PLAN COMMISSION
REVIEW ITEMS

The City received two applications for final plat approval in April, however, given the state of emergency due to COVID-19, the Plan Commission will not meet during the month of May. Per the Municipal Code, the standard process for final plats begins with Plan Commission review and recommendation, then City Council review and action. To allow these items to move forward during the state of emergency, the City Council referred the final plat to the Plan Commission on April 28, 2020 for a 30-day waiting period, as is required per Wis. Stat. §62.23(5). The following final plats are referred to the Plan Commission for review and comment.

1. Sterling Ponds 2nd Addition Final Plat
2. Sterling Ponds Cottages
ITEM: Sterling Ponds 2nd Addition Final Plat
APPLICANT: GMTZ, LLC
OWNER: GMTZ, LLC
STAFF: Brandy Howe, Sr. Planner

BACKGROUND
GMTZ, LLC applied for final plat approval for the Sterling Ponds 2nd Addition, an 18-lot single-family subdivision that continues to the southeast of the original Sterling Ponds plat. Lots range in size from 9,300 to 12,300 square feet in size.

The preliminary plat for the entire, multi-phased Sterling Ponds development was originally approved by the Plan Commission in May 2003. To date, the following development phases have been platted and are either completed or under construction: Sterling Ponds, Sterling Ponds 1st Addition, Sterling Heights, Villas of Sterling Ponds Phases 1-3. In addition, the Aberdeen, Hope Lutheran, and Sterling Ponds Corporate Park have been planned and developed. Since 2003, the Common Council has approved several 60-month (5-year) extensions to complete all remaining phases of the development, the most recent approval in spring 2017. Approximately four phases remain to be platted in Sterling Ponds in the coming years.

ANALYSIS
Staff reviewed the plat against the official map, comprehensive plan, preliminary plat, zoning ordinance, subdivision ordinance, and developer’s agreement. Staff’s analysis of each is described below.

1. **Consistency with Official Map**
The final plat is consistent with the Official Map. The right-of-way requirement for collector streets is 66 feet. Kingston Street meets this standard.

2. **Consistency with Comprehensive Plan**
The future land use map identifies this area as low density residential, which means density should fall within 2-4 dwelling units per acre. The proposed layout creates 18 lots at 3.2 dwelling units per acre, which meets the comprehensive plan recommendation.

3. **Consistency with Preliminary Plat**
The final plat matches and is therefore consistent with the approved preliminary plat (enclosed).
4. **Consistency with Subdivision Ordinance**
   The final plat meets all subdivision ordinance requirements except one; a midblock sidewalk for blocks longer than 700 feet. The developer requested that midblock sidewalk not be required between lots 7 and 8 on the east side of Kingston Street. Staff approved this modification because these midblock sidewalks have proven to be maintenance issues and it was determined that given the fact that the remaining blocks to the east are smaller and more walkable, this last midblock connection isn’t imperative. Note that completion of a partial walkway will be constructed on the west side of Kingston Street between lots 16 and 17 to connect through to Derby Street.

5. **Consistency with Zoning Ordinance**
   The area is zoned Traditional Neighborhood Development (TND) which should contain a mix of residential uses with *approximately* 70% being single family and twins (and 30% as multifamily residential). Staff has been closely monitoring the housing mix ratios as final plats come forward. With the addition of this Sterling Ponds 2nd Addition (as well as Sterling Ponds Cottages, which is also on the agenda for June 9, 2020), the mix will consist of 63% single family/twin lots. However, once the final phases of Sterling Ponds are platted, staff anticipates this ratio may rise to 70-72% based on the preliminary plat and early conceptual plans for remaining development areas; which staff considers to be reasonably close to comply with the TND requirement.

6. **Consistency with Developer’s Agreement**
   A 2003 Developer’s Agreement for Sterling Ponds and a 2017 addendum to said agreement controls the Sterling Ponds development phases, including this 2nd Addition. Staff will ensure compliance with these agreements prior to recording of the final plat and prior to issuance of a certificate of completion for the development.

7. **Engineering Plans and Technical Specifications**
   The engineering plans, stormwater plan, and technical specifications were reviewed by staff and meet all municipal ordinances and engineering standards. These documents were approved by the City Engineer and Utility Director on April 13, 2020. The final plat is fully consistent with those documents.

**REVIEW PROCESS**
Per the Municipal Code, the standard process for final plats begins with Plan Commission review and recommendation, then City Council review and action. Given the state of emergency due to COVID-19, the Plan Commission will not meet during the month of May to review this plat. To allow this item to move forward, the City Council referred the final plat to the Plan Commission for a 30-day waiting period, as is required per Wis. Stat. §62.23(5). During this waiting period, staff forwards the final plat to the Plan Commission for review and comment.

**ATTACHMENTS**
1. Preliminary plat, Sterling Ponds (includes all development phases)
2. Final plat, Sterling Ponds Addition
STERLING PONDS SECOND ADDITION

LOCATED IN PART OF THE SW1/4 OF THE SW1/4 OF SECTION 24, T26N, R19W, CITY OF RIVER FALLS, ST. CROIX COUNTY, WISCONSIN

I, Douglas J. Zahler, Professional Wisconsin Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of River Falls, and under the direction of GMTZ LLC, owner of said land, I have surveyed, depicted and mapped STERLING PONDS SECOND ADDITION in full compliance with the standards and the subdivision regulations of the City of River Falls, and under the direction of GMTZ LLC, owner of said land. The following were personally examined and the plan of said plat is hereunto attached:

AARON M. CLAY - MEMBER

Jeffrey J. Husby, member of GMTZ LLC, owner of the above named limited liability company, to whom the person who executed the foregoing instrument, and to whom this certificate is directed, is known to the person who executed the foregoing instrument, and to whom this certificate is directed: AARON M. CLAY - MEMBER

Jeffrey J. Husby - MEMBER

I hereby certify that the foregoing is a copy of a resolution adopted by the city council of the city of River Falls.

Date: ______________________._

Amy White

City Clerk
ITEM: Sterling Ponds Cottages Final Plat
APPLICANT: E.W. Homes – Mark Sylla
OWNER: E.W. Homes – Mark Sylla
STAFF: Brandy Howe, Sr. Planner

BACKGROUND
E.W. Homes is seeking final plat approval for the Sterling Ponds Cottages. The preliminary plat was approved by Plan Commission on February 4, 2020. The project is an 18-lot twin-home subdivision at the southeast corner of Chapman Drive and Huppert Street. The plan extends New Castle Drive to the northeast to terminate in a cul-de-sac and the two outlots will be maintained by a homeowner’s association.

ANALYSIS
Staff reviewed the plat against the official map, comprehensive plan, preliminary plat, zoning ordinance, subdivision ordinance, and developer’s agreement. Staff’s analysis of each is described below.

1. Consistency with Official Map
   The final plat is consistent with the Official Map.

2. Consistency with Comprehensive Plan
   The future land use map identifies Sterling Ponds as a Traditional Neighborhood and this area specifically is called out for neighborhood commercial. Market conditions, ownership, and development interests have changed in the 15+ years since the comprehensive plan was approved, and it has been determined by the developer that commercial is not viable at this corner at this time. Staff supports residential at this location with the caveat that commercial development may occur elsewhere within Sterling Ponds. A handful of lots remain in the overall Sterling Ponds development area that may be suitable for commercial. Staff will monitor new development proposals as they come in to ensure a space is reserved for commercial in the overall development per the comprehensive plan and the TND zoning.

3. Consistency with Preliminary Plat
   The final plat matches and is therefore consistent with the approved preliminary plat (enclosed).

4. Consistency with Subdivision Ordinance
   The final plat meets all subdivision ordinance requirements.
5. **Consistency with Zoning Ordinance**
   The area is zoned Traditional Neighborhood Development (TND) which should contain a mix of residential uses with *approximately* 70% being single family and twins (and 30% as multifamily residential). Staff has been closely monitoring the housing mix ratios as final plats come forward. With the addition of this Sterling Ponds Cottages (as well as Sterling Ponds 2nd Addition, which is also on the agenda for June 9, 2020), the mix will consist of 63% single family/twin lots. However, once the final phases of Sterling Ponds are platted, staff anticipates this ratio may rise to 70-72% based on the preliminary plat and early conceptual plans for remaining development areas; which staff considers to be reasonably close to comply with the TND requirement.

6. **Consistency with Developer’s Agreement**
   A 2003 Developer’s Agreement for Sterling Ponds controls this development site. Section 2.2(f) of the agreement requires construction of a 5-foot sidewalk on both sides of all streets. Sidewalk will be constructed on both sides of Newcastle Drive, but sidewalk will not be added to the northeast side of Triton Avenue, which is a private street. In its approval of the preliminary plat, the Plan Commission waived the two-sided sidewalk requirement for Triton Avenue. An amendment to the developer’s agreement has been provided to City Council to address this item with action slated for June 9, 2020. No other deviations from the developer’s agreement are noted.

7. **Engineering Plans and Technical Specifications**
   The engineering plans, stormwater plan, and technical specifications were reviewed by staff and meet all municipal ordinances and engineering standards. These documents were approved by the City Engineer and Utility Director on April 16, 2020. The final plat is fully consistent with those documents.

**REVIEW PROCESS**
Per the Municipal Code, the standard process for final plats begins with Plan Commission review and recommendation, then City Council review and action. Given the state of emergency due to COVID-19, the Plan Commission will not meet during the month of May to review this plat. To allow this item to move forward, the City Council referred the final plat to the Plan Commission for a 30-day waiting period, as is required per Wis. Stat. §62.23(5). During this waiting period, staff forwards the final plat to the Plan Commission for their review and comment.

**ATTACHMENTS**
1. Preliminary plat, Sterling Ponds Cottages
2. Final plat, Sterling Ponds Cottages
STERLING PONDS COTTAGES
LOCATED IN PART OF THE SE1/4 OF THE NW1/4 OF SECTION 24, T28N, R19W, CITY OF RIVER FALLS, ST. CROIX COUNTY, WISCONSIN, BEING LOT 1 OF CERTIFIED SURVEY MAP VOLUME 29, PAGE 6638

SURVEYOR'S CERTIFICATE
1. Douglas J. Zahler, Professional Wisconsin Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 326 of the Wisconsin Statutes and the subdivision regulations of the City of River Falls, and under the direction of E.W. Homes, Inc., owner of said land, I have surveyed, described and resurveyed STERLING PONDS COTTAGES, that said survey complies with the requirements of Wisconsin Statutes and the subdivision regulations of the City of River Falls, and that this plat is located in part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 28 North, Range 19 West, being part of Lot 1 of that Survey Map recorded in Volume 29 of said maps, on Page 6638, as Document No. 1080553 in the Office of the St. Croix County Register of Deeds, and is in conformity with state and local laws.

2. I, Douglas J. Zahler, hereby certify that in full compliance with the provisions of Chapter 326 of the Wisconsin Statutes and the subdivision regulations of the City of River Falls, and under the direction of E.W. Homes, Inc., owner of said land, I have surveyed, described and resurveyed STERLING PONDS COTTAGES, that said survey complies with the requirements of Wisconsin Statutes and the subdivision regulations of the City of River Falls, and that this plat is located in part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 28 North, Range 19 West, being part of Lot 1 of that Survey Map recorded in Volume 29 of said maps, on Page 6638, as Document No. 1080553 in the Office of the St. Croix County Register of Deeds, and is in conformity with state and local laws.

SIGNED: D.J. ZAHLER, PROFESSIONAL LAND SURVEYOR, #302569, 6617 3rd Street, Suite 101, Hudson, WI 54016

SIGNED: DOUGLAS J. ZAHLER, PROFESSIONAL LAND SURVEYOR, #302569, 6617 3rd Street, Suite 101, Hudson, WI 54016

Mark B. Sylla, President
E.W. HOMES, INC.

IN THE PRESENCE OF:

E.W. HOMES, INC.
PRESIDENT

COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

STERLING PONDS COTTAGES

COUNTY TREASURER

IN THE PRESENCE OF:

FINANCE DIRECTOR

SARAH KARLSSON

IN WITNESS WHEREOF, THE SAID E.W HOMES, INC. , HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK B. SYLLA, PRESIDENT, THIS DAY OF ___________, 20___.

IN THE PRESENCE OF:

LAND INCLUDED IN THE PLAT OF STERLING PONDS COTTAGES.

DEED OF SAID CORPORATION, BY ITS AUTHORITY.

IN WITNESS WHEREOF, THE SAID ALLIANCE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF SURVEYING, DIVIDING, MAPPING, AND DEDICATION OF STERLING PONDS COTTAGES, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICATION OF STERLING PONDS COTTAGES.

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