

TOWN OF RIVER FALLS

The following River Falls Town Meetings will meet on Monday, February 16, 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 2/2/26 Plan Commission Meeting; Zoning Administrator Report; Updates from Planning Commission Sub-Committees; Discuss Multi-Family Dwelling Sub-Committee; 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 February 2, 2026, Regular Board Meeting
3. Financial/Fire Call Report
4. Public Comments and Requests
5. Zoning Administrator Report
6. Plan Commission Report
7. Approve Non-Resident Fees for Recycling Center
8. Discuss and Take Action on Ordinance 2026-1: Impact Fees
9. Discuss Possibility of a Data Center Moratorium
10. Discuss and Take Action on Committee Definitions and Details
11. Discuss and Take Action on Licensing and Permitting Processes
12. Board and Staff Communications
13. Audit and Pay Bills
14. Future Agenda Items
15. 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

02/15/26

Town of River Falls
Profit and Loss Detail
February 3 – 17, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Dog License Refund from County								
Deposit	02/09/26	108463	Pierce County Treasurer	Dog License Ref...		Money Market Acc...	435.24	435.24
Total Dog License Refund from County							435.24	435.24
Licenses and Permits								
Dog License Fees/Kennel								
Deposit	02/03/26	10750	Steven Baerenwald	DL 5468		Money Market Acc...	7.00	7.00
Deposit	02/03/26	1781	Catherine Deiss	DL 5469		Money Market Acc...	7.00	14.00
Deposit	02/03/26	7134	Mary Bergman	DL 5470		Money Market Acc...	7.00	21.00
Deposit	02/03/26	4765	Kerri Olson	DL 5471		Money Market Acc...	19.00	40.00
Deposit	02/03/26	10189	John Watschke	DL 5472		Money Market Acc...	14.00	54.00
Deposit	02/03/26	9747	Melissa Godden	DL 5473		Money Market Acc...	14.00	68.00
Deposit	02/03/26	4632	Terry Kusilek	DL 5474		Money Market Acc...	75.00	143.00
Deposit	02/09/26	1123	Andre Hoehn	DL 5483		Money Market Acc...	14.00	157.00
Deposit	02/09/26	16797	K.J. Mielke	DL 5484		Money Market Acc...	19.00	176.00
Deposit	02/17/26	1333	Jodi Tracy	DL 5488		Money Market Acc...	19.00	195.00
Deposit	02/17/26	3117	Becky pribnow	DL 5489		Money Market Acc...	14.00	209.00
Deposit	02/17/26	8639	Linda Vesta	DL 5490		Money Market Acc...	14.00	223.00
Total Dog License Fees/Kennel							223.00	223.00
Total Licenses and Permits							223.00	223.00
Other Revenue								
Donations								
Deposit	02/17/26	99187...	Prairie Enthusiasts	Donation 5491		Money Market Acc...	250.00	250.00
Total Donations							250.00	250.00
Total Other Revenue							250.00	250.00
Public Charges for Services								
Recycling Center								
Deposit	02/03/26	3944	Jody Rahm	Recycling 5461		Money Market Acc...	100.00	100.00
Deposit	02/03/26	10930	Jerome Rodewald	Recycling 5462		Money Market Acc...	50.00	150.00
Deposit	02/03/26	1123	Eric Deaton	Recycling 5463		Money Market Acc...	50.00	200.00
Deposit	02/03/26	10969	Stephan Cox	Recycling 5464		Money Market Acc...	21.00	221.00
Deposit	02/03/26	480	Lukas Nelson	Recycling 5465		Money Market Acc...	9.00	230.00
Deposit	02/03/26	2472	Kris Torkelson	Recycling 5466		Money Market Acc...	6.00	236.00

02/15/26

Town of River Falls
Profit and Loss Detail
February 3 – 17, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	02/03/26	Cash	Joe Mahoney	Recycling 5465		Money Market Acc...	784.00	1,020.00
Deposit	02/09/26	1036	Blue Line Lawn	Recycling 5476		Money Market Acc...	70.00	1,090.00
Deposit	02/09/26	7034	Allen Halvorson	Recycling 5477		Money Market Acc...	60.00	1,150.00
Deposit	02/09/26	4934	Michael Fuller	Recycling 5478		Money Market Acc...	50.00	1,200.00
Deposit	02/09/26	1125	Eric Deaton	Recycling 5479		Money Market Acc...	40.00	1,240.00
Deposit	02/09/26	2473	Kris Torkelson	Recycling 5480		Money Market Acc...	10.00	1,250.00
Deposit	02/09/26	482	Lukas Nelson	Recycling 5481		Money Market Acc...	9.00	1,259.00
Deposit	02/09/26	152187	J.R's	Recycling 5482		Money Market Acc...	272.50	1,531.50
Deposit	02/09/26	Cash	Joe Mahoney	Recycling 5486		Money Market Acc...	700.20	2,231.70
Total Recycling Center							2,231.70	2,231.70
Total Public Charges for Services							2,231.70	2,231.70
Taxes								
Forest Crop/MFL Tax Collected								
Deposit	02/03/26	Cash	Pierce County Treasurer	MFL Tax 5475		Money Market Acc...	5,061.73	5,061.73
Deposit	02/11/26	Cash	Pierce County Treasurer	MFL Tax 5487		Money Market Acc...	597.37	5,659.10
Total Forest Crop/MFL Tax Collected							5,659.10	5,659.10
Property Taxes								
Deposit	02/03/26	Cash	Pierce County Treasurer	Property Tax 5475		Money Market Acc...	671,803.85	671,803.85
Deposit	02/11/26	Cash	Pierce County Treasurer	Property Tax 5487		Money Market Acc...	340,757.59	1,012,561.44
Total Property Taxes							1,012,561.44	1,012,561.44
Total Taxes							1,018,220.54	1,018,220.54
Total Income							1,021,360.48	1,021,360.48
Net Ordinary Income							1,021,360.48	1,021,360.48
Net Income							1,021,360.48	1,021,360.48

TOWN OF RIVER FALLS

TREASURER'S REPORT

February 16, 2026

FNBRF MM TRANSFERS	\$ 2,360,000.00	2/12/26	
FNBRF BALANCE	\$ 1,121,556.74	2/16/26	
ROYAL CREDIT UNION			
	\$ 25.26	Business Savings	
	\$ 466,249.11	Entity Account	
	\$ -30,688.44	Revaluation	
	\$ -40,000.00	2025 Transfer for Reval	
	\$ -44,937.00	Highway Equipment	
	\$ -40,000.00	Capital Outlay	
		Impact Fees	
RCU AVAILABLE	\$ 310,648.93		New Acct
TOTAL AT BOTH BANKS	\$ 1,432,205.67		
RECOMMENDED RESERVE	\$ 445,653.00		
AVAILABLE FUNDS	\$ 986,552.67		

Prairie Enthusiast donation-\$250

Dog License refund 2025 received from County

Property Tax payments—received six payments, one will be sent in mid-August

2026 Dog License payment sent to County

Implementation schedule—non-resident fees at recycling; newsletter

Zoning Report Feb 2 – Feb 16, 2026

- 2/3 N7075 940th St. – Prepared demolition permit for existing farm dwelling for Jason Maier.
- 2/8 830th Ave. – Site visit with Grant Varo to prepare dwelling site review. Grant and Jennifer Varo own about 200 acres of Exclusive Ag land in the NE corner of the Town. They have a number of compliant building sites, but most require either a long driveway across prime ag land or through mature timber. An alternate site was selected that requires accomodation, but minimizes the driveway length on prime farmland and avoids highly erodable soils. Zoning recommends approval of the alternate site.





- 2/9 Completed and submitted the 2025 annual DATCP report on property rezoned in and out of the Farmland Protection Zone. In 2025 eight acres were rezoned out of FP. (Glen Leighty)
- 2/13 Site visit and photos of current construction projects in the township including:
- Anderson duplex on 980th St.
 - Colburn ADU on 920th St.
 - Bergman Dwelling on 870th St.

Dawald Ag bldg addition on 770th Ave.

Hagene Dwelling on 830th St.

Weiser Dwelling on 747th St.

Defoe Dwelling on 747th St.

Maier Dwelling on 710th Ave.

TOWN OF RIVER FALLS – REGULAR BOARD MEETING
Monday, February 2, 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, Tony Feuerhelm, Peter Stern, Jerome Rodewald, Lana Cook, Thomas Stoiber, Mary Merta

The meeting was called to order by Chair Terry Kusilek at 7:06pm. Joe made a motion that the agenda be approved as posted. Brad seconded. M.C.

Joe moved to approve the minutes of the January 20, 2026, Regular Board meeting. Mary seconded. M.C.

Brad moved to approve the minutes of the January 22, 2026, Special Budget meeting. Siri seconded. M.C.

Financial Report/Fire Call Report: Treasurer Rita provided the Treasurer's Report. The current available balance is \$2,350,552.19. Brad moved and Joe seconded to transfer \$84,937.00 out of the First National Bank Money Market account into the Royal Credit Union Public Equity account. Once moved, \$40,000 will be designated for Capital Outlay and \$44,937.00 will be designated for Highway Equipment. M.C. Joe moved, and Brad seconded to approve the financial and fire call reports. M.C.

Public Comments & Requests: None

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

Plan Commission Report: No recommendations

Discuss and Approve Conditional Use Permit Application for Jodi and Michael Tracy, N6644 950th Street: The Town Board reviewed the findings of fact and application materials submitted. The Plan Commission has previously recommended the approval of the Conditional Use Permit for the homebased business. Mary moved to approve the Conditional Use Permit for Jodi and Michael Tracy, N6644 950th Street. Brad seconded. M.C.

Discuss and Approve Conditional Use Permit Modifications for Forestville Winery and Event Center, W8101 690th Avenue: Brad moved to table the topic until March 30, 2026, to give Don time to research noise complaints and enforcement. Mary seconded. M.C.

Discuss and Approve Building Inspector Contract Renewal: Don recommends the renewal of the building inspector contract with TF Inspection Agency. Joe made a motion to renew the building inspector contract with TF Inspection Agency. Brad seconded the motion. M.C.

Review and Update Town Committee Status and Rosters: Brad made a motion that all committees work on defining their purpose, composition, authority, etc. Town ordinance and policies will be updated once this is complete. Mary seconded the motion. M.C.

Review and Discuss Licensing and Permitting Processes and Procedures: No action taken, there was a discussion about what permits are reviewed and approved by the Plan Commission and/or the Board. There will be additional discussion at the February 16, 2026, Board meeting.

Discuss and Take Action on Ordinance 2026-1: Impact Fees: No update at this time, topic will be added to a future agenda.

Board and Staff Communications: Brad asked that the possibility of a data center moratorium be discussed at a future meeting. Siri showed the group a certificate of achievement the South Kinni Farmer Led Watershed Council received for 10 years of work. They've asked that the certificate be hung at the town hall since most of

their members are town residents and they regularly use the town hall. Mary made a request from the Parks Committee to change Chapter 1 of Town Code to allow for up to 9 members on the Parks committee. Joe moved and Siri seconded to move forward with this change. M.C. Mary also asked that Joan Molloy and David Gregg be added to the Parks Committee roster. Joe moved and Brad seconded the motion to appoint Joan Molloy and David Gregg to the Parks Committee. M.C.

Sarah will reach out to the Town insurance agent Tom Jenkins to schedule a time for him to attend a meeting. Sarah will be reaching out to Board and staff to collect facts and figures for the town's annual report. Don is working on renewing the Town's exclusive ag certification. Mary will work with Don on this task. Terry shared that new tires were purchased for one of the trucks and that the Roads employees have been distributing notices about parking during snow events and pushing snow out onto the roads.

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

Future Agenda items:

- Approve Agenda
- Minutes from February 2, 2025, Regular Board Meeting
- Financial/Fire Call Report
- Public Comments and Requests
- Zoning Administrator Report
- Plan Commission Report
- Ordinance 2026-1 Impact Fees
- Discuss Committee Definitions and Purposes
- Discuss a Data Center Moratorium
- Discuss and Take Action on Licensing and Permitting Processes and Procedures
- Board and Staff Communications
- Future Agenda Items
- Audit and Pay Bills
- Adjourn

Joe moved to adjourn. Siri seconded. M.C. Meeting adjourned at 9:07pm

Town of River Falls Recycling Department Fees and Charges – as of April 2, 2025

Bagged Garbage

		Resident	Non-resident	
	up to 17 gallons	\$3/bag or can	\$4/bag or can	Equivalent volume bases may be moved up in cost if heavy
	up to 35 gallons	\$5/bag or can	\$6/bag or can	Equivalent volume bases may be moved up in cost if heavy
	up to 55 gallons	\$7/bag or can	\$8/bag or can	Equivalent volume bases may be moved up in cost if heavy
	over 55 gallons	\$8/bag or can	\$9/bag or can	Equivalent volume bases may be moved up in cost if heavy

Bulk Waste Truck or Trailer (Price varies based on levelness with sides of the truck bed and weight of load)

	Compact sized pick-up truck	\$50	\$70	
	Full Size sized pick-up truck	\$65	\$90	
	Extended size pick-up truck	\$80	\$110	
	Shingles sheet rock, heavy loads			Based on load and materials

Bulk Waste Items

	Toilet or sink	\$15	\$20	
	Chair	\$15	\$20	
	Futon frame and mattress, sectional piece	\$20	\$30	
	Loveseat, reclining chair	\$25	\$35	
	Sofa, reclining sofa	\$30	\$40	
	Oversized sectional	\$50	\$60-320	
	Tables	\$10 - \$15	\$15-\$20	
	Nightstand	\$10 - \$15	\$15-\$20	
	Dresser	\$15 - \$20	\$20-\$25	
	Children's Toys	\$5 - \$30	\$10-\$35	Size dependent
	Crib Mattress	\$5	\$5	
	Twin Mattress or box spring	\$10	\$15-\$20	
	Full Mattress or box spring	\$15	\$25	
	Queen mattress or box spring	\$20	\$30	
	King mattress or box spring	\$25	\$35	

	Carpet or Rug 6' x8'	\$20	\$30	
	Carpet or Rug 10' x 12'	\$30	\$40	
	Carpet or Rug greater than 10' x 12'	\$40	\$50	
Appliances (standard household appliances)				
	Vacuum cleaner	\$10	\$20	
	Convection oven, dehumidifier, dishwasher, drinking fountain, dryer, freezer, furnace, humidifier, microwave, refrigerator, stove, trash compactor, washing machines, water heater	\$15	\$25	
	Water Softener	\$25	\$45	
	Air Conditioner	\$20	\$40	
	Gas powered Refrigerator or Freezer (under 4 ft)	\$400 and up	\$450 and up	
Computers				
	Hard drive, CPU, keyboard, modem, desk top printer, iPad, small scanner, cell phone, answering machine, speaker set, video game	\$4	\$6	
	Fax machine, shredder, collator, typewriter, label maker, VCR, stereo, DVD/CD players, satellite receiver, video camera, camera, monitor	\$5	\$7	
	Large scanner, lap top computer	\$10	\$12	
	Commercial size printer	\$35	\$37	
Televisions				
	Satellite or Cable box	\$3	\$8	
	VCR or DVD player	\$5	\$10	
	VCR/DVD combo	\$8	\$13	
	TV 19" or less	\$15	\$20	
	TV 20" to 30"	\$20	\$25	
	TV 31" to 40"	\$30	\$40	
	TV 41" to 54"	\$40	\$50	
	TV Greater than 55"	\$50	\$70	
	TV Salvaged	\$55	\$110	
	Projection TV	\$100	\$140	
Light bulbs				

	4' or less, compacts, u shape, circular	\$1	\$2	
	Greater than 4'	\$2	\$4	
Tires				
	Lawn and bike	\$2	\$2	
	Passenger, SUV, light truck, ATV	\$10 without rim / \$15 with rim	\$15 without rim/\$20 with rim	
	Large truck, small semi or small tractor	\$35 without rim / \$45 with rim	\$45 without rim/\$55with rim	
	Large Tractor	\$40-300	\$60-320	Price by size and weight of tires
Garden and Lawn Equipment (all fluids must be taken out)				
	Chainsaws, weed whip	\$10	\$20	
	Riding lawn mower without tires	\$40	\$50	
	Riding lawn mower with tires	\$48	\$58	
	Snowblowers, rototillers, push mower	\$20	\$30	
Miscellaneous				
	Carbon Monoxide, smoke detectors and light ballasts	\$3	\$6	
	LP tanks	\$6	\$12	40 lbs or less, LP tank must be empty with valve open
	Rechargeable batteries (drill, saw, sander, etc)	\$5 each	\$10	Like NiCad batteries
	Rechargeable batteries (AA, AAA, D, D, button, etc)	\$1 each	\$2	
	Ballast	\$3	\$6	

ROBERT L. LOBERG+*

LARS H. LOBERG+*

JENS H. LOBERG+

LOBERG LAW OFFICE, LLP

359 W. MAIN STREET
ELLSWORTH, WI 54011

Telephone (715) 273-5072
Fax (715) 273-5322
E-mail: ahill@loberglawoffice.com

+Admitted to Practice in Wisconsin

*Admitted to Practice in Minnesota

February 3, 2026

Town Board
Town of River Falls
W9015 770th Ave.
River Falls, WI 54022

**CONFIDENTIAL COMMUNICATION
BETWEEN ATTORNEY AND CLIENT**

RE: Impact Fee Ordinance

Greetings:

The Town Clerk forwarded me a draft Replacement Ordinance for your Chapter 22, Impact Fees.

I enclose herewith a proposed short-form Ordinance which will serve to repeal your existing Chapter 22 and replace it with the new one. I have renumbered all of the sections in the "new" Ordinance. However, references and recommendations concerning changes which I make below reference the numbers used in your proposed Ordinance as drafted so that you can follow the comments more easily.

I have not reviewed in great detail the substance of the new proposed Chapter 22. Much of it has to do with policy making and I have no doubt you have reviewed that carefully. I do, nonetheless, make the following suggested changes:

1. The word "chapter" is revised throughout to read "Chapter."
2. Reference in the proposed Ordinance to the word "ordinance" is changed to "Chapter."
3. 14-1-91(g)(3)b uses the word "current." What does that mean? Obviously anything in the process of construction, or with respect to which a building permit has already been issued as of the date of adoption of the Ordinance, would be exempt from the Impact Fee. I have changed the section accordingly.
4. At (g)(3)d I changed the language to indicate the Fee will be changed from time to time by Resolution of the Town Board. I did the same at (g)(4)d.
5. I revised (h).
6. I have renumbered the sections to make it consistent with your Code numbering and, in my opinion, to make it easier to follow. It gets to be a bit much with numbers like 14-1-91(g)1(a).

7. I have also made changes to the words "impact fees" when they refer to the specific fees imposed by your new Chapter. In that case, they should be referred to as "Impact Fees." That is a stylistic change.

Review at your leisure and get back to me with additional questions or the like.

Sincerely,

Robert L. Loberg

RLL/lbh

CHAPTER 22

IMPACT FEE ORDINANCE

Ordinance No. 2026-XX

TOWN OF RIVER FALLS

PIERCE COUNTY, WISCONSIN

An Ordinance amending and restating the Impact Fee Ordinance on Land Development within the Town of River Falls. Chapter 22 of the Code of Ordinances to the Town of River Falls establishing Impact Fees.

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

22.01(1). Short Title. This Chapter shall be known and may be cited as the IMPACT FEE ORDINANCE OF THE TOWN OF RIVER FALLS.

22.02. Introduction and Purpose. Pursuant to the authority of Section 66.0617, Wisconsin Statutes, the local Impact Fees enabling legislation, the purpose of this Ordinance Chapter 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.

22.03. Definitions. The following terms shall have the stated meaning when used in this Chapter. Many of these definitions are contained in Section 66.0617(1) of the Wisconsin Statutes; any amendment to those definitions in the State Statutes 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.

22.04. Impact Fee Revenue Administration.

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.

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.

22.05. 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.

22.06 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.

22.07 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.~~ Subsection (3).

- (b) Roadway Impact Fee pursuant to ~~Section 14-10 of this Chapter.~~ Subsection (4).

- (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, as adopted by of Town Board. The Fee shall be changed from time to time by Resolution of the Town Board.~~

(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 Chapter.
- (d) The Roadway Impact 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. The amount of the Fee shall be listed in the Schedule of Impact Fees. The Fee shall be changed from time to time by Resolution of the Town Board.~~
- (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)~~. 22.04.

22.08. 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)~~. 22.05. 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) The Town Board may exempt from or reduce in the amount of Impact Fees on land development that provides low-cost housing. 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.

- 22.09. Review. The Impact Fees contained herein shall be reviewed by the Town Board not less than every five years, and otherwise modified if necessary by resolution of the Board as a result of based upon 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 remain in full force and effect.

SECTION 2. SEVERABILITY

- 22.10. Severability, If any section, phrase, sentence, or portion of this Chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provisions, and such holding shall not affect the validity of the remaining portions thereof. All ordinances or parts of ordinances Code provisions of the Town of River Falls inconsistent with the provisions of this Chapter 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 work "ordinance" may be changed to "section", "article", or other appropriate designation.

Adoption/Effective Date: _____

Adopted by Ordinance No. 2026-1

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

ORDINANCE NO. 2026-1
TOWN OF RIVER FALLS

An Ordinance recreating Chapter 22 of Code of Ordinances of the Town of River Falls, Pierce County, Wisconsin.

WHEREAS, Wis. Stat. Sec. 66.0103 (1) permits a Municipality to enact an Ordinance which incorporates a code of some or all of its general ordinances by reference provided a copy has been made available for public inspection not less than two (2) weeks prior to enactment, and further provided that a copy shall be thereafter maintained and available for public inspection in the office of the municipal clerk; and

WHEREAS, the Town Board deems it expedient and necessary to rescind existing Chapter 22 of the Code of Ordinance of the Town of River Falls and replace it with a new Chapter 22, which Chapter 22 has been on file in the Office of the Town Clerk for a period of two (2) weeks preceding the enactment of this Ordinance;

NOW THEREFORE, the Town Board of the Town of River Falls does hereby ordain as follows:

1. Section 1. Chapter 22, Impact Fees, which has been on file in the Office of the Town Clerk for a period in excess of two (2) weeks preceding this enactment, is hereby adopted by reference.
2. Section 2. The Town Clerk shall maintain a copy of this Code of Ordinances Chapter 22 and make it available for public inspection in the Office of the Town Clerk during normal business hours.
3. Section 3. This Ordinance shall take effect upon passage and publication.

Passed and adopted this ____ day of _____, 2026.

TOWN OF RIVER FALLS

By: _____
Terry Kusilek
Town Chair

Attest: _____
Sarah Meyer
Town Clerk

I, Sarah Meyer, Town Clerk of the Town of River Falls, do hereby certify that on the ____ day of _____, 2026,
I posted copies of this Ordinance in the following three public places in the said Town of River Falls.

Dated: _____

Sarah Meyer, Town Clerk

Town of River Falls, Pierce County, Wisconsin

Ordinance No _____

An ordinance creating a permanent town Recycling Committee and establishing its powers, duties and composition.

SECTION 1. CREATION OF PERMANENT RECYCLING COMMITTEE

Pursuant to.....there is hereby created a permanent Town Recycling committee ("Committee").

SECTION 2. PURPOSE AND AUTHORITY

A. Purpose

The purpose of the committee is to provide centralized oversight, management and consistent decision-making related to Chapter 19, Recycling, in the Town of River Falls Code.

B. Authority

Subject to applicable Wisconsin Statutes, Town ordinances and Town Board approved policies, the committee shall have authority over: hauler licensing, contracts for recycling, waste and electronics pick up and state mandated disposal practices, and reporting requirements.

The Committee's authority shall be exercised in a manner consistent with all Town Board policies and budget practices.

SECTION 3: COMPOSITION AND MEMBERSHIP

A. Membership

The Committee shall consist of the following members: One Town Supervisor who shall serve as Chair and 4? 5? resident members of the Town appointed by the Town Chair and confirmed by the Town Board. **One member will be elected to be the committee note-taker. Is Town Chair ex-officio on this committee and noted as such??**

B. Voting Rights

All members listed in Section 3 (A) above shall be voting members.

SECTION 4: CHAIR DELEGATION—do we need this section?

SECTION 5: COMPLIANCE WITH TOWN POLICIES

All actions, recommendations, and decision of the Committee shall comply with:

All current Town Board-approved recycling policies;

All Town board-approved employment and personnel policies;

All applicable state laws including Wis. State 287.11 and Wis Adm. Code Ch. NR 544.

SECTION 6: LIMITATIONS AND BOARD OVERSIGHT

Nothing in this ordinance shall be construed to:

Remove the Town Board's statutory authority over Town finances, contracts or final budget approval;

Conflict with duties or authorities reserved to the Town Board under ? Wis. Stat ??;

Authorize actions inconsistent with Town Board approved policies or ordinances.

SECTION 7: ABOLITION OR REPLACEMENT OF COMMITTEE

The recycling Committee may be abolished only by:

A majority vote of the Town Board and

The prior creation or adoption of a compatible recycling oversight body that assumes substantially similar responsibilities and authority.

SECTION 8: SEVERABILITY

If any provision of this ordinance is held invalid or unenforceable, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

SECTION 9: EFFECTIVE DATE

This ordinance shall take effect upon adoption and publication as required by law.

Adopted this ____ day of _____, 20 .

TOWN OF RIVER FALLS TOWN BOARD

By:_____

Town Chair

Attest: _____

Town Clerkj

Town of River Falls

2/16/2026 10:55 AM

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

From 02/02/2026 through 02/16/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/02/2026	1342	United States Treasury	Payroll Liabilities	39-6006086	8.69			21,672.16
02/02/2026	1343	EFTPS	-split-	39-6006086	454.54			21,217.62
02/02/2026	1344	Wisconsin Retirement...	-split-		3,142.42			18,075.20
02/02/2026	1345	Wisconsin Dept. of R...	Payroll Liabilities	036-00003408...	1,219.41			16,855.79
02/02/2026	1349	Cintas	Public Works - Roads:...		409.10			16,446.69
02/02/2026	29015	Foster, Mary J	-split-		523.32			15,923.37
02/02/2026	29016	Kozak, Rita M	-split-		1,035.65			14,887.72
02/02/2026	29017	Kusilek (employee), ...	-split-		788.64			14,099.08
02/02/2026	29018	Mahoney, Joseph M	-split-		669.53			13,429.55
02/02/2026	29019	Meyer, Sarah K	-split-		3,045.95			10,383.60
02/02/2026	29020	Mogen (supervisor), ...	-split-		329.83			10,053.77
02/02/2026	29021	Smith (supervisor), Siri	-split-		454.57			9,599.20
02/02/2026	29022	Rodewald, Donald T	-split-		230.45			9,368.75
02/02/2026	29023	Rodewald, Jerome C	-split-		150.48			9,218.27
02/02/2026	29024	Don Rodewald	-split-		314.71			8,903.56
02/02/2026	29025	Jerome or Marcella R...	Zoning Administrator ...		50.00			8,853.56
02/05/2026			1st Nat. BK of RF:Mo...	Deposit			110,000.00	118,853.56
02/05/2026	29026	Royal Credit Union	-split-		84,937.00			33,916.56
02/05/2026	29034	Pierce County Treasu...	DNR - Payment in Lie...	PILT Payment	5,117.07			28,799.49
02/05/2026	29035	School District of Ri...	DNR - Payment in Lie...		9,351.72			19,447.77
02/05/2026	29036	Chippewa Valley Tec...	DNR - Payment in Lie...		866.41			18,581.36
02/09/2026	29027	Dohrer, Albert S.	-split-		123.89			18,457.47
02/09/2026	29028	Flick, Dalton	-split-		2,148.97			16,308.50
02/09/2026	29029	Gill, Garrett D	-split-		150.26			16,158.24
02/09/2026	29030	Johnson, Kaleb LG	-split-		117.99			16,040.25
02/09/2026	29031	Merta (employee), M...	-split-		78.56			15,961.69
02/09/2026	29032	Schaar Jr., Robert A	-split-		2,330.19			13,631.50
02/11/2026	1347	EFTPS	-split-	39-6006086	1,521.62			12,109.88
02/12/2026			1st Nat. BK of RF:Mo...	Deposit			2,360,000.00	2,372,109.88
02/12/2026	29033	Fristad, Christopher	-split-		135.12			2,371,974.76
02/12/2026	29037	Alcivia	Public Works - Roads:...	9805344	6,260.08			2,365,714.68
02/12/2026	29038	Pierce County Treasu...	Tax Settlements		783,145.13			1,582,569.55
02/12/2026	29039	Ellsworth Communit...	Tax Settlements		29,006.26			1,553,563.29
02/12/2026	29040	School District of Ri...	Tax Settlements		1,397,959.28			155,604.01
02/12/2026	29041	Chippewa Valley Tec...	Tax Settlements		132,068.84			23,535.17
02/12/2026	29042	Ace Hardware	Public Works - Roads:...		182.04			23,353.13
02/12/2026	29043	Stantec Consulting S...	Conservation and Deve...		1,287.00			22,066.13
02/12/2026	29044	Carquest Auto Parts ...	Public Works - Roads:...		522.04			21,544.09
02/12/2026	29045	Spec-Dee Delivery S...	Public Works - Roads:...		317.05			21,227.04
02/12/2026	29046	Ron's Sewer Service	Public Works - Roads:...		425.00			20,802.04

Town of River Falls

2/16/2026 10:55 AM

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

From 02/02/2026 through 02/16/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
02/12/2026	29047	Steel Towne	Public Works - Roads:...		37.29		20,764.75
02/16/2026	29048	Pierce County Treasu...	General Government:T...	Dog Licenses	484.00		20,280.75