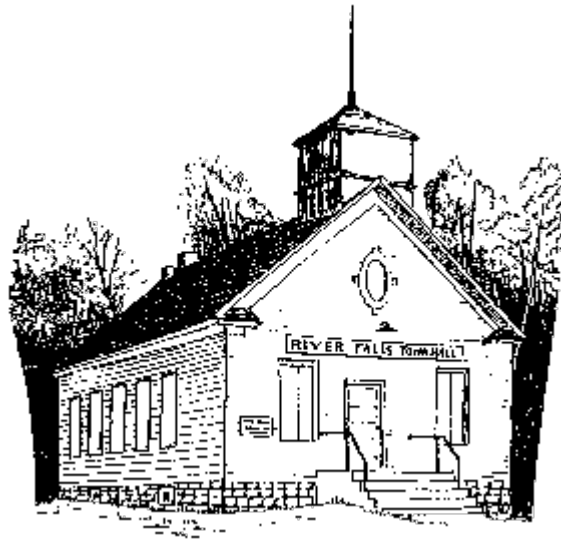


Town of River Falls Town Board

1/5/2026 Meeting Materials



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) 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 690th Avenue. All interested persons will be given an opportunity to be heard. Details on the business plans are available by email 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 950th Street. All interested persons will be given an opportunity to be heard. Details on the business plans are available by email 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 690th Ave
10. Discuss and Take Action on a Conditional Use Permit Application for Jodi and Michael Tracy, N6644 950th 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, and at the River Falls Town Hall, W9015 770th 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, at least 72 hours before the meeting begins so that appropriate accommodations can be made.

Sarah Meyer, Clerk

TOWN OF RIVER FALLS – Joint Public Hearing
Monday, December 15, 2025, River Falls Town Hall

Elected officials and staff present: Terry Kusilek, Chair; Mary Foster, Siri Smith, Joe Mahoney, Supervisors; Rita Kozak, Treasurer; Sarah Meyer, Clerk; Don Rodewald, Zoning Administrator; Guests present: Wendy DiPeso, Jerome Rodewald, Mary Merta, Jeff Marzolf, Maureen Ash, Michelle Lundberg Bogner, Blaine Bogner, Etta Bogner, Tom Sitz, Merlin Paulson, Roger Peterson, Bev Peterson, Greg Elliot, Peter Stern, Jim DiPeso,

The public hearing was called to order by Chair Terry Kusilek at 7:45pm.

Don explained the changes that have been proposed for the existing Conditional Use Permit. He clarified and reminded the group that the discussion only pertains to the existing Conditional Use Permit, the proposed permit for a new facility is not under review at this time.

Several neighbors spoke and shared their concerns about traffic on county road W with increase of employees and hours of operation. They have additional concerns about semi traffic with increased production parked and blocking the road. Terry and Don both shared information they collected about traffic (semis specifically) from the Town Attorney as well as the Pierce County Highway Department.

Joe Mahoney made a motion to close the public hearing and to move back into Plan Commission meeting. Pat Singel seconded. M.C. Plan Commission meeting reopened at 8:05pm.

A lengthy discussion ensued with Plan Commission members sharing their questions and concerns about changing the Conditional Use Permit. Parking was a major concern as was limiting the number of employees. Possible solutions for the parking situation were to add parking spaces on other parts of the land or adjust the hours of operation to spread out the number of cars there at one time. Don reminded the group that conditions put on a business in a conditional use permit must be reasonable and not limiting.

Siri made a motion to add a condition to the Conditional Use Permit to provide additional off street parking on the parcel, large enough to eliminate the parking on County Road W, by September 1, 2026. Pat seconded. M.C.

Marty made a motion to limit delivery hours between 7am – 6pm. Siri seconded. M.C.

Kristin moved and Marty seconded to send the proposed Conditional Use Permit modifications to the Board. Vote: 5 in favor, 1 opposed. M.C

Pat moved to adjourn. Kurt seconded. M.C. The public hearing was adjourned at 8:31pm.

TOWN OF RIVER FALLS – REGULAR BOARD MEETING
Monday, December 15, 2025, River Falls Town Hall

Elected officials and staff present: Terry Kusilek, Chair; Mary Foster, Siri Smith, Joe Mahoney, Supervisors; Rita Kozak, Treasurer; Sarah Meyer, Clerk; Don Rodewald, Zoning Administrator; Guests present: Mary Merta, Jeff Marzolf, Michelle Lundberg Bogner, Blaine Bogner, Etta Bogner

The meeting was called to order by Chair Terry Kusilek at 8:37pm. Joe made a motion that the agenda be approved with an alteration of the order. Siri seconded. M.C.

Joe moved to approve the minutes of the December 1, 2025, Regular Board meeting. Mary seconded. M.C.

Plan Commission Report: Siri said that the Plan Commission had no other action taken other than the Marzolf Conditional Use Permit modifications.

Review of the Existing Conditional Use Permit for Marzolf Company, N8701 County Road W: Following the public hearing, the Plan Commission recommended to the Board a modified Conditional Use Permit for the Marzolf Company, N8701 County Road W. Mary made a motion to limit the number of employees to 12 employees. Siri seconded. M.C. Joe moved and Mary seconded to set the allowable hours of operation to be 6am – 8pm. M.C. Siri moved to accept the modified Conditional Use Permit for the Marzolf Company, N8701 County Road W. Mary seconded. M.C.

Financial Report/Fire Call Report: Treasurer Rita provided the Treasurer's Report. The current available balance is \$464,072.21. Joe moved, and Mary seconded to approve the financial and fire call reports. M.C.

Public Comments & Requests: Blaine Bogner notified the Board that Jeff Marzolf owns property in the City. Karl Erickson shared his concern about Marzolf building a large factory on the land. Michelle Lundberg Bogner thanked the Board for listening and considering the neighbor's opinions.

Zoning Administrator Report: Zoning Administrator Don Rodewald provided the zoning report (attached). Joe made a motion to accept the Zoning Administrator's report. Mary seconded. M.C.

Appoint 2026-2027 Election Inspectors: Joe moved and Mary seconded to approve the presented list of Election Inspectors for the 2026-2027 election cycle.

Discuss and Clarify Burn Permit Process and Policies: Siri moved that burn permits continue to be distributed as discussed. They will not need to be numbered. Mary seconded. M.C.

Board and Staff Communications: Sarah clarified that only Plan Commission minute takers will be paid for their work. New committee attendance sheets have been added to the binder. Terry will continue to work with Rob and Dalton on enforcing parking and snow removal violations on town roads during snow events. He will bring a proposed contract with a towing company at the next meeting. Joe moved and Mary seconded to extend the meeting time to 10:00pm per the Town policy. M.C.

Joe moved to audit and pay bills, Siri seconded. M.C.

Future Agenda items:

- | | |
|---|--------------------------------|
| • Approve Agenda | • Financial/Fire Call Report |
| • Minutes from December 15, 2025, Regular Board Meeting | • Public Comments and Requests |
| • Minutes from December 15, 2025, Joint Public Hearing | • Zoning Administrator Report |
| | • Plan Commission Report |

- Discuss and Take Action on Ordinance 2026-1: Impact Fees
- Discuss and Take Action on Conditional Use Permit Modifications for Forestville Winery and Event Center, W8101 690th Ave
- Discuss and Take Action on a Conditional Use Permit Application for Jodi and Michael Tract, N6644 950th Street.
- Set Date for 2025 Year End Budget Review Meeting
- Discuss and Take Action on Snow Parking Violation Tow Policy and Fees
- Update Policy on Committee Minutes
- Board and Staff Communications
- Future Agenda Items
- Audit and Pay Bills
- Adjourn

Joe moved to adjourn. Siri seconded. M.C. Meeting adjourned at 9:39pm.

01/05/26

Town of River Falls
Profit and Loss Detail
December 16, 2025 through January 5, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Fire Protection								
Fire Calls								
Deposit	12/17/25	97185	CSI	B. Kellen FC 5312		Money Market Acc...	16.25	16.25
Total Fire Calls							16.25	16.25
Total Fire Protection							16.25	16.25
Interest Earned MM, CDs, Ck								
Public Equity Account								
Deposit	12/31/25	Cash	RCU	Public Entity Inte...		Royal Credit Union	1,039.26	1,039.26
Total Public Equity Account							1,039.26	1,039.26
Interest Earned Money Market								
Deposit	12/31/25	Cash	fnbrf	MM Dec Interest ...		Money Market Acc...	793.96	793.96
Total Interest Earned Money Market							793.96	793.96
Other Interest								
Deposit	12/31/25	Cash	RCU	Interest Bus. Acc...		Royal Credit Union	0.10	0.10
Total Other Interest							0.10	0.10
Total Interest Earned MM, CDs, Ck							1,833.32	1,833.32
Intergovernmental Revenue								
Highway Aid								
Deposit	01/05/26	Cash	WI DOT	Gen Transp Aid ...		Money Market Acc...	43,964.65	43,964.65
Total Highway Aid							43,964.65	43,964.65
Total Intergovernmental Revenue							43,964.65	43,964.65
Licenses and Permits								
Dog License Fees/Kennel								
Deposit	12/29/25	179	Amy Schneider	DL 5316		Money Market Acc...	14.00	14.00
Deposit	12/29/25	6027	Mary Schaar	DL 5317		Money Market Acc...	7.00	21.00
Deposit	12/29/25	13192	Karen Oas	DL 5318		Money Market Acc...	7.00	28.00
Deposit	12/29/25	6501	Card Suplick	DL 5319		Money Market Acc...	7.00	35.00
Deposit	12/29/25	5422	Cynthia Jones	DL 5320		Money Market Acc...	7.00	42.00
Deposit	12/29/25	5189	Martha Guthrie	DL 5321		Money Market Acc...	19.00	61.00

01/05/26

Town of River Falls
Profit and Loss Detail
December 16, 2025 through January 5, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	12/29/25	4049	Theresa Fusilier	DL 5322		Money Market Acc...	7.00	68.00
Deposit	12/31/25	9143	Jeanne Ertz	DL 5330		Money Market Acc...	7.00	75.00
Deposit	12/31/25	17367	Fay Westberg	DL 5331		Money Market Acc...	7.00	82.00
Deposit	12/31/25	3432	William Rasmussen	DL 5332		Money Market Acc...	7.00	89.00
Deposit	12/31/25	12824	Paul Janovec	DL 5333		Money Market Acc...	7.00	96.00
Deposit	12/31/25	1016	Rebecca Brooke	DL 5334		Money Market Acc...	7.00	103.00
Deposit	12/31/25	4183	Tracey Edwards	DL 5335		Money Market Acc...	33.00	136.00
Deposit	12/31/25	1039	Randy Bauer	DL 5336		Money Market Acc...	7.00	143.00
Deposit	12/31/25	1015	Daniel Larson	DL 5337		Money Market Acc...	7.00	150.00
Deposit	12/31/25	6829	Tami Gregg	DL 5338		Money Market Acc...	14.00	164.00
Total Dog License Fees/Kennel							164.00	164.00
Total Licenses and Permits							164.00	164.00
Other Revenue								
Refunds								
Deposit	12/17/25	R6697...	WI DOR	Motor Fuel Refu...		Money Market Acc...	815.14	815.14
Total Refunds							815.14	815.14
Total Other Revenue							815.14	815.14
Public Charges for Services								
Recycling Center								
Deposit	12/17/25	508	Lukas Nelson	Recycling 5307		Money Market Acc...	9.00	9.00
Deposit	12/17/25	2446	Kris Torkelson	Recycling 5308		Money Market Acc...	9.00	18.00
Deposit	12/17/25	11031	Terry Knutson	Recycling 5309		Money Market Acc...	30.00	48.00
Deposit	12/17/25	3415	Michael O'Connor	Recycling 5310		Money Market Acc...	50.00	98.00
Deposit	12/17/25	11957	Peter Stern	Recycling 5311		Money Market Acc...	50.00	148.00
Deposit	12/17/25	Cash	Joe Mahoney	Recycling 5315		Money Market Acc...	425.15	573.15
Deposit	12/29/25	2460	Brad LaBadie	Recycling 5323		Money Market Acc...	100.00	673.15
Deposit	12/29/25	11971	Peter Stern	Recycling 5324		Money Market Acc...	50.00	723.15
Deposit	12/29/25	2450	Kris Torkelson	Recycling 5325		Money Market Acc...	9.00	732.15
Deposit	12/29/25	516	Lukas Nelson	Recycling 5326		Money Market Acc...	9.00	741.15
Deposit	12/29/25	Cash	Joe Mahoney	Recycling 5329		Money Market Acc...	873.00	1,614.15
Deposit	12/29/25	5728	Cheri Ronning	Recycling 5330		Money Market Acc...	40.00	1,654.15
Deposit	12/31/25	1033	Blue Line Lawn	Recycling 5339		Money Market Acc...	100.00	1,754.15
Deposit	12/31/25	1120	Eric Deaton	Recycling 5340		Money Market Acc...	60.00	1,814.15
Deposit	12/31/25	4796	William Kelly	Recycling 5341		Money Market Acc...	55.00	1,869.15
Deposit	12/31/25	7125	Mary Bergman	Recycling 5342		Money Market Acc...	50.00	1,919.15

01/05/26

Town of River Falls
Profit and Loss Detail
December 16, 2025 through January 5, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	12/31/25	5672	Thomas Kramolis	Recycling 5343		Money Market Acc...	18.00	1,937.15
Deposit	12/31/25	11039	Terry Knutson	Recycling 5344		Money Market Acc...	12.00	1,949.15
Deposit	12/31/25	460	Lukas Nelson	Recycling 5345		Money Market Acc...	9.00	1,958.15
Deposit	12/31/25	Cash	Joe Mahoney	Recycling 5646		Money Market Acc...	1,047.00	3,005.15
Total Recycling Center							3,005.15	3,005.15
Total Public Charges for Services							3,005.15	3,005.15
Taxes								
Tax Chargeback								
Deposit	12/17/25	224143	River Falls School District	Tax Chargeback ...		Money Market Acc...	3,259.97	3,259.97
Total Tax Chargeback							3,259.97	3,259.97
Total Taxes							3,259.97	3,259.97
Total Income							53,058.48	53,058.48
Net Ordinary Income							53,058.48	53,058.48
Net Income							53,058.48	53,058.48

TOWN OF RIVER FALLS

TREASURER'S REPORT

January 5, 2026

FNBRF MONEY MARKET	\$ 693,058.61	1/5/26	
TRANSFERS	\$ 25,000.00	12/18/25	
	\$ 20,000.00	12/29/25	
DESIGNATED FUNDS IN MM	\$ - 44,937.00	Highway Equip't	
	\$ - 40,000.00	Capital Outlay	
MONEY MARKET AVAILABLE	\$ 608,121.61		
ROYAL CREDIT UNION			
	\$ 25.26	Business Savings	
	\$ 330,325.18	Entity Account	
	\$ -20,688.44	Revaluation	
		Impact Fees	OPEN NEW ACCOUNT
RCU AVAILABLE	\$ 309,662.00		
TOTAL AT BOTH BANKS	\$ 917,783.61		
RECOMMENDED RESERVE	\$ 445,653.00		
AVAILABLE FUNDS	\$ 472,130.61		

Zoning Report Dec 15, 2025 – Jan 5, 2026

No zoning permits were issued during this period.

mit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the town zoning board.

(e) If a town denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures described in s. 59.694 (10) (a), or if the decision is on an application for an approval, as defined in s. 781.10 (1) (a), under the procedures described in s. 59.694 (10) (b).

(4e) CONDITIONAL USE PERMITS. (a) In this subsection:

1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a town, but does not include a variance.

2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the town ordinance or those imposed by the town zoning board, the town shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the town relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The town's decision to approve or deny the permit must be supported by substantial evidence.

(c) Upon receipt of a conditional use permit application, and following publication in the town of a class 2 notice under ch. 985, the town shall hold a public hearing on the application.

(d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the town may impose conditions such as the per-

**TOWN OF RIVER FALLS
PIERCE COUNTY, WISCONSIN**

Ordinance No. 2026-XX

An Ordinance amending and restating the Impact Fee Ordinance on Land Development within the Town of River Falls.

SECTION I. SECTION CREATED

Section **14-1-91** of the Municipal Code of the Town of River Falls is hereby amended and restated to read as follows:

Section 14-1-91 IMPACT FEES

- (a) Short Title. This ordinance shall be known and may be cited as the **IMPACT FEES OF THE TOWN OF RIVER FALLS, MUNICIPAL ORDINANCE**.
- (b) Introduction and Purpose. Pursuant to the authority of Section 66.0617, Wisconsin Statutes, the local impact fees enabling legislation, the purpose of this ordinance is to establish the mechanism for the imposition of impact fees upon new development to finance the capital costs of acquiring, establishing, upgrading, expanding, and constructing public facilities which are necessary to accommodate land development. This chapter is intended to assure that new development bears an appropriate share of the cost of capital expenditures necessary to provide public facilities within the Town of River Falls and its service areas, as they are required to serve the needs arising out of land development.
- (c) Definitions. The following terms shall have the stated meaning when used in this ordinance. Many of these definitions are contained in Section 66.0617(1) of the Wisconsin Statutes; any amendment to those definitions in the state statute shall automatically be considered an amendment of this section of this ordinance. In the event of any conflict between the State Statute and a definition contained herein, the State Statute shall control.
 - (1) "Capital costs" means the capital costs to construct, expand or improve public facilities, including the cost of land, and including legal, engineering and design costs to construct, expand or improve public facilities, except that not more than 10% of capital costs may consist of legal, engineering and design costs unless the Town can demonstrate that its legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10% of capital costs. "Capital costs" does not include other noncapital costs to construct, expand or improve public facilities or the costs of equipment to construct, expand or improve public facilities.

(2) "Development" shall mean any man-made change to improved or unimproved real property, or the use of any principal structure or land or any other activity that requires issuance of a permit for a Dwelling Unit.

(3) "Developer" means a person that constructs or creates a land development.

(4) "Dwelling unit" means a building or portion thereof with rooms arranged, designed, used or intended to be used for one family. Guest houses with kitchen and bathroom facilities are considered dwelling units.

(5) "Impact fee" means cash contributions, contributions of land or interests in land or any other items of value that are imposed on a developer by the Town Board under this section.

(6) "Land development" means the construction or modification of improvements to real property that creates additional residential dwelling units within the Town or that results in nonresidential uses that create a need for new, expanded or improved public facilities within the Town.

(7) "Public facilities" shall be as defined in Wisconsin Statute 66.0617(l)(f).

(8) "Equivalent Residential Unit (ERU)" means a unit of measure for impact fees equivalent to one residential dwelling unit. For residential uses, the ERU is the number of residential units created by new land development. Non-residential uses, such as commercial or industrial development will be converted to ERU for the purpose of assessing an impact fee using generally accepted and established standards. The application of these standards in each individual case shall be at the discretion of the Town Clerk in consultation with the Town Engineer or Town Attorney as necessary.

(9) "Service area" means a geographic area within the Town of River Falls, delineated by the Town Board within which there are public facilities.

(10) "Service standard" means a certain quantity or quality of public facilities relative to a certain number of persons, parcels of land or other appropriate measure, as specified by the Town Board.

(11) "Town" means the Town of River Falls.

(12) "Building Permit" means the written approval issued in accordance with the provisions of Chapter SPS 320 of the Wisconsin Administrative Code by the Town's Building Inspector for any construction, repair, enlargement, improvement or alteration of any building or structure within the Town. It does not include the "Fast Start" permit or

Preliminary Permit issued at the time of excavation or installation of footings for any such building or structure.

(d) Impact Fee Revenue Administration.

(1) Revenues from impact fees shall be placed in one or more segregated, interest bearing accounts and shall be accounted for separately from other funds. Impact fee revenues and interest earned thereon may be expended only for capital costs, including interest expense, for which the impact fees were imposed.

(2) Impact fee revenues imposed and collected shall be expended to pay the capital costs for which they were imposed or be refunded to the current owner of the property with respect to which the impact fees were imposed within the time periods specified in Section 66.0617(9) of the Wisconsin Statutes and any subsequent amendments to that section.

(e) Payment of Impact Fees. Unless otherwise expressly provided herein, all required impact fees shall be paid one hundred percent (100%) at time of issuance of a building permit by the Town. Impact fee amount due shall be those in effect at the time payment of the impact fee is due. Impact fee payments shall be assumed to be the responsibility of the owner of record of the property at the time of application for building permit. All fees shall be paid to the Town Clerk.

(1) If the provisions of this Section, except for Subparagraph (1), are inconsistent with any terms addressing imposition or payment of impact fees in any developer's agreement executed prior to passage of this ordinance, the terms of any such developer's agreement(s) shall control.

(2) If a building permit is requested for mixed uses, then the fee shall be determined through using the applicable schedule by apportioning the space committed to uses specified on the applicable schedule.

(3) If the type of development activity that a building permit is applied for is not specified on the applicable schedule, the Town Board shall use the fee applicable to the most nearly comparable type of land use on the fee schedule.

(f) Appeals.

(1) The payment of an impact fee imposed under this section may be contested as to the amount, collection or use of the impact fee by appeal to the Town Board, provided that the applicant files a written notice of appeal with the Town Clerk within fifteen (15) days of final plat approval or the approval by the building inspector of an application for a building

permit upon which the impact fee is imposed. Such notice of appeal shall be entitled "Notice of Appeal of Impact Fee" and shall state the applicant's name, address, telephone number, address (if available) and legal description of the land development upon which the impact fee is imposed, and a statement of the nature of and reasons for the appeal.

(2) The Town Clerk shall schedule the appeal for consideration by the Town Board at a meeting as soon as reasonably practicable under the circumstances and shall 3 notify the applicant of the time, date and place of such meeting in writing by regular mail, deposited in the mail no later than at least three (3) days before the date of such meeting. Upon review of such an appeal, the Town Board may adjust the amount, collection or use of the impact fee upon just and reasonable cause shown.

(g) Impact Fees.

(1) The following fees are impact fees established by the Town pursuant to Section 66.0617, Wis. Stats.:

- a. Public Works Impact Fee pursuant to Section 14-10 of this chapter.
- b. Roadway Impact Fee pursuant to Section 14-10 of this chapter.

(2) The basis for the imposition of the impact fees is the study and assessment conducted to establish the amount, implementation schedule and rational basis for imposition of the impact fee, which has been summarized in the Town of River Falls, WI, Needs Assessment and Impact Fee Update dated November 25, 2025 adopted by the Town Board on December ____, 2025 ("Needs Assessment"), prepared by Stantec which is on file with the Town Clerk and open to public inspection during Town business hours.

- a. The Town of River Falls's service standard is related to the single family residential dwelling. This Service Standard will apply to the impact fees as the equivalent residential unit or "ERU." Equivalent Residential Unit (ERU) means a unit of measure for impact fees equivalent to one residential dwelling unit. For residential uses, the ERU is the number of residential units created by new land development. Duplexes and twin homes will pay impact fees based on two (2) ERUs. All other residential buildings, three-plexes or larger will pay impact fees based on the number of dwelling units. Non-residential uses, such as commercial or industrial development will be converted to ERU for the purpose of assessing an impact fee using generally accepted and established standards.

(3) Public Works Impact Fee

- a. A public works impact fee is hereby imposed on all development in the Town of River Falls.
- b. The public works impact fee is hereby imposed for any current (as of the effective date of this ordinance) or future development with the Town of River Falls.
- c. The public works impact fee imposed shall be as set forth in the Needs Assessment referred to in Section 1(g)(2) of this ordinance.
- d. The public works fee shall be \$_____ for each REU. Annually thereafter, the amount of the fee shall be listed in the Schedule of Impact Fees maintained by the Town Clerk.

(4) Roadway Impact Fee

- a. A roadway impact fee is hereby imposed on all development in the Town of River Falls.
- b. The roadway impact fee is hereby imposed for any current (as of the effective date of this ordinance) or future development with the Town of River Falls.
- c. The roadway impact fee imposed shall be as set forth in the Needs Assessment referred to in Section 1(g)(2) of this ordinance.
- d. The roadway fee shall be \$_____ for each ERU. Annually thereafter, the amount of the fee shall be listed in the Schedule of Impact Fees maintained by the Town Clerk.
- e. The comparison between different land uses for traffic has been developed by the Institute of Transportation Engineers (ITE). ITE estimates a wide range of average auto trips per day due to various types of land use. The ITE estimates that for a single-family detached residence has an auto trip rate of 9.57 trips/day. The ITE also has estimates for daily vehicle trips for a wide variety of other land uses including commercial and industrial development. These, which are published in the current edition of Trip Generation, by the Institute of

Transportation Engineers, will be used to calculate the amount of the impact fee to be imposed on non-residential development - including commercial, industrial and institutional. As new editions of this manual are published, the most recent edition will be used to determine the number of vehicle trips for a specific land use. The appropriate land use category will be determined by the Town Board based on definitions provided in the trip generation manual.

(5) For new construction, each residential equivalent unit constructed or caused to be built by the owner of record shall be subject to the assessment of the impact fee.

a. For alterations or improvements to an existing residential equivalent unit, or where a change in land use is requested, the owner of record shall be assessed an impact fee equal to the difference between the impact fee which would be assessed on the basis of the existing number of Equivalent Residential Unit(s) and the impact fee which would be assessed on the basis of the proposed number of Equivalent Residential Unit(s). Alterations or changes in use which decrease the number of residential equivalent unit(s) will not result in a refund of impact fees previously paid.

(6) These impact fees shall be collected until the capital costs associated with the projects specified in the Needs Assessment have been incurred and satisfied unless such time period exceeds the limitations prescribed in **Section 14-1-91(d)**.

(h) Exemptions. The following situations shall be exempted from payment of the Impact Fees as outlined in **Section 14-1-91(g)**.

(1) Alterations or expansion of an existing building in which no additional residential uses are created or, in the case of nonresidential uses, that do not create a need for new, expanded or improved public facilities within the Town.

(2) The replacement of a building or structure with a new building or structure of the same size and where the use is not changed.

(3) Any claim for exemption shall be made and filed prior to the time required for payment as provided by **Section 14-1-91(e)**. Any claim not so made shall be deemed waived.

(4) No impact fee shall be imposed in an amount necessary to address existing deficiencies in public facilities.

(5) Upon Town Board approval, an exemption from or a reduction in the amount of impact fees on land development that provides low-cost housing may be made. As set forth in Section 66.0617(7), Wisconsin Statutes, no amount of an impact fee for which an exemption or reduction is provided under this subsection may be shifted to any other development in the land development in which the low-cost housing is located or to any other land development in the Town.

(i) Review. The impact fees contained herein shall be reviewed by the Town Board every five years, and modified if necessary, as a result of changing facility needs, inflation, revised cost estimates, capital improvements, changes in other funding sources applicable to public facility projects and other relevant factors in accordance with the standards for impact fees set forth in Section 66.0617(6), Wisconsin Statutes. Until changed by this process, the current fees shall stay in full force and effect.

SECTION 2. SEVERABILITY

If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof. All ordinances or parts of ordinances of the Town of River Falls inconsistent with the provisions of this ordinance are hereby superseded.

SECTION 3. CODIFICATION

It is the intention of the Town Board and it is hereby provided that the provisions of this ordinance shall be made part of the Municipal Code, and that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section", "article", or other appropriate designation.

Effective Date.

This ordinance shall take effect after public hearing thereon, approval by the Town Board, and publication as provided by law.

Dated this _____ day of _____, 2026.

Terry Kusilek, Town Chairperson

Sarah Meyer, Town Clerk

Draft for review

TOWN OF RIVER FALLS
CONDITIONAL USE PERMIT REVIEW/AMENDMENTS

Permit Holder: Mark Edlund Parcel Number: 022-01116-0900
Business Name: Forestville Vines Property Owner: Mark Edlund
Street Address: W8101 690th Ave. River Falls, WI 54022
Home Phone: _____ Cell Phone: (612)384-8466
Section: 34 Town: 27N Range: 18W Lot No. _____ Subdivision: _____
Date of Original Conditional Use Permit Approval: May 16, 2022

.....
The Subject Conditional Use permit was reviewed by the River Falls Town Board on June 3, 2024 and shall be amended as follows:

1. The permit holder is changed from Brian Lokrantz to Mark Edlund.

The Subject Conditional Use permit was reviewed by the River Falls Town Board on November 18, 2024 and shall be amended as follows:

12. Hours of operation will be Thursday through Sunday, 11:00am to 9:00pm with lights out by 10:00pm, May 1 to October 31 with the caveat that if May 1 and/or October 31 fall on a weekend, then Thursday – Sunday are included. Hours of operation for a maximum of 20 events per year may be extended to 10:00pm, with lights out by 11:00pm. Operating outside these hours, days, or dates requires approval of the Town Chair and mail notification to all neighbors within ¼ mile a minimum of two weeks prior to the event.
14. This Conditional Use Permit shall be reviewed biannually in November by the Town Board, beginning with the November 2025 review. Annual reviews may be called by the Town Board if complaints are received.

The Subject Conditional Use permit was reviewed by the River Falls Town Board on December 16, 2024 and shall be amended as follows:

14. This Conditional Use Permit shall be reviewed biannually in November by the Town Board, beginning with the November 2025 review. Reviews may be called by the Town Board if complaints are received.

The Subject Conditional Use permit was reviewed by the River Falls Town Board on November 17, 2025 and shall be amended as follows:

3. Forestville Vines may produce and sell wine, beer, and liquor only as defined by the State of Wisconsin and as permitted by appropriate permits and licenses. [10.04\(5\)](#)
10. Noise shall not exceed an acceptable level. Any noise complaints will be reviewed and addressed by the Town Board. [10.02](#)
12. Hours of operation will be Thursday through Sunday, 11:00am to 9:00pm with lights out by 10:00pm, May 1 to October 31 with the caveat that if May 1 and/or October 31 fall on a weekend, then Thursday

– Sunday are included. Operation on Memorial Day, July 4th, and Labor Day Holidays are also permitted. Hours of operation for a maximum of 20 events per year may be extended to 10:00pm, with lights out by 11:00pm. Operating outside these hours, days, or dates requires approval of the Town Chair and mail notification to all neighbors within ¼ mile a minimum of two weeks prior to the event.

My name is Jodi, and I'm here to request approval for a Conditional Use Permit for my small business—a **20x12 Coffee/ Adaptogen/ herbal tea café** designed to provide our community with healthy, cozy, low-impact beverage options.

This project is intentionally small. The shed includes seating for up to **8 people indoors**, with a few additional **outdoor seats** for seasonal use. It will operate using its **own dedicated power source**, and restroom needs will be met with a **clean, well-maintained portable restroom** on-site.

My focus is on offering **locally sourced ingredients (when available)**, herbal tea blends, and coffee alternatives made with adaptogens—to support wellness and provide a calming space for residents. I will also feature **local handmade goods**, giving small makers in our area a place to showcase their work.

The shed's footprint and operations will be **quiet, low-traffic, and low-waste**. There is no late-night activity, no loud equipment, and no roasting or food prep that might affect neighboring properties.

I've planned clearly marked parking, a simple in-and-out traffic pattern, and accessible walk-up space. Waste will be minimal and managed responsibly, and the structure will blend visually with the surroundings.

Overall, this project represents a **small, community-centered wellness space**—one that supports local suppliers, offers residents a healthy alternative to traditional cafés, and has a very light environmental and traffic impact.

Thank you for considering my request. I'm happy to answer any questions you ma

November 17, 2025

Name: Coffee & Adaptogen Shed (Final name TBD)

Owner: Jodi Tracy

Business Concept:

A 20x12 wellness-focused coffee shed offering high-quality coffee, adaptogenic mushroom beverages, herbal teas, and calming alternative drinks—supported by locally sourced ingredients and local handmade goods. The shed provides an intimate, quiet space with indoor seating for 8 and additional outdoor seating, blending naturally with its surroundings.

Adaptogens Explained:

Some beverages will include **adaptogenic mushrooms**—non-psychedelic, functional mushrooms such as reishi, lion’s mane, and chaga. These are known for supporting focus, stress reduction, and balanced energy. They are safe, natural ingredients commonly used in wellness drinks.

Customer Experience:

Visitors are encouraged to **stay, relax, and enjoy the peaceful atmosphere**. Longer visits support the project’s goal of providing a calming community space rather than fast turnover.

Products & Services:

- Coffee and coffee alternatives
- Adaptogenic mushroom drinks
- Herbal teas
- Seasonal wellness beverages
- Locally made goods (crafts, teas, honey, accessories)
- Light snacks/baked goods

Target Market:

- Local residents seeking healthier drink options
- Individuals interested in wellness and relaxation
- Students, remote workers, and adults looking for a quiet space
- Tourists or passersby wanting a unique, small-town experience

Location & Site Plan:

- 20x12 shed with its **own power source**
- Indoor seating for 8 + outdoor seasonal seating
- Portable restroom on site
- Low-impact visual design that fits the surrounding area
- Clearly designated parking and simple traffic flow

Operations:

- Low noise, low waste, and minimal environmental impact
- No nighttime operations
- Responsible waste management with compostable or reusable drinkware
- Partnerships with local suppliers and artisans

Financial Model:

- Low overhead due to small footprint
- Revenue from beverages, specialty wellness drinks, and local goods
- Strong repeat customer potential due to relaxing environment and specialized offerings

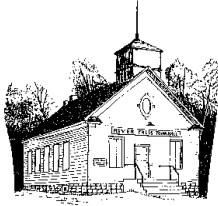
Community Benefits:

- Supports local makers and suppliers
- Provides a calm, health-centered gathering space
- Generates minimal traffic and noise
- Fills a unique niche not currently available in the area

Request:

Approval of a **Conditional Use Permit** to establish and operate the Coffee & Adaptogen Shed at the proposed location.

Proposed Open: TBD- Build will be complete by Spring 2026.



TOWN OF RIVER FALL
Don Rodewald, Zoning Administrator
W9656 710th Ave., River Falls, WI 54022
Phone: 715-307-0564
email: zoning@riverfallstown.com

Dec 24, 2025

Ref: Michael and Jodi Tracy Conditional Use Permit Application
Address: N6644 950th St.

Zoning Review: This property contains a dwelling and accessory buildings in the A-2 (Agricultural – Residential) zoning district

The Tracys desire to open and operate a Coffee/ Adaptogen/ herbal tea café in a 240 sq ft accessory building. This type of business is considered “retail sales”, and is included in 17.065(2)(b)(1) as a permitted use.

The Tracys have purchased a freestanding 240 square foot building to house the business.

All business will be operated in, or immediately adjacent to, that building.

The subject business is accessed from 950th St. Any additional traffic generated by the business can be accommodated.

Sufficient on-site parking is available. Parking will not be allowed on public roads or right of ways.

The subject parcel is at least 5 acres in size, and this business will not impact normal agricultural activities.

The current well and septic system are adequate.

As defined in 17.01(3), a “rural home occupation” is conducted by members of the family only, and not more than two full time equivalent employees not residents of the parcel, only on their property at which they reside, provided that no article is offered for sale on the property except as is produced by the occupation, or is reasonably related thereto. Only one unlighted nameplate no more than six (6) sq. ft. in size will be allowed provided a permit is obtained from the Town of River Falls.

17.065(3)(b)(10)(a) allows the Town Board to grant a conditional use permit for a rural home occupation only after holding a public hearing on the matter.

The required notice was published by the River Falls Town Clerk for a Jan 5, 2026 public hearing on this CUP application.

There are 4 dwellings located within ¼ mile of the proposed business. All dwelling owners were notified by mail of the noticed public hearing.

I recommend that the Plan Committee rule in favor of this Conditional Use.

Regards, Don Rodewald, Zoning Administrator

TOWN OF RIVER FALLS
CONDITIONAL USE PERMIT APPLICATION
Professional & Rural Home Occupation

Applicant Name: Jodi Tracy Parcel Number: 022-01109-0400

Business Name: _____ Property Owner: Michael and Jodi Tracy

Street Address: N6644 950th St

Home Phone: _____ Cell Phone: (701)212-2364

Section: 31 Town: 27N Range: 18W Lot No. _____ Subdivision: _____

Floor Area of Dwelling: _____ sq. ft. Percentage to be used primarily for business: 0%

Floor Area of Non-Dwelling: 240 sq. ft. Percentage to be used primarily for business: 100%

Will there be any alteration to the dwelling? _____ Yes X No

Will there be any alteration to the non-dwelling? _____ Yes X No

Will septic system be adequate: X Yes _____ No

Number of employees (not residents of home): 1 Number of off-street parking spaces: 3

Conditions:

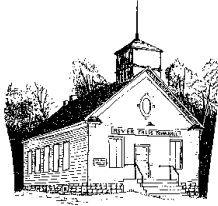
- ◆ Business shall not change the essential residential character of the residence. [17.065\(2\)\(b\)\(1\)](#)
- ◆ Business will be conducted by the resident of the dwelling and employ no more than two (2) full-time equivalent people who are not residents of the dwelling. [17.01\(3\)](#)
- ◆ No retail operation will be conducted except for goods produced or related to the primary home occupation. [17.01\(3\)](#)
- ◆ The home occupation shall not create a nuisance of any type. [10.01](#)
- ◆ There shall be no more than two Conditional Use Permits per lot. [17.065\(2\)\(b\)\(2\)](#)
- ◆ Only one unlighted name plate-type sign, no more than 6 square feet in size, will be allowed. A permit for the sign must be obtained from the Town of River Falls. [17.01\(3\)](#)
- ◆ Permits may be transferable upon submission of a new business plan to the Town of River Falls Plan Commission, provided the new business plan is consistent with the original Conditional Use Permit.
- ◆ Applicant must attempt to contact all people within one-quarter mile of the applicant's residence, to inform neighbors of his/her intentions.
- ◆ Hours of operation will be sunup to sunset.

I state that the above information is true and correct, and that I will comply with the conditions as specified.

Signature: _____ Date: _____

Non-refundable application fee of \$300 : Make check payable to Town of River Falls

Date Issued: _____ Zoning Administrator Signature: _____



TOWN OF RIVER FALLS
Don Rodewald, Zoning Administrator
W9656 710th Ave., River Falls, WI 54022
Phone: 715-307-0564
email: zoning@riverfallstown.com

Dec 24, 2025

Marzolf Company Conditional Use Permit Review

Finding of Fact:

On June 6, 2005, the Town of River Falls granted the Marzolf Company a conditional use permit to operate a light fabrication, welding, and lathe business located at S1/T27NR18W, River Falls, WI.

The products produced by the Marzolf Company were determined by the Town of River Falls to be agriculture related.

The subject business is accessed from County Highway W.

The subject property was, and continues to be, located in the A-2 (agricultural/residential) zoning district.

A light fabrication, welding, and lathe business is defined by the Town of River Falls as a light industrial (LI) use.

Light industrial uses located in a more restrictive district must comply with the requirements of the light industrial (LI) zoning district as well as the requirements (with conditions) of the more restrictive district.

Light industry as defined by River Falls Town code means the assembly or manufacturing of goods from component parts which shall not include basic industrial or heavy industrial processes such as metal foundries, metal plating, thermoforming of plastics, blending or formulation of fuels or other hazardous substances, extensive painting or coating of products which would require a spray booth, waterwall, drying oven or apparatus, or any process or activity which involves hazardous materials, produces hazardous wastes, produces excessive noise, creates air or water emissions requiring pretreatment, special treatment or pollution control devices, produces odors detectable in the ambient outdoor air, or which causes any other condition or nuisance which impairs the full use of neighboring properties.

A periodic review of the Marzolf CUP was conducted by the River Falls Town Board on Dec 1, 2025.

The River Falls Town Board scheduled a public hearing for Dec 15, 2025 to hear comment on proposed modifications to the Marzolf CUP.



TOWN OF RIVER FALLS

Don Rodewald, Zoning Administrator

W9656 710th Ave., River Falls, WI 54022

Phone: 715-307-0564

email: zoning@riverfallstown.com

A class 2 notice was issued by the River Falls Town Clerk for the Dec 15, 2025 public hearing.

Residents located within ¼ mile of the Marzolf fabrication building were notified of the public hearing by mail.

Regards, Don Rodewald, Zoning Administrator

TOWN OF RIVER FALLS
CONDITIONAL USE PERMIT REVIEW/AMENDMENTS

Permit Holder: Jeff Marzolf Parcel Number: 022-01001-0700

Business Name: Marzolf Company Property Owner: Marzolf Properties of WI LLC

Street Address: N8705 COUNTY RD W

Home Phone: _____ Cell Phone: (651)247-3100

Section: 1 Town: 27N Range: 18W Lot No. _____ Subdivision: _____

Date of Original Conditional Use Permit Approval: June 6, 2005

.....
Conditional Use Permit Review Date: December 1, 2025

Conditional Use Permit Amendments:

- 1) Business shall be conducted entirely within the building and immediately adjacent apron area. Minimal work shall be performed on the apron, which shall be kept clear when not in active use. [17.085\(2\)\(a\)\(1\)](#)
- 2) One off-street parking space will be provided for each employee on-site at any given time.
- 3) No retail operation will be conducted except for goods produced. [17.085\(3\)\(c\)\(3\)](#)
- 4) The business shall not create a nuisance of any type. [10.01](#)
- 5) Only one unlighted name plate type sign, no more than 6 sq. ft. in size, will be allowed provided a permit is obtained from the Town of River Falls. [17.13](#)
- 6) The business will comply with Pierce County requirements concerning ROW and roadway usage. [Pierce County traffic code, 10.02\(4\)](#)
- 7) The conditional use permit will be reviewed annually. [17.03\(4\)\(8\)](#)
- 8) The business will provide additional off-street parking somewhere on the parcel to eliminate the parking on the ROW. Parking to be completed by September 1, 2026.
- 9) The business will schedule LTL deliveries between 7am and 6pm.
- 10) The business will be limited to 12 full time equivalent employees at the site.
- 11) The business hours will be limited to 6am to 8pm.

Terry Kusilek, Town Chair

Don Rodewald, Zoning Administrator

Sarah Meyer, Town Clerk

2026 Budget Timeline

1/22/26, 10am– Special Board Meeting to review 2025 budget and decide on necessary budget amendments.

2/2/26 – Budget Amendments on Board agenda for approval

4/20/26 – Board agenda item: 2026 Q1 Budget Update

7/23/26 – Mid-Year Budget Update – special meeting to discuss where we are so far, where we're going for the rest of year

8/3/26 – Budget Amendments on Board agenda if needed

8/7/26 - Committee/Departmental budget proposals due to Sarah – if you want money in 2027, you'll need to submit a proposal

8/25/26 – Budget Workshop #1

9/4/26(ish) – DOR releases Levy Limit worksheets

9/10/26 – Budget Workshop #2

9/11/26 Agenda for 9/21 submitted for publication – must have resolutions on it

9/21/26 – Budget Resolutions at Regular Board Meeting

Resolution recommending Board compensation at Board mtg

Resolution to exceed Levy at Board meeting (if needed)

Resolution recommending total 2027 tax levy

9/25/26 – Summary submitted for publication

9/30/26 – Budget Summary Published (15-20 days prior to mtg)

10/19/26 – Public Hearing and Special Meeting of the Electors

- A Public Hearing in accordance with State Statute is held; staff provides comprehensive power point presentation of proposed budget. Electors get a chance to ask questions
- Town Electors establish, in accordance with State Statute, compensation of elected Town officials to begin in April 2027.
- Town Electors adopt, in accordance with State Statute, the 2026 town tax levy to be paid in 2027.
- Town Board adopts the budget approved by the Electors (agenda item on Board meeting)

10/31/26 (ish) - CVTC levy published

11/11/26 (ish) – School District levies published

11/15/26 (ish) – County levy published

11/16/26 – Approve budget meeting minutes at Board meeting

11/18/26 – Mill Rate Sheets, approved minutes from Budget meeting, special assessments/charges are due to County

12/15/26 – Levy Limit worksheet & Statement of Taxes due to DOR

12/21/26 – Tax bills must be mailed

General Policies

The Town Chair will attempt to meet once a year with other town chairs (Clifton, Kinnickinnic, Martell, and Troy) and the City of River Falls mayor to discuss issues affecting towns, city, county, or state.

ADOPTED: Town Board Meeting - 2/7/94

AMENDED: Town Board Meeting - 4/21/97; 7/5/22; 12/4/2025

Any board or committee member who has a conflict of interest shall state so, and refrain from voting on the issue that may be in conflict. The meeting minutes shall reflect this action.

ADOPTED: Town Board Meeting – 11/4/96

All commissions, committees and subcommittees shall elect or appoint a vice-chair and a secretary.

ADOPTED: Town Board Meeting - 2/7/94

AMENDED: Town Board Meeting 5/21/07; 7/5/22; 12/4/2025

All appointed commissions, committees and boards are required to complete a report form or minutes, to be submitted to the town clerk after each meeting. The minute-taker of the Plan Commission shall be paid at a rate to be determined by the Board.

ADOPTED: Town Board Meeting – 4/4/94

AMENDED: Town Board Meeting – 5/2/11; 12/4/2025

The Board will review all relevant contracts prior to renewal for approval. (Examples: garbage removal, hauler's licenses, mobile home court, etc.)

ADOPTED: Town Board Meeting -2/7/94

AMENDED: 5/3/10

The Town attorney and engineer shall be contacted only by Town Board officials for business at Town expense with direction by the Town Board.

ADOPTED: Town Board Meeting – 4/19/99

AMENDED: Town Board Meeting – 7/5/22; 12/4/2025

All information posted on the Town web site shall be managed by the Town Clerk.

ADOPTED: Town Board Meeting – 2/21/00

AMENDED: 12/4/2025

By Vote of the Town Board, memorials may be given at the time of death of the following:

Board members or employees - - - - - \$100.00

Past board members or employees - - - - - \$75.00

Present committee members - - - - - \$50.00

ADOPTED: Town Board Meeting – 2/5/01;

AMENDED: 6/15/15; 12/4/2025

The Town Board may sell town property (except real estate) with a value of less than \$1000 without having been voted on at a town meeting of the electors (Town Meeting). Items with a value of more than \$1000 but less than \$2500 must first be posted and listed on the town website and then may be sold without Town Meeting approval. Property with a value of \$2500 or more must have Town Meeting approval.

Town of River Falls

1/5/2026 1:21 PM

Register: 1st Nat. BK of RF:Clerk's Checking Account

From 12/15/2025 through 01/05/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/15/2025	28912	Brad LaBadie	Conservation and Deve...	2025 Committe...	422.50			12,519.81
12/15/2025	28913	Brad Mogen	Conservation and Deve...	2025 Committe...	325.00			12,194.81
12/15/2025	28914	Brad Peterson	Conservation and Deve...	2025 Committe...	125.00			12,069.81
12/15/2025	28915	Cole Hansen	Conservation and Deve...	2025 Committe...	100.00			11,969.81
12/15/2025	28916	David Gregg	Conservation and Deve...	2025 Committe...	45.00			11,924.81
12/15/2025	28917	Elizabeth Terlinden	Conservation and Deve...	2025 Committe...	50.00			11,874.81
12/15/2025	28918	Garrett Gill	Conservation and Deve...	2025 Committe...	635.00			11,239.81
12/15/2025	28919	Greg Elliot	Conservation and Deve...	2025 Committe...	392.50			10,847.31
12/15/2025	28920	Greg Smith	General Government:E...	2025 Committe...	25.00			10,822.31
12/15/2025	28921	Jim Harsdorf	Conservation and Deve...	2025 Committe...	75.00			10,747.31
12/15/2025	28922	Joan Molloy	-split-	2025 Committe...	92.50			10,654.81
12/15/2025	28923	Joe Mahoney	Conservation and Deve...	2025 Committe...	125.00			10,529.81
12/15/2025	28924	John Kucinski	Conservation and Deve...	2025 Committe...	407.50			10,122.31
12/15/2025	28925	John Oliver	Conservation and Deve...	2025 Committe...	450.00			9,672.31
12/15/2025	28926	John Stark	Conservation and Deve...	2025 Committe...	125.00			9,547.31
12/15/2025	28927	Kara Petta	Conservation and Deve...	2025 Committe...	25.00			9,522.31
12/15/2025	28928	Kristin Nyquist	General Government:E...	2025 Committe...	600.00			8,922.31
12/15/2025	28929	Kurt Leichtle	Conservation and Deve...	2025 Committe...	575.00			8,347.31
12/15/2025	28930	Linda Singel	Conservation and Deve...	2025 Committe...	50.00			8,297.31
12/15/2025	28931	Marty Reummele	Conservation and Deve...	2025 Committe...	575.00			7,722.31
12/15/2025	28932	Mary Foster	Conservation and Deve...	2025 Committe...	805.00			6,917.31
12/15/2025	28933	Maureen M. Ash	Conservation and Deve...	2025 Committe...	100.00			6,817.31
12/15/2025	28934	Patrick Singel	Conservation and Deve...	2025 Committe...	400.00			6,417.31
12/15/2025	28935	Scott or Peggy Jensen	Conservation and Deve...	2025 Committe...	100.00			6,317.31
12/15/2025	28936	Peter Stern	Conservation and Deve...	2025 Committe...	300.00			6,017.31
12/15/2025	28937	Rita Kozak	Conservation and Deve...	2025 Committe...	150.00			5,867.31
12/15/2025	28938	Siri Smith	Conservation and Deve...	2025 Committe...	650.00			5,217.31
12/15/2025	28939	Susan Bushard	Conservation and Deve...	2025 Committe...	257.50			4,959.81
12/15/2025	28940	Terry Kusilek	Conservation and Deve...	2025 Committe...	725.00			4,234.81
12/15/2025	28941	Wendy DiPeso	Conservation and Deve...	2025 Committe...	75.00			4,159.81
12/18/2025			1st Nat. BK of RF:Mo...	Deposit			20,000.00	24,159.81
12/18/2025	1330	EFTPS	-split-	39-6006086	2,506.88			21,652.93
12/18/2025	1331	Cintas	Public Works - Roads:...		150.21			21,502.72
12/18/2025	1332	St. Croix Valley Nat...	General Government:T...		90.92			21,411.80
12/18/2025	28942	Flick, Dalton	-split-		2,957.23			18,454.57
12/18/2025	28943	Fristad, Christopher	-split-		234.52			18,220.05
12/18/2025	28944	Gill, Garrett D	-split-		147.28			18,072.77
12/18/2025	28945	Johnson, Kaleb LG	-split-		111.52			17,961.25
12/18/2025	28946	Merta (employee), M...	-split-		96.08			17,865.17
12/18/2025	28947	Schaar Jr., Robert A	-split-		3,491.66			14,373.51

Town of River Falls

1/5/2026 1:21 PM

Register: 1st Nat. BK of RF:Clerk's Checking Account

From 12/15/2025 through 01/05/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/18/2025	28948	Pierce County Treasu...	General Government:T...		403.24			13,970.27
12/18/2025	28949	Election Systems & ...	General Government:E...	5800923558	655.00			13,315.27
12/18/2025	28950	Loberg Law Office	General Government:L...		1,054.50			12,260.77
12/18/2025	28951	Loffler	General Government:B...		484.73			11,776.04
12/18/2025	28952	Johnson Tractor	Public Works - Roads:...		10,000.00			1,776.04
12/29/2025			1st Nat. BK of RF:Mo...	Deposit			20,000.00	21,776.04
12/31/2025	1329	EFTPS	-split-	39-6006086	1,492.28			20,283.76
12/31/2025	28953	Flick, Dalton	-split-		2,022.13			18,261.63
12/31/2025	28954	Fristad, Christopher	-split-		112.90			18,148.73
12/31/2025	28955	Johnson, Kaleb LG	-split-		222.47			17,926.26
12/31/2025	28956	Merta (employee), M...	-split-		103.60			17,822.66
12/31/2025	28957	Nyquist (employee), ...	-split-		142.50			17,680.16
12/31/2025	28958	Schaar Jr., Robert A	-split-		2,303.43			15,376.73
01/05/2026	28959	Foster, Mary J	-split-		523.32			14,853.41
01/05/2026	28960	Kozak, Rita M	-split-		1,010.29			13,843.12
01/05/2026	28961	Kusilek (employee), ...	-split-		788.64			13,054.48
01/05/2026	28962	Mahoney, Joseph M	-split-		669.54			12,384.94
01/05/2026	28963	Meyer, Sarah K	-split-		3,045.94			9,339.00
01/05/2026	28964	Mogen (supervisor), ...	-split-		329.84			9,009.16
01/05/2026	28965	Smith (supervisor), Siri	-split-		454.57			8,554.59
01/05/2026	28966	Rodewald, Donald T	-split-		59.48			8,495.11
01/05/2026	28967	Rodewald, Jerome C	-split-		150.50			8,344.61
01/05/2026	28968	Don Rodewald	Zoning Administrator ...		264.88			8,079.73
01/05/2026	28969	Joe Mahoney	Public Works - Recycli...		15.00			8,064.73
01/05/2026	28970	Rita Kozak	General Government:T...		250.00			7,814.73
01/05/2026	28971	Meyer, Sarah K	-split-		369.21			7,445.52