

Comprehensive Plan Newsletter



Published by the City of River Falls – Fall 2003

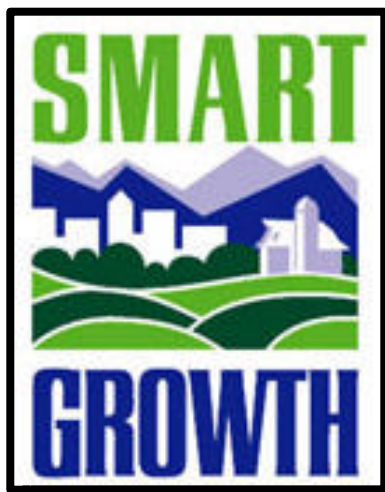
A Plan for the Future... ...A New Comprehensive Plan

BACKGROUND

The current process of preparing the updated Comprehensive Plan for the City began in early 2002. In the fall and winter of 2002, four public meetings (some televised) were held to ascertain residents' priorities for the Comprehensive Plan. Newsletters and postage-paid survey questionnaires were sent to each of the households in the City and extraterritorial zone (ETZ). This is the third newsletter for the Comprehensive Plan.

A comprehensive analysis of existing conditions and major planning options for the City and the ETZ was performed. Major documents produced as a result of the process to date include:

- *Public Outreach and Issue Identification; Summary of Public Meetings and Survey Responses for the Urban Area and the Extraterritorial Area*, April 2003;
- *Working Paper; Existing Conditions and Planning Issues-Urban Area and Extraterritorial Zone*, August 2003.



INTERGOVERNMENTAL COOPERATION

As part of the intergovernmental cooperation, the City of River Falls is working closely with the Towns of Troy, Kinnickinnic, River Falls, and Clifton. The City of River Falls received a Comprehensive Planning Grant with the Towns of River Falls and Clifton. The Town of River Falls is in the process of updating their Comprehensive Plan.

ROLE OF THE SKETCH PLAN

The next document being produced as a result of the process is a working paper presenting Sketch Plans that illustrate development alternatives. The Sketch Plans have been guided by concerns raised by residents at the public meetings and in surveys, comments by the Planning Commissioners, and technical analysis conducted during the evaluation phase of the process. Following public commentary on the Sketch Plans, a single preferred plan will be prepared, and other decisions relating to growth and conservation will be made by the Commission and the City Council. The public will also have the opportunity to comment on policy issues and subsequent stages of the plan preparation process.

The three Sketch Plans show how alternative scenarios or sets of development policies would be reflected in the future land use patterns. Plan design responds to different sets of options, and no commitment to any one plan or

direction of growth has been made at this stage. The intent is to "bracket" the probable range of choices that have broad support. None of the plans are offered as a "superior" alternative.

The Planning Commission in past meetings and documents has recommended that new growth should be sustainable in terms of natural resources. Significantly, the Commission has recommended that future development should be permitted only upon known and certain availabilities of infrastructure, regardless of which growth option is selected.

CITIZEN INVOLVEMENT

You can help with the direction by coming to meetings and providing comments on the Sketch Plans or participating in whatever way is convenient for you.

SKETCH PLAN MEETING

Tuesday, October 21, 2003
City of River Falls Library
6-7 p.m. Open House
7-9 p.m. Public Meeting

A Comprehensive Plan is the framework within which decisions on how to grow, provide public services and facilities, and protect and enhance the environment shall be made. This framework is designed to reflect the community's need and vision for the future. You can help in drafting this blueprint for the future by attending the open house and public meeting.

SKETCH PLAN A


Sketch Plan A depicts the existing Sewer Service Area Boundary as approved and adopted by the City of River Falls, the adjacent four Towns, the two Counties and State on October 26, 2000. Some of the proposed new growth is compact and surrounds the City of River Falls. Two out of the three major developments are zoned as Traditional Neighborhood Development (TND's) and have been annexed into the City. The new TND neighborhoods allow for greater management of planning issues related to the development, and ensure that a mix of uses and housing types are obtained. Sketch Plan A can accommodate a gross total acreage of approximately 5,515 acres/8.6 square miles, average residential density would be 2.8 housing units per acre, an increase in 12,446 new, existing and approved housing units with a population of approximately 33,604 to the current City population of approximately 13,000.

SKETCH PLAN B

Sketch Plan B shows moderate growth to the northwest, north and northeast. A majority of land located to the south may be retained as open space due to the difficult terrain and floodplains. New residential growth will be at a density somewhat higher than Sketch Plan A, and average 3.1 housing units per acre. Sketch Plan B allows for approximately 2,487 acres/3.9 square miles, 5,539 housing unit and an increase in population of approximately 14,955 to the current City population.

SKETCH PLAN C

Sketch Plan C shows a growth pattern that is keeping with the current thrust of growth to the northwest, north, and northeast. Arterials, such as County Road M, MM, Mann Lane, Radio Road and North Main Street will see an increase in traffic for incoming and out-commuting. Modifications to the current Sewer Service Area Boundary will be necessary. The plan accommodates 3.3 housing units per acre. Growth in some areas will have topographic constraints. Overall growth is higher than Sketch Plan A and B due to the additional TND sites. Cooperation between the City, Towns and Counties will be essential to the implementation of the new growth boundary. Sketch Plan C allows for approximately 6,106 acres/9.5 square miles, 15,149 housing units, average residential density of 3.3 and an increase in population of approximately 40,902 to the current City population.

 Growth Areas for the following maps.

For more information contact, City of River Falls, Planning Department, TEL 715-425-0900 Ext.108 or visit the city web site at www.rfcity.org.

