




Appendix A
Adoption Ordinance
Town of River Falls



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Insert Adoption Ordinance Here



Appendix B: Glossary

affordable housing: A dwelling unit where the total monthly housing expenses do not exceed a specified percentage of the occupant's gross monthly income. The specified percentage is usually 30 percent and can be set by a local unit of government, state, or federal agency for their purposes. Housing expenses include insurance, utilities, and mortgage for a homeowner and rent for a renter.

annexation: The process of removing a specified land area under the authority of one governmental jurisdiction and adding it to the land area under the authority of another governmental entity.

brownfield: Abandoned, idled, or under-used industrial and commercial sites with real or perceived environmental contamination.

building façade: The face of a building, characteristically facing a public thoroughfare.

building maintenance code: A locally adopted law that requires property owners to maintain their property to a certain level to maintain the public health, safety, and welfare.

business improvement district: A geographic area of commercial properties that uses a special assessment to generate funds for marketing, redevelopment, beautification, and other purposes to enhance business activity.

citizen academy: A structured course for citizens to learn more about how their local government works, local issues and trends, and government finance and operations. These are intended to increase citizen involvement in civic affairs, promote communication between local officials and citizens, and create better government.

cluster subdivision: A subdivision in which the lot sizes are reduced below those normally required in the zoning district in which the development is located, in return for the provision of permanent open space.

comprehensive plan: A county development plan or city, village, town, or regional planning commission master plan prepared under and meeting the content requirements outlined in §66.1001, *Wis. Stats.* Comprehensive plans provide a vision and general idea of how land should be used to assure public health, safety, and welfare.



Appendix B

Glossary

Town of River Falls

conditional use: A land use, construction activity, or structural development, which must be tailored to the site conditions and adjacent property uses through a public and technical review process, that is listed as a conditional use in a zoning district.

conservation area: Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character except in cases of overriding public interest.

conservation easement: A recorded legal agreement between a landowner and a qualified conservation agency that transfers development rights from the owner to the agency to protect natural or historic features. See s. 700.40, Wis. Stats.

conservation subdivision: A housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of land are maintained to the greatest extent possible.

detention pond: A temporary storm water storage facilities that hold back the developed peak storm water flow rate and release the predeveloped flow rate by means of an outlet structure or spillway.

development agreement: A project-specific contract that is negotiated between a developer and the community. It outlines the obligations of both parties to perform certain actions relating to a development project.

economic base: The economic base of an area consists of those activities that provide the core employment and income on which the rest of the local economy depends.

environmental corridor: Linear areas of natural resources that are critical to maintaining water quality and quantity and to providing habitat linkages that maintain biological diversity. Environmental corridors are often associated with rivers and streams.

environmentally sensitive area: Areas such as wetlands, steep slopes, waterways, underground water recharge areas, shores, and natural plant and animal habitats that are easily disturbed by development.

extraterritorial zoning: The authority of a city or village to work with the affected town to jointly control land use in the extraterritorial area beyond the city's or village's corporate limits. Under Wisconsin law, the extraterritorial zone for 1st, 2nd, and 3rd class cities extends 3 miles beyond the corporate limits. The limit extends 1-1/2



Appendix B

Glossary

Town of River Falls

miles beyond the municipal boundary for 4th class cities and villages. A joint zoning committee develops appropriate zoning regulations for the area and administers them following adoption. See §62.23(7a), *Wis. Stats.*

extraterritorial plat review: The authority of a city or village to review subdivision proposals in the extraterritorial area beyond its corporate limits. Under Wisconsin law, the extraterritorial zone for 1st, 2nd, and 3rd class cities extends 3 miles beyond the corporate limits. The limit extends 1-½ miles beyond the municipal boundary for 4th class cities and villages. Within this area plat, approval is exercised by the town board, the county planning agency, and the city council or village board. If there is a conflict in the requirements of the local government with approval authority, the proposed subdivision must comply with the most restrictive requirements. See §236(10), *Wis. Stats.*

first impressions survey: An assessment of a community as conducted by a group of selected individuals who have not previously visited the community. Primarily focuses on how a community feels to a first time visitor with special attention on the community's physical attributes and attractiveness. Intended to help a community identify areas for improvement.

floodplain: The generally level area along a stream that is inundated by floodwaters when the stream overflows its banks.

floodway: The channel of a stream and the adjacent overbank area that must be reserved in order to discharge a base flood without cumulatively increasing the water surface elevation more than a specified height (usually 1.0 feet). This designation is used for regulatory purposes in floodplain regulations.

GIS (Geographic information system): Computer technology, tools, databases, and applications that provide spatial (geographic) data management, analysis, and mapping capabilities to support policy evaluation, decision-making, and program operations.

goal: A desired state of affairs to which planned effort is directed.

historic preservation: The protection, restoration, and rehabilitation of historic properties.

home occupation: Any occupation, profession, enterprise, or similar activity that is conducted on the premises of a single-family residence as an accessory use. The term does not include hobbies or similar non-commercial activities or any activity that would meet the definition of heavy industry.

Appendix B

Glossary

Town of River Falls

infrastructure: A general term intended to describe the types of services that government and private industry provides for the benefit of all. Examples include roads, parks.

household hazardous waste: Hazardous wastes generated in a residential setting. Examples include household cleaners, detergents, furniture polish, pesticides, paints, thinners, solvents, and products used in the care and service of motor vehicles.

impervious surface: That portion of a lot that substantially reduces or prevents the infiltration of stormwater into the ground. It includes areas of compacted soil and surfaces such as buildings, sidewalks, parking lots, driveways, and similar features.

infill development: Any project intended to develop vacant property within a generally developed area.

land development regulations: Ordinances enacted by a governing body for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

land trust: A private, nonprofit organization that protects natural and cultural resources through conservation easements, land acquisition, and education.

local emergency planning committee (LEPC): The body appointed by the State Emergency Response Commission, as required by the Emergency Planning and Community Right-to-Know Act of 1986, which develops comprehensive emergency plans for Local Emergency Planning Districts, collects material safety data sheet forms and chemical release reports, and provides this information to the public. Each county and some large city governments participate in a LEPC.

mixed-use development: A development that allows multiple compatible uses to be in close proximity to one another in order to minimize transportation infrastructure impacts and to create a compact, efficient neighborhood; for example, single family, multifamily, commercial, and industrial uses are located within a reasonable proximity to each other.

multi-modal transportation: A transportation system that includes a number of different modes, or means, of transportation. These modes of transportation may be either motorized, (e.g., automobiles, buses, or airplanes) or non- motorized, (e.g., bicycles or walking.)

Appendix B

Glossary

Town of River Falls

National Register of Historic Places: A listing of districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The Register was authorized by the National Historic Preservation Act of 1996 and is maintained by the National Park Service .

nonconforming use: A use (or structure) that lawfully existed prior to the adoption or amendment of an ordinance but that fails to conform to the standards of the current zoning ordinance.

objective: Specific, measurable statements that provide a means to ends (the goals).

official map: A legally adopted map that conclusively shows the location and width of proposed streets, public facilities and public areas, and drainage rights-of-way.

parcel: Any legally described piece of land designated by the owner or developer as land to be used or developed as a unit, or that has been developed as a unit.

purchase of development right (PDR): A public or private government initiative that acquires the development rights of property to limit development and protect natural features or open space.

planning commission: An appointed local government commission authorized to make and adopt a master plan, consistent with s. 66.1001, *Wis. Stats.*, for the physical development of the city. *See* s. 62.23, *Wis. Stats.*

policy: A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory.

prime farmland: Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water).

public participation: The involvement of the public in the planning process, with the following purposes: educate the public, reach those that rarely get involved, thwart misinformation efforts, understand what people value, seek feedback from people, and build support for a plan.

regional planning commission (RPC): A body of individuals that advises local governments and officials within its region on land-use planning. There are nine



Appendix B

Glossary

Town of River Falls

Wisconsin RPCs; and, even though Wisconsin law enables the formation of RPCs, no county, city, or village is mandated to participate in their formation or advisories. *See s 66.0309(2)(a), Wis. Stats.*

retention pond: A storm water storage facilities where runoff is retained until the water infiltrates into soil beneath the pond or evaporates.

rezoning: To change the designation of one or more parcels from one zoning designation to another.

riparian habitat: The land and plants bordering a watercourse or lake.

roundabout: A road intersection designed without traffic control lights where traffic continues around a circular area. It acts like a series of 4 "T" intersections with right-in and right-out turning movement.

stormwater: Water from a rainfall event or melting snow that flows over the ground surface.

strip development: A linear pattern of high-way based commercial development characterized by large signs and parking lots.

subdivision: The description (usually by survey) and recording of separate land parcels or lots.

sustainable development: Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

SWOT: A group exercise used to identify the strength, weakness, opportunities, and threats of a community.

transfer of development rights (TDR): A technique, involving the designation of development (receiving) zones and protected (sending) zones, for guiding growth away from sensitive resources and toward controlled development centers by transferring development rights from one area to another via local law authorization such as a deed or easement.

Appendix B

Glossary

Town of River Falls

tax increment financing: A public finance tool that a municipality can use to foster development in a specified area. The property tax base is frozen in the district and any increase in valuation is used to help finance public improvements in the district. Intended to remove blight and promote tax base expansion in an area where development likely would not otherwise occur but for the public investment.

traffic calming: A design approach in transportation planning that encourages slower vehicular speed, typically to enhance safety. Examples of efforts include the use of speed tables, roundabouts, and narrow streets.

volatile organic compounds: VOCs are organic compounds that readily evaporate under normal conditions. Once vaporized, VOCs contribute to the development of ozone and many are hazardous air pollutants. VOCs include components of gasoline, fuel oils, and lubricants, as well as organic solvents, fumigants, some inert ingredients in pesticides, and some byproducts of chlorine disinfection. Examples include: benzene, trichloroethylene, and vinyl chloride.

zoning: A police power measure in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards.