

Community Development Department

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MINUTES
PLAN COMMISSION
FEBRUARY 4, 2020 at 6:30 p.m.
City Council Chambers

Members Present: Lisa Moody, Patricia LaRue, Hal Watson, Bill Stuessel, Craig Hinzman, Michael Woolsey (Chair)
Members Absent: Dan Toland (excused)
Staff Present: Amy Peterson, Crystal Raleigh, Brandy Howe
Others Present: Ben Fochs, Matt Hieb (Auth Consulting), Mark Sylla (E.W. Homes)

CALL TO ORDER

Meeting convened at 6:30 p.m.

APPROVAL OF MINUTES

M/Moody, S/Stuessel – motion carried 6-0

PUBLIC COMMENTS

Ben Fochs, 2529 Powell Avenue, spoke in regard to trails and parkland in Sterling Ponds. He asked that the City wait for a solicitation from recreational groups, like Kinni Off Road Cyclists (KORC), instead of seeking them out to establish group-specific park amenities. In addition, he asked that the City ensure continuation of the trail network from Chapman Drive along Huppert Street.

CURRENT ITEMS

Consideration of a resolution to approve a preliminary plat for Sterling Ponds Cottages

Howe provided a presentation on the agenda item. She reported that E.W. Homes submitted a preliminary plat and preliminary engineering plans for Sterling Ponds Cottages last month. The project is proposed on a 7.2-acre site at the southwest corner of Huppert Street and Chapman Drive. This item was conceptually reviewed by the Plan Commission on November 5th and was found to be acceptable to move forward as a preliminary plat. The plat will create 18 twin-home lots on 5.9-acres of the 7.2-acre site and will extend New Castle Drive to terminate in a cul-de-sac. A stormwater pond is located in Outlot 3 which is shown on the plat to be dedicated to the public. Howe noted that city engineering staff is working with the project team to determine whether or not it is necessary for the pond to be dedicated to the public. It is staff's preference to not own the pond if it is not necessary to do so. The details will be ironed out during the final platting process when staff receives detailed engineering plans.

Howe reported that in conducting its analysis, staff reviewed the plat and preliminary engineering plans against the comprehensive plan, zoning ordinance, official map, subdivision ordinance, and developer's agreement. She noted that the site is governed by the 2003 Developer's Agreement for Sterling Ponds and the agreement requires construction of a 5-foot sidewalk on both sides of all

streets. In this plat, the developer proposes to construct sidewalk on only one side of Newcastle Drive. An amendment to the developer's agreement will be necessary to deviate this requirement. Howe noted that staff recommends that if the Plan Commission accepts the concept of sidewalk on just one side of Newcastle Drive that the Plan Commission require one of two options: 1) a sidewalk be added to the east side of Triton Avenue, or 2) continue the sidewalk around the cul-de-sac and extend it between lots 8-9 to connect to Chapman Drive. Howe also indicated that the subdivision ordinance requires 10% of the gross area the site be dedicated to the public for park or recreation purposes and that no parkland is dedicated on this plat. A fee-in-lieu option is an alternative to this requirement which is paid per unit at the time of building permit. Staff then made a recommendation to approve the preliminary plat with the following conditions: 1) require a parkland dedication fee; 2) require sidewalk either on the east side of Triton Street from Newcastle to Chapman Drive or continue around the cul-de-sac and connect between lots up to Chapman Drive; 3) recommend to City Council an addendum to the 2003 Sterling Ponds developer's agreement to allow sidewalk along one side of Newcastle Drive.

Woolsey asked for a motion on the resolution. Watson moved to approve the preliminary plat for Sterling Ponds Cottages. Stuessel seconded the motion.

Watson asked why plat a sidewalk on only one side of Newcastle Drive. Howe responded that it is a low volume street serving only 18-units and that staff has determined that sidewalk on one side is sufficient to serve the neighborhood in this situation. Watson said that he would like to see sidewalk all the way around Newcastle Drive from one end of Triton to the other.

Watson made a motion to revise the resolution to strike the 5th Whereas and No. 3 under the 6th Whereas. Hinzman seconded the motion.

Peterson pointed out that her interpretation of the motion is that if those items are removed in the resolution then the plat must go by the developer's agreement, which states that sidewalk shall be placed on both sides of the street, which in this instance also means Triton Avenue in addition to both sides of Newcastle Drive. Watson responded that it was not his intention to require sidewalk on Triton Avenue. Hieb addressed the Plan Commission and indicated that the developer is not opposed to sidewalks, but the need for them should be measured against the rising costs of home construction. He also noted that Triton Avenue is a private street and if sidewalk were added there, they may have difficulty in renegotiating their agreement to deed over Outlot 1 to the owners of Triton Avenue. Watson responded that Mr. Hieb makes very good points. He added that he feels that sidewalk should be added to both sides of Newcastle Drive as well as extension between Lots 8 and 9 to connect to the trail on Chapman Drive. Watson described his understanding of the function of sidewalks to provide connectivity between units and creates a public space and a sense of neighborhood. He noted that during his time on City Council he has been contacted countless times by residents who would like to have sidewalks on their streets. Moody added the community benefit of a looped sidewalk for the entire neighborhood, not just the residents of the cul-de-sac.

Woolsey called the question on Watson's amendment. All in favor – Moody/Watson/Hinzman; opposed – Stuessel/Woolsey.

Woolsey made a motion to further amend the resolution to require a sidewalk connection between Lots 8 and 9 to Chapman Drive with the clarification that no sidewalk will be required along Triton Avenue.

M/Woolsey, S/Stuessel – motion carried 6-0.

REPORTS/DIALOGUE

Director's Report

Peterson reported that in the next few months she will set up individual meetings with Plan Commission members. She highlighted the DeSanctis Park RFP on page 3 of the report and noted that staff and Commissioner Woolsey reviewed the proposals and narrowed it down to two proposals. Staff met with the Mayor and Executive Team and narrowed it down to one firm. Staff will send out notification to all firms that applied by the end of the week. She also highlighted the Sterling Ponds Park Plan was recommended for approval by the Park Board with some modifications to parks in the neighborhood.

ADJOURNMENT

Watson made a motion to adjourn at 7:04 p.m.

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

Respectfully submitted,

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

Brandy Howe, AICP, Sr. Planner