



222 Lewis Street  
River Falls, WI 54022

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**AGENDA**  
**PLAN COMMISSION WORKSHOP**  
**February 16, 2016 at 5:30 p.m.**  
**Training Room- City Hall**

**CALL TO ORDER/ROLL CALL**

**APPROVAL OF AGENDA/MINUTES**

**NOTE:** Minutes of December 1, 2015 Workshop

**WORKSHOP**

1. Kinnickinnic River Corridor Plan – *Buddy Lucero, Community Development Director*  
– *Ray French, Management Analyst*
2. South Main Street Corridor Study – *Tony Steiner, City Planner*

**ADJOURNMENT**

*Council members may be in attendance for informational purposes only.*  
*No official Council action will be taken.*

Notification: River Falls Journal, February 12, 2016  
Post: City Hall Bulletin Board January 12, 2016



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**MINUTES  
PLAN COMMISSION  
WORKSHOP  
Wednesday, December 1, 2015 at 6:45 pm  
City Hall – Training Room**

**CALL TO ORDER/ROLL CALL** – Workshop convened at 6:45 p.m.

**Members Present:** Susan Reese Reid Wronski, Lisa Moody, Todd Schultz, Aleka Powell, Scott Morrissette, Andrew Brown, Mary Van Galen

**Members Absent:** Dan Toland (excused)

**Staff Present:** Tony Steiner – *City Planner*, Mike Huth – *Management Analyst*

**Others Present:** Students from UWRF and a citizen

**WORKSHOP – SOUTH MAIN STREET CORRIDOR STUDY**

Tony Steiner provided the Plan Commission an overview of the results from the workshop conducted in at the November meeting. He then outlined the goals for the evening and the format for further defining the South Main Street Corridor and any sub areas the Plan Commission would like to establish.

The Plan Commission had a representative for each sub group report back to the entire group the overall details of each groups proposed corridor boundary, recommended amenities, highlighting areas of positive/negative items, and potential areas to consider changes.

Staff then led a discussion with entire PC regarding the establishment of an overall corridor boundary that all PC members could work with. Once the boundary was established on a new map, staff and PC members discussed how the corridor could be divided into sub-areas. Discussion centered on the existing uses and the impact on future uses. The plan commission defined specific sub areas

Staff documented the discussion and sub areas on the mapping exhibit and will be drafting a narrative that details the boundary and subareas to be used in the corridor analysis.

**ADJOURNMENT**

Adjourn at 8:01pm

Respectfully submitted,

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Mike Huth, Management Analyst

## MEMORANDUM

**TO:** Mayor and Plan Commission

**FROM:** Tony Steiner, City Planner 

**DATE:** February 2, 2016

**TITLE:** New Additions to the Community Development Department

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Please welcome two new members of the Community Development Department.



**Amy Peterson** began in the new role of Assistant Community Development Director on January 11. She hails from La Crosse where she served as the Planning and Economic Development Administrator and the Interim Director of Planning and Development. Prior to La Crosse, she worked for MSA Professional Services in Marshfield. Amy has a bachelor's degree in Forestry, and a master's degree in Liberal Studies with an emphasis in Ecology, Economics and Ethics.

Amy likes to be proactive, organized and have fun in her work. She is excited to work on plan creation and implementation projects, assist with department organization and employee mentoring, and current planning day-to-day operations.

In her free time, Amy enjoys bike riding, birding, hiking, cooking and crafts. She is an animal lover and enjoys the company of cat, Maggie. Amy is married and her husband is stationed at Buenos Aires National Wildlife Refuge near Sasabe, Arizona, on the U.S./Mexico border.

Amy says the hospitality of the people of River Falls has been outstanding in the short time that she's been here. She is looking forward to integrating into the community and getting to know more people and making new friends.

Welcome to **Jason Blatz**, who started as a GIS/ Planning intern within the Community Development Department. He graduated from University of Wisconsin – River Falls in December 2015 with a B.S. in Geography and a minor in GIS. Jason will be assisting Community Development on several projects such as the South and North Main Street Corridor Plans, Park Master Plan, Kinnickinnic River Corridor, working with the Historic Preservation Commission and other duties as assigned.



When he is not working Jason enjoys hiking, biking, traveling, photography, woodworking and art. Jason looks forward to meeting and getting to know everyone and hopes he can be of assistance.

Both Amy and Jason will be at our workshop on Tuesday night, be sure to say hello.



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**MEMORANDUM**

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**TO: Mayor Toland, City Councilor Morrissette and Planning Commissioners**

**FROM: Buddy Lucero, Community Development Director**

**DATE: February 11 2016**

**Subject: RFP for Kinnickinnic River Corridor Plan**

At next week's Planning Commission Workshop, Raymond French, Management Analyst, and I would like to provide an update on the Hydro relicensing and the Request for Proposals (RFP) for the Kinnickinnic River Corridor Plan. This presentation will be approximately 20 minute followed by questions and answers. The RFP will be presented for action at the March Planning Commission meeting. I have requested Tony to start the meeting at 5:30pm in an effort not to delay the South Main Street Corridor workshop. A light dinner will be provided.



**REQUEST FOR PROPOSALS**  
**Kinnickinnic River Corridor Plan**  
**Phase I – Analysis, Feasibility, and Preliminary Concept Plans**

***RFP Issue Date:*** , 2016  
***Proposal Due Date:*** , 2016

**CONTENTS:**

- I. General Information
  - Background and Purpose
  - River Corridor Plan Objectives
  - General Deliverables
- II. Scope of Work
- III. Proposal Requirements
- IV. Exhibits and References
- V. Contract

**CONTACT PERSON:**

Buddy Lucero  
Community Development Director  
City Hall, 222 Lewis Street  
River Falls, WI 54022  
(715) 426-3423  
blucero@rfcity.org

## I. GENERAL INFORMATION

### A. Background and Purpose

#### 1. City of River Falls Background

River Falls is a growing community of approximately 15,000 people in the eastern part of the Twin Cities Metropolitan Region. The Kinnickinnic River cuts a scenic central route through the city and has long been considered an integral heart of the community. The City and the surrounding region face many pressing planning challenges—from protecting a rich cultural heritage and magnificent physical setting to meeting the demands of growth, providing services, recreation facilities and enhancing the natural and built environments.

#### 2. Purpose of Request / Need for a River Corridor Plan

The City is currently in the midst of a relicensing process for two hydroelectric dams on the Kinnickinnic River within the City's central area. After thoughtful community engagement, the City Council has determined that now is the appropriate time to begin a carefully thought out multi-phased process that leads to a comprehensive long term plan for the broader Kinnickinnic River Corridor. Relicensing of the two hydroelectric facilities will occur in a separate process.

There are many stakeholders with varying interest in how the Kinnickinnic River and its surrounding corridor should be planned for and managed. A holistic plan is needed that considers the river's role—and its relationship to the two hydro-electric dams and their impoundments (Lake George and Lake Louise)—in balancing demand from user groups and promoting sensitive land use that is in the best interest of the community.

The purpose of this request is to evaluate proposals from qualified consultants (or teams of consultants) experienced in multi-phased land planning based on comprehensive community engagement and support. A fully-implemented plan for the river corridor is envisioned to comprise three phases:

Phase 1 – Analysis, Feasibility, and Preliminary Concept Plans

Phase 2 – Final Design and Permitting

Phase 3 – Design Implementation and Construction

**This RFP is for completion of Phase 1.** The consultant will be expected to perform appropriate site analysis and background research, facilitate community and stakeholder engagement, and develop preliminary concept plans for the river corridor

area. (See Section I.C. General Deliverables.) A successful process will result in adoption of a Kinnickinnic River Corridor Plan Phase I plan document.

### 3. Study Area and Planning Framework

a) Kinnickinnic River Corridor within the Urban Area Boundary:

The study area for the corridor plan includes the Kinnickinnic River Corridor within the identified Urban Area Boundary, which extends beyond the corporate limits of the City of River Falls. Please see the attached maps of the River Falls area and identified study area for the river corridor plan (see Exhibits A).

b) Community Engagement:

It is important to the City that the river corridor plan integrates thoughtful community engagement, necessary transparency, and essential input from residents, user groups, and stakeholders throughout the planning process. The City will convene a Corridor Planning Group to include volunteer community members interested in guiding development and facilitation of the planning and engagement processes.

c) Hydroelectric Relicensing Consultation:

The City is also engaging in a separate process for the relicensing of the hydroelectric facilities, which will be developed under a separate Request for Proposals. That process will include environmental and physical dam studies, among others, within the hydroelectric boundary. While the relicensing of the facilities is separate, there will be some overlap in the study and consultation requirements for both projects that the selected consultants will need to coordinate. Details on the hydroelectric relicensing project can be found online at <http://www.rfcity.org/hydrorelicensing>.

d) Timing, Schedule, and Implementation:

The Kinnickinnic River Corridor Planning Strategy was approved by the City Council and prepared in consultation with the stakeholders to the relicensing process. This process contemplated an extension of the City's current hydroelectric license to accommodate Corridor planning, which has since been denied, leading to the necessity of continuing with two separate processes. The Planning Strategy is attached (Exhibit B) and should be a guide for the timing, schedule, and implementation of the Kinnickinnic River Corridor Plan.

## **B. River Corridor Plan Objectives**

1. The Kinnickinnic River Corridor Plan will:

- a) Address how best to integrate the Kinnickinnic River into future land use planning and economic development for the community
  - b) Outline a vision for the corridor that represents the community's vision for recreation and tourism
  - c) Propose strategies to manage the City's impact on the Kinnickinnic River and improve its ecological quality
  - d) Establish a base for judging whether development proposals and public projects are consistent with the Plan
  - e) Provide for projects that will enhance the character of the community, minimize hazards and preserve critical environmental resources
  - f) Outline a vision through the Plan goals and reflects the aspirations of the community
  - g) Evaluate community sentiment for hydro integration/removal and define options
2. Key Issues: Through a collaborative effort between the city, stakeholders and community members, the following key issues will be addressed:
- a) Study of hydrologic conditions for the Kinnickinnic River, Lake George, and Lake Louise
  - b) Ecological value and best practices for resource preservation and management
  - c) Floodplain preservation/restoration and flood control
  - d) Road and bridge protection
  - e) Economic development opportunities relative to other goals
  - f) Recreational opportunities
  - g) Acquisition and/or development planning for land adjacent to the river
  - h) Historic preservation and enhancing cultural resources
  - i) Conceptual design and program frameworks
  - j) Implementation strategies

### C. General Deliverables

Contents of the final Kinnickinnic River Corridor Plan will be guided and confirmed by the Corridor Planning Group, but are preliminarily identified to incorporate:

- Ongoing community and stakeholder engagement
- An understanding of ecosystem and land use impacts of dam removal and changes to flood management strategies
- Planning for comprehensive open space and recreation network expansion and improvements, including trail and river access
- Future land use and open space plans

- Community and economic development strategies that integrate the river and reflect the City's commitment for progressive resource management
- Infrastructure needs
- Implementation strategies (phasing/prioritization, funding, marketing)

## II. SCOPE OF WORK

### **Task 1 – Project Kick-off**

Goal: Initiate the corridor planning process with the City of River Falls and identified representatives forming the Corridor Planning Group.

- A. Initiate project with Corridor Planning Group
- B. Determine vision, mission and goals for the River Corridor Plan
- C. Confirm project boundaries and schedule
- D. Identify issues / opportunities
- E. Review work to-date
- F. Determine distribution of work between staff and consultant

#### ***Deliverables:***

- Summary Meeting, Memo and boundary map.

### **Task 2 – Community Engagement**

Goal: Conduct an inclusive, collaborative and meaningful community engagement process that seeks to build consensus and reflects community values and desires for the future vision of the river corridor.

- A. Establish a plan for a consistent and collaborative engagement process that promotes support from the community for the River Corridor Plan.
  - Identify existing stakeholders
  - Identify stakeholders yet to be engaged
  - Review techniques for community engagement for full phased process
  - Write community engagement plan for review and adoption by Mayor and City Council
- B. Conduct Project Management Team (PMT) meetings
- C. Conduct Corridor Planning Group meetings

- D. Conduct stakeholder meetings
- E. Conduct agency coordination and meetings
- F. Conduct public open house meetings
- G. Prepare project newsletters and project website updates

***Deliverables:***

- Community Engagement Plan
- Graphic materials
- Public meeting comment summaries
- Online survey tool
- Meeting minutes
- Public comment summary memos

**Task 3 – Existing Data Collection and Study Review**

Goal: Develop a full understanding of what the city and stakeholders have compiled for existing knowledge of the ecological health of the Kinnickinnic River and its recreational uses. Build on this knowledge with addition of existing data from various agencies and site analysis and survey work.

- A. Convene Environmental Task Force to inform data collection and study review of Task 3, and guide the development and parameters of environmental assessments in Tasks 4 & 5
  
- B. Review studies conducted by the City
  - Sediment Study
  - Recreational Use Study
  - Dam Inspections
  - Lake George Area Storm Water Treatment Concept Plan Report, 2005
  - City of River Falls Water Management Plan for the Kinnickinnic River and Its Tributaries
  - DNR Priority Watershed Plan
  - Others – to be determined
  
- C. Collect, review and analyze available background data, including land use, property data, environmental, and historical resource data provided by the City
  
- D. Field survey and base mapping
  - Site visit

- Existing conditions inventory of river
- Analysis of existing land use and conditions within project boundary
- GIS data
- Topographical survey of identified areas

***Deliverables:***

- Technical memo of findings
- Base mapping
- Survey data
- Mapping of the existing zoning, environmental and land use of adjacent properties
- Issues and opportunities plan

**Task 4 – Hydrologic and Geomorphic Impact Assessment**

Goal: Determine the hydrologic and geomorphic impacts of future management of the river with and without the dams, and up- and down-stream of the hydroelectric project. Consultation on activities with Environmental Task Force and Relicensing consultant.

- A. Conduct a hydrologic analysis to predict water surface and velocity profiles for both continued presence of the dams and post-removal conditions.
- B. Determine impacts to geomorphology of impoundment areas for both continued presence of the dams and post-removal conditions and their management
- C. Perform a scour analysis on bridges, other infrastructure, and impacted utilities
- D. Assess the impact of dam removals on the FEMA designated floodway
- E. Coordinate with Army Corps of Engineers and other necessary agencies.

***Deliverables:***

- Summary report of findings

**Task 5 – Other Impact Assessment**

Goal: Determine impacts to additional ecological and land use features of the river corridor in relationship to future management of the river with and without the dams, and up- and down-stream of the hydroelectric project. Consultation on activities with Environmental Task Force and Relicensing consultant.

- A. Wildlife Assessment – Study impacts of dam removal on fish passage, threatened or endangered species, and key existing species Coordinate assessment with relicensing consultant and related process.

- B. Biodiversity Assessment – Study impacts of dam removal to plant populations within the corridor, specifically for exposed land in impoundment areas post-removal. Coordinate assessment with relicensing consultant and related process.
- C. Recreational Assessment – Study impacts of removal on recreational usage – boating, angling, swimming, parks and trails and other potential uses Coordinate assessment with relicensing consultant and related process.
- D. Land Use and Economic Development Assessment – Study impacts of dam removal on land use and economic activities of the study area, including potential development sites, land value, tourism, etc.
- E. Water Quality Assessment (Total Maximum Daily Load Allocations) – Study impact of dam removal as it relates to ongoing TMDL allocations for Lake St. Croix and Lake Pepin TMDL’s.

***Deliverables:***

- Summary report of findings

**Task 6 – Feasibility Report for Hydro Generation and Dam Management Determination**

Goal: To advise the city and stakeholders with objective and comprehensive study on the determination whether to continue hydro-electric generation at one or both sites and whether to continue management or remove one or both dams.

- A. Compile material collected through Tasks 1-5 as interim report and Feasibility Study
- B. Identify agency coordination, permitting, and procedures required for dam management and potential removal
- C. Estimate costs of continued dam management and potential removal

***Deliverables:***

- Feasibility Study summarizing:
  - Existing Conditions and Analysis
  - Hydrologic/Geomorphic and Other Impact Assessments
  - Identification of necessary permitting
  - Cost Estimates

**Task 7 – Upper and Lower River Assessments**

Goal: Determine impacts to ecological and land use features of the river corridor in relationship to future management of the river up-stream and down-stream of the hydroelectric project.

- A. Existing conditions: Evaluate existing wildlife, biodiversity, recreation, land use, and economics of these areas.

- B. Community visioning: Collecting data on community attitudes and vision, to be tied to the vision of the central corridor (hydroelectric project).
- C. Identify partners for achieving ecological, land use, and economic goals

***Deliverables:***

- Summary report of findings

**Task 8 – Preferred Concept Plan**

Goal: After determination of hydro-electric generation and dam management is made, the River Corridor Plan will identify preliminary design for the resulting river condition, adjacent land uses and resource management strategies, recreation planning and programming, and economic development opportunities within the study area.

- A. Summary of issues and opportunities for resulting river condition, including future of bridge structures, species protection or management, sediment management, channel and riparian habitat restoration, preliminary land use plans and recreational amenities, etc.
- B. Conduct precedent analysis – example river cities/towns
- C. Prepare land use, infrastructure and open space concept alternatives
- D. Prepare preliminary design for preferred concept plan
- E. Preliminary costs and potential benefits associated with the preferred concept plan, including cost of design, permitting, construction, and construction administration

***Deliverables:***

- Preferred Concept Plan and Recommendations (narrative, plan graphics, diagrams, sketches)
- Design guidelines (photo images, narrative)
- Preliminary Cost Estimates

**Task 9 – Implementation Strategies and Project Prioritization**

Goal: Advise the city and stakeholders on how the preliminary preferred plan for the river corridor can be achieved.

- A. Conduct prioritization identification
- B. Identify project partnerships and grant funding opportunities
- C. Develop phasing plan
- D. Identify other implementation strategies and best practices
- E. Identify plan components that are prerequisite to implementing other plan components
- F. Include matrix of possible funding and grant sources for various plan components

G. Identify marketing strategies

*Deliverables:*

- Implementation Plan

**Task 10 – Kinnickinnic River Corridor Plan – Phase 1 Report**

Goal: Provide the city and stakeholders with a comprehensive report of analysis and findings that lead to a plan for future management and growth for the City of River Falls and its valued relationship with the Kinnickinnic River.

A. Draft report

B. Final report

*Deliverables:*

- Draft report
- Final report

**III. PROPOSAL REQUIREMENTS**

**A. General Requirements**

Qualifications important to the City include park/trail/recreation/open space planning and design experience, land use and redevelopment planning experience, graphic presentation skills, public participation experience and success, experience with cultural resources, natural resource planning and stewardship, water resource engineering, and track record of delivering outstanding planning products with community support.

Responses submitted to this RFP shall include:

1. General Information:

- Name, address, phone number of the firm(s)
- Name, title, address, telephone and email address of contact person during period of proposal evaluation
- Acknowledgment of receipt of RFP addenda, if any
- A statement to the effect that the proposal shall remain valid for a period of not less than 120 days from the date of submittal; and
- Signature of a person authorized to bind the offering firm to the terms of the proposal

2. Firm Profiles:

- Office location, history, size, professional disciplines in the firm, operating officers and principals for each of the firms proposed to do work

3. Project Approach and Understanding:
  - An outline of the consultant preferred approach, including community engagement and issues understood to be most significant to the project
  - Proposed work plan. The work plan provided in the RFP is intended to provide guidance, however, the city is open to considering alternative consultant approaches proposed.
  - Project schedule. The project schedule should reflect the general expectations of the community as developed in the Planning Strategy in Exhibit B, although the licensing-related dates will be adjusted by the concurrent licensing process.
4. Project Team:
  - Consultant team composition, including sub-consultants.
  - Team members, including resumes, expertise, and proposed role in the project
  - Project Manager and related qualifications for this project
5. Relevant Experience:
  - Provide examples of project experience completed by the team that demonstrates expertise relevant to the project requirements.
6. Fee Proposal:
  - Provide a fee estimate of the costs to perform the work required and broken into work tasks. Any allowances for project costs, such as mileage or indirect office costs should be identified. The fee structure shall be based on a total cost-not-to-exceed agreement/contract amount, including reimbursable.

## **B. Evaluation Criteria**

A selection committee will review each proposal to determine how well it meets requirements outlined in the RFP. Top ranked applicants will be invited to interview the week of \_\_\_\_\_, 2016. The selection committee will make a recommendation to the City Council, which will be requested to approve the recommendation and authorize a contract.

Factors to be considered in evaluation will include but not be limited to the following:

1. Qualifications and experience of previous similar projects
2. Project team – qualifications and experience of the Project Manager, key staff, and sub-consultants proposed to work on the project
3. Project approach/methodology
4. Fee estimate

## **C. Submission Deadline**

Three (3) paper copies of the proposal and a compatible digital format (e.g., pdf) **must be received by 4:00pm on \_\_\_\_\_, 2016** for consideration. Send proposals to:

Buddy Lucero  
Community Development Director  
City Hall, 222 Lewis Street  
River Falls, WI 54022  
(715) 426-3423  
blucero@rfcity.org

Any questions regarding this RFP must be submitted in writing (email is acceptable) to Buddy Lucero on/before **Friday, \_\_\_\_\_, 2016**. The City will compile and distribute responses to questions and any addenda to this RFP to all proposers no later than **4:00pm on Friday, \_\_\_\_\_, 2016**.

#### IV. EXHIBITS AND REFERENCES

- River Falls Context Area Map (Exhibit A)
- Kinnickinnic River Corridor Planning Strategy, *City of River Falls* (Exhibit B)
- Hydroelectric Facilities Planning  
<http://www.rfcity.org/hydrorelicensing>
- River Falls Comprehensive Plan – 2005  
<http://www.rfcity.org/index.aspx?nid=239>
- River Falls Strategic Plan – 2015  
<http://www.rfcity.org/strategicplan>

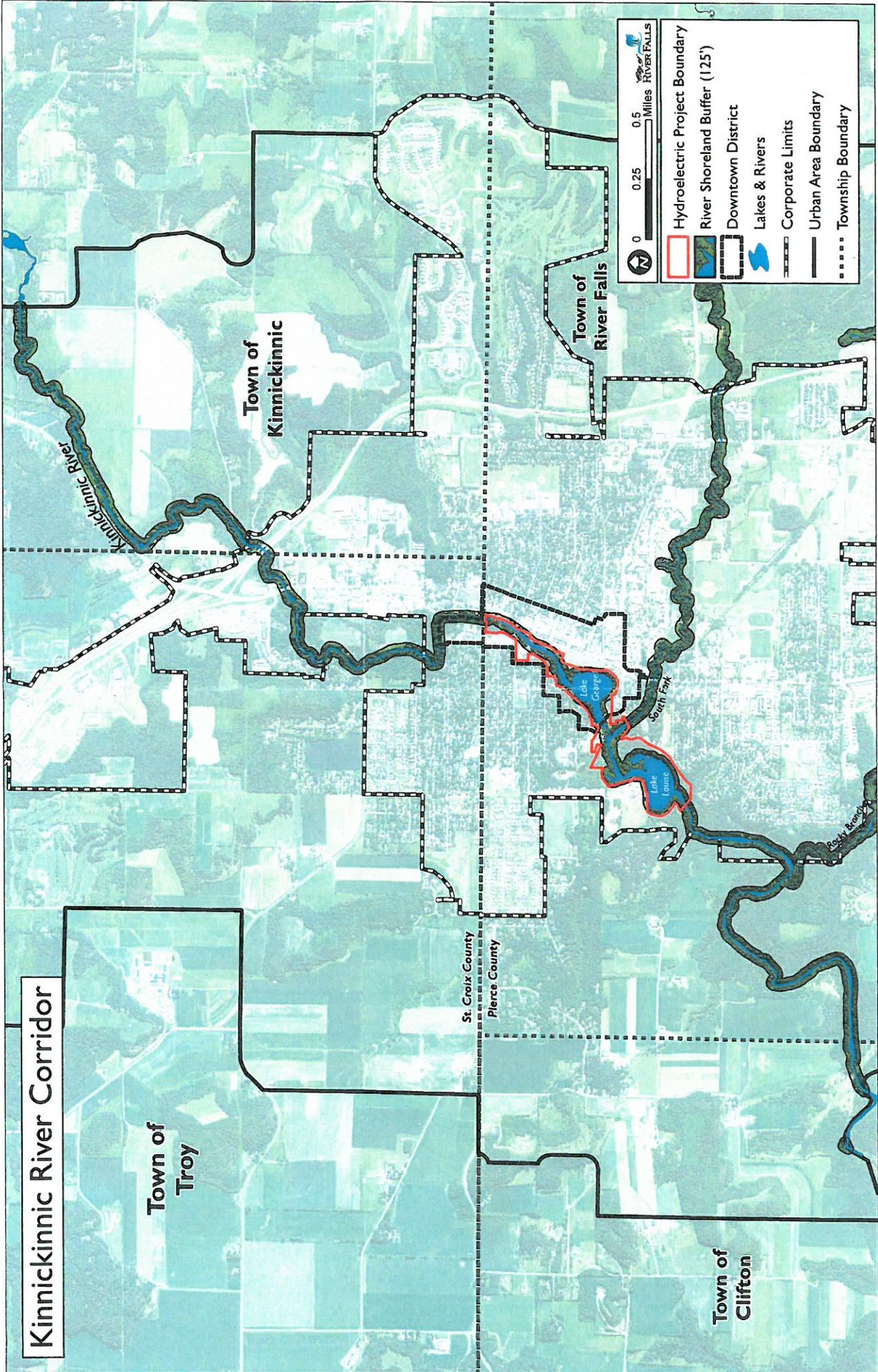
#### V. CONTRACT

The city will prepare a contract with the selected consultant(s) using the city's standard terms and conditions (available upon request). Where two or more consultants are part of the consultant team selected, they shall organize their team on a prime-subcontractor basis. The City intends to contract with a single (prime) firm.

#### EXHIBITS

RIVER FALLS CONTEXT AREA MAP (EXHIBIT A)

KINNICKINNIC RIVER CORRIDOR PLANNING STRATEGY (EXHIBIT B)



## KINNICKINNIC RIVER CORRIDOR PLANNING STRATEGY

The River Falls City Council has identified the Kinnickinnic River Corridor as a strategic priority in the coming years through the adoption of the City's first Strategic Plan. They have also adopted a timeline and strategy that results in the creation of a Kinnickinnic River Corridor Plan, which will guide the protection and development of the City's greatest natural resource.

The Council's timeline and strategy continues to be updated as reflected in this document and following stakeholder input. As the planning process comes into focus, funding will be planned to ensure a comprehensive study and education process for the community.

To date, the City of River Falls has budgeted for the hydroelectric licensing process through 2016. Additional funds to support the study and planning processes will be budgeted in the City's 2017-2018 and 2019-2020 biennial budgets. Opportunities also exist for funding options in addition to the City's resources and every effort will be made to identify and work with partners on supplemental funding sources from other public and non-profit sources.

### **Interim Licensing and Corridor Planning Period (2015)**

#### *Spring/Summer*

In response to the input from stakeholders, the City is working in consultation to develop a list of studies agreed upon for early implementation and to be completed prior to the start of the planning process. The goal of these studies will be to inform the initial body of knowledge that will be drawn from by the future Corridor Planning Group.

Sediment Studies – Following the alternatives analysis recently completed by the City's consultant at the end of 2014, there remained the question of the potential costs of dam removal regarding the character and volume of sediment in the impoundments. This area of study will most greatly inform the planning process by identifying the potential costs associated with sediment management. A consultant will be selected in July, in consultation with stakeholders, to complete the studies related to the character and volume of sediment.

Recreational Use – The City is also collecting baseline recreational use data to meet current reporting requirements and to inform the corridor planning process. Data is being collected over a course of days and peak weekends of the number of users in various locations and their activities. Data will also be collected from the fishing and kayak outfitters that provide recreational opportunities in the project area.

NOTE: The studies listed above are not exhaustive of all the information that will be collected prior to the beginning of the River Corridor Planning Process. The City also acknowledges the experience and expertise of many stakeholders in evaluating the environmental impacts of hydroelectric facilities on the nation's waterways. The City will continue to work with stakeholders through the summer on developing additional study plans to inform the Kinnickinnic River Corridor Planning Process to be completed through the Fall and Winter of 2015/2016.

### *Fall*

City staff will be working with a consultant with experience in river corridor planning and their technical firm to draft the Request for Proposals (RFP) for the Kinnickinnic River Corridor Plan. Stakeholders and the public will have an opportunity to provide input on the RFP prior to it being issued and again on the proposals that are received. The contract will be awarded by the City Council.

The City will continue to work with stakeholders on information gathering and continuing the directed studies agreed upon for early implementation.

### **Kinnickinnic River Corridor Planning (2016-2019)**

The following outline is intended to guide expectations for components of the corridor planning process. It is subject to change based on the experience and expertise of the planning consultant; however, the process will be built around the decision point in fall 2017 on the future of hydrogeneration at either or both facilities.

### **2016**

#### *Winter*

After the planning firm is hired, a Corridor Planning Group will be formed. The Planning Group will direct much of the continued study and will build on the work of City staff and stakeholders. Information gathering will continue through 2016 and 2017 and integrated into the community input process on the question of whether to continue with hydro generation at the Project.

Selecting the planning consultant will begin the first stage of the planning process, which will end with an adopted Corridor Plan. Later stages will consist of the implementation activities.

#### *Spring/Summer/Fall*

The Corridor Planning Group begins work on:

- Identifying the Vision, Mission, and Goals of the Corridor Plan
- Engaging in issue-identification
- Assessing existing conditions and reviewing available information
- Establishing Plan objectives
- Identifying gaps in information that will be needed in order for a decision on the future of hydroelectric facilities

The Corridor Planning process will likely be divided into phases based on the section of the River through the City. Planning surrounding the River Falls Hydroelectric Project Boundary will be the first phase of the process, and the upstream and downstream sections will occur afterwards. The Project Boundary area will be planned for first because of the necessity to come to a decision on the future of the hydro facilities by Fall, 2017.

### **2017**

#### *Winter/Spring*

At this time, the City, stakeholders, and planning firm will begin community education efforts on the various aspects of the Plan. Issue categories may be centered on hydroelectric generation and operations, future maintenance of the dams, storm water issues (Lake George Management Plan,

downtown runoff, etc.), recreation opportunities (fishing, kayaking), trail systems (connections, types of trails), and natural resource concerns (species identification).

This part of the process will involve an extensive public outreach campaign that can include community meetings, open houses, surveys, and established working groups.

*Summer*

The final stage of data gathering will be completed at this time. The results will be published online and provided to the Corridor Planning Group.

*Fall*

After reviewing all of the available information and receiving recommendations from the Corridor Planning Group and others, the City Council will decide on whether to continue with hydroelectric generation and one or both of the facilities.

**2018**

*Winter/Spring*

The planning firm and City staff will begin preparing summary reports and drafts of the Plan to the Corridor Planning Group. The drafts will be prepared in sections based on each area of the Plan for their review.

*Spring-Fall*

Public input meetings will continue throughout the year on the drafts of the Plan. Public input and the Corridor Planning Group will continue to shape the final Plan. A comprehensive draft of the final Kinnickinnic River Corridor Plan will be available by the end of 2018.

**2019**

*Winter/Spring*

The Corridor Planning Group, in consultation with the public, City Staff, and the planning firm, will draft an action and funding plan for the implementation of the final Kinnickinnic River Corridor Plan. Pending review and approval by the appropriate public boards and commissions, the City Council could adopt the Kinnickinnic River Corridor Plan as early as the Summer, 2019.

## FUTURE FERC LICENSING REQUIREMENTS

The following table illustrates the licensing processes following the community decision of whether to continue hydro generation or remove one or both facilities. With license expiration on August 31, 2023, notice to FERC of intent to relicense or surrender would occur in mid-2018. Following approval of the Kinnickinnic River Corridor Plan and related implementation and funding plans, activities may commence in accordance with those plans.

In response to the input from stakeholders, the City of River Falls is requesting only a five-year extension of its hydroelectric license to August 31, 2023. That should provide adequate time for the study of the corridor and a comprehensive public engagement and education process.

Year	FERC Licensing Requirements <b>Relicense</b>	FERC Licensing Requirements <b>Surrender</b>
2017	<b>End of Fall:</b> Community decision to support continuation of hydro generation at one or both of the facilities.	<b>End of Fall:</b> Community decision to discontinue hydro generation and remove dams at one or both facilities.
2018	<b>Between March 1 and August 31, 2018:</b> 1) Must notify FERC whether licensee intends to file or not to file an application for a new license 2) Must submit Pre-Application Document at time of notice of intent (more comprehensive information generated from studies that guided the Corridor Plan)	<b>Between March 1 and August 31, 2018:</b> 1) Must notify FERC whether licensee intends to file or not to file an application for a new license 2) Within 90 days from notice, must file a schedule for the filing of a surrender application
2019	[Integrated Licensing Process]	[Once the Kinnickinnic River Corridor Plan is adopted, actions may commence towards its implementation. Activities for surrender and dam removal will be contingent upon FERC surrender requirements and guided by the approved Corridor Implementation and Funding Plan.]
2020		
2021		
2022		
2023	<b>License expires August 31, 2023</b>	<b>License expires August 31, 2023</b>

REQUEST FOR PROPOSALS  
Kinnickinnic River Corridor Plan



Buddy Lucero, Community Development Director

2.2016

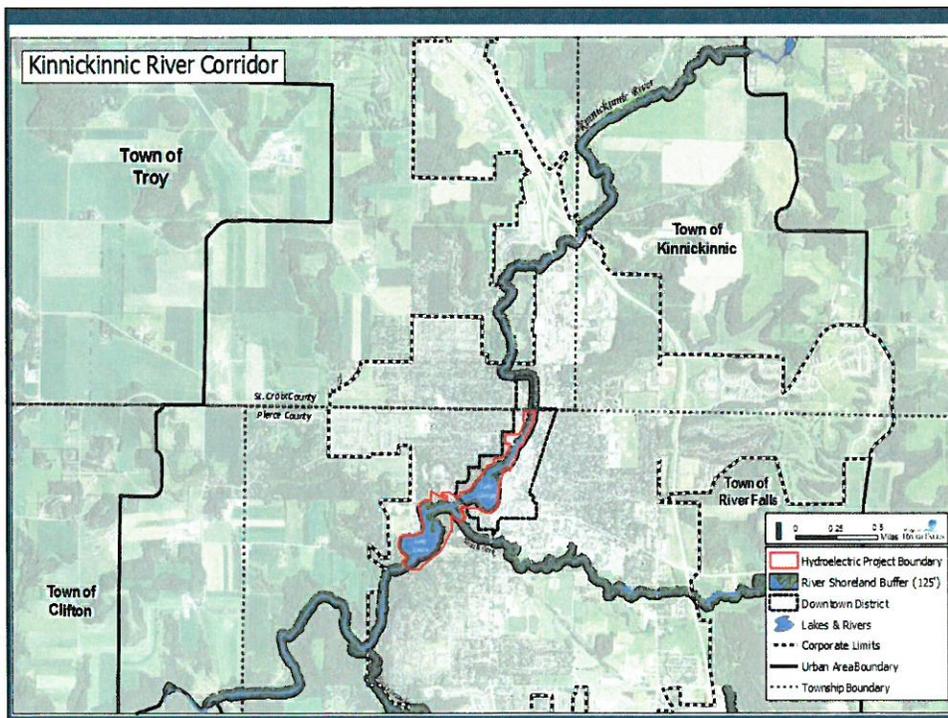
HYDROELECTRIC PROJECT  
STUDY & DAM RELICENSING

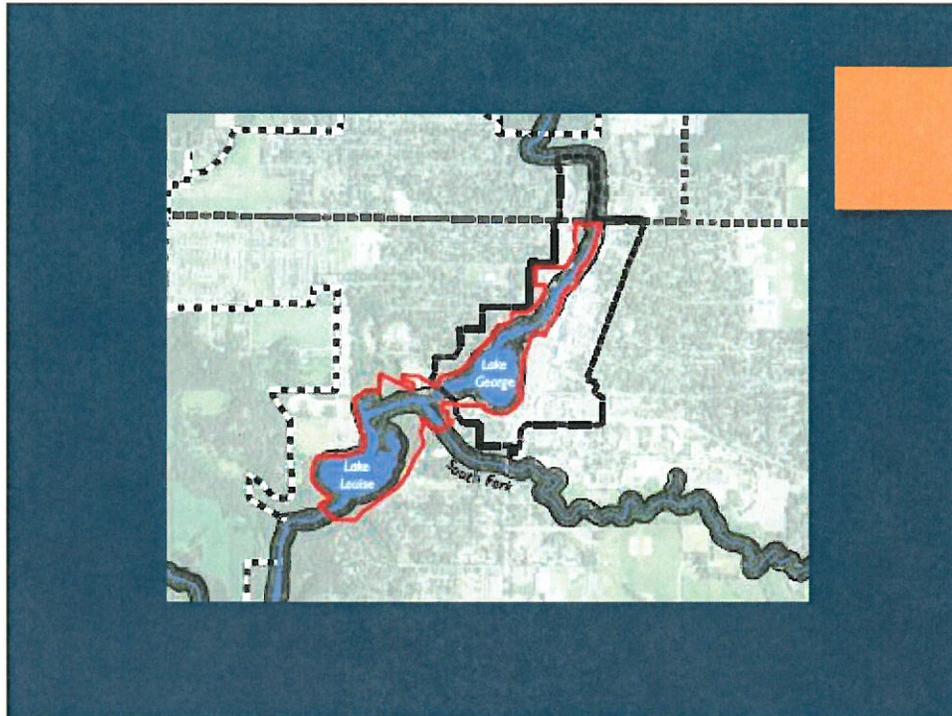


Raymond French, Management Analyst

## Hydroelectric Relicensing - next steps

- River Falls Hydroelectric Project (P-10489)
  - Junction Falls (by Power Plant) & Powell Falls (Lower Glen Park)
  - License expires August 31, 2018. Currently in relicensing Process.
  
- Application for Extension of License (5 years)
  - Denied by FERC in December
  - Request for Rehearing in January 2016 (not expected to be successful)
  
- Continuing with relicensing in Utilities to meet deadlines
  
- Committed to Kinnickinnic River Corridor Planning as major community planning effort





## REQUEST FOR PROPOSALS – “RFP”

- Phase 1 – **Planning** = Analysis, Feasibility, and Preliminary Concept Plans
- Phase 2 – **Working Drawing** = Final Design and Permitting
- Phase 3 – **Development** = Design Implementation and Construction

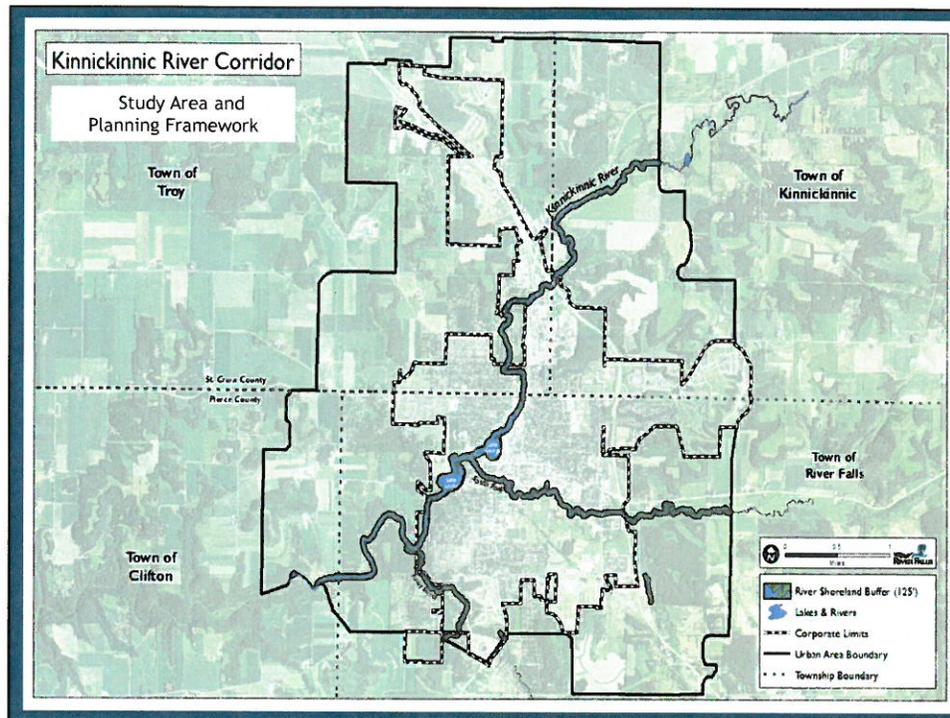
## RFP - CONTENTS:

- I. General Information
  - Background and Purpose
  - River Corridor Plan Objectives
  - General Deliverables
- II. Scope of Work
- III. Proposal Requirements
- IV. Exhibits and References
- V. Contract

## Objectives

The Kinnickinnic River Corridor Plan will:

- Outline a vision
- Integrate land use and economic development
- Manage impacts and improve ecological quality
- Provide enhancements, minimize hazards & protect resources
- Establish a base for judging consistency with the Plan
- Evaluate community sentiment for hydro integration/removal and define options



## SCOPE OF WORK

- Task 1 – Project Kick-off
- Task 2 – Community Engagement
- Task 3 – Existing Data Collection and Study Review
- Task 4 – Hydrologic and Geomorphic Impact Assessment
- Task 5 – Other Impact Assessment
- Task 6 – Feasibility Report for Hydro Generation and Dam Management Determination
- Task 7 – Upper and Lower River Assessments
- Task 8 – Preferred Concept Plan
- Task 9 – Implementation Strategies and Project Prioritization
- Task 10 – Kinnickinnic River Corridor Plan – Phase 1 Report

Questions or Comments





## MEMORANDUM

**TO:** Mayor and Plan Commission

**FROM:** Tony Steiner, City Planner 

**DATE:** February 2, 2016

**TITLE:** **Plan Commission Workshop South Main Street Corridor Study**

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### February 2<sup>nd</sup> Workshop

At our last workshop in December the Plan Commission reached a consensus on the boundary for the South Main Street Corridor Study. We also agreed on the boundaries for four major sub areas. Attached you will find a plan map showing the boundaries of the corridor. Each sub area is defined and a description of each sub area boundary has been prepared. Staff will have original plan map from last month on the wall Tuesday night alongside the boundary map in this report for your comparison. The process is fluid and the boundaries can be adjusted.

Our goal for Tuesday night is as follows:

1. Review sub areas boundaries and make boundary adjustments if necessary.
2. Develop a checklist of themes to be addressed throughout the corridor. (Note: each identified sub area will have special situations that are unique to each sub area and will be addressed separately).
3. Begin and complete work on narrative for sub area 1.
4. Go home

For discussion staff has listed the following checklist of themes for review and refinement. Commission members are also encouraged to add themes to the list as they see fit.

1. What works and is worth preserving
2. What doesn't work and why
3. What transportation and access issues including pedestrians and bicycles need to be addressed, changed or enhanced?

4. Integration of corridor with adjacent land uses (How does one sub area transition to another i.e., sub area 1 to 2, the Downtown, University, and adjacent neighborhoods.)
5. Environmental issues (re-development interface with River, Glen Park, land use mix and density, preservation or creation of open space, parking).
6. Aesthetic issues, guidelines for building styles setbacks, lighting, trees, etc.
7. Long range development/redevelopment opportunities (50 year vision).
8. Compatibility with goals of Comprehensive Plan.

Staff has prepared the following narrative for Sub Area 1 as a primer to get discussion going.

### **Sub Area 1**

Area 1 is the largest sub area at approximately 31 acres. It is bounded on the north, south and west by natural boundaries, (Lake George and South Fork of the Kinni). Along its east boundary it is adjacent to Downtown River Falls and the University of Wisconsin River Falls.

Historically the land pattern of this area developed as single family residential. Its location close to services and the University made it an attractive location in age when the population was less mobile. Life after WWII brought major social changes which impacted growth patterns and this area was not immune to these changes. Primary occupancy by single family home ownership slowly changed. As times changed traditional families moved away for many reasons. The growth of the University and the changing life styles of students made areas adjacent to the University prime for conversion of single family homes to student rentals. This created the predominant land use pattern that exists today. Presently the majority of housing stock in this area is old and nearing the end of its useful life.

In recent years we have seen redevelopment activity. The conversion of the Foster Trailer Court and adjacent residences to the University Falls Apartment complex and redevelopment on the south side of Cascade Avenue west of State Street to duplex rentals are examples. This development pattern is focused on student housing and is a continuation of what has come before.

The above described development pattern created a sharp transition between this area and the highly dense commercial uses to the north. The development pattern was appropriate for the time in which it occurred. The City's future land use map developed in 2005 shows this area as multi-family residential (basically reflecting the overlying zoning of the area).

Times have changed, the City is growing and future development and redevelopment should integrate mixed uses that complement its proximity to the downtown and University. The area has the potential to become a destination. Environmental amenities such as the area's proximity to Glen Park via the swinging bridge, proximity to the river, Lake George and the possibilities that may come about with the determination of the dams future, the future redevelopment possibilities for the now defunct power plant and the bicycle and pedestrian improvements being made in the area provide an attractive backdrop for the development of mixed housing (students, seniors, and working professionals at the University) and commercial uses that could serve the area and the larger community.

Sub area 1 is impacted by two busy streets. West Cascade Avenue is minor arterial Street and as traffic counts increase it will be used more as part of a bypass around the downtown. This will particularly impact turning movements onto State Street as motorists use the State/Vine Street connection to avoid the controlled intersection at S. Main Street and Cascade Avenue.

South Main Street is a Principal Arterial street and historically traffic counts along South Main street have been increasing. In the early 1990's the realignment of South Main Street and Cascade Avenue took place. The realignment removed a doglegged intersection that impeded the flow of traffic. A remnant of the street is still in place and used as a city parking lot. This realignment removed several residences and created frontage along South Main Street for the University. This allowed an access point for the University perpendicular to South Main Street and subsequently the University built a parking lot to accommodate their growing needs. The realignment also created an awkward intersection with the remaining right of way for Vine Street.

Staff looks forward to your participation and ideas.

# South Main Street Study Area

Subarea 1  
31.43 Acres

Subarea 2  
29.58 Acres

Subarea 3  
17.48 Acres

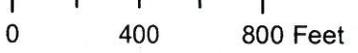
Subarea 4  
7.18 Acres



**South Main Study Area**

City Parcels

Kinnickinnic River



Date: 1/28/2016

### **Sub Area 1.**

Sub Area 1 has a point of beginning at the intersection of the centerline of Spring Street and the east right of way line of South Main Street. It proceeds west 350 feet crossing South Main Street and follows the north property line of 405 S. Main Street, 421 N. Main Street and Outlot 1 of CSM V13 P54 (City of River Falls) until it intersects with the ordinary high water mark of Lake George. It then proceeds in a southwesterly direction along the ordinary high water mark of Lake George and the south shoreline of the Kinnickinnic River until it intersects with the South Fork of the Kinnickinnic River. It then proceeds in a southeasterly direction along the centerline of the South Fork of the Kinnickinnic River approximately 2000 feet. At this point it proceeds north approximately 300 feet to the southeast corner of 62 E. Cascade (Johnson Hall). It then proceeds west 165 feet to the southwest corner of 62 E. Cascade, thence north approximately 221 feet along the west boundary of 62. East Cascade until it intersects the east right of way line of S. Main Street, thence north 150 feet to the south right of way line of E. Cascade Avenue, thence east 100 feet, thence north 100 feet to the north right of way line of E. Cascade Avenue, thence north along the west right of way of S. Main Street 390 feet to the point of beginning, containing 31.43 acres more or less.

### **Sub Area 2.**

Sub Area 2 has a point of beginning at the intersection of State and Foster Street. It proceeds north along the centerline of State Street to the intersection of State and W. Park Street. It then proceeds west along the centerline of W. Park Street to the intersection of W. Park and State Street. It then proceeds north along the east boundary of Glen Park until it intersects with the South Fork River. It then proceeds east along the boundary of sub area 1 approximately 800 feet to the southeast corner of sub area 1. It then proceeds south along the east property boundaries of 636 S. Main Street, 650 Sycamore Street, 664 Sycamore Street and 237 Broadway Street, thence west along the south right of way E. Park Street approximately 30 feet, thence east approximately 110 feet to the intersection of E. Park Street and Sycamore Street, thence south along the centerline of Sycamore Street approximately 393 feet to the centerline of Broadway Street, thence west 20 feet along the centerline of Broadway Street, thence south along the east property boundaries property boundaries of 808 S. Main Street, 914 S. Main Street, 922 S. Main Street, 930 S. Main Street and 1018 South Main Street, thence 250 west along the south property line of 1018 S. Main Street , thence west 39 feet to the centerline of South Main Street, thence north approximately 250 feet along the centerline of S. Main Street, thence west approximately 400 feet to the point of beginning, (Intersection of State Street and Foster Street), containing 29.58 acres more or less.

**Sub Area 3.**

Sub Area 3 has a point of beginning at the intersection of State and Foster Street. It proceeds south along the centerline of State Street 1,130 feet to the intersection of State Street and W. Johnson Street, thence it proceeds east along the centerline of W. Johnson Street 178 feet, thence south to the northwest corner of 122 W. Johnson Street, thence west 90 feet to the northwest corner of 1221 S. Main Street, thence south 210 feet along the west right of way line of South Main Street, thence 75 feet east to the southwest corner of 1300 South Main Street, thence east 264 feet to the southeast corner of 1300 South Main Street, thence north 20 feet, thence east 17 feet to the east boundary line of 1300 South Main Street, thence north 232 feet to the northeast corner of 1300 S. Main Street, thence north 66 feet to the southwest corner of 95 E. Johnson Street. Thence north 66 feet to the northwest corner of 95 E. Johnson Street, thence east 31 feet to the southeast corner of 1200 south Main Street, thence 387 feet to the northeast corner of 1200 South Main Street, thence west 313 feet along the north property line of 1200 South Main Street to the east right of way line of South Main Street, thence north 643 feet to the southwest corner of 1018 S. Main Street, thence west 39 feet to the centerline of South Main Street, thence north approximately 250 feet along the centerline of S. Main Street, thence west approximately 400 feet to the point of beginning, (Intersection of State Street and Foster Street), containing 17.48 acres more or less.

**Sub Area 4.**

Sub Area 4 has a point of beginning at the south east corner of 1300 S. Main Street. It proceeds south along the east property line of 1340 and 1350 S. Main Street 164 feet to the Southeast corner of 1350 S. Main Street, thence east 30 feet along the north property line of 1360 S. Main Street to the northeast corner of 1360 S. Main street, thence south along the east boundary of 1360 South Main Street 144 feet to the southeast corner of 1360 S. Main Street, thence west 80 feet along the south boundary of 1360 S. Main Street to the northwest corner of 1428-1430 Emory Circle, thence south 225 feet along the west property line of 1428-1430 Emory Circle to the west right of way line of Emory Circle, thence south 277 feet along the west right of way line to the southeast corner of 1147 S. Main Street, thence south 30 feet to the centerline of Cemetery Road, thence west 355 feet to the west right of way line of S. Main Street. Thence 780 feet north along the west right of way line of S. Main Street, thence 75 feet east to the southwest corner of 1300 South Main Street, thence east 264 feet to the point of beginning (southeast corner of 1300 South Main Street), containing 7.18 acres more or less.





WISCONSIN  
St Croix & Pierce County



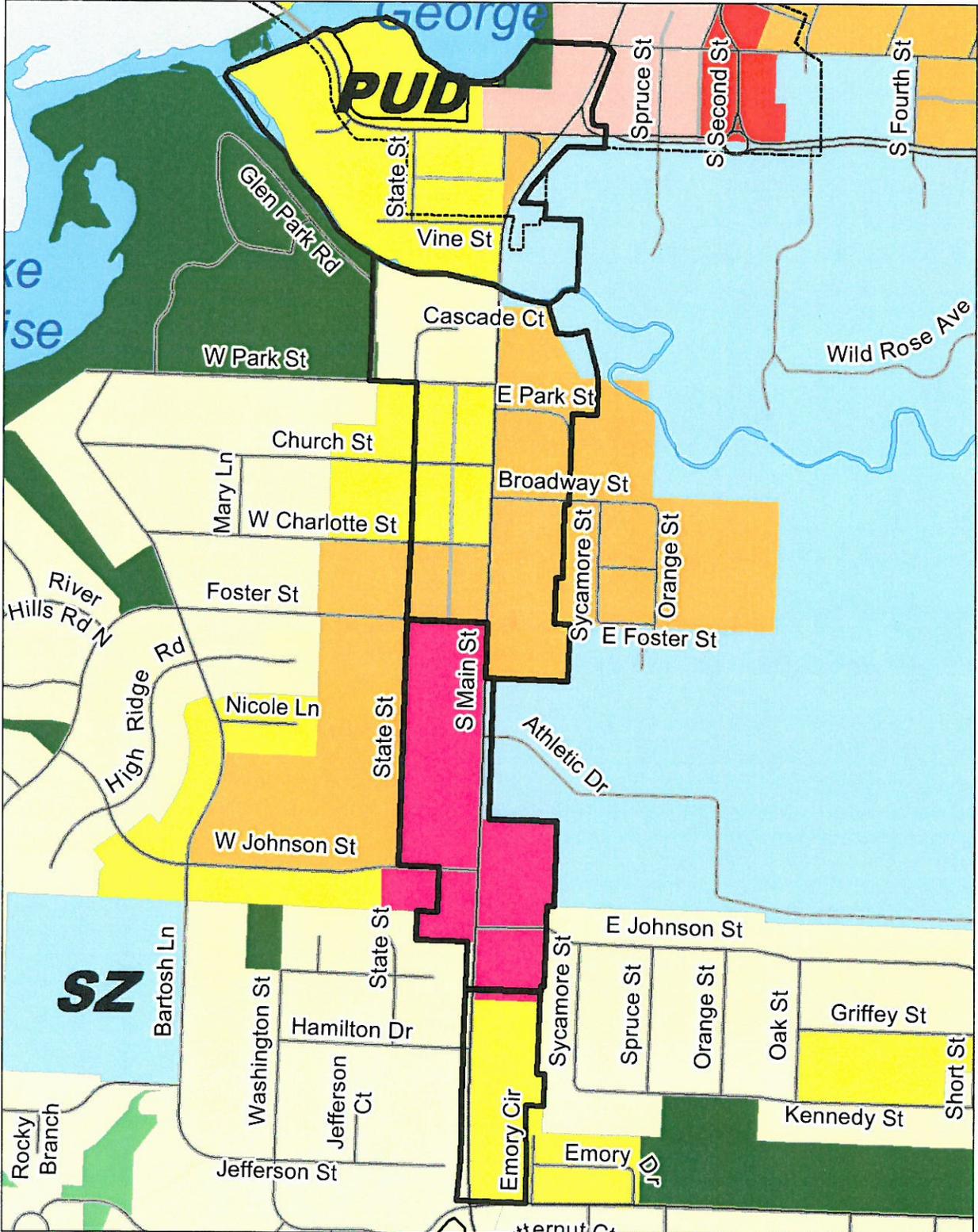
North Main Street Existing Conditions Report

Date: 1/27/2016

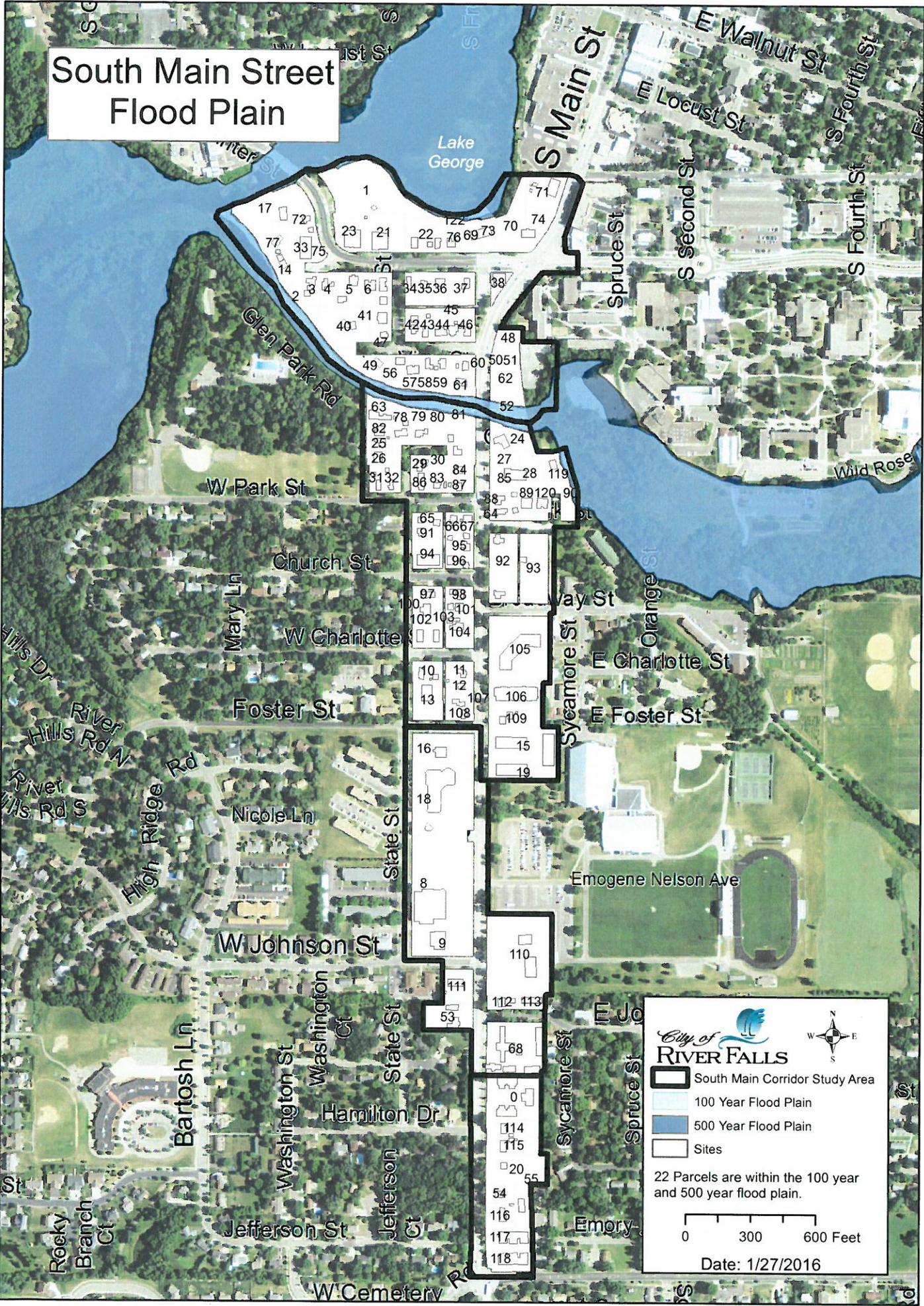
# SOUTH MAIN STREET RIVER FALLS ZONING MAP

- South Main Street Corridor
- Downtown Overlay District
- PUD Areas
- R1 - Single Family Low Density
- R2 - Multiple Family Medium Density
- R3 - Multiple Family High Density
- B1 - General Commercial
- B2 - Limited Commercial
- B3 - Highway Commercial
- I1 - Industrial
- C - Conservancy
- P - Park
- U - University
- 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., Suite 212, River Falls, WI 54022.



# South Main Street Flood Plain



**City of RIVER FALLS**

South Main Corridor Study Area

- 100 Year Flood Plain
- 500 Year Flood Plain
- Sites

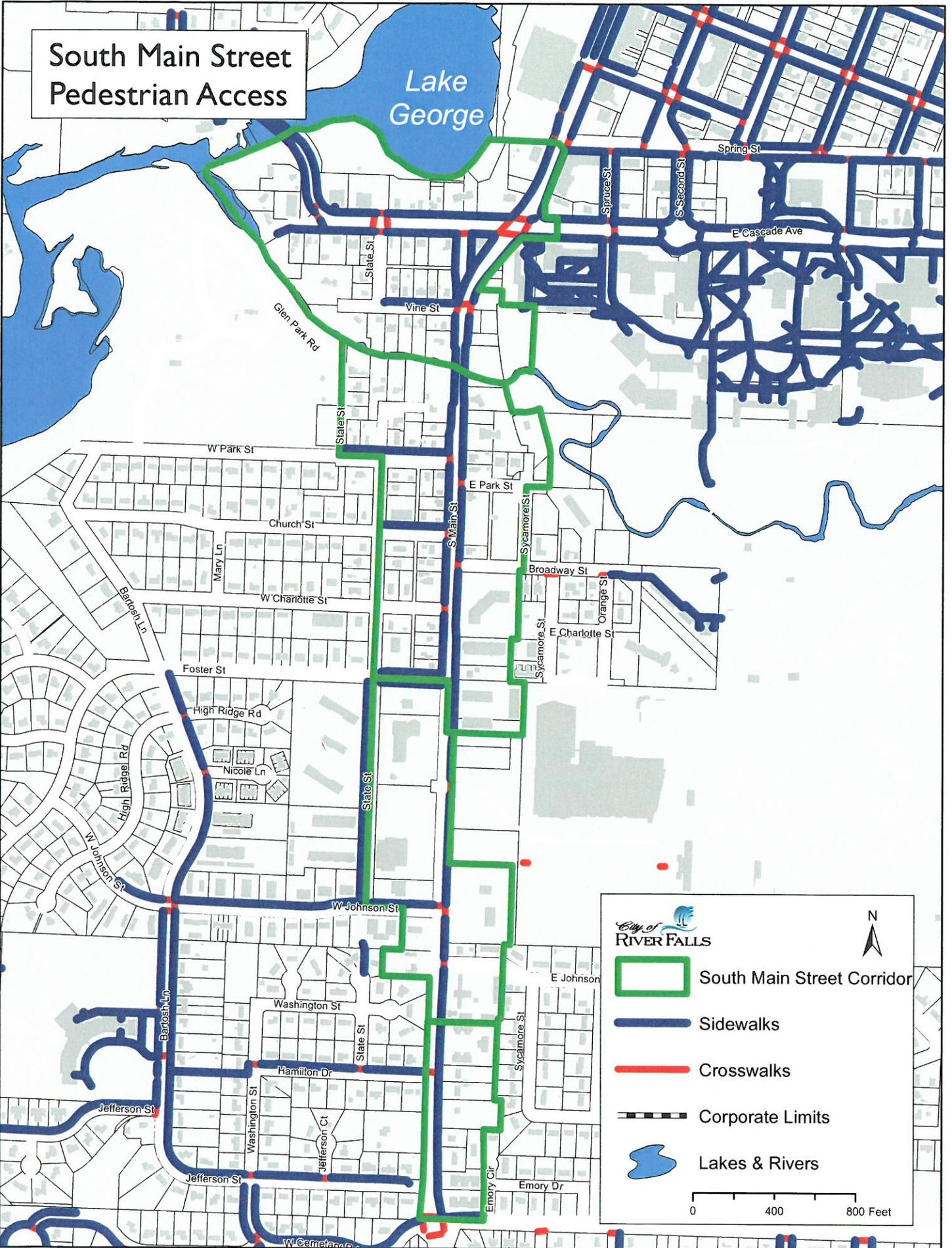
22 Parcels are within the 100 year and 500 year flood plain.

0 300 600 Feet

Date: 1/27/2016

# South Main Street Pedestrian Access

Lake George



**City of RIVER FALLS**

**Legend:**

- South Main Street Corridor
- Sidewalks
- Crosswalks
- Corporate Limits
- Lakes & Rivers

0 400 800 Feet