

Community Development Department

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**MINUTES
PLAN COMMISSION
AUGUST 3, 2021, AT 6:30 P.M.
CITY COUNCIL CHAMBERS**

- Members Present: Dan Toland, Lisa Moody, Patricia LaRue, Diane Odeen, Chris Holtkamp, Rebecca Prendergast
- Members Absent: Craig Hofland
- Staff Present: Amy Peterson, Crystal Raleigh, Keri Schreiner, Brandt Johnson, Jaden Barnes
- Others Present: Matt Frisbie, Frisbie Properties, LLC
Sean Lentz (online), Ehlers
Ben Fochs,

CALL TO ORDER

Meeting convened at 6:30 p.m.

APPROVAL OF MINUTES

M/LaRue, S/Moody to approve minutes. Motion carried 6-0.

PUBLIC COMMENTS

None.

PUBLIC HEARING

Resolution designating proposed boundaries and approving a project plan for Tax Incremental District No. 18, City of River Falls, Wisconsin

Keri Schreiner provided a brief presentation on Tax Incremental Districts (TIDs) and how they are utilized in the City. TID 18 is a proposed 2.67 acre project containing four parcels, three of which were formerly owned by the McEwen family and served as their home for many decades. The property, which also includes the lot across Sycamore Street, has been marketed for redevelopment since 2017.

Schreiner said the goal of the TID is to expand housing options and provide the needed supply for the senior housing demand in River Falls. The proposed project is a 3-story, 84-unit senior and independent living facility with assisted living and memory care. In addition, the developer plans to build four age 55+ independent living townhomes. Ebenezer Management Services will manage the facility. The parcels are zoned R3, Multiple Family High Density and in staff’s view this boundary is appropriate and reasonable and the proposed project plan is consistent with City Plans and Policies.

Schreiner talked about the half-mile radius projects which include the Main Street south fork bridge maintenance, intersection improvements at Park and Main and bicycle/pedestrian infrastructure. the construction of the building will take place in 2021-2022 with a total estimated \$15 million in new value to be created throughout the life of the district. The total tax increment revenue is projected to be

approximately \$8 million through the life of the TID which is 27 years. Aug. 24 City Council meeting on TID #18 and a Sept. 13 Joint Review Board meeting to vote on the creation of TID #18.

Chris Holtkamp asked what the incentives are. Keri said \$2.8 million was going towards to help with underground parking, street realignment, public improvements.

Lisa Moody asked if there has ever been a TID that has not performed well for the City and Keri said that there has not been one since her time here.

M/Odeen, S/Holtkamp to approve the resolution designating proposed boundaries and approving a project plan for Tax Incremental District No. 18, City of River Falls, Wisconsin Motion carried 6-0.

ORDINANCES AND RESOLUTIONS

Resolution approving the Planned Unit Development (PUD) Specific Implementation Plan (SIP) for the 700 South Main Project

Amy Peterson gave a presentation about the 700 South Main project. The proposed project is a 3-story, 84-unit senior and independent living facility with assisted living and memory care. In addition, the developer plans to build four age 55+ independent living townhomes. Ebenezer Management Services will manage the facility.

Peterson talked about the new access along the reconfigured east Park Street. Ideally the City would like to vacate the ROW and provide it to Theta Chi for their driveway, however, the City is required to provide site access to the 664 Sycamore parcel. Staff's plan is to continue negotiations and come back with a good outcome for all. At minimum, the City will come back to vacate the ROW that was set up to cul-de-sac Sycamore street.

Holtkamp asked about the neighbor and her concern for trees. Crystal said they bumped out the curb and are able to preserve most of the trees.

Prendergast asked about the public meeting. Matt Frisbie talked about the public meeting and the positive reception that was received during the meeting. LaRue asked about energy conservancy and how this project will utilize efficiency. Frisbie said that they are going through an energy efficiency program. LaRue said she was happy that senior living is being built in the City but has concerns about the left hand turn lane coming out of Glen Park.

M/Holtkamp, S/Moody to recommend approval of a resolution approving the Planned Unit Development (PUD) Specific Implementation Plan (SIP) for the 700 South Main Project. Motion carried 6-0.

Resolution approving the vacation of Right-Of-Way in the A. F. Hart's Addition of the City of River Falls

Peterson continued her discussion on the Right of way vacation of E. Park Street and Sycamore Street. The new ROW for Sycamore St will be 60' instead of 66', which is standard for local streets. The ROW vacated will be deeded to adjacent property owners, in this case, QOZB, LLC and will be used for the project development.

Peterson said 300' ft letters were sent in April alerting neighbors of the GDP. On site public attendance (20-30 people attended). was published and the lis pendens filed for ROW vacation. Next steps if approved is for this item to go to the City Council at their meeting on Aug. 24.

Peterson said staff recommends approval of resolution approving the vacation of Right-Of-Way in the A. F. Hart's Addition.

Holtkamp asked about the ROW and if it delays the project or not. Amy said that it would not be an issue for the project timeline.

M/Moody, S/Odeen to recommend approval of a resolution approving the vacation of Right-Of-Way in the A. F. Hart's Addition of the City of River Falls. Motion carried 6-0.

REPORTS/DIALOGUE

Director's Report

Peterson provided a director's report that included the Kwik Trip project, Sterling Ponds 4th addition. The City received nine proposals for the RFP comp plan/outdoor/bike plan and a committee consisting of City Council, Plan Commission members, and City staff will rank the proposals on Aug. 12 and winnow those nine proposals down to two to be reviewed at the Aug. 24 workshop.

Peterson said that economic development is keeping Keri very busy and anticipating a busy winter. Single family housing permits are closer to 2019 numbers than 2020 numbers (slower).

Crystal talked about the two new additions to the engineering department. Peterson said that a new planner was hired as well. Peterson talked about future items on the 9-7-2021 PC items.

LaRue asked what the Powell Falls portion of the engineering and crystal said it was to keep a pulse on what is going on.

Holtkamp asked what type of interest the City is seeing in economic development and Peterson gave an assessment of what type of commercial, industrial, and residential proposals they have received and discussed with developers.

ADJOURNMENT

Moody made a motion to adjourn at 7:03 p.m.

M/Moody, S/Holtkamp; motion carried 6-0

Respectfully submitted,



Brandt Johnson, assistant to the city administrator