

Community Development Department

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**MINUTES
PLAN COMMISSION
JUNE 1, 2021 AT 6:30 P.M.
VIRTUAL AND CITY COUNCIL CHAMBERS**

Members Present: Dan Toland, Lisa Moody, Patricia LaRue, Diane Odeen, Craig Hofland, Chris Holtkamp, Rebecca Prendergast
Members Absent: None
Staff Present: Amy Peterson, Crystal Raleigh, Brandy Howe
Others Present: Matt Frisbie, Frisbie Companies, developer River Falls Senior Housing
Kathy Brynn, 772 Sycamore Street

CALL TO ORDER

Meeting convened at 6:30 p.m.

APPROVAL OF MINUTES

M/Holtkamp, S/Moody to approve minutes. Motion carried 7-0.

PUBLIC COMMENTS

None.

PUBLIC HEARING

General Development Plan for River Falls Senior Living at 700 S. Main Street

Mayor opened the public hearing. Howe gave a presentation about the project that included some history of the site. The current proposal is for a 3-story, 84-unit senior and independent living facility with assisted living and memory care. In addition, four 55+ independent living townhomes will be built at 706 Sycamore Street. The main senior living building will consist of studio, 1, and 2-bedroom units. Common amenities will include commercial kitchen, fitness and entertainment rooms, medical consulting, and many other support spaces. Ebenezer Management Services will manage the facility. Howe noted that in addition to the PUD, the overall project will require a certified survey map to establish the development site, ROW vacation of a portion of E. Park Street, a developer's agreement, and the creation of TID #18. E. Park Street will be realigned to intersect with W. Park Street, which will require the demolition of two homes at 660 and 684 S. Main Street. E. Park and Sycamore Streets will be reconstructed to city standard with curb, gutter, sidewalk, and 90-degree parking. Other public improvements will include a stormwater pond at the east end of E. Park Street, elimination of existing curb cuts on S. Main Street, and an alternative access to Associated Dentist from Park Street. The underground parking structure will hold 50 parking stalls, maintenance rooms, and a resident storage area. There will be 41 on-site parking spaces for a total of 91 spaces for the 84-unit structure, which meets the parking requirement for senior housing. The four townhomes will each have garage spaces.

In determining whether to approve a PUD, the Plan Commission must consider the criteria listed in the PUD ordinance. This project will benefit the community by providing senior housing to meet market

demand, including 4-6 units for low-income seniors, increasing traffic safety by realigning east and west Park Streets, eliminating blight and neighborhood parking issues by upgrading E. Park and Sycamore Streets to city standards, and increase the density of the area, with an overall character is consistent with the area and architectural style and is consistent with the S. Main Street Study and complements the River Falls Housing Authority property to the south. The total project is projected to be about \$22 million, including land purchase, demolition of existing structures, construction, site work and landscaping, street work and public infrastructure improvements. The developer plans to guarantee \$15 million for the project. The project will create ~35 full time positions with wages totally about \$1.6 million annually once the project stabilizes.

Howe reported that the developer completed a traffic study at staff's request. The development is expected to generate 342 vehicle trips per day with about 25% utilizing Broadway Street and 75% taking E. Park Street. Traffic volumes on E. Park Street are expected to increase substantially, however, the proposed reconstruction of this road will accommodate the additional volume. The development is expected to have a minor impact on S. Main Street traffic volumes by adding approximately 2% of vehicles each day. The traffic study evaluated the need for a traffic signal now and 5 years into the future; warrants were not met for either.

Howe reported that letters were mailed on April 7, 2021, to property owners within 300 feet of the proposed development and a public hearing notice was placed in the Star Observer on April 29, 2021. Developer plans to hold a public meeting on the site on June 9th. Howe concluded the presentation and the Mayor asked for public comments.

Kathy Brynn of 772 Sycamore Street asked if the concept plan could be altered to preserve the street trees on Sycamore Street. Howe indicated that is something that could be considered in the specific implementation planning for the project. The Mayor closed the public hearing and opened the Council discussion.

ORDINANCES AND RESOLUTIONS

Resolution to approve a General Development Plan for River Falls Senior Living at 700 S. Main Street

LaRue asked about the current owner of the property. Frisbie that all properties shown on the GDP are now owned under his acquisition. LaRue asked what constitutes low income range. Frisbie responded that the State of Wisconsin has a waiver program for seniors whose assets are run down. The units in the building is intended to house individuals with these waivers. Hofland asked if the off-street parking will be sufficient for both staff and residents. Frisbie responded that this project has been successful in Lake Elmo with this exact amount of parking. He added that staff is on shifts (10-12 at a time) and that the assisted living and memory care residents do not drive. Approximately 38 of the independent living residents will have vehicles. LaRue asked if the planned and under-construction development projects in the vicinity was considered in the traffic study. Raleigh confirmed that the study did include those calculations in the traffic study.

M/Odeen, S/Hofland to recommend approval of the general development plan for River Falls Senior Living at 700 S. Main Street. Motion carried 7-0.

REPORTS/DIALOGUE

Director's Report

Peterson reported that she does not have anything specific to report. LaRue asked when Plan Commission would begin meeting back at City Hall. It is the hope that July will be the first meeting back.

ADJOURNMENT

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

M/LaRue, S/Prendergast; motion carried 7-0

Respectfully submitted,

A handwritten signature in blue ink that reads "Brandy Howe". The signature is written in a cursive, flowing style.

Brandy Howe, AICP, City Planner