



222 Lewis Street
River Falls, WI 54022

(715) 425-0900, Ext. 108
FAX (715) 425-0915

AGENDA
PLAN COMMISSION WORKSHOP
March 15, 2016 at 6:30 p.m.
Training Room- City Hall

CALL TO ORDER/ROLL CALL

APPROVAL OF AGENDA/MINUTES

NOTE: Minutes of February 16, 2016 Workshop

WORKSHOP

1. 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, March 10, 2016
Post: City Hall Bulletin Board March 10, 2016



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**MINUTES
PLAN COMMISSION
WORKSHOP
Tuesday February 16, 2016 at 5:30 pm
City Hall – Training Room**

CALL TO ORDER/ROLL CALL – Workshop convened at 5:30 p.m.

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

Members Absent: None

Staff Present: Tony Steiner – *City Planner*, Amy Peterson– *Assistant Com Dev Director*, Scot Simpson– *City Administrator*, Buddy Lucero, – *Com Dev Director*, Ray French – *Management Analyst*, Jason Blatz– *Intern*

Others Present: None

KINNICKINNIC RIVER CORRIDOR PLAN

Raymond French and Buddy Lucero provided an update on the Hydro relicensing and the Request for Proposals (RFP) for the Kinnickinnic River Corridor Plan. The presentation lasted 30 minutes and was followed by questions and answers.

WORKSHOP – SOUTH MAIN STREET CORRIDOR STUDY

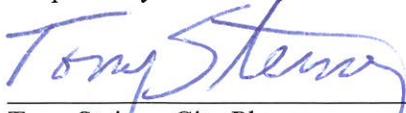
Tony Steiner provided the Plan Commission an overview of the results from the workshop conducted in at the December meeting. At the last workshop boundaries were defined and sub areas were agreed on. Staff then led a discussion with the entire Plan Commission on sub area 1. A draft narrative was prepared and the Commission discussed the narrative. Comments were noted.

At the next Plan Commission Workshop sub area 2 will be reviewed. A narrative will be prepared as a starting point for discussion and ideas.

ADJOURNMENT

Adjourn at 7:15 pm

Respectfully submitted,



Tony Steiner, City Planner



MEMORANDUM

TO: Mayor and Plan Commission

FROM: Tony Steiner, City Planner *LOS*

DATE: March 15, 2016

TITLE: **Plan Commission Workshop**
South Main Street Corridor Study Sub Area 2

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 and apply them in your thought and analysis process for sub area 2.

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, 2 to adjacent neighborhoods, the University and sub area 3.)
 1. Environmental issues (re-development interface with River, Glen Park, land use mix and density, preservation or creation of open space, parking).
 2. Aesthetic issues, guidelines for building styles setbacks, lighting, trees, etc.
 3. Long range development/redevelopment opportunities (50 year vision).
 4. Compatibility with goals of Comprehensive Plan.

At our last workshop in February the Plan Commission reviewed the narrative for sub area 1.

During the review a number of comments were made they were as follows:

1. Concern regarding the current Vine Street intersection. The discussion regarded proximity of Vine Street to Cascade Avenue in relation to pedestrian and vehicular movement.

2. Access to the river and pedestrian walkways should be part of future land use development decisions. (Concern for preserving future access to river corridor).
3. Connectivity to sub area 2 via South Fork Bridge. Pedestrian walkways are too narrow (proximity of vehicles to pedestrians).
4. Noted good design includes making land uses attractive to both young and mature people. Mixed uses should appeal to others than just the student population, should include seniors and professionals, concept for better aging was briefly discussed.
5. Discussed incentives for change (TID).
6. Better connection of State Street to South Main Street. Potential to use State Street as a back feeder for traffic flow especially to businesses for easier access to customer parking.

Staff has prepared the following narrative for Sub Area 2 as a primer to get discussion going.

Sub Area 2

Sub area 2 is the second largest sub area at approximately 29 acres. It is bounded on the north, by the South Fork of the Kinni, on the west by Glen Park and single family residential, on the south by commercial development and UWRF, and along its east boundary by multi-family residential and the UWRF.

The principal development pattern along South Main Street in this area is residential. The development pattern over the years has been similar to that of sub area 1. Over the years as traffic counts built along with traffic noise, access to South Main Street became more difficult and made South Main Street undesirable for single family uses. Subsequently the land use pattern changed to multi-family rental. This increase in density has contributed to the slow degradation of the corridor. We may see in the future consolidation of properties for the development of multifamily apartments as the current zoning pattern would allow this. A continuation of the current land use pattern is not in the best interest of the future development of the City. A mixed use development pattern is more desirable as South Main Street has the key element of location. It is an entrance to and part of the commercial corridor of the City and generates sufficient traffic to support mixed uses.

Access to South Main Street from redeveloped uses will increase turning movements onto South Main Street and is not a safe option for motorist and pedestrians. State Street runs parallel to South Main Street from Park Street to Foster Street. A reconfigured connection from South Main Street to State Street could be used as bypass around sub area 2. Redeveloped properties on the west side of south Main Street could be accesses from State Street. It would also be an option for local traffic infiltrating back into the adjacent residential neighborhoods.

Other opportunities that exist to increase traffic safety and improve traffic flow by realigning and eliminating access points. In sub area 2 the potential exists for the following:

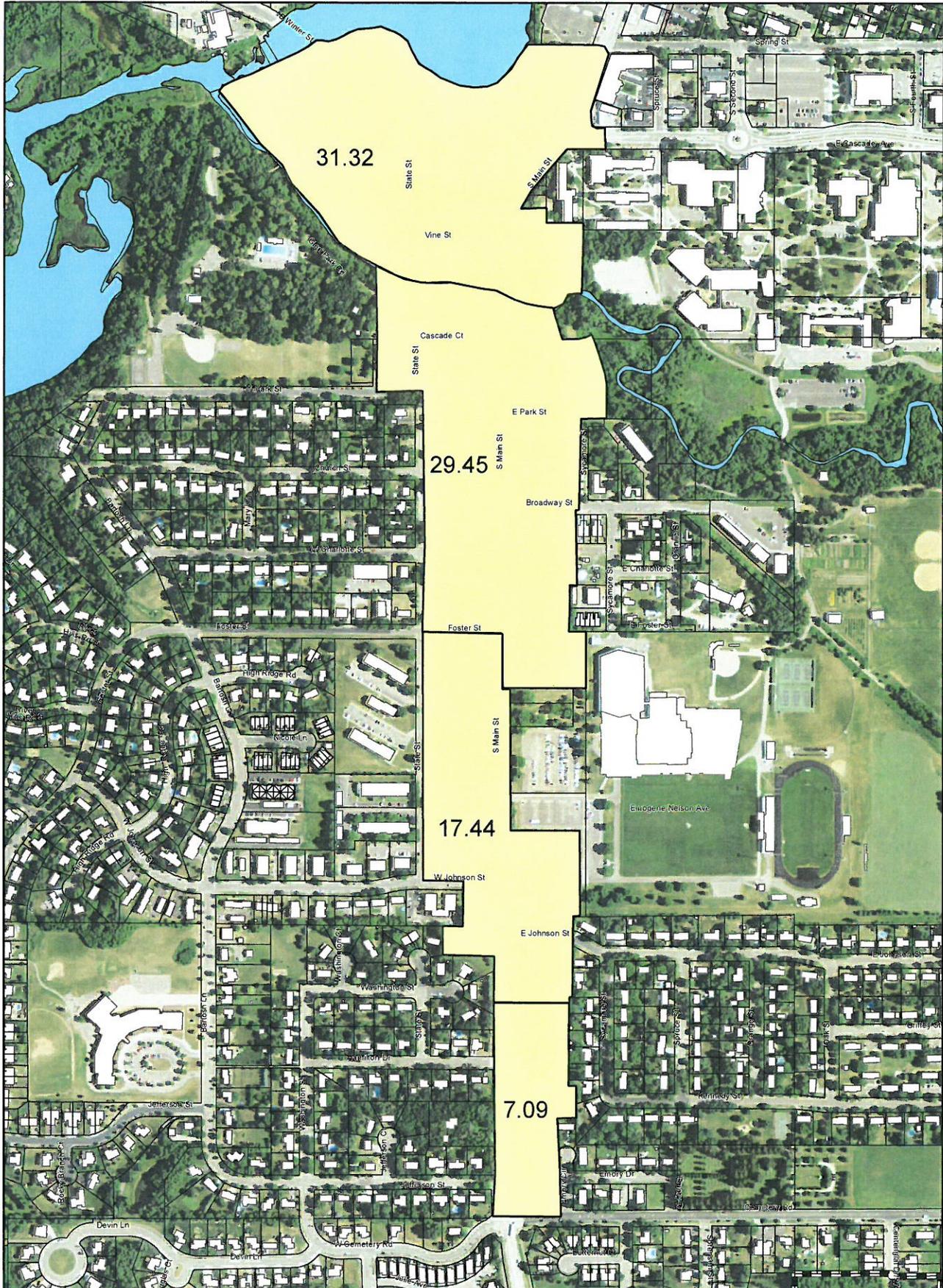
1. Close East Park Street
2. Realign Broadway Street to align with Church Street
3. Extend Foster Street East to connect to Sycamore Street and the University.

The McEwen property lies within this sub area, is currently for sale and will most likely be developed in the near term future. Future access to and from South Main Street will be from Broadway Street and how access to South Main Street is configured will soon be of major concern. How this area develops could be a model and nucleus for further redevelopment in sub area 2.

At a future point an increase in traffic increases the need for additional right of way to accommodate traffic movement. Additional future right of way will need to be taken into account for future redevelopment. This additional right of way will create an opportunity to redevelop pedestrian walkways, including landscaping, lighting and other amenities in this sub area as well as others.

Attached are maps for your background information. We will have a blow up of area 2 on the wall and markers for your use. Also we will have the area on the screen to aid in your discussion. Staff looks forward to your participation and ideas.

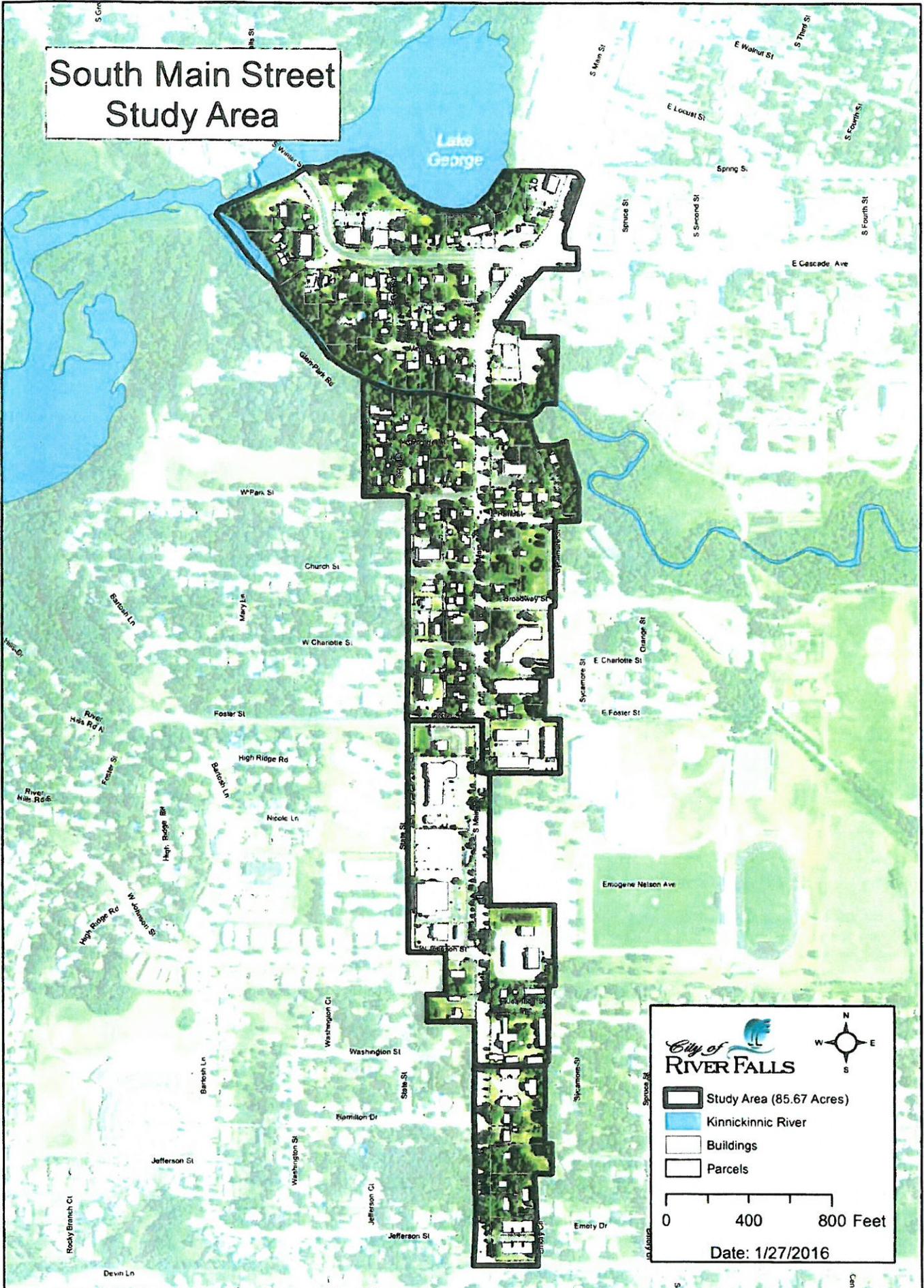
South Main Street Corridor Draft



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 29.45 acres more or less.

South Main Street Study Area






-  Study Area (85.67 Acres)
-  Kinnickinnic River
-  Buildings
-  Parcels



Date: 1/27/2016



WISCONSIN
St Croix & Pierce County



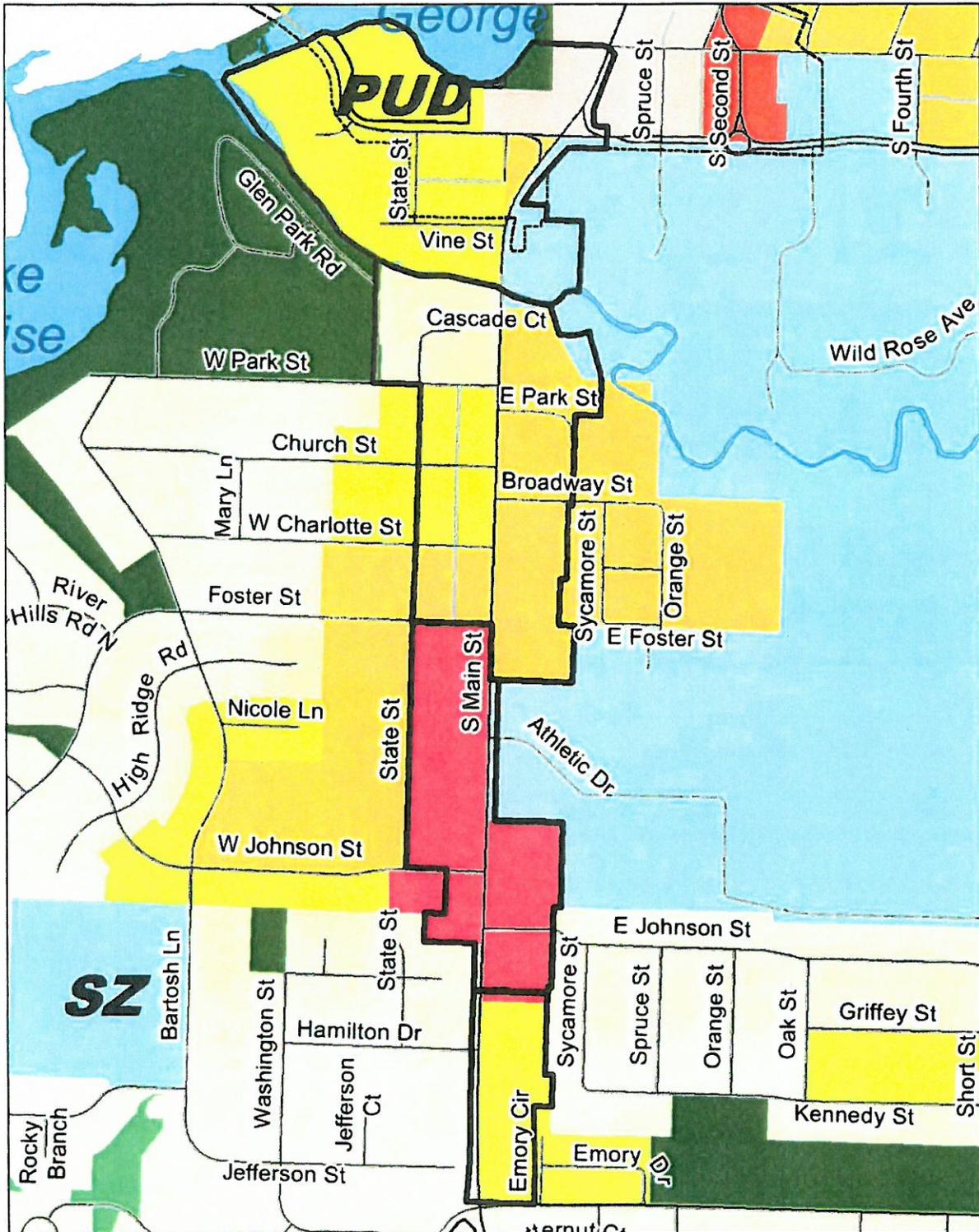
North Main Street Existing
Conditions Report

Date: 1/27/2016

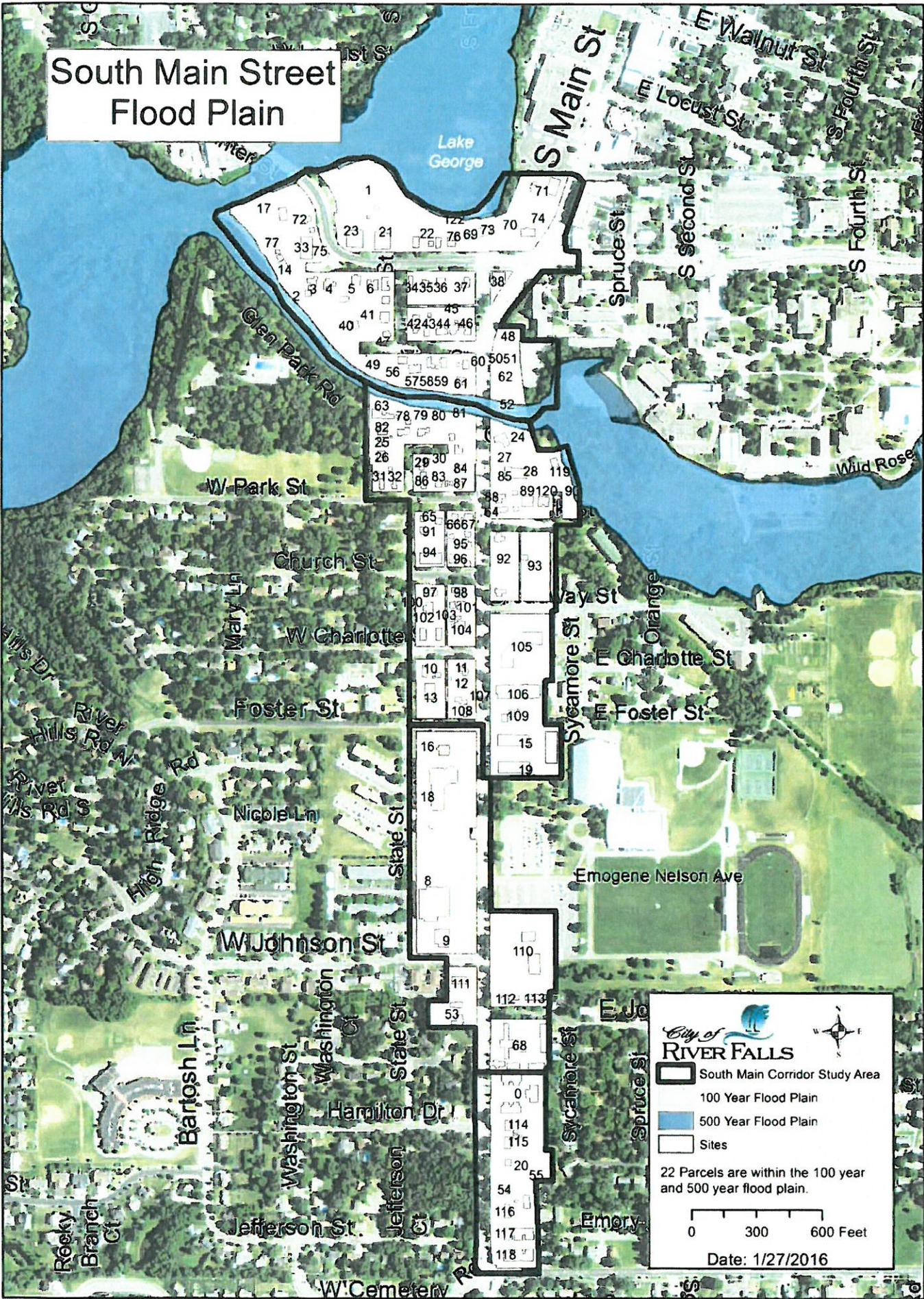
SOUTH MAIN STREET RIVER FALLS ZONING MAP

- 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

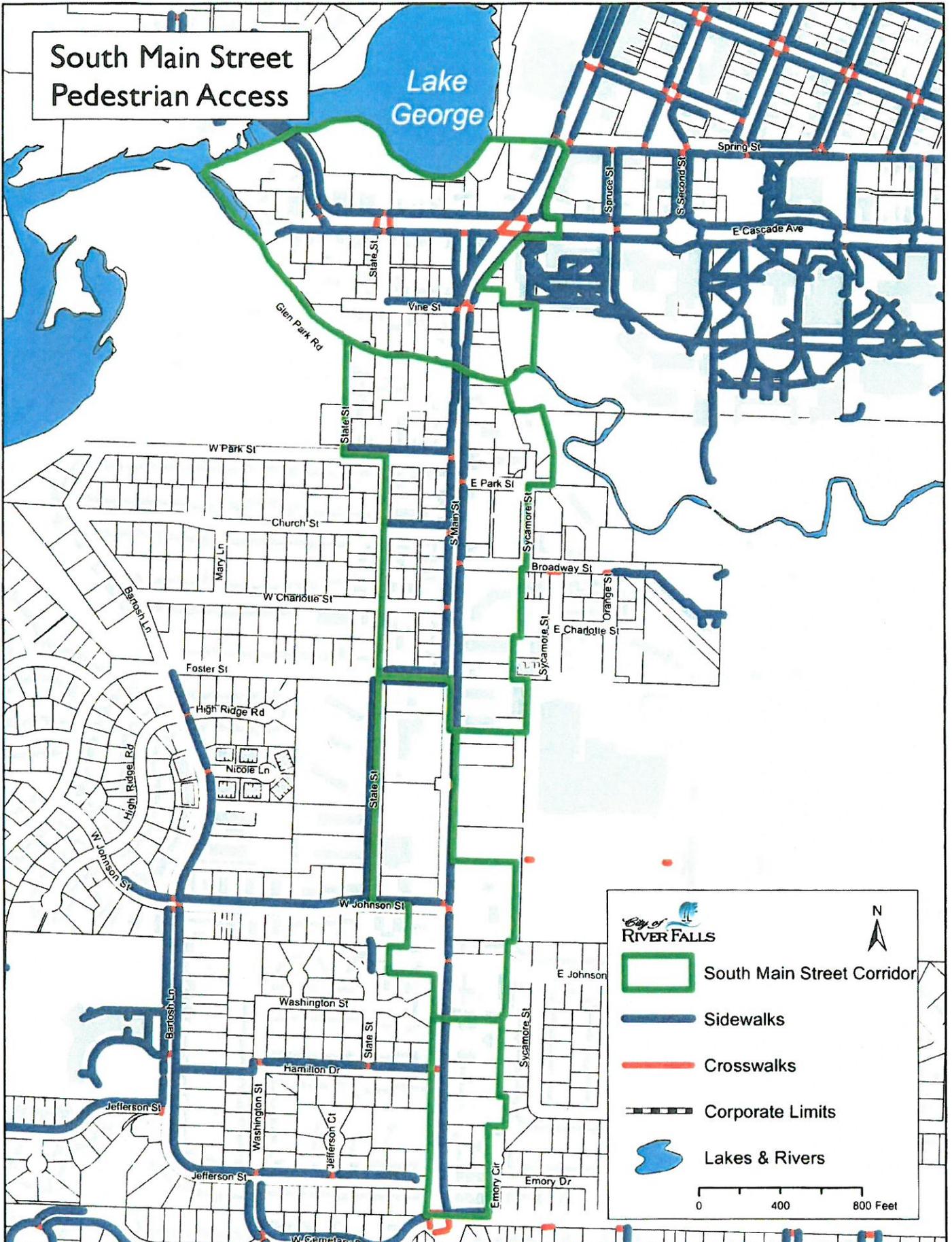
South Main Corridor Study Area
 100 Year Flood Plain
 500 Year Flood Plain
 Sites

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



City of RIVER FALLS

N

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

0 400 800 Feet