

## Community Development Department

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### MINUTES PLAN COMMISSION June 5, 2018 at 6:30 p.m. City Council Chambers

Members Present: Scott Morrissette, Lisa Moody, Susan Reese, Bill Stuessel, Dan Toland, Craig Hinzman, Michael Woolsey  
Members Absent: None  
Staff Present: Brandy Howe, Sam Wessel, Amy Peterson, Reid Wronski, Brandt Johnson, Julie Bergstrom  
Others Present: Sean Lentz, Ehlers Associates  
Matt Frisbie, Ayers Associates

#### CALL TO ORDER

Meeting convened at 6:30 p.m.

#### APPROVAL OF MINUTES

M/Morrissette, S/Woolsey – motion carried 7-0

#### PUBLIC COMMENTS

None.

#### CURRENT ITEMS

##### **Public Hearing and Consideration of a Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Increment District No. 13, City of River Falls, Wisconsin**

Sean Lentz gave an overview presentation on the basic mechanics of tax increment financing (TIF) as well as an introduction on the proposed TID 13 and TID 14. He explained that TIF is a tool used by cities and villages to promote development and redevelopment. With TIF, a city is able to freeze the base value of property and use the taxable value above the base value, "the increment," to fund projects in and within ½ mile of the tax increment district (TID). Mr. Lentz explained that the City is proposing TID 13 to promote industrial development to complete the Whitetail Ridge Corporate Park. Proposed projects for TID 13 include infrastructure improvements and utilities on Paulson Road, development incentives, and property acquisition within ½ mile of the TID. Costs are estimated at \$5.5 million. Woolsey asked if the increment for properties owned by the City would be 100 percent since those parcels start out with a base value of \$0. Mr. Lentz confirmed that the properties that are not developed will be frozen at their current value and the increment for the City owned properties will be 100 percent of their post-development value for the life of the TIF. After the TIF district is retired, the taxable value of the property is distributed to all taxing jurisdictions.

Morrissette made a motion to recommend approval of a resolution designating proposed boundaries and approving a project plan for tax increment district No. 13, City of River Falls, Wisconsin.

M/Morrissette, S/Reese – motion carried 7-0

**Public Hearing and Consideration of a Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Increment District No. 14, City of River Falls, Wisconsin**

Mr. Lentz explained that the proposed TID 14 is located just north of City Hall and is proposed as a blight elimination district to redevelop the site. Blight elimination districts have a maximum life of 27 years and a 22-year expenditure period. He explained that the proposed TID 14 would overlay on top of an existing TID to extend the City's ability to achieve the redevelopment goals. Long term goals include the redevelopment of the site with the existing apartment building, adjacent to the Kinnickinnic River and develop the vacant parcel adjacent to City Hall. Projects proposed for TID 14 include demolition of the apartment, electric improvements, trail improvements, development incentives, and property acquisition, a trail bridge, and gateway feature within ½ mile of the TID. Costs are estimated at \$4.7 million. Stuessel asked if all of the property in TID 14 is city owned. Lentz clarified that there is one parcel south of Cedar Street that is owned by the Moody Trust; the other two are city owned.

Morrisette made a motion to recommend approval of a resolution designating proposed boundaries and approving a project plan for tax increment district No. 14, City of River Falls, Wisconsin.

M/ Morrisette, S/Woolsey – motion carried 6-0 (Moody abstained)

**UPDATES AND INFORMATION**

**CTH MM Development**

Peterson updated the Commission that staff received a proposal from Matt Frisbie for the site west of the Walgreen's on County MM. Mr. Frisbie added that at this time the proposal before the Commission is just for informational purposes only. He described a possible development on the 2.6-acre site that would include a 60-unit, market-rate multifamily development with underground parking and a small commercial building with a possible drive through commercial component. The apartments would be a mixture of studios, 1-bedroom, and 2-bedroom units and the building would be 3-story with a combination of brick and stucco. The project would also potentially extend St. Croix Street to connect the two existing segments of the street. Morrisette asked about the zoning of the project and whether or not it would be a PUD. Mr. Frisbie indicated it is currently zoned industrial and would need to be rezoned, potentially B-3 with a PUD. Morrisette asked for clarification on the commercial pad, whether there would be a green space area to reserve it, similar to the Family Fresh area. Mr. Frisbie responded that they're currently planning to build both buildings at the same time.

**AJOURNMENT**

Reese made a motion to adjourn at 7:00 p.m. and move into the Plan Commission workshop.

M/ Reese, S/Woolsey – motion carried 7-0

**WORKSHOP**

Following adjournment, the Plan Commission conducted a workshop on possible updates to the Official Map. This workshop concluded work of the Plan Commission on this topic that began with the first workshop in April. The Official Map has not been updated for many years, so staff has been taking the Plan Commission through possible updates at these multiple workshops. Now with Plan Commission input, staff will review the overall project and will return to Plan Commission with a recommended version, if City Council is amenable to an Official Map update.

Respectfully submitted,

A handwritten signature in cursive script that reads "Brandy Howe".

Brandy Howe, AICP, Senior Planner