

## TOWN OF RIVER FALLS

The following River Falls Town Meetings will meet on Monday, January 5, 2026, beginning at 6:00 P.M. at the River Falls Town Hall, W9015 770th Ave.

**6:00 P.M. – Plan Commission** Agenda: Minutes; Zoning Administrator Report; Discuss Multi-Family Dwellings; Updates from Planning Commission Sub-Committees; Discuss Ordinance 2026-1: Impact Fees; Discuss Conditional Use Permit Modifications for Forestville Winery and Event Center; Discuss Conditional Use Permit Application for a Jodi and Michael Tracy; Discuss and Finalize Conditional Use Permit Renewal for the Marzolf Company; Public Comments & Requests; A quorum of Town Board members may be present.

**6:30 P.M. – Joint Public Hearing** The River Falls Town Board and Plan Commission will hold a joint public hearing starting at 6:30pm on January 5, 2026, to take comments on making changes to Chapter 22 of the Town Code and the adoption of Ordinance 2026-1 Impact Fees. All interested persons will be given an opportunity to be heard. Details on the changes are available by contacting Don Rodewald, Zoning Administrator, by email ([zoning@riverfallstown.com](mailto:zoning@riverfallstown.com)) or by phone (715-307-0564).

**6:45 P.M. – Joint Public Hearing** A joint public hearing will be held by the Town of River Falls Town Board and Plan Commission at 6:45PM on Monday, January 5, 2026, at the River Falls Town Hall, W9015 770th Ave. The purpose of the Hearing is to take comment on modifications to an existing Conditional Use Permit for Forestville Winery and Event Center, W8101 690<sup>th</sup> Avenue. All interested persons will be given an opportunity to be heard. Details on the business plans are available by email [zoning@riverfallstown.com](mailto:zoning@riverfallstown.com) or 715-307-0564 - Don Rodewald, Zoning Administrator

**7:00 P.M. – Joint Public Hearing** A joint public hearing will be held by the Town of River Falls Town Board and Plan Commission at 7:00PM on Monday, January 5, 2026, at the River Falls Town Hall, W9015 770th Ave. The purpose of the Hearing is to take comment on a Conditional Use Permit Application for a coffee shop business for Jodi and Michael Tracy, N6644 950<sup>th</sup> Street. All interested persons will be given an opportunity to be heard. Details on the business plans are available by email [zoning@riverfallstown.com](mailto:zoning@riverfallstown.com) or 715-307-0564 - Don Rodewald, Zoning Administrator

### **7:15 P.M. Regular Board Meeting**

#### **AGENDA**

Call to order

Consider for approval or other action:

1. Approve Agenda
2. Minutes from December 15, 2025, Joint Public Hearing
3. Minutes from December 15, 2025, Regular Board Meeting
4. Financial/Fire Call Report
5. Public Comments and Requests
6. Zoning Administrator Report
7. Plan Commission Report
8. Discuss and Take Action on Ordinance 2026-1: Impact Fees
9. Discuss and Take Action on Conditional Use Permit Modifications for Forestville Winery and Event Center, W8101 690<sup>th</sup> Ave
10. Discuss and Take Action on a Conditional Use Permit Application for Jodi and Michael Tracy, N6644 950<sup>th</sup> Street.
11. Finalize and Sign Conditional Use Permit Renewal for the Marzolf Company, N8705 County Road W
12. Set Date for 2025 Year End Budget Review Meeting
13. Discuss and Take Action on Snow Parking Violation Tow Policy and Fees
14. Update Policy on Committee Minutes
15. Board and Staff Communications
16. Audit and Pay Bills
17. Future Agenda Items
18. Adjourn

Action may be taken on any agenda item. This agenda is subject to change. Some agenda items may be taken up earlier in the meeting, or in a different order than listed. The posted notice at the Town Hall is the primary notice. Meeting notice posted on the Town's website [www.riverfallstown.com](http://www.riverfallstown.com), and at the River Falls Town Hall, W9015 770<sup>th</sup> Avenue, River Falls, WI. Anyone wishing to attend the meeting who requires special accommodation because of a disability should contact the Clerk's office, at 715-629-8240 or email [clerk@riverfallstown.com](mailto:clerk@riverfallstown.com), at least 72 hours before the meeting begins so that appropriate accommodations can be made.

Sarah Meyer, Clerk