

## Community Development Department

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**MINUTES**  
**PLAN COMMISSION**  
**March 19, 2019 at 6:30 p.m.**  
**City Council Chambers**

Members Present: Craig Hinzman, Susan Reese, Bill Stuessel, Michael Woolsey  
Members Absent: Dan Toland, Scott Morrissette, Lisa Moody  
Staff Present: Amy Peterson, Sam Wessel, Brandy Howe

### **CALL TO ORDER**

Meeting convened at 6:30 p.m.

### **APPROVAL OF MINUTES**

M/Reese, S/Stuessel – motion carried 4-0

### **PUBLIC COMMENTS**

Ben Fochs, 2529 Powell Avenue, commented that it would be nice to integrate a railroad theme to the Depot/City Station project given the historical and cultural significance of the area. He also noted that the design does not provide much visual interest at street level. He suggested something other than stamped concrete to improve the aesthetics of the area.

### **CURRENT ITEMS**

#### **Consideration of the General Development Plan for The Depot/City Station**

Howe provided an overview of the processes underway to move the project forward. She reported that a PUD is a mechanism in the zoning ordinance that allows flexibility in the standards in exchange for something on the site that will provide public benefit. The developer is seeking a PUD for flexibility on density, open space, and setbacks. Howe described the new lot configuration from what was reported at the March 5<sup>th</sup> Plan Commission meeting. The site went from 2 to 3 lots and 2.26 to 2.52 acres. The easternmost portion of the site will remain in City ownership, which is appropriate given the location of the multiuse trail and conservancy nature of the area. The architectural plans remain the same; both structures are 4 stories. The Depot is 50 units, 1-2 bedrooms, affordable senior housing. City Station is 24 units, 1-2 bedrooms, market-rate apartments. The overall site includes 66 underground parking stalls, 36 surface parking stalls, and a density of 29.48 dwellings per acre. The site includes sidewalk and trail connections and will meet the City's storm water ordinance. The project fills a housing need in the community; the City's Housing Needs Analysis identified deficiencies in all housing sectors, including senior and market-rate apartments. The building design compliments the neighborhood and the density is beneficial for provision of services. The developer is purchasing the two lots from the City for a combined total of \$975,000 and the guaranteed minimum value of both projects is a combined \$8 million. The limitation on open space in the site will be balanced by the underground parking that is provided and the addition of the cul-de-sac area that wasn't included in the initial GDP. The project is in

conformance with the Kinni Corridor Plan, which calls for river-oriented multifamily housing in the vicinity of the subject site.

Reese asked about the maintenance of the open space area that is currently the gravel cul-de-sac. Howe indicated it would most likely be the responsibility of the Gerrard's as it will become their property. Woolsey noted that the names of the projects are referential to the past use of the site. He asked if it would be possible to request that the developer add a design reference to the project that is a nod to the history of the site. Todd Erickson, the civil engineer for the project, responded that the suggestion is something they can look into. They will also be looking into reusing the existing retaining wall on the site for a seating area, perhaps an amphitheater. Reese noted that there should be an area appropriate for bike storage for residents, perhaps in the garage.

Reese made a motion to recommend City Council approval of the General Development Plan for the Depot/City Station.

M/Reese, S/Stuessel – motion carried 4-0

**Consideration of a City Council resolution extending preliminary plat approval for Highview Meadows**

Howe reported that the preliminary plat for Highview Meadows was approved in 2003. Given the economic conditions at the time, the development was not able to be completed. The developer received two 5-year preliminary plat extensions in 2007 and 2014, which is an option in the developer's agreement for the subdivision. The developer has requested another 5-year extension. They have also provided a conceptual drawing of the next phase of the development that may be brought forward in 2019.

Reese made a motion to recommend City Council approval of the 5-year extension for the Highview Meadows preliminary plat.

M/Reese, S/Hinzman – motion carried 4-0

**UPDATES AND INFORMATION**

**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**

Reese made a motion to adjourn at 6:48 p.m.

M/Reese, S/Stuessel – motion carried 4-0

Respectfully submitted,



Brandy Howe, AICP, Senior Planner