

Community Development Department

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**MINUTES
PLAN COMMISSION
MARCH 1, 2022
CITY COUNCIL CHAMBERS**

Members Present: Dan Toland, Lisa Moody, Patricia LaRue, Chris Holtkamp, Mike Woolsey, Diane Odeen
Staff Present: Amy Peterson, Emily Shively, Sam Burns, Angie Bond, Jason Stroud, Sterling Hackney, Jon Smits
Others Present: Lillian Tan, Paul Gerrard, Peter Gerrard, Jeff Morehouse

CALL TO ORDER

Meeting convened at 6:30 p.m.

APPROVAL OF MINUTES

M/Woolsey, S/Moody to approve minutes. Motion carried 5-0.

PUBLIC COMMENTS

None.

ORDINANCES AND RESOLUTIONS

Resolution approving general development plan for a multi-family development at 131-141 W Cascade Ave.

City Planner Emily Shively provided a brief presentation on the Resolution to approve a General Development Plan (GDP) for a 32-unit multi-family building by developer Gerrard Corporation. The GDP is a request for approval of a conceptual plan including land use, access, open space, and location of structures. Once approved, the developer submits a Specific Implementation Plan (SIP), which includes more details in preparation for construction. Development is located at 131-141 W Cascade Ave. and is the third phase of the University Falls Development. Phases 1 and 2 were completed by Gerrard Corporation in 2010 and included a Kinnickinnic pedestrian trail. Phase 3 was to include a mixed-use building with commercial and residential units. Currently, a residential only building including 32 units is proposed with parking and open space flexibility. The building will be 4 stories, 32 units with parking on the first level and a leasing office to serve all three buildings. This building is consistent with character of the first two buildings and will accommodate solar panels on the roof. Parking will include 24 indoor spaces on the first floor and 28 space surface spaces. Three may be removed for future access to Phase 4. Front entrance of the complex will be West Cascade Ave. The Phase 3 will include pedestrian connection to the Kinnickinnic trail system.

Staff analysis concludes this project provides a needed housing type and residential density near jobs, retail, and parks consistent with several City plans. Parking is consistent with desired parking ratio in

walkable areas. The project also provides a connection and access between W Cascade and Kinnickinnic trail system.

Staff recommends the resolution gets forwarded to City Council for approval with the following conditions; provide 55 parking spaces, public access easement recorded between W Cascade Ave and Kinnickinnic River Trail along east side of the proposed building, and the SIP shall be in compliance with the approved GDP.

PUBLIC HEARING

Mayor opened Public Hearing. No comments. Public Hearing was closed.

M/Odeen, S/Moody to approve the resolution approving general development plan for a multi-family development at 131-141 W Cascade Ave. Motion carried 5/0.

Discussion regarding the number of parking spaces. Paul and Peter Gerrard clarified there will be 1.75 spaces per unit and shared the demographic of this building is the young professional, retired people, who need less parking as they can walk to city services, jobs. Bike parking will be incorporated in the parking garage. Charging stations, solar items, and energy efficiency were discussed. Woolsey clarified this 3rd phase project is located in the TID, as was Phase 1 and 2.

Director's Report

Amy Peterson stated March 24 will be the next Comprehensive Plan Steering Committee Meeting at 6:30pm. The April Plan Commission date is April 5th which is Election Day so it will be moved to April 7th. Director's Report includes the 2022 major projects list. The Condominium Subdivision Ordinance was passed by City Council, it will go in effect May 11, 2022. The Community Development Annual Report will be included in next month's packet.

LaRue mentioned she will be following the Code Enforcement Ordinance modification and Community Education Plan. Holtkamp asked about the completion of the sidewalk on Kennedy St. from 1300 S Main St. Peterson stated construction will happen this year, the design is being finalized.

ADJOURNMENT

Moody made a motion to adjourn at 6:53 p.m. S/Holtkamp; motion carried 5-0.

Respectfully submitted,

Angie Bond, Community Development Assistant