labor Market Conditions in Pierce County
1995	City of River Falls Water Management Plan
1995	City of River Falls Bicycle and Pedestrian Plan
1995	River Falls Comprehensive Water Study Plan
1995	City of River Falls Master Plan Update
1995	City of River Falls Master Plan Summary
1995	City of River Falls Comprehensive Parks & Recreation Plan
1995	HDR Electric Long Range Plan Update
1994	River Falls Facility Plan Amendment
1992	Town of Troy Growth Management Plan
1992	HDR Electrical System Analysis & Coordination Review
1991	River Falls Architectural and Historical Survey Report
1990	U.S. Census
1989	City of River Falls Comprehensive Parks & Recreation Plan
1987	City of River Falls Master Plan Report
1983	River Falls Service Availability Charges
1982	FIRM Flood Insurance Rate Maps
1982	River Falls Township Land Use Plan
1979	River Falls Interceptor Sewer Study
1978	River Falls Water Utility System Analysis
1974	Urbanization in St. Croix and Pierce Counties
1971	Outdoor Recreation Plan
1965	City of River Falls Comprehensive Plan
1930–1980	U.S. Census
	Municipal Code of River Falls, Wisconsin
	Wisconsin State Statutes
	USDA, National Resource Conservation Service (formerly Soil Conservation Service)
	Variety of Wisconsin Department of Natural Resources Documents

**APPENDIX B**  
**SEWER SERVICE AREA COMMITTEE**

- |   |                         |
|---|-------------------------|
| <p><b>1. Katie Chaffee, Mayor</b><br/>City of River Falls<br/>123 East Elm Street<br/>River Falls, WI 54022</p>   | <p><b>Appointee</b></p> |
| <p><b>2. Tom O’Connell, Council Member</b><br/>City of River Falls<br/>123 East Elm Street<br/>River Falls, WI 54022<br/>715-425-5863</p>                       | <p><b>Appointee</b></p> |
| <p><b>3. Mariano “Buddy” Lucero, Planning Director</b><br/>City of River Falls<br/>123 East Elm Street<br/>River Falls, WI 54022<br/>715-425-0900, ext. 108</p> | <p><b>Appointee</b></p> |
| <p><b>4. Jim Dieck</b><br/>River Falls Utilities Commission<br/>904 Falcon Drive<br/>River Falls, WI 54022<br/>715-425-1144</p>                                 | <p><b>Appointee</b></p> |
| <p><b>5. Dean Albert, Chairman</b><br/>Town of Troy<br/>296 Highway 35 North<br/>River Falls, WI 54022<br/>715-425-7907</p>                                     | <p><b>Appointee</b></p> |
| <p><b>6. Charles Andrea, Chairman</b><br/>Town of Kinnickinnic<br/>332 County Trunk JJ<br/>River Falls, WI 54022<br/>715-425-5970</p>                           | <p><b>Appointee</b></p> |
| <p><b>7. Leroy Peterson, Chairman</b><br/>Town of Clifton<br/>W10604 County Trunk FF<br/>River Falls, WI 54022<br/>715-425-5837</p>                             | <p><b>Appointee</b></p> |

**APPENDIX B: SEWER SERVICE AREA COMMITTEE (Continued)**

- |  |                  |
|--|------------------|
| <b>8. Louis Campbell, Chairman</b><br>Town of River Falls<br>W9255 - 690 <sup>th</sup> Avenue<br>River Falls, WI 54022<br>715-425-6947                           | <b>Appointee</b> |
| <b>9. David Fodroczi, Director</b><br>St. Croix County Planning Department<br>1101 Carmichael Road<br>Hudson, WI 54016<br>715-386-4674                           | <b>Appointee</b> |
| <b>10. Mark Schroeder</b><br>Pierce County Administrative Coordinator<br>414 West Main Street<br>P.O. Box 119<br>Ellsworth, WI 54011<br>715-273-3531, ext. 429   | <b>Appointee</b> |
| <b>11. Dan Simonson</b><br>Water Quality Planning Director<br>Wisconsin Department of Natural Resources<br>P.O. Box 4001<br>Eau Claire, WI 54702<br>715-839-3725 | <b>Appointee</b> |

**APPENDIX C**

**SEWER SERVICE AREA TECHNICAL ADVISORY COMMITTEE**

<b>Contact</b>	<b>Area of Expertise</b>
<p><b>Mariano “Buddy” Lucero</b>                      Planning Director                      City of River Falls                      123 East Elm Street                      River Falls, WI 54022                      715-425-0900, ext. 108</p>	<p>&gt; <i>Comprehensive Plan</i>                      &gt; <i>Development Regulations</i></p>
<p><b>Tony Steiner</b>                      Zoning Administrator                      City of River Falls                      123 East Elm Street                      River Falls, WI 54022                      715-425-0900, ext. 111</p>	<p>&gt; <i>Zoning Ordinance</i>                      &gt; <i>Development Regulations</i></p>
<p><b>Reid Wronski, P.E.</b>                      City Engineer                      City of River Falls                      123 East Elm Street                      River Falls, WI 54022                      715-425-0900, ext. 150</p>	<p>&gt; <i>Engineering</i>                      &gt; <i>Streets</i></p>
<p><b>Victor Marma, General Manager</b>                      River Falls Municipal Utilities                      125 East Elm Street                      River Falls, WI 54022                      715-425-0906, ext. 120</p>	<p>&gt; <i>Utilities</i>                      &gt; <i>Water</i>                      &gt; <i>Sewer</i>                      &gt; <i>Electric</i></p>
<p><b>Ellen Denzer, Planner</b>                      St. Croix County Planning Department                      1101 Carmichael Road                      Hudson, WI 54016                      715-386-4673</p>	<p>&gt; <i>Comprehensive and Development Regulations</i></p>
<p><b>Mark Schroeder, Administrative Coordinator</b>                      Pierce County                      414 West Main Street                      P.O. Box 119                      Ellsworth, WI 54011                      715-273-3531, ext. 429</p>	<p>&gt; <i>Comprehensive and Development Regulations</i></p>

**APPENDIX C: SEWER SERVICE AREA TECHNICAL ADVISORY COMMITTEE (Continued)**

<b>Contact</b>	<b>Area of Expertise</b>
<p><b>Charles Christenson</b>                      St. Croix County Conservationist                      Land &amp; Water Conservation Office                      1960 8<sup>th</sup> Avenue                      Baldwin, WI 54002                      715-684-2894</p>	<p>&gt; <i>Groundwater</i>                      &gt; <i>Soils</i>                      &gt; <i>Wetlands</i>                      &gt; <i>Erosion Control</i></p>
<p><b>Don Siler, District Conservationist, USDA</b>                      Natural Resources Conservation Service                      1960 8<sup>th</sup> Avenue                      Baldwin, WI 54002                      715-684-2894</p>	<p>&gt; <i>Soils</i>                      &gt; <i>Wetlands</i></p>
<p><b>Duane Klein</b>                      Department of Agriculture, Trade &amp; Consumer                      Protection                      801 West Badger Road                      Madison, WI 53708-8911                      608-224-4519</p>	<p>&gt; <i>Fertilizers and Pesticides</i></p>
<p><b>Chip Harry L. Brown, III</b>                      State Historical Society of Wisconsin                      816 State Street                      Madison, WI 53706-1488                      608-265-6404</p>	<p>&gt; <i>Historical Resources</i></p>
<p><b>Leroy Jansky</b>                      Department of Commerce-Safety and Building                      Division                      13 East Spruce Street                      Chippewa Falls, WI 54729                      715-726-2559</p>	<p>&gt; <i>Septic Systems</i></p>
<p><b>Kathy Prentice</b> Department of Commerce-                      Environmental and Regulatory Service Division                      (ERSD)                      1300 State Highway 29 East                      Chippewa Falls, WI 54729                      715-726-2559</p>	<p>&gt; <i>Underground Storage Tanks (retail)</i></p>
<p><b>Darrell Christy</b>                      Department of Commerce-ERSD                      S7840 Balsam Road                      Eau Claire, WI 54701                      715-878-4499</p>	<p>&gt; <i>Underground Storage Tanks (non-retail;                      commercial and residential)</i></p>

**APPENDIX C: SEWER SERVICE AREA TECHNICAL ADVISORY COMMITTEE (Continued)**

Contact	Area of Expertise
<p><b>Peter Skorseth, Environmental Engineer</b>                      Wisconsin Department of Natural Resources                      990 Hillcrest Street, Suite 104                      Baldwin, WI 54002                      715-684-2914</p>	<p>➤ <i>Water Supply</i>                      ➤ <i>Wastewater</i></p>
<p><b>Dan Simonson</b>                      Water Quality Planning Director                      Wisconsin Department of Natural Resources                      P.O. Box 4001                      Eau Claire, WI 54702                      715-839-3725</p>	<p>➤ <i>Surface Water</i>                      ➤ <i>Storm water Management</i>                      ➤ <i>Sewer Service Area Plans</i></p>
<p><b>Dan Koich</b>                      Water Regulation and Zoning                      Wisconsin Department of Natural Resources                      P.O. Box 4001                      Eau Claire, WI 54702                      715-839-3769</p>	<p>➤ <i>Shoreland</i>                      ➤ <i>Setbacks</i>                      ➤ <i>Floodplains</i>                      ➤ <i>Wetlands</i></p>
<p><b>Steve Thon</b>                      Wastewater Engineer                      Wisconsin Department of Natural Resources                      P.O. Box 4001                      Eau Claire, WI 54702                      715-830-3776</p>	<p>➤ <i>Municipal Sewer and Water</i>                      ➤ <i>Groundwater</i></p>
<p><b>*Lisa Helmuth</b>                      Water Quality Planning                      Wisconsin Department of Natural Resources                      101 S. Webster                      P.O. Box 7921                      Madison, WI 53707-7921                      608-266-7768                      * DNR contact</p>	<p>➤ <i>Sewer Service Area Plans</i></p>

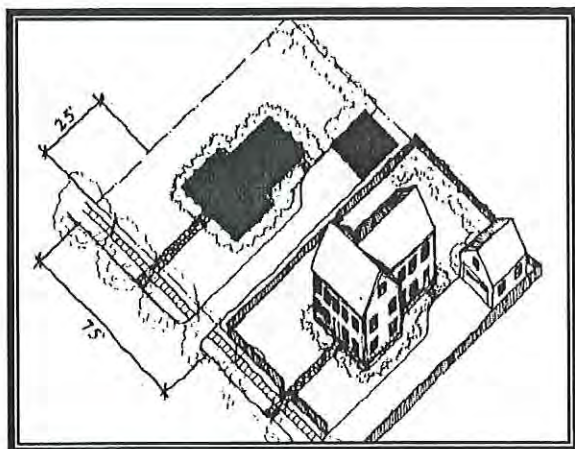


**APPENDIX D**

**ILLUSTRATIVE RESIDENTIAL PROTOTYPES**

**EXISTING CITY LOT**

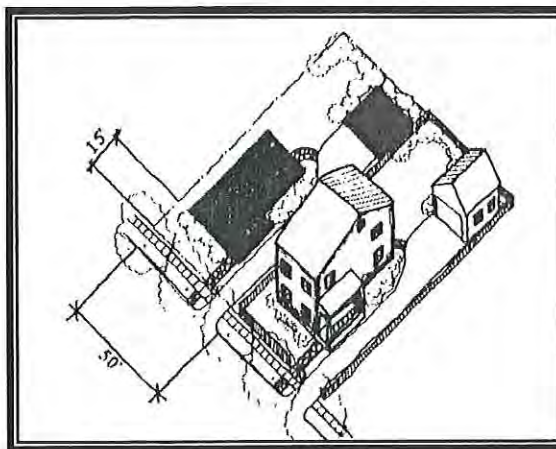
(front loaded)



*City lot single family detached dwelling.*

**SMALL LOT**

(front loaded)



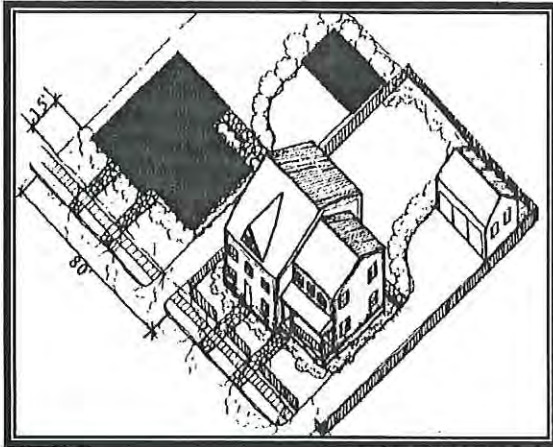
*Small lot detached single family dwelling.*

<b>Lot Size</b>	7,500 sq. ft.	5,000 sq. ft.
<b>Dwelling Size</b>	1,650 sq. ft.	1,500 sq. ft.
<b>Number of Floors</b>	2 floors	2 floors
<b>Illustrated Density (unit/gross acre)</b>	4 du/ac	6 du/ac
<b>Typical Density Range for Housing Type</b>	3–6 du/ac	3–6 du/ac
<b>Future Land Use Classification</b>	low density	low density

*Illustrations from the VISIONS FOR A NEW AMERICAN DREAM by Anton C. Nelessen*

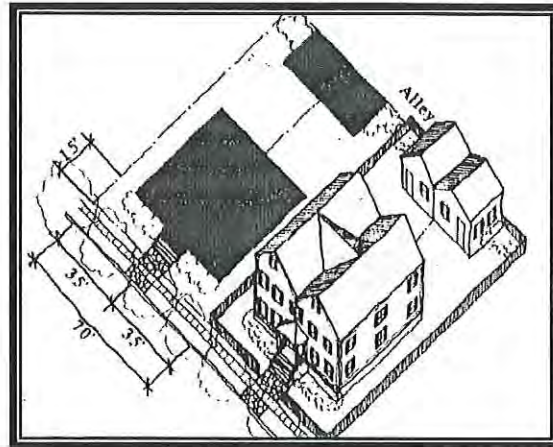
**APPENDIX D: ILLUSTRATIVE RESIDENTIAL PROTOTYPES (Continued)**

**TWO UNIT LOT**  
(front loaded)



*Semi-detached dwelling with second unit.*

**DUPLEX LOT**  
(rear loaded)



*Duplex dwelling units.*

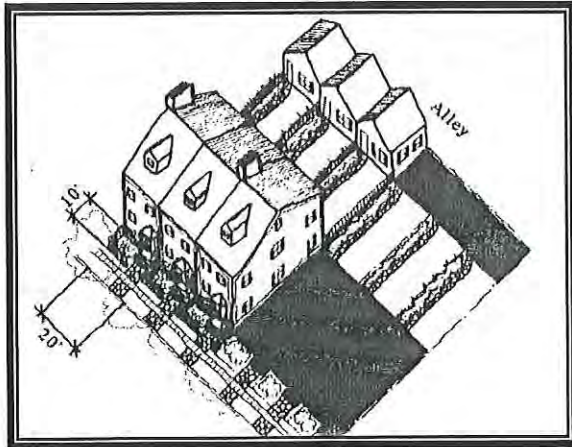
<b>Lot Size</b>	8,000 sq. ft.	3,500 sq. ft.
<b>Dwelling Size</b>	1,500/750 sq. ft.	1,400 sq. ft.
<b>Number of Floors</b>	2 floors	2 floors
<b>Illustrated Density (unit/gross acre)</b>	4 du/ac	8 du/ac
<b>Typical Density Range for Housing Type</b>	3–6 du/ac	6–9 du/ac
<b>Future Land Use Classification</b>	low density	medium density

*Illustrations from the VISIONS FOR A NEW AMERICAN DREAM by Anton C. Nelessen*

**APPENDIX D: ILLUSTRATIVE RESIDENTIAL PROTOTYPES (Continued)**

**TOWN HOUSE**

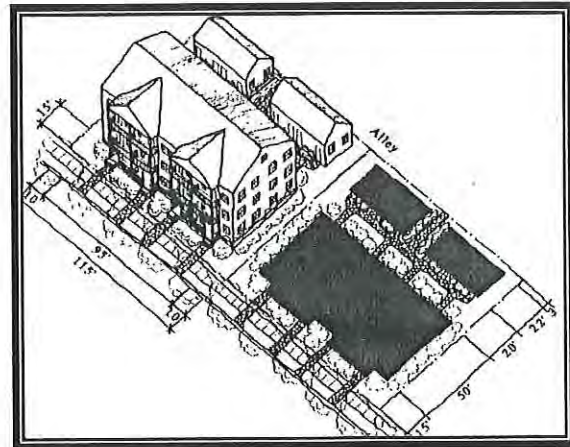
(rear loaded)



*Town house dwelling unit.*

**APARTMENTS**

(rear loaded)



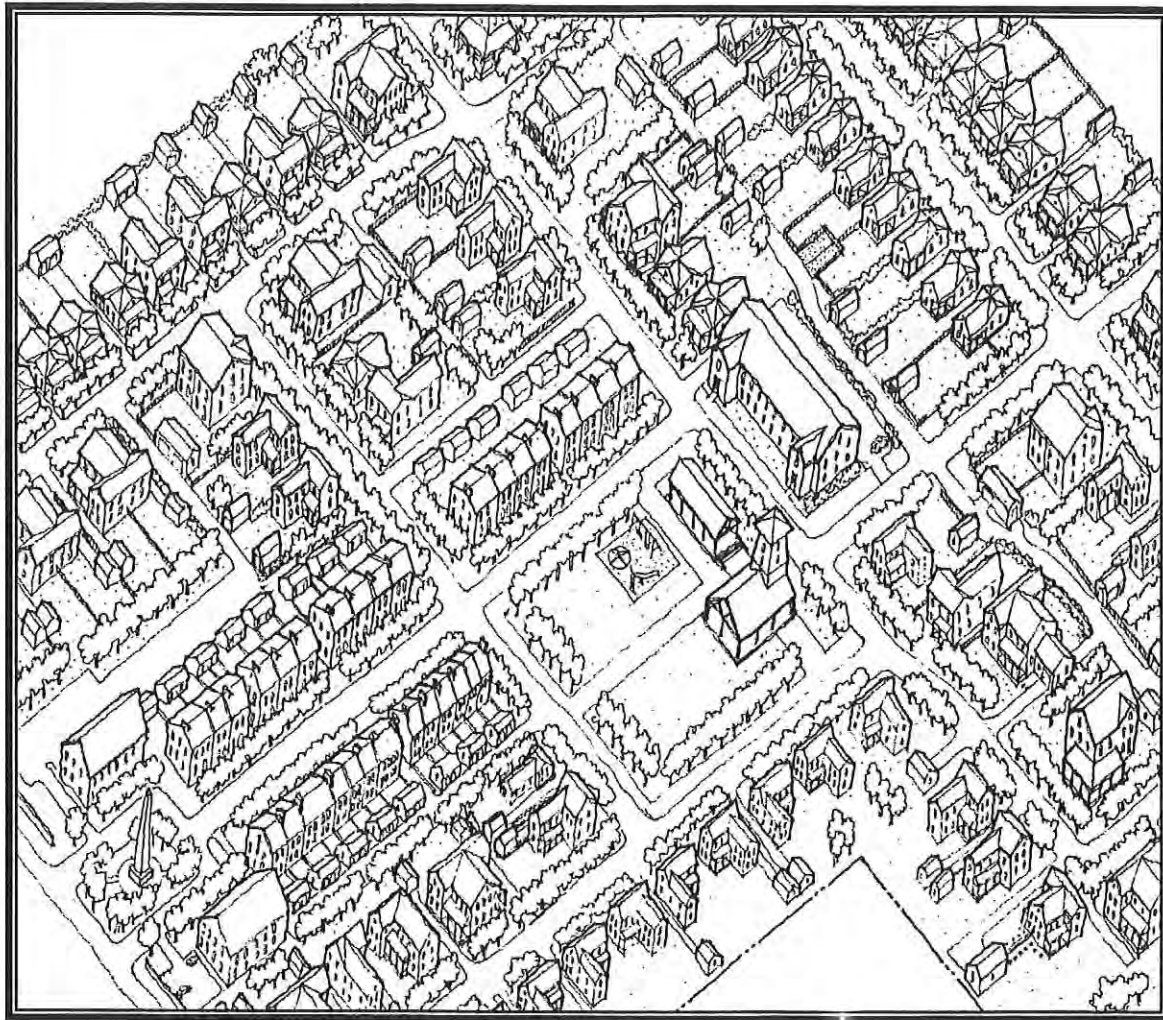
*Apartment dwelling units.*

<b>Lot Size</b>	2,000 sq. ft.	12,650 sq. ft.
<b>Dwelling Size</b>	1,200 sq. ft.	1,200 sq. ft.
<b>Number of Floors</b>	2 floors	2 floors
<b>Illustrated Density (unit/gross acre)</b>	12 du/ac	12 du/ac
<b>Typical Density Range for Housing Type</b>	9–12 du/ac	9–12 du/ac
<b>Future Land Use Classification</b>	high density	high density

*Illustrations from the VISIONS FOR A NEW AMERICAN DREAM by Anton C. Nelessen*

## APPENDIX E

### ILLUSTRATION OF A NEIGHBORHOOD CENTER



*Illustration from the VISIONS FOR A NEW AMERICAN DREAM by Anton C. Nelessen*

### NEIGHBORHOOD CENTER DEVELOPMENT

The vision for commercial and neighborhood centers is of community-friendly, transit-accessible, sustainable, and livable community areas that offer commercial amenities within walking distance of residences and are scaled and designed for pedestrian interest, comfort, and safety. The City of River Falls Main Street is a fine example of such a development type.

In contrast, most commercial centers built today are isolated from their surroundings, with residential and commercial uses isolated from each other. Many of the centers have been designed without regard for pedestrian, bicycle, or transit accessibility or the unique character of their town and the scale and character of adjoining neighborhoods. Well-designed centers can also decrease the number and length of automobile trips, with resultant benefits of improved air quality, energy savings, and decreased need for land devoted to parking.

**APPENDIX E: ILLUSTRATION OF A NEIGHBORHOOD CENTER (Continued)**

More importantly, they can strengthen the identity of neighborhoods and provide an environment that enhances everyday working, shopping, and recreation.

The revitalization of this vision will require fundamental changes in the way centers are planned and built as well as coordinated public and private efforts. General design principles proposed to guide both large-scale development and redevelopment as well as smaller-scaled incremental changes in the center are:

- Give priority over the automobile to pedestrians, bicyclists, and transit riders in all centers.
- Knit the center into the urban fabric of the city by extending adjoining streets into developments, building closer to public streets and sidewalks, setting parking behind buildings, and matching the grain, scale, and character of the surroundings.
- Where feasible, overlay or introduce a traditional street grid (private or public) to shorten blocks, divide large parcels into a finer grain, and provide frontage for additional pedestrian-oriented development.
- Concentrate pedestrian activity in the centers, and create a town square or open space as a focus in all centers.
- Recognize the value of streets as public open spaces that form the building blocks of the community and provide pedestrian amenities, lighting, and landscaping.
- Use trees, shrubbery, and other landscape elements to provide identity, delineate edges, and define entrance and movement corridors.
- Respond to the unique character of individual centers by:
  - Preserving historic structures, artifacts, and landscape to add to the character and richness of the environment.
  - Retain views of the bluffs and natural features, such as the rivers and topography by creating viewpoints and view corridors.
- Capitalize on the economic value of storefront merchandizing, by expanding sidewalk oriented commercial uses, specifically:
  - Enhance and develop traditional blocks of storefronts with frequent pedestrian entries, store windows with awnings or canopies, and pedestrian oriented signage;
  - Provide continuity and pedestrian-oriented frontage. Avoid blank walls, parking, parking lots, and sidewalk setbacks; and
  - Design buildings to accommodate smaller businesses catering to nearby neighborhoods. (No big-boxed retail over 50,000 square feet.)
- Fill the gaps (walls and parking lots) with wall graphics, signage, artwork, and landscaping where appropriate.

**APPENDIX E: ILLUSTRATION OF A NEIGHBORHOOD CENTER (Continued)**

- Create new pedestrian corridors and bikeways through centers; connect them to adjacent neighborhoods; and provide bicycle racks or storage units near transit stops and active centers.

On Figure 4–2 Future Land Use, each center is represented by a circle with a one-quarter mile radius—the distance covered by foot in five or ten minutes by most people. Each center in a new neighborhood would have an 8–12 acre core, which could include a supermarket or drugstore, a variety of other small tenants, such as video stores, bakeries, and restaurants and other neighborhood-serving functions, such as medical, dental, and real estate offices. Community facilities such as an elementary school and neighborhood parks would be nearby. The centers would be located along future transit corridors. Residential uses on upper floors would be permitted and even encouraged in the core. Table E.1 shows uses in the neighborhood center and then Table E.2 shows buildout of a typical neighborhood center.

**Table E.1**  
**INTENSITIES AND MIX OF USES IN NEIGHBORHOOD CENTERS**

Use	Mixed-Use Core	Center Outside Core <sup>a</sup>
Commercial	Yes	No
Office	Yes	No
Residential	Yes	Yes
	None on the first floor	
Maximum Floor Area Ratio (Nonresidential uses)	0.5	--
Maximum Residential Density (units/gross acre)	12	Varies

a = Area within one-quarter-mile radius of the mixed-use core.

NOTE: Combined maximum floor area ratio and residential density may not be achievable because of height, site coverage, parking, or other requirements. The intent in providing these maximums is to permit a greater level of flexibility for a mix of uses.

The cores are to be accessible from collector or arterial streets, without being split up by the street. They will be centered around a town square or in the form of a pedestrian-oriented spine such as Main Street. Proximity to collector streets would ensure that stores and offices are accessible to those that drive to them, and service trucks can reach the center without impacting local streets. At the same time, residents would not need to walk across a four-lane arterial to reach a supermarket.

## APPENDIX E: ILLUSTRATION OF A NEIGHBORHOOD CENTER (Continued)

**Table E.2**  
**TYPICAL BUILDOUT OF A ONE-QUARTER-MILE RADIUS**  
**NEIGHBORHOOD CENTER**

<b>Use</b>	<b>Land Area</b>	<b>Units</b>
<b>Housing</b>	<b>(acres)</b>	
Low Density	30	150
Medium Density	35	350
High Density	15	300
Total Residential	80	800
Mixed-use Neighborhood Core	12	
Parks and Schools	15	

To minimize trip length and bring a large number of residents closer to the centers so they can bike or walk to shops and offices, the plan designates sites for higher-density residential development in close proximity to each mixed use commercial core in the proposed neighborhood centers. In new neighborhoods, about 35 to 40% of the housing units would be within one-quarter-mile walking distance of the neighborhood core. The centers are intended to contain a variety of housing types at an average density of 9–12 units per gross acre.

## APPENDIX F

**RIVER FALLS PARCEL INVENTORY AND ANALYSIS  
OF PROPERTIES WITH POTENTIAL FOR RESIDENTIAL  
DEVELOPMENT**

**Existing Platted Lots and Preliminary Plats in Process**

	<b>Owner/ Subdivision</b>	<b>Location</b>	<b>Approx. Acreage/ Lots</b>	<b>Utilities</b>	<b>Suitable Housing Type(s)</b>	<b>Comments</b>
1	K & S, Inc.	South of W. Division St. at end of W. Maple St.	40 ac.	Yes	Single-family, low density	City has approved developer's agreement and preliminary plat for final phase.
2	Collins et al. Collins Subdivision	N. Winter St. and Leroy Ln.	10 ac.	Yes	Single-family, low density	Plans are being drawn for the final phase of Collins Subdivision; however, City has not approved plat.
3	Wahrenbrock	South of Golfview Heights, east of STH 35 bypass	12 ac.	Yes	Single-family, low density	Final plat has been approved.
4	Gustafson & Skarsden	South of Cemetery Rd., west of STH 65	7 ac.	To be extended	Multifamily high density	City recently approved a 76-unit and three 8-unit apartment buildings. Approximately two acres are set aside for future development.
5	D. Cudd	South of Rocky Branch Elementary School	20+ ac.	Yes	Single-family, low density	City has approved preliminary plat and developer's agreement for single-family homes.
6	Kinnic View Property	On Riverside Dr., across from Commerce Ct.	2 parcels	Yes	Multifamily	Two parcels for sale— local developer has option on larger parcel. Zoned B3 for highway commercial or multifamily.
7	Rocky Branch 4th Addition	South end of River Ridge Rd. in southwest area of city	Unknown at this time	Yes	Single-family, low density	



**APPENDIX F: RIVER FALLS PARCEL INVENTORY AND ANALYSIS  
OF PROPERTIES WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT (Continued)**

**Potential In-fill and Redevelopment Sites**

	<b>Owner/Realtor</b>	<b>Location</b>	<b>Acreage/ Lots/ Buildings</b>	<b>Utilities</b>	<b>Suitable Housing Type(s)</b>	<b>Comments</b>
8	City of River Falls	West of W. Locust, south of W. Elm	4-5 ac.	Yes	Single-family or Multifamily	Currently vacant land, which the city has included in a CDBG grant application to develop as the Apollo Subdivision for affordable housing.
9	River Falls Area School District	Meyer Middle School, W. Maple	1 bldg. 4 ac. (2 blocks)	Yes	Multifamily or Condos	Existing school building has potential for conversion to apartments/condos, although District doesn't have plans to sell.
10	Pechacek Property	South of E. Division St., west of STH 35 bypass	1.7 ac.	Yes	Single-family, low density	Currently vacant property.
11	City of River Falls	Broadway and Sycamore St.	Old City Garage	Yes	Multifamily high density	Potential for high-rise multifamily development
12	Unknown at this time	Sycamore/Orange and E. Charlotte	Approx. 2½ blocks	Yes	Multifamily high density	Would require relocation of families renting single-family homes (incl. 7 mobile homes).
13	Cudd Property	West of S. Wasson and Wildcat Court	6.3 ac.	Yes	Multifamily high density	Zoned B2, including multifamily high density. Possible redevelopment area. Currently not for sale.
14	Cudd Property	West of S. Wasson and Wildcat Court	0.7 ac.	Yes	Multifamily high density	Zoned B2, including multifamily high density. Currently not for sale.
15	Venzina Property	East of S. Wasson next to Cudd's Court	9 ac.	Yes	Multifamily medium density	Currently not for sale.
16	Cudd Property	Along S. Wasson, in front of Cudd's Court	Approx. 6-7 ac.	Yes	Mobile home park	Owner has no plans to expand—could in future, but court doesn't conform to required street width.
17	Moody Family	West of S. Wasson, next to C.V. Tech. School	3 ac.	Yes	Multifamily high density	

**APPENDIX F: RIVER FALLS PARCEL INVENTORY AND ANALYSIS  
OF PROPERTIES WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT (Continued)**

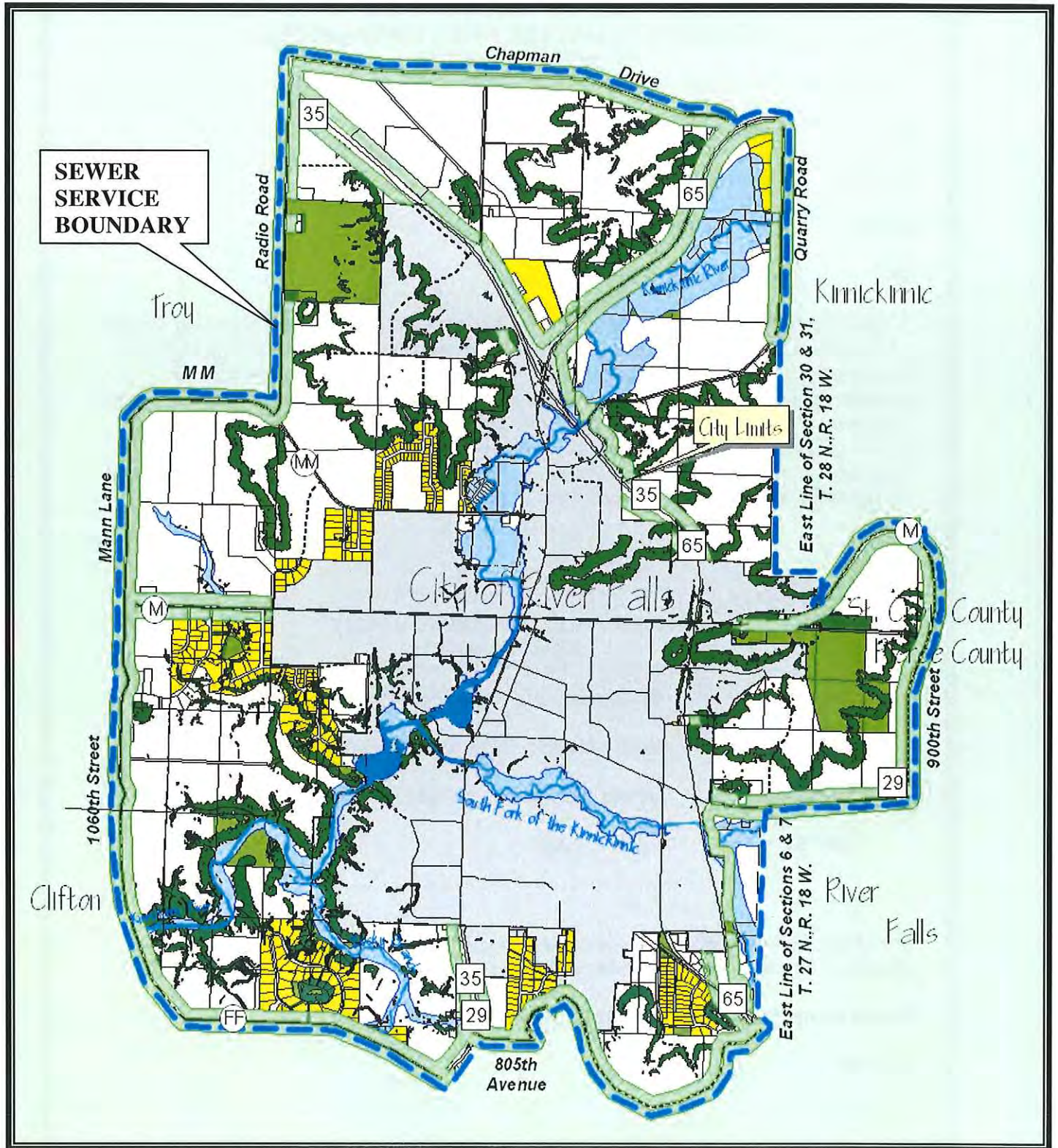
**Potential In-fill and Redevelopment Sites (Continued)**

	Owner/Realtor	Location	Acreage/ Lots/ Buildings	Utilities	Suitable Housing Type(s)	Comments
18	Foster Court	S. Winter St. and W. Cascade, along Lake George	1-2 ac.	Yes	Multifamily medium density	Currently the site of 17 older mobile homes.
19	McEwen Property	Broadway St.	1.17 ac.	Yes	Multifamily high density	Wooded rolling land, should accommodate 16-20 units. Currently not for sale.
20	Hovde Property	Roosevelt St. and No. Clark	2 bldgs. 8 ac.	Yes	Multifamily high density	Current location of Moose Lodge and Fashionaire Bldg. Currently not for sale.
21	Cenex Property	End of Fremont Street	.23 ac.	Yes	Multifamily	Location of Cenex tank farm, surrounded by city-owned land, including undeveloped street right-of-way. Property is currently for sale and has future potential to combine with adjoining properties.

**Potentially Developable Subdivision Sites**

	Owner/ Subdivision	Location	Approx. Acreage	Utilities	Suitable Housing Type(s)	Comments
22	City of River Falls	Top of hill in Industrial Park	128 ac.	No	Single-family or multifamily	Has potential for single- or multifamily housing. Currently zoned light industrial.
23	Desanctis Family	North of W. Division St., east of Dry Run Rd.	7 ac.	No	Single-family, low density	City is currently developing Desanctis Park. The Desanctis family is holding a 200- foot wide strip for future development.
24	J. Hanson	North of hospital, east of STH 35 bypass	10 ac.	No	Single-family, low density	Parcel not accessible at the present time.
25	B. Miller	East of hospital, north of E. Division St.	30+ ac.	Would need to be extended	Single-family, low density	Owner has plans to build single-family homes; however, no plat has been submitted to the City.
26	Unknown at this time.	East of STH 35 bypass, north of STH 29	14 ac.	No	Single family or multifamily	Property is currently for sale. Zoned Agricultural.

APPENDIX G  
SEWER SERVICE BOUNDARY  
2000-2020



**APPENDIX H**

**CITY OF RIVER FALLS  
COMMUNITY DEVELOPMENT DEPARTMENT  
MEMORANDUM**

**TO:** Victor Marma, Utility General Manager  
**FROM:** Buddy Lucero, Planning Director  
**DATE:** April 3, 2000  
**RE:** Sewer Extension and Hook-ups

It is my understanding that in the Municipal Code of the City of River Falls, Wisconsin, Chapter 13, Municipal Utilities, any proposal for public water and sanitary sewer in the City of River Falls must start with contacting the City of River Falls Municipal Utilities. It is also my understanding that the review of any proposal for public water or sewer extension and hook-up is also reviewed by the City of River Falls Municipal Utilities. What is unclear is who is the contact person or persons for the purpose of reviewing public water and sewer extension and hook-ups? If you could provide me a memo of the contact person or persons that are responsible for reviewing any proposals for public water or sewer extension hook-ups.

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**RIVER FALLS MUNICIPAL UTILITY  
MEMORANDUM**  
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**TO:** Buddy Lucero, Planning Director  
**FROM:** Victor Marma, General Manager *VM*  
**SUBJECT:** Sewer Extension and Hook-ups Response  
**DATE:** April 5, 2000  
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The Utility General Manager is the Municipal Utility contact person for reviewing any proposals for public water or sewer extension hook-ups.

Please let me know if you need any additional information.

VCM/cef