

Community Development Department

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MINUTES
PLAN COMMISSION
March 5, 2019 at 6:30 p.m.
City Council Chambers

Members Present: Scott Morrisette, Lisa Moody, Susan Reese, Bill Stuessel, Dan Toland, Michael Woolsey
Members Absent: Craig Hinzman
Staff Present: Amy Peterson, Sam Wessel, Brandy Howe, Dave Hovel
Others Present: None

CALL TO ORDER

Meeting convened at 6:30 p.m.

APPROVAL OF MINUTES

M/Morrisette, S/Stuessel – motion carried 6-0

PUBLIC COMMENTS

None.

CURRENT ITEMS

The Depot/City Station Development Project Overview

Howe presented to the Commission. She reported that staff received a request from Gerrard Development, LLC to develop a 2.26-acre parcel at the intersection of Clark and Cedar Streets, north of City Hall. The project site is located in TID #14 which was created in 2018 with the intent to redevelop this site with a residential project. The City is currently in negotiations with the Gerrard on a development agreement and that is anticipated to go to City Council for review on March 12. The overall development is referred to by two names: The Depot and City Station. The Depot will be a 50-unit, affordable senior housing project and City Station will be a 24-unit, market rate apartment building; both are anticipated to fill housing needs identified in the Housing Needs Analysis. The project requires multiple approvals before it can move forward, including: a development agreement, rezoning, future land use map amendment, right-of-way vacation, certified survey map, development review, and planned unit development (PUD) approvals. The Plan Commission is reviewing the rezoning, future land use map amendment, right-of-way vacations, and general development plan (step 1 of the PUD).

The proposed zoning for the site is R3 multifamily residential, which is consistent with the proposed use and the zoning identified in the TID #14 Redevelopment Plan. A future land use map amendment is a statutory requirement for consistency between the zoning map and the comprehensive plan. Staff is proposing the high-density residential land use category with a portion of the site preserved as conservancy. Right-of-way in the vicinity has been identified by City staff and the City Council as surplus that can be vacated and included in the development site. This includes a 10-foot strip along Clark Street and 2,025 square feet of right-of-way formerly known as River Street.

Next steps include review of the Developer's Agreement by City Council on March 12; general development plan (GDP) review by the Plan Commission on March 19; City Council review of the rezoning, future land use amendment and GDP on March 26; and rezoning, future land use amendment, and right-of-way vacation for final review on April 9, 2019.

Public Hearing for The Depot/City Station General Development Plan

The Mayor opened the public hearing. No comments.

Consideration of Resolution PC 2019-01 Recommending an Amendment to the Official Zoning Map and Future Land Use Map of the Comprehensive Plan of the City of River Falls

Morrisette made a motion to approve PC 2019-01.

M/Morrisette, S/Woolsey – motion carried 6-0

Consideration of Resolution PC 2019-02 Recommending Vacation of Surplus Right-of-Way in Blocks 78 and 79 of NN & OS Powell's Addition to the City of River Falls

Morrisette asked for confirmation that a sidewalk would be provided along Clark Street for the Depot project. Staff confirmed that a sidewalk is proposed to be located in that area.

Morrisette made a motion to approve PC 2019-02.

M/Morrisette, S/Reese – motion carried 6-0

UPDATES AND INFORMATION

Building Inspector Report

Hovel provided an update on the 2018 residential development activity in the City.

Development Review Update

Howe reported that staff is completing review on the Depot/City Station, Aberdeen (formerly Sterling Ponds Apartments) and food pantry projects.

AJOURNMENT

Morrisette made a motion to adjourn at 6:58 p.m.

M/Morrisette, S/Reese – motion carried 6-0

PLAN COMMISSION WORKSHOP

Peterson presented legislative updates related to conditional use permits (CUPs) and described new procedures for approving CUPs and special use permits in the future at the Plan Commission and Extraterritorial Zoning Committees. Staff and board members from the Town of River Falls attended, following an invitation from City staff, in anticipation of a March 20th ETZ Committee meeting to review a SUP in the Town of River Falls.

Respectfully submitted,



Brandy Howe, AICP, Senior Planner