

Community Development Department

222 Lewis Street
River Falls, WI 54022
715.425.0900
www.rfcity.org



MINUTES
PLAN COMMISSION
October 1, 2019 at 6:30 p.m.
City Council Chambers

Members Present: Lisa Moody, Susan Reese, Michael Woolsey, Dan Toland, Craig Hinzman, Hal Watson
Members Absent: Bill Stuessel
Staff Present: Amy Peterson, Kevin Westhuis, Sam Wessel, Brandy Howe, Crystal Raleigh, Brandt Johnson, Scot Simpson
Others Present: Matt Frisbie (Ayers Associates), Judie Foster Babcock (Kinni Corridor Collaborative), Nalene Sanford, Patricia LaRue

CALL TO ORDER

Meeting convened at 6:30 p.m.

APPROVAL OF MINUTES

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

PUBLIC COMMENTS

None

PRESENTATIONS

1. Kinni Corridor Plan Update

Peterson introduced presenters Judie Foster Babcock and Kevin Westhuis. Babcock presented the Kinni Corridor Collaborative's history and progress as a private-public partnership since the Kinni Corridor Plan's adoption in January 2019. This cost-effective collaborative model promotes private-sector, nonprofit, and philanthropic investment in corridor projects identified in the plan. Babcock highlighted a list of accomplishments and next steps along with meeting times. Westhuis presented the required studies and their costs related to the final Federal Energy Regulatory Commission relicensing of both of the City's hydroelectric dams prior to their removal, and that running the hydros covers the costs of the studies and decommissioning plan (around \$705,000). The U.S.A.C.E. will likely provide \$115,000 of that cost with the remainder of the costs to be covered by hydro revenues (est. \$681,000). Peterson wrapped up the presentation by listing Kinni Corridor Projects underway in the City in addition to the dam removal process, including sidewalk infill, downtown streetscaping, furnishing, and alley upgrades, north interceptor project, community wayfinding signage, and Glen Park master plan implementation. Peterson also listed near-term future Kinni Corridor projects with timelines.

2. Campus Corridor Plan

Wessel introduced the Campus Corridor Plan, a series of site plan concepts for 4 planning sub-areas along Cascade Avenue, S. Wasson Avenue, and S. Main Street, developed by Ayres Associates in collaboration with UWRF, CVTC, and the City. Matt Frisbie from Ayres Associates walked the Plan

Commission through the report, explaining what kind of development is in demand while explaining locations and configurations of redevelopment opportunities. The Plan Commission will be emailed a copy of the presentation slides containing all site plan concepts.

Mayor Toland left the meeting at 7:30 p.m.

CURRENT ITEMS

1. Presentation and discussion on draft shoreland-wetland ordinance

Wessel presented terminology, maps, and policy considerations for shoreland-wetland zoning related to the draft shoreland-wetland zoning ordinance included with the Plan Commission packet. The next steps involve Plan Commission review of the draft before the November meeting. Watson asked if wetland mitigation can be imposed where wetland alteration occurs, and Reese asked how a lake differs from a wetland by definition and what will happen when the dams are removed and the water drains where it has been for over 100 years. Raleigh noted that U.S.A.C.E will oversee dam removal and wetlands will be addressed in this process. Wessel will investigate shoreland-wetland zoning questions and bring answers to the next Plan Commission meeting.

UPDATES AND INFORMATION

1. Video – Cottage Houses (19 min).

Howe presented the video explaining the success of an accessory dwelling unit program in a City in California that addresses housing affordability, aging in place, and activating underutilized alley space. Watson mentioned that in the past, the idea was discussed and determined to not be the right idea at the time, but conditions have changed that may make it more appealing. Woolsey mentioned that the homes in the video would have been appealing to him in the past.

The video is available at <https://planning.org/blog/blogpost/9177363>.

ADJOURNMENT

Reese made a motion to adjourn at 8:00 p.m.

M/Reese, S/Watson – motion carried 5-0

Respectfully submitted,



Sam Wessel, AICP, Planner