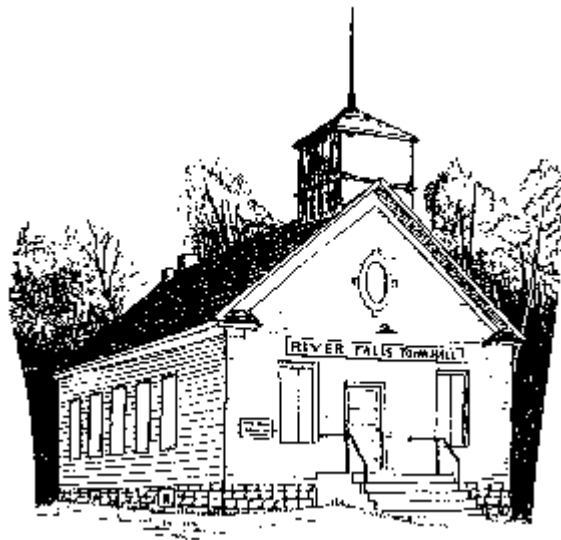


Town of River Falls Town Board

2/2/2026 Meeting Materials



TOWN OF RIVER FALLS

The following River Falls Town Meetings will meet on Monday, February 2, 2026, beginning at 6:00 P.M. at the River Falls Town Hall, W9015 770th Ave.

6:00 P.M. – Plan Commission Agenda: Minutes from 1/20/26 Plan Commission Meeting; Zoning Administrator Report; Updates from Planning Commission Sub-Committees; Discuss Multi-Family Dwellings; Discuss Definition of “Ag-Related” as it Pertains to Zoning and Town Business; Public Comments & Requests; A quorum of Town Board members may be present.

7:00 P.M. – Town Board

Call to order

Consider for approval or other action:

1. Approve Agenda
2. Minutes from January 20, 2026, Regular Board Meeting
3. Minutes from January 22, 2026, Special Budget Meeting
4. Financial/Fire Call Report
5. Public Comments and Requests
6. Zoning Administrator Report
7. Plan Commission Report
8. Discuss and Approve Conditional Use Permit Application for Jodi and Michael Tracy, N6644 950th Street
9. Discuss and Approve Conditional Use Permit Modifications for Forestville Winery and Event Center, W8101 690th Avenue
10. Discuss and Approve Building Inspector Contract Renewal
11. Review and Update Town Committee Status and Rosters
12. Review and Discuss Licensing and Permitting Processes and Procedures
13. Discuss and Take Action on Ordinance 2026-1: Impact Fees
14. Board and Staff Communications
15. Audit and Pay Bills
16. Future Agenda Items
17. 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 – REGULAR BOARD MEETING
Tuesday, January 20, 2026, River Falls Town Hall

Elected officials and staff present: Terry Kusilek, Chair; Mary Foster, Siri Smith, Joe Mahoney, Brad Mogen Supervisors; Rita Kozak, Treasurer; Sarah Meyer, Clerk; Don Rodewald, Zoning Administrator; Guests present: Wendy DiPeso, Maureen Ash, Kristin Nyquist

The meeting was called to order by Chair Terry Kusilek at 7:05pm. Joe made a motion that the agenda be approved as posted. Mary seconded. M.C.

Joe moved to approve the minutes of the January 5, 2026, Regular Board meeting with amendments. Siri seconded. M.C.

Financial Report/Fire Call Report: Treasurer Rita provided the Treasurer's Report. The current available balance is \$1,763,777.24. Siri moved, and Brad seconded to approve the financial and fire call reports. M.C.

Public Comments & Requests: Kristin asked if the incumbent will be indicated on the ballot. Sarah replied that the ballots do not indicate who the incumbent is.

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.

Plan Commission Report: Siri reported that the Plan Commission would like to approve the Forestville Vines Winery and Event Center Conditional Use Permit modification except for numbers 10 & 12. Numbers 10 and 12 should be removed. The Plan Commission recommends the Board develop a decibel measurement system and parameters. The Conditional Use Permit modification for Forestville Vines Winery and Event Center will come back to the Board for approval on February 2, 2026.

The Plan Commission recommends that the Conditional Use Permit application for Jodi and Michael Tracy, N6644 950th Street, be approved with the change of the hours of operation to 6am – 8pm. The Conditional Use Permit will be on the February 2, 2026, Town Board meeting for final approval.

Approve 2026 Pierce County Drug Consortium Agreement: Joe moved and Siri seconded to approve the 2026 Pierce County Drug Consortium Agreement. M.C.

Approve 2026 E-Cycle Report: Mary moved and Brad seconded to approve the 2026 E-Cycle report. M.C.

Board and Staff Communications: Joe moved to replace Greg Smith with Mary Merta on the Recycling Committee. Siri seconded. M.C. Rita reported that changes to Recycling fees will be coming in spring 2026. Brad requested that the Plan Commission create a definition for "ag-related" in our Town Code. The topic will go on the February 2, 2026, Town Board meeting. Siri moved that Sarah work with Kim Mogen on volunteer projects in the Clerk's office. Mary seconded the motion. M.C. Don shared that the building inspection contract is up for automatic renewal this spring. Don will work with the building inspector to attend a Board meeting. Terry worked with Rob and Dalton to get new speed limit signs on 920th Street. Terry bought additional weights for the tractor; 4 weights for \$2750. Rob and Dalton have been working to get a snowplow and the broom on tractor for back up.

Audit and Pay Bills Joe moved to audit and pay bills, Mary seconded. M.C.

Future Agenda items:

- Approve Agenda
- Minutes from January 20, 2025, Regular Board Meeting
- Financial/Fire Call Report
- Public Comments and Requests

- Zoning Administrator Report
- Plan Commission Report
- CUP Modification Approval for Forestville Vines Winery and Event Center
- CUP Approval for Jodi and Michael Tracy Coffee Shop
- Approve Budget Amendments
- Approve Building Inspector Contract Renewal
- Board and Staff Communications
- Future Agenda Items
- Audit and Pay Bills
- Adjourn

Siri moved to adjourn. Mary seconded. M.C. Meeting adjourned at 8:11pm.

**Town of River Falls
Special Budget Meeting
January 22, 2026**

Elected officials and staff present: Terry Kusilek, Chair; Mary Foster, Siri Smith, Joe Mahoney, Brad Mogen Supervisors; Rita Kozak, Treasurer; Sarah Meyer, Clerk; Don Rodewald, Zoning Administrator

The meeting was called to order by Chair Terry Kusilek at 10:01am.

Sarah reviewed the expenses and revenues for the entire year of 2025. There were \$1,550,550 worth of expenses and \$1,653.683 worth of revenues. This gives a surplus of \$103,133.

Mary moved to move \$40,000 out of the surplus into the designated fund for revaluation. Siri seconded. M.C.

Mary made a motion to direct the Facilities Committee to start developing a Capital Improvement Plan to make a recommendation to the Board. Joe seconded. M.C.

Joe moved and Siri seconded to adjourn the meeting. Meeting adjourned at 11:47am.

02/02/26

Town of River Falls
Profit and Loss Detail
January 21 through February 2, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Fire Protection								
Fire Calls								
Deposit	01/22/26	4400	Sarah Bye	FC 5413		Money Market Acc...	840.00	840.00
Deposit	01/30/26	88041	Cemstone	FI 5437		Money Market Acc...	50.00	890.00
Total Fire Calls							890.00	890.00
Total Fire Protection							890.00	890.00
Interest Earned MM, CDs, Ck								
Interest Earned Money Market								
Deposit	01/31/26	Cash	fnbrf	Jan Interest MM ...		Money Market Acc...	1,739.72	1,739.72
Deposit	01/31/26	Cash	RCU	Public Entity Inte...		Royal Credit Union	986.93	2,726.65
Total Interest Earned Money Market							2,726.65	2,726.65
Total Interest Earned MM, CDs, Ck							2,726.65	2,726.65
Licenses and Permits								
Dog License Fees/Kennel								
Deposit	01/22/26	Cash	Greg Elliott	DL 5407		Money Market Acc...	7.00	7.00
Deposit	01/22/26	2936	Jesse Gilles	DL 5410		Money Market Acc...	19.00	26.00
Deposit	01/22/26	2130	Aaron Fischer	DL 5411		Money Market Acc...	7.00	33.00
Deposit	01/22/26	5338	Sheri Kleist	DL 5412		Money Market Acc...	7.00	40.00
Deposit	01/22/26	8073	Siri Smith	DL 5414		Money Market Acc...	19.00	59.00
Deposit	01/22/26	2237	Kaija Straumanis	DL 5415		Money Market Acc...	7.00	66.00
Deposit	01/22/26	7074	Carol King	DL 5416		Money Market Acc...	7.00	73.00
Deposit	01/22/26	2394	John Robinson	DL 5417		Money Market Acc...	14.00	87.00
Deposit	01/22/26	3793	Rochelle Gilde	DL 5418		Money Market Acc...	7.00	94.00
Deposit	01/22/26	2094	Orin Olson	DL 5419		Money Market Acc...	7.00	101.00
Deposit	01/22/26	2469	Edward Aide	DL 5420		Money Market Acc...	12.00	113.00
Deposit	01/26/26	8482	Greg Elliott	DL 5421		Money Market Acc...	7.00	120.00
Deposit	01/26/26	Cash	Eric Matheson	DL 5422		Money Market Acc...	7.00	127.00
Deposit	01/26/26	9112	Daniel Herum	DL 5423		Money Market Acc...	7.00	134.00
Deposit	01/26/26	Cash	Chad Andrea	DL 5424		Money Market Acc...	7.00	141.00
Deposit	01/26/26	Cash	Martin Kretzmann	DL 5425		Money Market Acc...	7.00	148.00
Deposit	01/26/26	1310	Kelly Horvath	DL 5426		Money Market Acc...	7.00	155.00
Deposit	01/26/26	Cash	Michele De Long Reiter	DL 5427		Money Market Acc...	7.00	162.00
Deposit	01/26/26	1310	Kim Halvorson	DL 5426		Money Market Acc...	7.00	169.00

02/02/26

Town of River Falls
Profit and Loss Detail
January 21 through February 2, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	01/30/26	2700	Tatum Huppert	DL 5438		Money Market Acc...	7.00	176.00
Deposit	01/30/26	4408	Becky Koehler	DL 5439		Money Market Acc...	7.00	183.00
Deposit	01/30/26	5305	Lisa Cernohous	DL 5440		Money Market Acc...	7.00	190.00
Deposit	01/30/26	10100	Lynn Bender	DL 5441		Money Market Acc...	14.00	204.00
Deposit	01/30/26	2929	Lori Edmundson	DL 5442		Money Market Acc...	14.00	218.00
Deposit	01/30/26	8065	Leann Nielsen	DL 5443		Money Market Acc...	7.00	225.00
Deposit	01/30/26	Cash	Sandra Haas	DL 5444		Money Market Acc...	7.00	232.00
Deposit	01/30/26	7037	April Daniels	DL 5445		Money Market Acc...	7.00	239.00
Deposit	01/30/26	1190	Terry Lusk	DL 5446		Money Market Acc...	7.00	246.00
Deposit	01/30/26	Cash	Mitch Fredrick	DL 5447		Money Market Acc...	7.00	253.00
Deposit	01/30/26	14779	Katherine Lundgren	DL 5448		Money Market Acc...	7.00	260.00
Deposit	01/30/26	5445	John Stark	DL 5449		Money Market Acc...	12.00	272.00
Deposit	01/30/26	4799	William Kelly	DL 5450		Money Market Acc...	7.00	279.00
Deposit	01/30/26	Cash	Jeri Jorgenson	DL 5451		Money Market Acc...	7.00	286.00
Deposit	01/30/26	5210	Stephanie Knolmayer	DL 5452		Money Market Acc...	7.00	293.00
Deposit	01/30/26	4617	Scott Polzin	DL 5453		Money Market Acc...	7.00	300.00
Deposit	01/30/26	6246	Diane Murphy	DL 5454		Money Market Acc...	21.00	321.00
Deposit	01/30/26	1426	Gail Cudd	DL 5455		Money Market Acc...	7.00	328.00
Deposit	01/30/26	8185	Susan Aubart	DL 5456		Money Market Acc...	14.00	342.00
Total Dog License Fees/Kennel							342.00	342.00
Other Licenses								
Deposit	01/22/26	85000...	GFL	Hauler License 5...		Money Market Acc...	200.00	200.00
Total Other Licenses							200.00	200.00
Total Licenses and Permits							542.00	542.00
Public Charges for Services								
Recycling Center								
Deposit	01/22/26	1121	Eric Deaton	Recycling 5400		Money Market Acc...	65.00	65.00
Deposit	01/22/26	1122	Eric Deaton	Recycling 5401		Money Market Acc...	35.00	100.00
Deposit	01/22/26	3870	Alex Theobold	Recycling 5402		Money Market Acc...	15.00	115.00
Deposit	01/22/26	473	Lukas Nelson	Recycling 5403		Money Market Acc...	9.00	124.00
Deposit	01/22/26	8840	Susan Freiermuth	Recycling 5404		Money Market Acc...	8.00	132.00
Deposit	01/22/26	Cash	Joe Mahoney	Recycling 5405		Money Market Acc...	623.50	755.50
Deposit	01/26/26	1267	ST Rentals	Recycling 5427		Money Market Acc...	60.00	815.50
Deposit	01/26/26	8481	Greg Elliott	Recycling 5428		Money Market Acc...	50.00	865.50
Deposit	01/26/26	2468	Kris Torkelson	Recycling 5429		Money Market Acc...	15.00	880.50
Deposit	01/26/26	6081	Randall Mittag	Recycling 5430		Money Market Acc...	12.00	892.50

02/02/26

Town of River Falls
Profit and Loss Detail
January 21 through February 2, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	01/26/26	6889	Ron Weishaar	Recycling 5431		Money Market Acc...	10.00	902.50
Deposit	01/26/26	474	Lukas Nelson	Recycling 5432		Money Market Acc...	6.00	908.50
Deposit	01/26/26	Cash	Garrett Gill	Recycling 5433		Money Market Acc...	516.00	1,424.50
Deposit	01/26/26	7190	Laura Anderson	Recycling 5434		Money Market Acc...	20.00	1,444.50
Total Recycling Center							1,444.50	1,444.50
Zoning Fee Cond.Use Permits								
Deposit	01/22/26	1335	Michael Tracy	CUP 5406		Money Market Acc...	300.00	300.00
Total Zoning Fee Cond.Use Permits							300.00	300.00
Total Public Charges for Services							1,744.50	1,744.50
Taxes								
Forest Crop/MFL Tax Collected								
Deposit	01/28/26	Cash	Pierce County Treasurer	MFL Tax 5458		Money Market Acc...	662.71	662.71
Total Forest Crop/MFL Tax Collected							662.71	662.71
Other Taxes								
Deposit	02/02/26	Cash	WI DNR	PILT 5459		Money Market Acc...	17,744.59	17,744.59
Deposit	02/02/26	Cash	WI DNR	PILT 5459		Money Market Acc...	627.87	18,372.46
Total Other Taxes							18,372.46	18,372.46
Property Taxes								
Deposit	01/28/26	Cash	Pierce County Treasurer	Property Tax 5458		Money Market Acc...	311,318.79	311,318.79
Total Property Taxes							311,318.79	311,318.79
Total Taxes							330,353.96	330,353.96
Total Income							336,257.11	336,257.11
Net Ordinary Income							336,257.11	336,257.11
Net Income							336,257.11	336,257.11

TOWN OF RIVER FALLS

TREASURER'S REPORT

February 2, 2026

FNBRF MONEY MARKET	\$ 2,570,493.26	02/02/26	
TRANSFERS	\$ 90,000.00	1/28/26	
DESIGNATED FUNDS IN MM	\$ - 44,937.00	Highway Equip't	
	\$ - 40,000.00	Capital Outlay	
MONEY MARKET AVAILABLE	\$ 2,485,556.26		
ROYAL CREDIT UNION	\$ 25.26	Business Savings	
	\$ 381,312.11	Entity Account	
	\$ -30,688.44	Revaluation	
	\$ -40,000.00	2025 Budget Transfer to Reval	
		Impact Fees	New Account
RCU AVAILABLE	\$ 310,648.93		
TOTAL AT BOTH BANKS	\$ 2,796,205.19		
RECOMMENDED RESERVE	\$ 445,653.00		
AVAILABLE FUNDS	\$ 2,350,552.19		

Suggest moving “designated funds” currently in FNBRF to RCU.

8 dogs licensed on 1/24/26.

Zoning Report Jan 21 – Feb 2, 2026

- 1/23 N8125 940th St. – Researched question from potential buyer concerning the location and restrictions on use of an easement located along the west end of the property. Subdivision plats indicate a 66 foot wide roadway easement for a future street running south from Lazy Lane to the north edge of the Roy Lund property. Another future street easement runs east and west between 940th street and 950th street. Future work will be done to locate easement documents and understand the conditions of use.
- 1/24 N8180 945th St. – Received an inquiry on a replacement sign at Storage Twins facility. This facility is located in the commercial zoning district in the ETZ. The current Town sign ordinance does not specify a maximum sign height in the small commercial district. The ETZ highway commercial code limits maximum height to 35 feet. I propose approving a sign height of up to 16 feet maximum. The plan committee may wish to evaluate the small commercial district zoning to determine if it should specify a maximum height.
- 1/26 N8901 850th St. – Issued a land use permit for a bathroom remodel to Sue Suydam. Est cost \$54,000.
- 1/26 W10006 State Hwy 29 – Received an inquiry from a potential buyer asking about the rules for kennels. The property is located in the ETZ agriculture district. The potential buyer has a number of retired sled dogs. The question is whether or not a private kennel license is required, and if there is a maximum number of dogs that can be considered “pet animals” under the current ordinance. Dog and kennel licenses are regulated by Chapter 12 of the Town code, so it is unclear if this is a zoning question for the plan committee, or a licensing question for the town board.
- 1/27 W8101 690th Ave. – Forestville Vines. Spent some time researching Pierce County zoning practices with respect to similar properties. The county has some practices that seem to address noise issues in a more direct way. I suggest that the Town board consider tableing the current conditional use permit modification for Forestville vines until they are preparing to re-open in the spring, and spend the next few months directing an adhoc committee to develop a strategy for developing a comprehensive approach to noise management in the Town.

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: _____

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

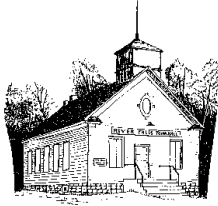
Community Benefits:

- 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
PIERCE COUNTY, WISCONSIN

Conditional Use Permit

WHEREAS, Brian Lokrantz has applied for a Conditional Use Permit to operate Forestville Vines at W8101 690th Avenue River Falls, WI; and

WHEREAS, A public hearing was held before the River Falls Planning Commission and River Falls Town Board on April 4, 2022

WHEREAS, the sum of three hundred dollars (\$300) has been paid to the Town Treasurer.

NOW THEREFORE, Brian Lokrantz is hereby permitted, by order of the River Falls Town Board, to operate Forestville Vines at W8101 690th Avenue with the following conditions.

As amended by subsequent board actions through October 2025

The permit holder is changed from Brian Lokrantz to Mark Edlund. [\(June 3, 2024\)](#)

1. Activities shall be conducted consistent with the application.
2. Any intensification or expansion of this use will require the issuance of a new Conditional Use Permit. This includes the addition of permanent structures not shown/listed in the original Conditional Use Permit application.
3. Forestville Vines may produce and sell “wine” and “beer” only as defined by the State of Wisconsin and as permitted by appropriate permits and licenses.
4. Forestville Vines shall obtain all other necessary permits and licenses from state and county agencies and operate within all applicable fire and safety codes.
5. Forestville Vines shall develop and implement a Waste Stream Management Plan which is compliant with Department of Natural Resources and Department of Safety and Professional Services regulations.
6. Lighting shall comply with Town of River Falls and Pierce County policies.
7. Forestville Vines may have a commercial kitchen which shall only be used in conjunction with onsite events such as wedding receptions, and as permitted by appropriate permits and licenses. A restaurant is not allowed as part of this Conditional Use Permit. Food services shall remain incidental and subordinate to the primary use as a winery. Snack foods during wine/beer tasting are allowed.

8. Branded merchandise may be sold for promotional purposes.
9. Parking signs will be placed with clear directions to on-site parking and indicating that no parking is permitted on 690th Avenue or in any driveway. The parking lot shall have at least 75 parking spaces.
10. Noise shall not exceed an average decibel to be determined by the Town Board after testing at property lines.
11. Promotional materials and media such as brochures and website shall highlight the idyllic setting of Forestville Vines.
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. [\(Nov 18, 2024\)](#)
13. Maximum number of guests at events is 150 concurrent.
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. [\(Dec 16, 2024\)](#)

Diana G. Smith, Town Chair

Jerome Rodewald, Zoning Administrator

Sarah Meyer, Town Clerk



TOWN OF RIVER FALLS

Jerome Rodewald, Zoning Administrator
N7578 910th St., River Falls, WI 54022
Phone: 715-425-0228
email: jrodewald63@gmail.com

May 2, 2016

Conditional Use Brian Lokrantz W8101 690th Ave
Forestville Vines

Brian Lokrantz is seeking a Conditional Use Permit for a Wine Tasting / Party Event using the Forestville School building and two other buildings on this property. Mr. Lokrantz has a vineyard Located on his property adjoining the School.

- * Mr. Lokrantz has submitted the \$240.00 application fee.
- * The Town has notified 9 landowners within ¼ mile of the school.
- * Notice of Public Hearing was published in the River Falls Journal on April 28.
- * Considerable work needs to be done to the school building and surrounding sheds to make them useable for this venture. Mr. Lokrantz would like Town of River Falls commitment before spending capital on the project.
- * The property is visible from Highway 65 but it is located far enough away on 690th Ave to prevent traffic issues.
- * There is ample parking on the grounds to cover special events.
- * The Forestville School building has been unused for over 50 years. This venture would seem to create a use for this historic building and help preserve it.
- * The Town may want to place an annual limit on the number of late evening events. Mr. Lokrantz should be able to suggest a reasonable number per year.
- * Mr. Lokrantz lists "sale of apparel" in his business description. The Town may want to limit that apparel to items directly connected to the Winery/ Event.
- * The Wisconsin Dept of Ag supports Agra-tourism. Forestville Vines would encourage visitors to become familiar with the Town of River Falls and surrounding area.

Providing that the Plan Commission and Town Board agree, I support this Conditional Use Permit.

Jerome Rodewald, Zoning Administrator



TOWN OF RIVER FALLS

Jerome Rodewald, Zoning Administrator

N7578 910th St., River Falls, WI 54022

Phone: 715-425-0228

email: jrodewald63@gmail.com

April 26, 2016

To: Neighbors of Forestville School

This letter is to inform you that Brian Lokrantz has applied for a Conditional Use Permit to use the former Forestville School building as a winery/event site called Forestville Vines.

A brief description of the operation from Brian:

We would like to expand our current vineyard into a winery/event site near our farm at W8181 690th Ave. Our goal is to tie into the local Agra Tourism market and to make/sell the following: wine, beer, food and apparel. We would host events, weddings and other Agra Tourism events.

The Forestville school building would be the primary site for hosting events and tastings. The school needs significant work to allow this to happen. We would not change the exterior appearance of the school except to add stair railings and handicap ramp. We also need to replace the foundation and repair the interior.

The small shed would be converted into restrooms and a kitchen.

The large shed would be used for winery, events and general business use.

No new buildings are planned. Some events may require a rental tent.

All Parking will be on the grounds, not on public roads.

Hours of operation: Seasonal business, April through October
Daily, Thursday through Sunday 11AM to 9 PM
Events, 11AM to 11:59PM

A public hearing will be held Monday May 2, 2016 at the River Falls Town Hall 7:30 PM.

Mr. Lokrantz will present his business outline and the public will be invited to provide input.

Jerome Rodewald, Zoning Administrator

Town of River Falls

Committees, Commissions and Boards

Plan Commission

Meets 1st and 3rd Mondays at 6:30pm

Town Code 1.20, 3-year terms for citizen members

Terry Kusilek (Town Chair is Presiding Officer)

Kristin Nyquist (2028)

Kurt Leichtle (2026)

John Oliver (2028)

Marty Ruemmele (2026)

Patrick Singel (2026)

Siri Smith (2026, Board member elected yearly)

Don Rodewald (Zoning Administrator, Advisory role)

Comprehensive Plan Review Committee

Meets as Needed

3-year terms for citizen members

Siri Smith (Chair, 2026, Board member elected yearly)

Maureen Ash (2027)

Tim Bylander (2026)

Kurt Leichtle (2028)

Jerome Rodewald (2026)

Mary Foster (2028)

Sarah Meyer (2027)

Parks & Recreation Committee

Meets 4th Thursday

3-year terms for citizen members

Garrett Gill (Chair, 2028)

Sue Bushard (2027)

Greg Elliott (2028)

Maureen Ash (2028)

John Kucinski (2027)

Brad LaBadie (2027)

Mary Foster (2026, Board member elected yearly)

Roads Committee

Meets 2nd Thursday

3-year terms for citizen members

Brad Mogen (Chair, Board member elected yearly)

Terry Kusilek (Vice-Chair)

Don Rodewald (2026)

Peter Stern (2027)

Cole Hanson (2028)

Rob Schaar (Roads Staff, Advisory role)

Dalton Flick (Roads Staff, Advisory role)

Cemetery Committee

Meets 3rd Thursday as needed

3-year terms for citizen members

Jerome Rodewald (Chair, 2025)

Garrett Gill, (2027)

Peggy Jensen (2026)

Scott Jensen (2026)

Kurt Leichtle (2027)

Elizabeth Terlinden (2028)

Brad Mogen (2026, Board member elected yearly)

Extra Territorial Zoning Committee

Meets as Needed

ETZ Ord. 20.17

Kurt Leichtle

Patrick Singel

Wayne Svoboda

John Kucinski (First Alternate)

Terry Kusilek (Town Chair)

Brad Mogen (2025, Board member elected yearly)

Board of Appeals

Meets as Needed

3-year terms

Town Code Town Code 17.09 & ETZ Ordinance 20.18

Sheila Schils (Chair, 2028)

Mike Cobian (2026)

David Gregg (2026)

Mike Yde (2026)

Shana Colburn (Alternate)

Recycling Committee

Meets 1st Thursday

Joe Mahoney (Chair), (2026, Board member elected yearly)

John Stark (Vice-Chair) (2026)

Rita Kozak (Recorder) (2026)

Kristin Nyquist (2028)

Mary Merta (2029)

Jason Hunt (2028)

Facilities Planning Committee

Meets as Needed

Formed on 11/21/16, Added Impact Fee Responsibilities 4/23/18

Brad Mogen (Chair, 2026, Board member elected yearly))

Terry Kusilek

Jerome Rodewald

Peter Stern

Updated 2/2/26

Town of River Falls

2/2/2026 10:30 AM

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

From 01/20/2026 through 02/02/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/26/2026	28998	Pierce County Treasu...	Public Works - Roads:...	2026 Drug and ...	100.00			22,777.88
01/27/2026	28999	Mid-American Resea...	Public Works - Roads:...		392.50			22,385.38
01/27/2026	29000	Carquest Auto Parts ...	Public Works - Roads:...		377.04			22,008.34
01/27/2026	29001	Universal Truck Equi...	Public Works - Roads:...		175.25			21,833.09
01/27/2026	29002	Summit Fire Protection	Public Works - Roads:...		295.25			21,537.84
01/27/2026	29003	River Falls Rural Fir...	Public Safety:River Fal...		1,223.52			20,314.32
01/28/2026			1st Nat. BK of RF:Mon...	Deposit			90,000.00	110,314.32
01/28/2026	29004	Pierce Co. Highway ...	-split-		27,225.13			83,089.19
01/28/2026	29005	Royal Credit Union	-split-		50,000.00			33,089.19
01/28/2026	29006	US Bank	-split-	4484-7301-144...	1,243.02			31,846.17
01/29/2026	1340	EFTPS	-split-	39-6006086	1,912.88			29,933.29
01/29/2026	1341	EFTPS	-split-	39-6006086	2,019.79			27,913.50
01/29/2026	29007	Loffler	General Government:B...		224.53			27,688.97
01/29/2026	29008	Verizon Wireless	General Government:T...		47.60			27,641.37
01/29/2026	29009	Flick, Dalton	-split-		2,458.27			25,183.10
01/29/2026	29010	Fristad, Christopher	-split-		254.68			24,928.42
01/29/2026	29011	Johnson, Kaleb LG	-split-		233.86			24,694.56
01/29/2026	29012	Merta (employee), M...	-split-		176.26			24,518.30
01/29/2026	29013	Nyquist (employee), ...	-split-		76.79			24,441.51
01/29/2026	29014	Schaar Jr., Robert A	-split-		2,750.66			21,690.85
02/02/2026	29015	Foster, Mary J	-split-		523.32			21,167.53
02/02/2026	29016	Kozak, Rita M	-split-		1,035.65			20,131.88
02/02/2026	29017	Kusilek (employee), ...	-split-		788.64			19,343.24
02/02/2026	29018	Mahoney, Joseph M	-split-		669.53			18,673.71
02/02/2026	29019	Meyer, Sarah K	-split-		3,045.95			15,627.76
02/02/2026	29020	Mogen (supervisor), ...	-split-		329.83			15,297.93
02/02/2026	29021	Smith (supervisor), Siri	-split-		454.57			14,843.36