

Community Development Department

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MINUTES PLAN COMMISSION May 7, 2019 at 6:30 p.m. City Council Chambers

Members Present: Craig Hinzman, Lisa Moody, Susan Reese, Michael Woolsey, Dan Toland, Hal Watson

Members Absent: Bill Stuessel

Staff Present: Amy Peterson, Sam Wessel, Brandy Howe, Reid Wronski

Applicants Present: Peter Gerrard, Paul Gerrard, Todd Erickson

CALL TO ORDER

Meeting convened at 6:31 p.m.

APPROVAL OF MINUTES

M/Watson, S/Reese – motion carried 6-0

PUBLIC COMMENTS

Chelsea Richter, 220 Cedar Street, requested her public comment period be moved to follow the Depot/City Station discussion.

Elizabeth Bowden, Clark Street, asked to be on record stating that the Depot/City Station is the wrong development for this location at this time. She commented that she is a 10-year resident of Clark Street and has witnessed two major flooding events in the past two years in this location.

CURRENT ITEMS

Consideration of the Specific Implementation Plan (SIP) for the Depot/City Station

Peterson provided an overview of the Depot/City Station project to date. She noted that redevelopment planning for this site has been in the works for 10+ years. In 2019, Gerrard Companies, LLC entered into formal development agreements for the site and have worked to have the property rezoned and have right-of-way vacated. The General Development Plan (GDP) provided a conceptual overview of the project that was reviewed by the Plan Commission and approved by City Council in April 2019. The current stage of the project is the Specific Implementation Plan (SIP). The development review process is happening simultaneously with the SIP. The development review process gets into the details of the project and how it meets code. This process is still under review by staff and revisions have been requested from the project engineer. Moving forward, once all approvals are in place, the developer may then apply for a building permit. Peterson described some of the modifications to the site plan from the GDP to the SIP. These include removing the amphitheater, sidewalk modification, additional architectural elements, and the addition of a landscaping plan. She asked the Plan Commission to consider the ground level expression and façade for both buildings as they will be highly visible from the river trail. Peterson noted that the elevation in the architectural drawings provided in the packet show

a concrete panel on the lower level and that staff has been working with the developer to provide a more decorative facade.

Paul Gerrard addressed the Commission and provided an overview of the various iterations of the design. He noted that they will modify the design to include brick veneer or stone panels as an alternative to the bare concrete.

Peterson outlined the options for the Plan Commission to consider: 1) recommend approval of the SIP contingent on finalization of development review, 2) request revisions to come back to Plan Commission in June for additional review, 3) deny the request.

Mayor Toland commented that his primary concern with the development is the façade, which he noted have been resolved based on Paul Gerrard's proposed modification. He noted that this is the first project to be located on the river since the adoption of the Kinni Corridor Plan and that it needs to look and function phenomenally to set a quality precedent. He added that he has no problem recommending approval of the SIP to City Council with the condition that it be revised and approved by staff through the development review process prior to building permit issuance.

Watson commented that he is disappointed with the SIP coming to the Plan Commission before it has completed the development review process with staff. He noted that the Plan Commission is unable to do its job if the submittal is incomplete (i.e. lacking certain documents such as the storm water control plan and lighting plan). Woolsey agreed. He noted that the decision making should involve more dialog with the public to understand and address their concerns.

There was some discussion on storm water management for the site. Wronski addressed the Commission; he explained that the City's stormwater management requirements are incredibly strong. The requirements are codified and have performance-based standards that can be met in a multitude of ways; either the project meets the requirements, or it does not.

Reese made a motion that the once the specific implementation plan has been revised per the development review memo to the satisfaction of staff, it may then be placed on a Council agenda with a positive recommendation from the Plan Commission. Seconded by Woolsey.

Watson reiterated that he is unable to support the motion given the number of items that remain incomplete in the SIP. Moody commented that many of the revisions in the staff's memo appear to be clerical errors. She added that she has faith that staff can complete the review.

Chelsea Richter again addressed the Commission with a list of specific questions regarding the development. There was a lengthy exchange between staff and Ms. Richter.

Reese restated the motion that the Plan Commission direct revisions to the SIP as outlined in the enclosed staff memo. Once the SIP has been revised to the satisfaction of staff, it may then be placed on a City Council agenda with a positive recommendation from the Plan Commission.

M/Reese, S/Woolsey – motion carried 5-1 (Watson voted no)

UPDATES AND INFORMATION

2019 Trends Report

Wessel provided a presentation on the contents of the 2018 Trends Report, highlighting the changes that have been made in content, layout, and look since the 2016 Trends Report.

Downtown Alley Project

Peterson presented on the status of the downtown alley project that is on the Community Development work plan. The project is in the 2019-20 Capital Improvement Program. The project is an economic development effort that will provide property owners an opportunity to split the cost to reconstruct the alley with the City. Four blocks were selected for the pilot program; they are on the east side of Main Street, south of Division Street, and north of Elm. If the owners decide to opt in to the program, they would be assessed per linear foot of frontage along the alley. If they decide to opt out of the program, the City may decide to move further south to make the inquiry with additional property owners.

AJOURNMENT

Watson made a motion to adjourn at 8:20 p.m.

M/Watson, S/Reese – motion carried 6-0

Respectfully submitted,



Brandy Howe, AICP, Senior Planner