

Community Development Department

222 Lewis Street
River Falls, WI 54022
715.425.0900
www.rfcity.org



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

Members Present: Bill Stuessel, Lisa Moody, Susan Reese, Michael Woolsey, Dan Toland
Members Absent: Craig Hinzman, Hal Watson
Staff Present: Amy Peterson, Sam Wessel, Brandy Howe, Crystal Raleigh, Sarah Karlsson, Keri Schreiner
Applicants Present: Doug Cudd, Jerry Morrow
Others Present: Patricia LaRue, Kip Johnson, Ben Fochs, Chris Gange

CALL TO ORDER

Meeting convened at 6:30 p.m.

APPROVAL OF MINUTES

M/Woolsey, S/Reese – motion carried 4-0

PUBLIC COMMENTS

None

CURRENT ITEMS

Consideration of a resolution to approve the final plat for Highview Meadows 5th Addition

Howe presented the final plat and described its consistency with the preliminary plat, comprehensive plan, official map, zoning map, and developer's agreement, along with a brief list of developer and City obligations. Raleigh addressed concerns about clay soils and steep slopes noting that certain houses will have to drain towards the street rather than the rear yard; those houses will be flagged when builders pull building permits.

Reese made a motion to recommend approval Highview Meadows 5th Addition to City Council subject to the list of contingencies outlined in the resolution;

M/Reese, S/Moody - motion carried 4-0.

Consideration of a rezoning and future land use map amendment at 1520-1570 Cemetery Road

Wessel presented the application to rezone 1520-1570 Cemetery Road for the development of a Kwik Trip. The site plan concept shows vehicular access to the site only from the Red Cedar Estates private drive off Cemetery Road. Several Plan Commission members voiced concerns over traffic and safety, citing the S Main St Kwik Trip's busy single entrance. City Staff and the Developer are aware of these concerns and will address both vehicular and pedestrian traffic prior to approval.

Reese made a motion to give a favorable recommendation to approve the rezoning as depicted in Exhibit 1 and to amend the future land use map as depicted in Exhibit 2.

M/Reese, S/Woolsey - motion carried 4-0.

UPDATES AND INFORMATION

Presentation - TID 101

Karlsson and Schreiner gave an extensive overview of various kinds of Tax Incremental Districts (TIDs), how Tax Incremental Financing (TIF) is used in redevelopment, and what the risks and benefits are for various approaches to implementing TIF.

Upcoming Plan Commission Items

Peterson said there were no projects currently in development review, but staff has been working with developers who are expected submit development review applications this fall for 700 S. Main Street, 1300 S. Main Street, and the NE corner of 6th Street and Cemetery Road. There will also likely be a special use permit in September as well as a small annexation for a water/sewer connection on the west side of the City in the future. Peterson will bring an updated special projects work plan along with a 2020 work plan to a future meeting.

AJOURNMENT

Reese made a motion to adjourn at 7:16 p.m.

M/Reese, S/Woolsey – motion carried 4-0

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sam Wessel". The signature is stylized with a large, sweeping initial "S" and a trailing flourish.

Sam Wessel, AICP, Planner