

TOWN OF RIVER FALLS – Plan Commission
Monday, January 5, 2026, 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

Plan Commission: Terry Kusilek, John Oliver, Pat Singel, Kurt Leichtle, Siri Smith, Marty Ruemmele, Kristin Nyquist

Guests present: Angela Popenhagen, Peter Stern, Brad Peterson, Jeff Marzolf, Maureen Ash, Wendy DiPeso, Frank During, Ryan Sura, Samuel Morrell, Becky Huppert, John Huppert, Amanda Huppert

The meeting was called to order by Chair Terry Kusilek at 6:01pm.

Kurt moved and Pat seconded to approve the minutes of the 12/15/26 Plan Commission meeting.

Zoning Administrator's Report – Don stated that no permits were issued since the last meeting. He shared that the Town Board reviewed and modified the Conditional Use Permit for Forestville Winery and Event Center at the 11/17/25 meeting. Don said the process should have started with the Plan Commission to make a recommendation so that is why it is coming back onto tonight's agenda and public hearing schedule. Don presented the conditions that are currently on the Permit and how the Board proposed changing it.

Don explained the business plan for Jodi and Michael Tracy's proposed coffee shop business on 950th Street. He also shared the findings of facts. Marty moved and Kurt seconded to change the allowable hours of operation to 6am – 10pm.

Don also went through the findings of facts and history of the existing Conditional Use Permit for the Marzolf Company, N8705 County Road W.

Pat moved and Kurt seconded, to accept the Zoning Administrator's report.

At 6:32pm, the Plan Commission recessed into three joint public hearings with the Town Board.

Public Hearings:

1. Hearing on Making Changes to Chapter 22 of the Town Code and the Adoption of Ordinance 2026-1 Impact Fees. (minutes attached)
2. Hearing on Making Modifications to an existing Conditional Use Permit for Forestville Winery and Event Center, W8101 690th Avenue (minutes attached)
3. Hearing on a Conditional Use Permit Application for a coffee shop business for Jodi and Michael Tracy, N6644 950th Street. (minutes attached)

The Plan Commission reopened at 7:27pm.

Conditional Use Permit Application for Proposed Coffee Shop – Siri shared her concern about cars and additional traffic based on feedback during public hearing from neighbors. Pat moved to request a more detailed site plan. John seconded. M.C.

Conditional Use Permit Modifications for Forestville Winery and Event Center – Because of the noise and hours complaints from several winery neighbors during the public hearing, Kurt moved to table the issue to 1/20/26 Plan Commission so more information can be gathered. John seconded the motion. M.C.

Making Changes to Chapter 22 of the Town Code and the Adoption of Ordinance 2026-1 Impact Fees

– Siri made a motion to recommend to the Board that they accept the sample ordinance from Stantec and send to Loberg for final wording and review. The fee amount should be set by the Town Board on a time-to-time basis through the fee schedule process. John seconded. M.C.

Discuss and Finalize Conditional Use Permit Renewal for the Marzolf Company Siri moved to accept the modifications made to the existing Conditional Use Permit made by Town Board on 12/15/26 and to move the Permit forward to Town Board without additional changes. Marty seconded the motion. Vote was 4 ayes, 3 opposed. M.C.

John moved to adjourn. Kurt seconded. M.C. The public hearing was adjourned at 7:50pm.