



**JOINT WORKSHOP WITH THE RIVER FALLS CITY COUNCIL AND PLAN
COMMISSION REGARDING PLANNING AND DEVELOPMENT**

October 23, 2018, 5:15 p.m.

Training Room, City Hall, 222 Lewis Street, River Falls, WI 54022

City Council Members Present: Mayor Dan Toland, Sean Downing, Chris Gagne, Scott Morrisette, Diane Odeen, Michael Page, Hal Watson

Plan Commission Members Present: Susan Reese, Mike Woolsey, Bill Stuessel

City Staff Present: City Administrator Scot Simpson; Assistant City Administrator Julie Bergstrom; Operations Director Mike Stifter; Development Services Director Amy Peterson; Senior City Planner Brandy Howe; Utility Director Kevin Westhuis; City Planner Sam Wessel; Assistant to the City Administrator Brandt Johnson; Economic Development Specialist Keri Schreiner

Others: Ben Fochs

The workshop began at 5:18 p.m. with a summary of the tour. City Administrator Simpson talked about a list of planning items that Development Services Director Amy Peterson and he are compiling.

Mann Valley Concept Plan

Simpson provided a history. In 2011, 85 acres were purchased for Mann Valley at Mann Lane and city MM. The City owns 325 acres in Mann Valley. In 2016, 291 acres were annexed into the City.

TID 12 was created for five acres in Mann Valley. In 2016, Winfield Solutions build a field research facility on five acres in Mann Valley.

Two firms are developing designs for Mann Valley. A preferred concept plan was done in August 2018. Simpson said it was a special piece of property. Staff is trying to make sure it's ready to go before we work on it. Water comes into the property in two locations. Simpson talked about the design including possible road locations and a roundabout.

Alderman Bjerstedt asked about the road service. He asked why we need road B. Simpson said because of the way the water comes into the property.

Simpson talked about the commercial park - possibilities for commercial, residential, and school. There are 214 acres for light industrial and manufacturing. The biggest lots are 96 acres and 74 acres. There are 16-39 acres of mixed used development including commercial and/or medium to high density residential. There are 27 acres of low density residential. There are 39 acres of institutional use of land which is currently owned by the River Falls School District.

There are 63 acres for conservancy which need sewer and water infrastructure. Simpson talked about market analysis and having 20 acre lots. The average price is \$35,000 per acre.

Plan Commissioner Mike Woolsey asked if it was in the City's best interest to keep bigger lots. Simpson said yes and provided more detail.

Development Services Director Amy Peterson talked about the Official Map. It is the City's official document for planned roads, parks, and infrastructure. It hasn't been updated in many years. City Engineer Reid Wronski is the driver for this project. He has done a lot of work on it - looking out into the future. We are working with counties and townships. Peterson talked about a possible interchange on Hwy. 65 south of Hwy. 29. She said the Wisconsin DOT has backed off on it.

Alderman Bjerstedt asked about planning regarding the Kinnickinnic Cooperative Agreement. Peterson provided an answer. There was more discussion. If there are any questions, please ask Amy Peterson or Reid Wronski.

Community Development Plan

Simpson talked about list that was being developed. He and Peterson are negotiating. There are statutory requirements. Simpson talked about the ordinances that are in effect.

Peterson talked about the challenges of keeping up-to-date with the state and having our code online. There are communication challenges with the public. There was discussion about comprehensive plan and keeping it up-to-date. There was discussion about putting volunteers to the best use. The bike and pedestrian grant were received.

Bjerstedt asked about the definition for a neighborhood plan. Simpson talked about dividing the City up for planning. Woolsey asked what the Plan Commission should be doing. Alderman Watson talked about comprehensive plan. He felt it was time for the Plan Commission to go big.

Upon the conclusion of discussion, the workshop concluded at 6:20 p.m.

Respectfully submitted,

Kristi McKahan, Deputy Clerk