

## **NOTICE OF PLAN COMMISSION MEETING**

A public meeting will take place at the time and place indicated below. The meeting is open to the public in keeping with Chapter 19, Subchapter IV, 1985 Wisconsin Statutes (Open Meeting Law). There may be a quorum of the City Council or other Committees present at the meeting.

Government Unit Conducting Meeting: Park Falls Plan Commission

Date: Thursday, June 5, 2025

Time: 4:00 p.m.

Place: 410 Division Street, Park Falls, WI 54552 – 2<sup>nd</sup> Floor Conference Room

### **AGENDA**

Meeting:

1. Call to order
2. Roll Call
3. Public Comment
4. Plan Commission Resolution 25-001 - Comprehensive Plan Future Land Use Map Amendments
5. Adjourn

Posted: May 28, 2025, 2025

Prepared by: Shannon Greenwood – City Clerk

Services are provided on an Equal Opportunity basis. Reasonable accommodation for alternative means of communication or access for individuals with disabilities will be made upon request.

Please call 715-762-2436.



410 Division Street  
P.O. Box 146  
Park Falls, WI 54552  
Phone (715)762-2436 Fax (715) 762-2437  
[www.cityofparkfalls.com](http://www.cityofparkfalls.com)

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To: Plan Commission Members

From: Scott J. Kluver, Zoning Administrator

Re: Comprehensive Plan/Land Use Map Amendment

Date: May 27, 2025

Enclosed you will find a resolution for your approval to amend the land use map in the City's Comprehensive Plan to change the future land use map for various properties that were discussed at the last meeting. The reason for this request is to allow the Plan Commission and Council to consider a future zoning map amendment to consider corresponding changes to the zoning map.

As a reminder, for a zoning map to be properly amended, it must be consistent with the Future Land Use Map of the Comprehensive Plan. In other words, the Future Land Use Map should indicate what uses that City would likely want in particular properties in the future (comprehensive planning) and the zoning map is reflective of the zones/regulations that exist today. State law requires consistency between the two documents to prevent arbitrary zoning decisions.

If the Plan Commission approves this resolution, a copy of this resolution will be sent to the agencies listed, and a public hearing will be scheduled with the Council on a 30-day notice. The Council would need to approve the change via adopting an ordinance for this change. This process is the same as any comprehensive plan approval/or other amendment. If the resolution is approved and an ordinance adopted, the zoning map amendment process would then be able to proceed.

The proposed changes have corresponding numbers on the enclosed map:

1. 27111333000 – Parcel on both sides of the river – City owned, currently I-1, proposed to be R-2. The City could keep the east side of the river agricultural if it

wanted to. I am fine with two different zones on this one property because of the natural barrier.

2. 271112709000 – Damrow property – request to make entire parcel agricultural – parcel is currently split between two zoning districts.
3. 271112906010, 271112902000, 271112807000, 271112806000, 271112805010, 271112805020, 271112804000 – A group of properties that are listed as C-1 Commercial that are being used for residential use along the river.
4. 271103201010 – A small triangular parcel that is part of a larger residential property across the street. Should be changed from I-1 to R-2.
5. 271100506000, 271100505000, 271100507000, 271100408000, 271100409000, 271100407000, 271100410000, 271100307000, 27110039000, 271100308000, 271100310000, 271102505000, 271102504000 – a group of properties that are vacant or currently used for residential purposes that are currently shown at C-1 Commercial that should be R-2 residential. This area was missed in the initial revision to the land use map at the beginning of the year.
6. IDs 271110006012 and 271110006010 currently zoned A-1 and should be zoned R-2. These are residential lots at the end of Heritage Lane.

Note that I do not recommend changing parcel 271111603000 as originally discussed as (City Owned – fronting STH 13) to R-2 as the housing project is on hold. This may create a spot zone this this area and leaving this parcel commercial would not impact a future housing project.

Please let me know if you have any questions related to these proposed changes.

**PLAN COMMISSION FOR THE CITY OF PARK FALLS, WISCONSIN**

Resolution No. 25-001

**Amendment to Park Falls Comprehensive Plan**

**WHEREAS**, the Common Council for the City of Park Falls adopted a comprehensive plan on December 28, 2009, pursuant to the requirements set forth in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

**WHEREAS**, the Common Council has the authority to amend the adopted comprehensive plan; and

**WHEREAS**, the City of Park Falls Plan Commission agrees with the requested changes to the land use map making various changes and updates presented; and

**WHEREAS**, the City of Park Falls Plan Commission considered this resolution at their meeting on June 5<sup>th</sup>, 2025; and

**NOW THEREFORE**, by a majority vote of the entire commission recorded in its official minutes, the Plan Commission recommends to the Common Council the following:

Section 1: Amend the Chapter 3 Land Use Plan as shown in Exhibit A.

**BE IT FURTHER RESOLVED**, the City Clerk is directed to send a copy of this resolution to each of the following:

- a. the clerk for Price County;
- b. the clerk of every local government unit that is adjacent to the City;
- c. Wisconsin Land Council;
- d. State of Wisconsin Department of Administration;
- e. Northwest Regional Planning Commission; and
- f. those public libraries that serve the City.

Passed and adopted this 5<sup>th</sup> day of June, 2025

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Tara Tervort, Plan Commission Chair

STATE OF WISCONSIN     )  
                                          )  
COUNTY OF PRICE        )

I hereby certify that the foregoing resolution is a true, correct and complete copy of Plan Commission Resolution #25-001 duly and regularly adopted by the Plan Commission for the City of Park Falls on the 5th day of June, 2025.

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Shannon Greenwood, City Clerk



City Of Park Falls Admin Email <admin@cityofparkfalls.com>

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## Damrow Tax ID#24650

1 message

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**Bobbi Damrow** <bobbi\_damrow@yahoo.com>  
To: admin@cityofparkfalls.com

Thu, May 22, 2025 at 3:41 PM

Dear Scott,

This is per our discussion today regarding your May 6, 2025 letter sharing the opportunity to revise the zoning on parcel 24650 from a two-zoned parcel to a one-zoned parcel. It is our request that parcel 24650 located in the southwest corner of the city be fully zoned agricultural.

If you have any questions or further concerns, please call us at 715-518-3421 or email me at [bobbi\\_damrow@yahoo.com](mailto:bobbi_damrow@yahoo.com)

Please confirm receipt of this email.

Thank you,  
Roberta and Charles Damrow 14987 Old 13 Road  
Park Falls WI 54552

Sent from my iPhone

Sent from my iPhone



