



65

Cemetery Rd

945th St



PRICE REDUCTION  
6.897 Acres For Sale

# XXX Highway 65

## River Falls, WI

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# Property Profile

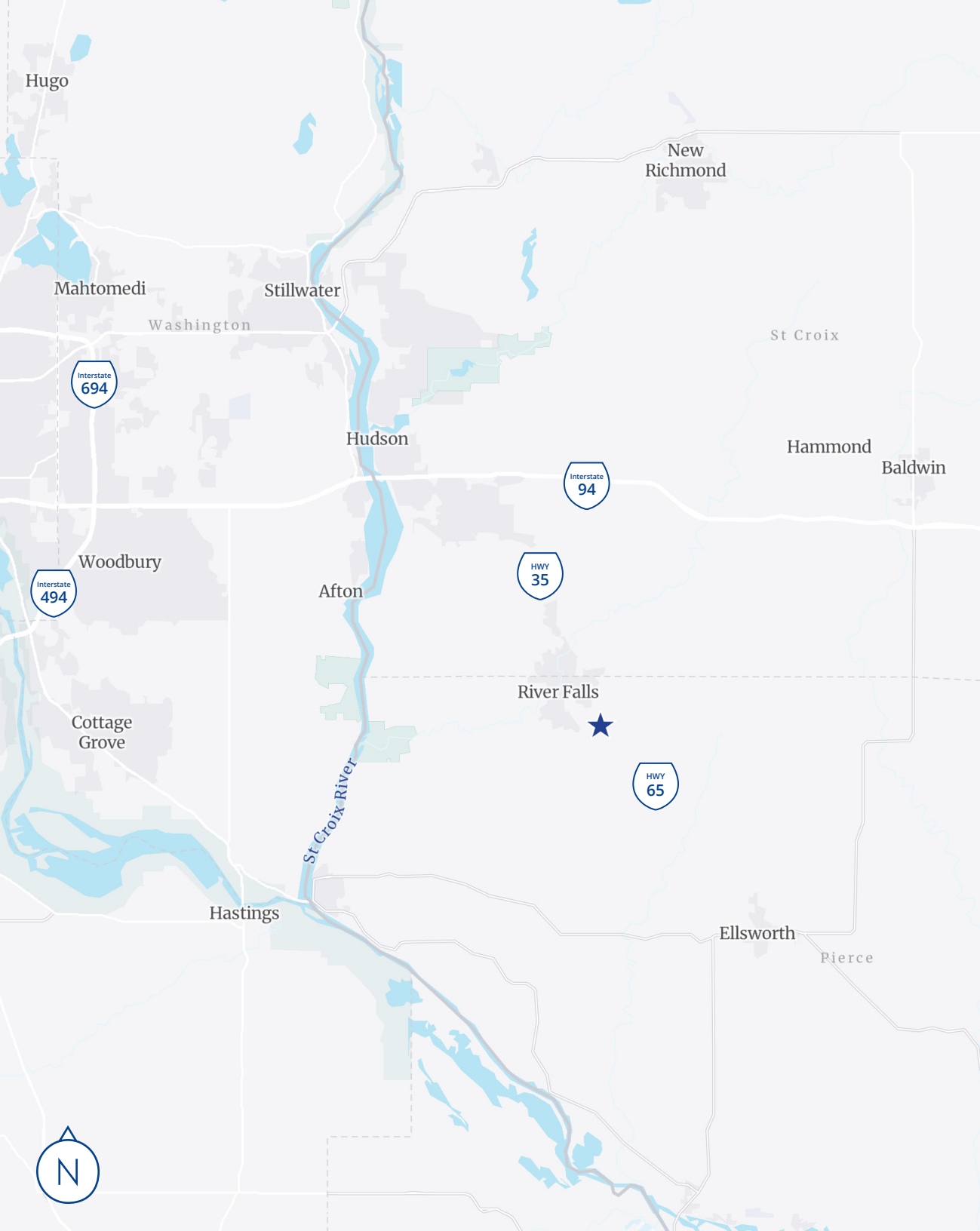


- Flexible extraterritorial industrial zoning
- Great access to Highway 65 and Interstate 94
- Visibility to 6,700 vehicles per day off of Highway 65

## Property Overview

Location	XXX Highway 65 River Falls, WI 54022
PID #	022-01033-0400
Land Size	6.897 Acres (300,433 square feet)
County	Pierce
Zoning	Industrial
2024 Taxes	\$3,118.24
Sale Price	\$400,000.00

The Deed shall contain the following restriction: "The Property conveyed herein shall not be used for any purpose related to the waste industry including, but not limited to, the hauling, processing, transferring, storage, recycling or disposal of municipal solid waste or hazardous waste. These restrictions are declared to be covenants running with the land in perpetuity commencing with the date of the deed, and shall be fully binding upon all persons or entities acquiring title to the Property whether by descent, devise, lease, purchase or otherwise and is for the benefit of and enforceable by the Grantor and Grantor's affiliates."



# Demographics

(5 mile radius)



2024 Population

1 mi:	20,632
3 mi:	17,353
5 mi:	1,580



2024 Daytime Population

1 mi:	6,771
3 mi:	5,714
5 mi:	297



2024 Average Household Income

1 mi:	\$105,773
3 mi:	\$100,948
5 mi:	\$111,426




Households

1 mi:	7,673
3 mi:	6,429
5 mi:	671

XXX Highway 65 | For Sale

# Zoning Map



**City of RIVER FALLS**

N  
0 0.25 0.5  
Miles

Certified:  
City Clerk, Amy White

Date:  
Last Revision: May 9, 2023 ORD 2023-08

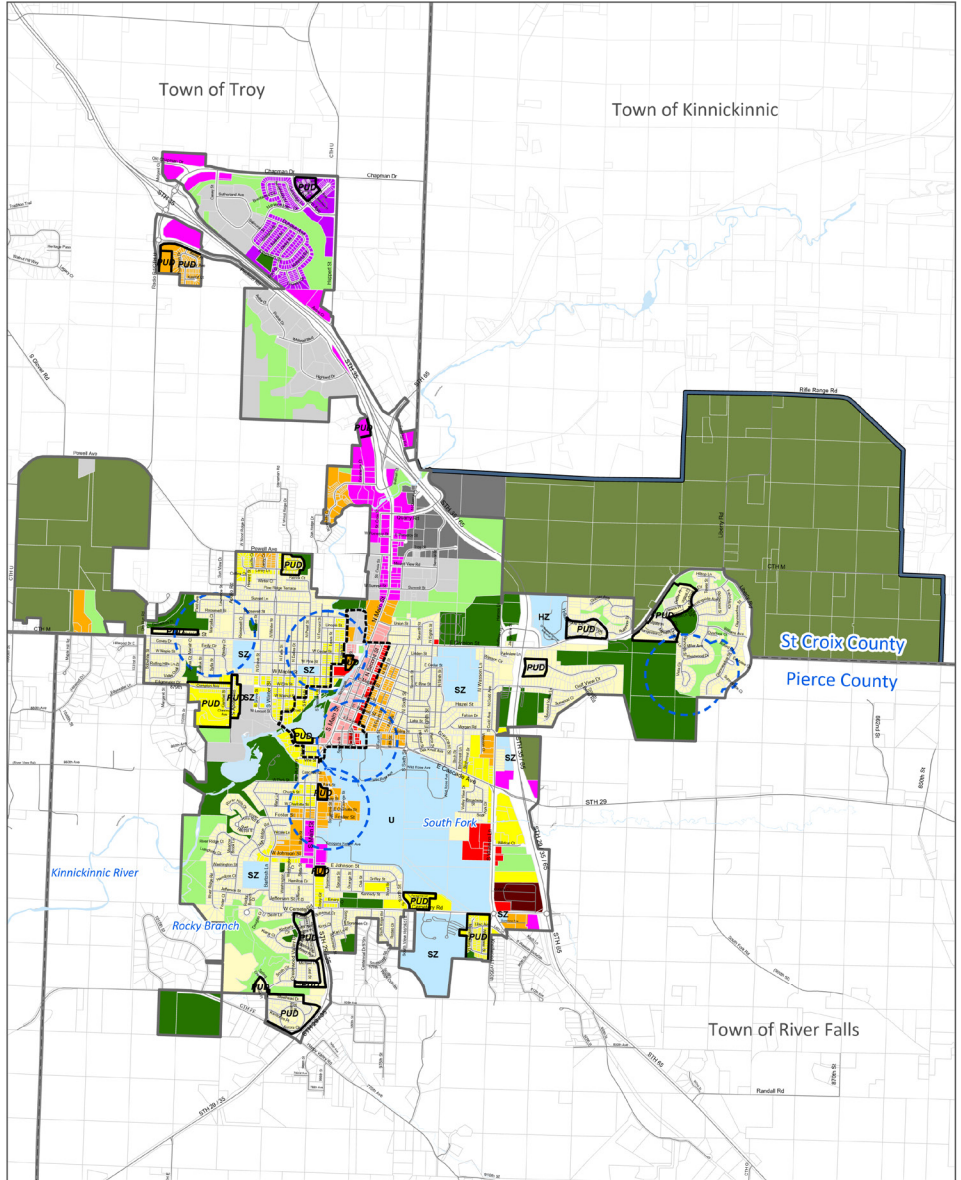
\*Past Revision Dates Available Upon Request  
V:\GIS\OfficialMaps\1\_DATA\Dates and Changes to Official Zoning Map.xlsx

**CITY OF RIVER FALLS**  
**OFFICIAL ZONING MAP**  
Pierce & St. Croix Counties, Wisconsin

R1 - Single Family Low Density	I1 - Industrial	PUD - Planned Unit Development
R2 - Multiple Family Medium Density	I2 - Heavy Industrial	Downtown Overlay District
R3 - Multiple Family High Density	A - Agriculture	Groundwater Protection Overlay District
MHP - Mobile Home Park	C - Conservancy	Urban Boundary Line
TND - Traditional Neighborhood Development	P - Park	City Limits
B1 - General Commercial	U - University	Township Boundaries
B2 - Limited Commercial	HZ - Hospital Zone	
B3 - Highway Commercial	SZ - School Zone	

**NOTES:**

1. The Common Council may amend the Official Zoning Map. Any ordinances and/or resolutions reflecting revisions that are adopted after the most recent map date shown become a part of the Official Zoning Map.
2. The Official Zoning map is considered the official version when it has been certified as correct and contains the signature of the City Clerk. If the City Clerk's signature does not appear on this map, it is not an official version. The most recent official version of the Official Zoning Map is kept on file in the City of River Falls Community Development Division.
3. Any questions regarding specific zoning issues should be directed to the City of River Falls Community Development Division, 222 Lewis St, River Falls, WI 54022.



 [CLICK FOR ZONING MAP](#)

 [CLICK FOR ZONING CODE](#)

# Zoning Code

## Industrial District

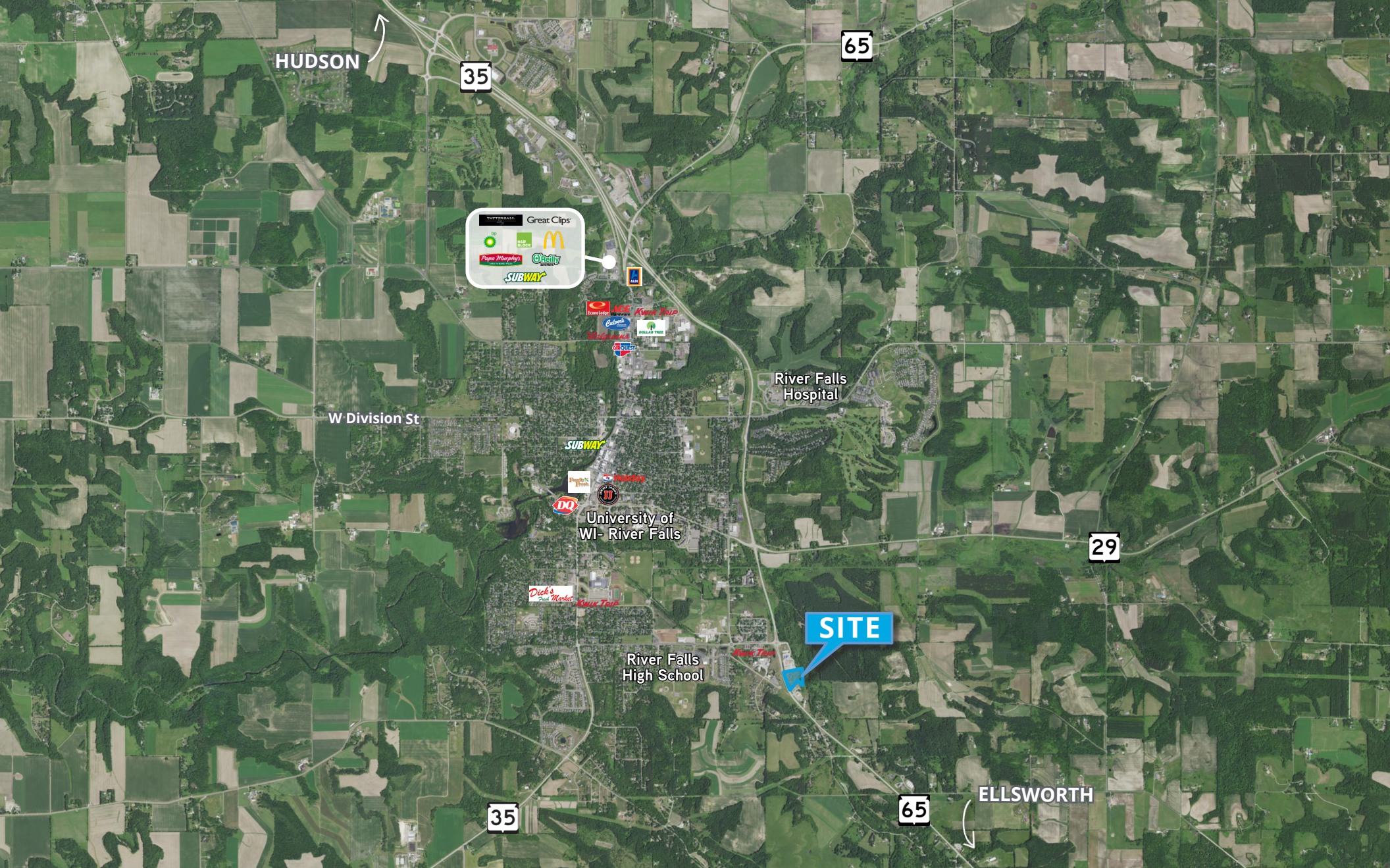
### Chapter 17.108 - EXTRATERRITORIAL ZONING

#### 17.108.120 - Industrial district (I).

- A. Purpose. The I district is intended to provide for industrial and manufacturing uses in areas separated from other sections of the city.
- B. Permitted Uses. In this district any industrial use is permitted except those that are dangerous or generate noise, smoke, traffic or air or water pollution that would create a public or private nuisance. All other uses (residential, commercial, public) are prohibited unless a special use permit has been obtained from the city council on the recommendation of the extraterritorial zoning committee in accordance with procedures prescribed for zoning amendments by Section 62.23, Wis. Stats. For the purposes of this section, nonmetallic mining as defined in Section 295.11(3), Wis. Stats., shall be considered a special use. The criteria for standards and conditions for special uses as contained in Section 17.108.150 (E) and (F) shall be applied in review of this application.
- C. Height, Area and Setback Requirements.
1. Maximum height: thirty-five (35) feet.
  2. Side Yard.
    - a. Principal building: Twenty (20) feet on each side.
    - b. Accessory building: Five feet on each side.
  3. Front yard setback: See Section 17.108.070.
  4. Rear yard setback: Forty (40) feet.
  5. Minimum lot width: One hundred (100) feet.
- D. Parking Requirements.
1. Commercial: One per two hundred (200) square feet of floor area.
  2. Industrial: One per three employees.
  3. Places at public gathering: One per five seats.

(Prior code § 20.12)

( Ord. No. 2016-03 , § 1, 5-10-2016)



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