

Community Development Department

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**MINUTES
PLAN COMMISSION
MAY 3, 2022
CITY COUNCIL CHAMBERS**

Members Present: Lisa Moody, Patricia LaRue, Chris Holtkamp, Mike Woolsey, Diane Odeen, Rebecca Prendergast

Members Absent: Dan Toland (excused)

Staff Present: Amy Peterson, Emily Shively, Kendra Ellner, Sam Burns, Angie Bond, Sterling Hackney

Others Present: Matt Hieb, ACA, Engineer for Highview Meadows 7th Addition; Jeff Bjork; Sean Bohan, AEC, Engineer for Dawes Place Phase 2; Jenny Polacek, Wendel Companies, Architect for Dawes Place (virtual)

CALL TO ORDER

Meeting convened at 6:30 p.m.

APPROVAL OF MINUTES

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

PUBLIC COMMENTS

None.

ORDINANCES AND RESOLUTIONS

Resolution to approve the final plat for Highview Meadows 7th Addition.

Planner Sam Burns provided a brief presentation on the final plat for Highview Meadows 7th Addition which has been submitted by King's Highway LLC. The plat for the entire Highview Meadows Development was first approved in 2003. This seventh and final phase of Highview Meadows includes 28 single-family units with density of 2.7 units per acre. Staff has determined the final plat is consistent with the preliminary plat, comprehensive plan, and ordinances. Burns stated that staff is recommending that the Plan Commission forward the resolution to Council with a favorable recommendation.

M/Odeen, S/Woolsey to approve the resolution approving the final plat for Highview Meadows 7th Addition. Motion carried 5/0.

Resolution to approve the Specific Implementation Plan (SIP) for Dawes Place Phase II.

Planner Kendra Ellner provided a summary and background of the SIP submitted by T Buck Inc. The original GDP was approved in 2005 as Highview Meadows 1st Addition PUD. The development was partially built out. With the lapse in time for the project to be completed, a new GDP was approved in 2021 as Dawes Place for 112 units in 14 buildings. This Dawes Place GDP replaced the original Highview Meadows 1st Addition PUD. Phase I has been approved and is being constructed, Phase II is the final step in development review and will complete the Dawes Place Development. Phase II consists of 5.75 acres

with 70 units of the 112 units and 8 of the 14 buildings and will complete the development. The proposed SIP has minor modifications to building style and road connections from the 2021 approved GDP. The number of units is not changing. Staff has reviewed the SIP and finds it to be consistent with the approved GDP, with only minor engineering adjustments. Staff recommends Plan Commission forward the resolution to City Council with a favorable recommendation. It will move on to City Council on May 24.

There was discussion regarding the energy efficiency in construction of the new units. Jenny Polacek, Wendel Companies, architect for Dawes Place, confirmed energy efficiency was included in Phase I construction and will also be included in Phase II.

M/Holtkamp, S/Woolsey to approve the resolution approving the Specific Implementation Plan for Dawes Place Phase II. Motion carried 5/0.

Ordinance regarding the annexation of certain property, change of Future Land Use, and application of a temporary zoning classification for the subject property.

City Planner Emily Shively presented an annexation petition from the Thompson Family LLC for 43 acres adjacent to Paulson Rd and Radio Rd, south of Highway 35. The property is contiguous to the City and the proposed land use is compatible with adjacent land use. Both parcels are vacant land with some wooded areas. The Future Land Use for this area is designated industrial, however, this was in place before the acquisition of the Mann Valley Corporate Park. Staff supports changing the future land use of the proposed annexation from industrial to high density residential. Temporary zoning classification is proposed as R3 Multiple Family High Density to allow for residential development which is consistent with adjacent land. Staff recommends Plan Commission forward the annexation request to Council with a favorable recommendation.

Discussion regarding any opposition comments to the annexation and whether the Department of Administration (DOA) had comments. Shively stated The DOA clarified the contiguity and there have been no comments received. There was question and discussion regarding taxes and what the Town of Troy will receive for taxes for the next five years on the proposed annexation property. Shively clarified the City will pay the town of Troy the amount of taxes that are currently assessed today, in the year of annexation, for the next five years. Shively also clarified the temporary zoning classification is in place until we have a development proposal. She also stated the access will most likely be off Paulson Rd. A question was raised whether our inventory for housing is getting closer to what is needed. Shively says it will help the City to get the type of housing we are lacking. Peterson said we are lacking in all types of housing. The parcels to the northwest of the proposed annexation were discussed, whether there is interest in development in that area. Shively stated there has not been an inquiries received by the City.

M/Woolsey, S/Prendergast to recommend approval of the ordinance regarding the annexation of the Thompson property, change of Future Land Use, and apply a temporary zoning classification for the subject property. Motion carried 5/0.

Director's Report

Community Development Director Amy Peterson provided an update on the Focus River Falls planning processes. The next meeting is on May 19 to work on goal and policy development. The Bike/Ped plan will have tours in May and is working on plan analysis. The Outdoor Rec Plan meets May 18 and is working on finalizing inventory and refining goals. The Pet Mayor was a huge success with 600 people now registered on Engage RF. The new Mayor is Gordy, the sugar glider, a small marsupial. Peterson also stated changes to code enforcement ordinances will come through in June, we are working on wayfinding implementation this year, and some park surveys are going out. A contractors meeting was held with 20

contactors in attendance getting updates on building code changes. The Historic Preservation Commission is working on a replacement sign near the Swinging Bridge and also working on photos for the inside of Glen Park Pavilion. Economic Development updates include the Sycamore River Falls groundbreaking ceremony, holding an RFECDD meeting, and Community Venture Network participation. Engineering updates include the North Interceptor Sewer project is well under construction, the Powell Bridge is closed for the month of May for that construction, and the north water tower was approved by Council. Peterson shared some training opportunities and stated there are funds for Plan Commission to attend. Contact Amy Peterson if interested.

ADJOURNMENT

Moody made a motion to adjourn at 7:09 p.m. S/Holtkamp; motion carried 5/0.

Respectfully submitted,

Angie Bond, Community Development Assistant