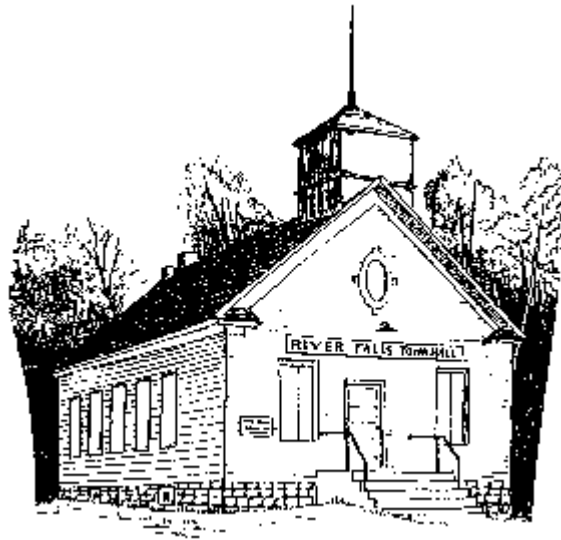


Town of River Falls Town Board

3/2/2026 Meeting Materials



TOWN OF RIVER FALLS

The following River Falls Town Meetings will meet on Monday, March 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 2/16/26 Plan Commission Meeting; Zoning Administrator Report; Review and Update Town Code Chapter 1; Discuss Plan Commission Roles and Responsibilities; 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 16, 2026, Regular Board Meeting
3. Financial/Fire Call Report
4. Public Comments and Requests
5. Zoning Administrator Report
6. Plan Commission Report
7. Guest Speaker: Tom Jenkins, Rural Mutual Insurance
8. Discuss Spring 2026 Newsletter
9. Finalize Open Book and Board of Review Dates
10. Approve Recycling Committee Appointments
11. Discuss Possibility of a Data Center Moratorium
12. Discuss Committee Code Language
13. Discuss and Take Action on Licensing and Permitting Processes
14. Board and Staff Communications
15. Audit and Pay Bills
16. Future Agenda Items
17. Closed Session to Discuss Roads Department Employees. The Board will immediately move to go into Closed Session under State Statute 19.85(1)(c) to consider employment, promotion, compensation or performance evaluation, data of any employee over which the governmental body has jurisdiction or exercises responsibility. The Board will immediately return to open session for additional matters related to the closed session.
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 – REGULAR BOARD MEETING
Monday, February 16, 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, Jerome Rodewald, Mary Merta, Bob Ebert, Frank During

The meeting was called to order by Chair Terry Kusilek at 7:01pm. Brad made a motion that the agenda be approved as posted. Joe seconded. M.C.

Siri moved to approve the minutes of the February 2, 2026, Regular Board meeting. Mary seconded. M.C.

Financial Report/Fire Call Report: Treasurer Rita provided the Treasurer's Report. The current available balance is \$986, 552.67. Joe moved, and Brad seconded to approve the financial and fire call reports. M.C.

Public Comments & Requests: Bob Ebert made a request to hold debate/discussion nights with the County Board candidates, possibly one a month through the year. Bob and Sarah will work together to find a time that the town hall is available.

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: Recommendation of approval of the dwelling site review on 830th Avenue for Grant Varo. The approved site will be an alternative site than first proposed to reduce the length of the driveway across Exclusive Ag land.

Approve Non-Resident Fees for Recycling Center: Joe moved to approve new fee schedule for residents and non-residents using the Recycling Center in effect May 1. Mary seconded. M.C.

Discuss and Take Action on Ordinance 2026-1: Impact Fees: Mary move to adopt Ordinance 2026-1 Impact Fees. Siri seconded. M.C.

Discuss Possibility of a Data Center Moratorium: Don stated that the only location a data center could go would be the Moody property which is zoned industrial. Don will do more research on enacting a moratorium and the topic will be on the March 2 agenda for more discussion.

Discuss and Take Action on Committee Definitions and Details: Most committees have started working on drafting language to add to Town Code regarding their committee's roles and responsibilities. Four committees, Parks, Roads, Cemetery and Recycling will all have Code language defining information about them. Committees should be prepared to bring their information to the March 30, 2026, meeting for additional review.

Discuss and Take Action on Licensing and Permitting Processes: What triggers a permit or project to come to the Board rather than just approval by the Plan Commission? Siri and Terry will discuss with Plan Commission their roles and responsibilities. Don will put together a chart of who approves what.

Board and Staff Communications:

Rita shared that the state of Wisconsin updated the requirements for a recycling ordinance so the Town will now need to update ours. Sarah and Rita will work together to get it updated by the town attorney. Joe stated that the Recycling Center will close at noon on July 4. Sarah said that there will be several sessions of election worker training over the next few weeks. She would like to provide food options for the workers at training. The assessor has reached out to schedule Open Book and Board of Review sessions. Sarah will work with the Assessor to get them scheduled. On March 1, Sarah will pay the 2026 loan payment to the Board of Commissioners of Public Lands. This payment will pay off the grader loan and will be the first payment for the

tractor and truck loan. Brad may attend the AI workshop put on by UW Extension in March. The time clock at the shop broke and so Terry installed a new one.

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

Future Agenda items:

- Approve Agenda
- Minutes from February 16, 2025, Regular Board Meeting
- Financial/Fire Call Report
- Public Comments and Requests
- Zoning Administrator Report
- Plan Commission Report
- Guest Speaker: Tom Jenkins, Rural Mutual Insurance
- Discuss Spring 2026 Newsletter
- Finalize Open Book and Board of Review Dates
- Approve Recycling Committee Appointments
- Discuss Possibility of a Data Center Moratorium
- Discuss Committee Code Language
- Discuss and Take Action on Licensing and Permitting Processes
- Board and Staff Communications
- Future Agenda Items
- Audit and Pay Bills
- Closed Session: Employee Performance and Pay
- Adjourn

Joe moved to adjourn. Siri seconded. M.C. Meeting adjourned at 8:59pm

03/02/26

Town of River Falls
Profit and Loss Detail
February 17 through March 2, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Fire Protection								
Fire Calls								
Deposit	02/19/26	C524887	Rural Mutual Insurance	FC Rixmann 5498		Money Market Acc...	500.00	500.00
Total Fire Calls							500.00	500.00
Total Fire Protection							500.00	500.00
Interest Earned MM, CDs, Ck								
Public Equity Account								
Deposit	02/27/26	Cash	RCU	Feb Interest Entit...		Royal Credit Union	1,222.28	1,222.28
Total Public Equity Account							1,222.28	1,222.28
Interest Earned Money Market								
Deposit	02/27/26	Cash	fnbrf	MM Interest 5517		Money Market Acc...	1,851.40	1,851.40
Total Interest Earned Money Market							1,851.40	1,851.40
Total Interest Earned MM, CDs, Ck							3,073.68	3,073.68
Licenses and Permits								
Dog License Fees/Kennel								
Deposit	02/17/26	1333	Jodi Tracy	DL 5488		Money Market Acc...	19.00	19.00
Deposit	02/17/26	3117	Becky pribnow	DL 5489		Money Market Acc...	14.00	33.00
Deposit	02/17/26	8639	Linda Vesta	DL 5490		Money Market Acc...	14.00	47.00
Deposit	02/19/26	11106	Kristin Nyquist	DL 5499		Money Market Acc...	7.00	54.00
Deposit	02/19/26	5572	Diandra Viner	DL 5500		Money Market Acc...	29.00	83.00
Deposit	02/19/26	3016	Fran Wayne	DL 5501		Money Market Acc...	7.00	90.00
Deposit	02/26/26	3029	Carey Paulson	DL 5508		Money Market Acc...	7.00	97.00
Deposit	02/26/26	4473	Ruth Cain	DL 5509		Money Market Acc...	14.00	111.00
Deposit	02/26/26	1227	Barbara Johnson	Kennel License 5...		Money Market Acc...	40.00	151.00
Total Dog License Fees/Kennel							151.00	151.00
Total Licenses and Permits							151.00	151.00
Other Revenue								
Donations								
Deposit	02/17/26	99187...	Prairie Enthusiasts	Donation 5491		Money Market Acc...	250.00	250.00

03/02/26

Town of River Falls
Profit and Loss Detail
February 17 through March 2, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total Donations							250.00	250.00
Total Other Revenue							250.00	250.00
Public Charges for Services								
Recycling Center								
Deposit	02/19/26	3384	Jodie Wurdell	Recycling 5492		Money Market Acc...	64.00	64.00
Deposit	02/19/26	5006	True Source	Recycling 5493		Money Market Acc...	50.00	114.00
Deposit	02/19/26	131	Sara Schilling	Recycling 5494		Money Market Acc...	10.00	124.00
Deposit	02/19/26	483	Lukas Nelson	Recycling 5495		Money Market Acc...	9.00	133.00
Deposit	02/19/26	Cash	Joe Mahoney	Recycling 5496		Money Market Acc...	912.00	1,045.00
Deposit	02/23/26	1128	Eric Deaton	Recycling 5502		Money Market Acc...	75.00	1,120.00
Deposit	02/23/26	2866	Jerry Waller	Recycling 5503		Money Market Acc...	30.00	1,150.00
Deposit	02/23/26	1154	Randall Mittag	Recycling 5504		Money Market Acc...	15.00	1,165.00
Deposit	02/23/26	5678	Thomas Kramolis	Recycling 5505		Money Market Acc...	9.00	1,174.00
Deposit	02/23/26	484	Lukas Nelson	Recycling 5506		Money Market Acc...	9.00	1,183.00
Deposit	02/23/26	Cash	Joe Mahoney	Recycling 5507		Money Market Acc...	650.55	1,833.55
Deposit	03/02/26	24122	Kelly Bopray	Recycling 5511		Money Market Acc...	60.00	1,893.55
Deposit	03/02/26	1049	Mark Dolan	Recycling 5512		Money Market Acc...	30.00	1,923.55
Deposit	03/02/26	2484	Kris Torkelson	Recycling 5513		Money Market Acc...	10.00	1,933.55
Deposit	03/02/26	2345	Donna Gilbertson	Recycling 5514		Money Market Acc...	9.00	1,942.55
Deposit	03/02/26	485	Lukas Nelson	Recycling 5515		Money Market Acc...	9.00	1,951.55
Deposit	03/02/26	Cash	Garrett Gill	Recycling 5516		Money Market Acc...	793.40	2,744.95
Total Recycling Center							2,744.95	2,744.95
Zoning Fee								
Deposit	02/19/26	106727	Lindus Construction	Suydam 5497		Money Market Acc...	120.00	120.00
Total Zoning Fee							120.00	120.00
Total Public Charges for Services							2,864.95	2,864.95
Total Income							6,839.63	6,839.63
Net Ordinary Income							6,839.63	6,839.63
Net Income							6,839.63	6,839.63

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

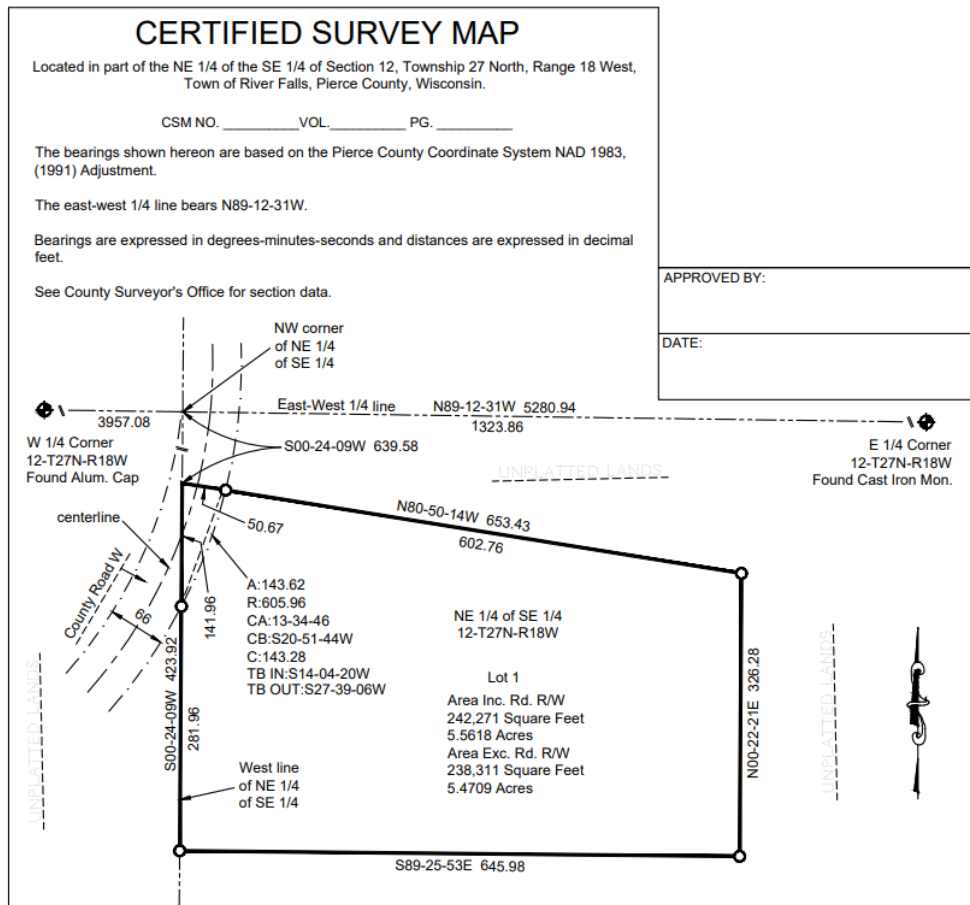
Property Tax payments—received six payments, one will be sent in mid-August

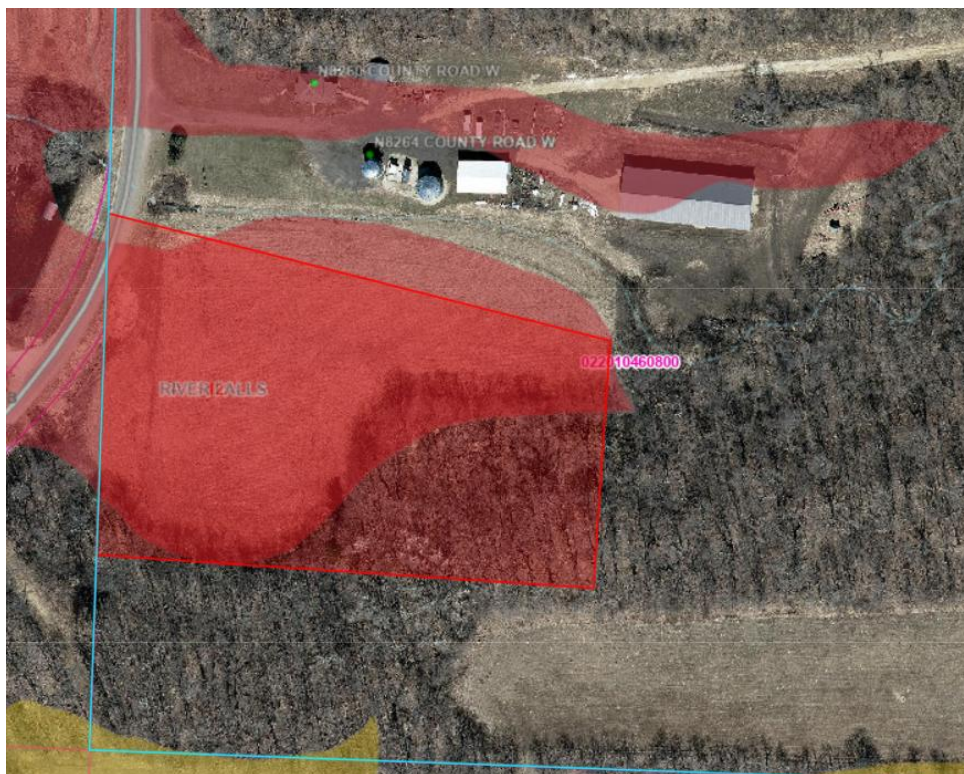
2026 Dog License payment sent to County

Implementation schedule—non-resident fees at recycling; newsletter

Zoning Report Feb 16 – Mar 2, 2026

- 2/24 State Hwy 65 – Reviewed site plan for proposed equipment rental facility. High Quality Equipment Rental submitted a proposal to the City of River Falls for an equipment and trailer rental facility on the property south of Cemstone. The City reviewed the proposal for conformity to the ETZ requirements and forwarded the applicant to the Town of River Falls.
- 2/24 N8260 Cty Rd W. – Reviewed a CSM for Jared Nelson. Jared farms approximately 100 acres of land with his brother. All 100 acres is in the A-1 zoning district. Jared has submitted a CSM for a 5.5 acre lot, and is planning to build a house for his family. The proposed CSM meets the requirements for a minor subdivision. The existing farm house is currently uninhabitable, but the Nelsons intend to keep it while Jared's brother investigates renovating it. There is no plan to rent or separate the existing dwelling from the balance of the farm.





Spring 2026 Newsletter Topics and Timeline

Timeline:

April 7 - Articles due to Sarah

April 21 – send out newsletter via email

Topics/Article Ideas:

- Elections:
 - Spring 2026 results
 - Welcome/Intro if someone new
 - August and November Dates
 - Badger Books
- Road work
 - Planned projects for 2026
 - mowing
 - Roads
 - Trees
 - Other?
- Recycling Center Changes
 - New prices
 -

Important Dates:

Summer Recycling Center Hours: Saturdays & Wednesdays, May – August

Open Book & Board of Review: May 1, 10am – 12pm; May 18, 3pm – 5pm

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)

Chris Fristad (2029)

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

3/2/2026 10:37 AM

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

From 02/16/2026 through 03/02/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/16/2026	29048	Pierce County Treasu...	General Government:T...	Dog Licenses	484.00			20,230.75
02/19/2026	29049	Johnson Tractor	Public Works - Roads:...		27.55			20,203.20
02/19/2026	29050	Feuerhelm Langer L...	General Government		355.00			19,848.20
02/19/2026	29051	Diandra Viner	Refunds		10.00			19,838.20
02/19/2026	29052	Companion Animal ...	Health and Human Ser...		40.00			19,798.20
02/19/2026	29053	Waste Mgt of WI-MN	-split-		1,981.91			17,816.29
02/19/2026	29054	Water Care Services	General Government:T...		30.00			17,786.29
02/19/2026	29055	J.R.'s Advanced Recy...	Public Works - Recycli...		362.05			17,424.24
02/19/2026	29056	Bauer Built	Public Works - Roads:...		2,745.33			14,678.91
02/25/2026			1st Nat. BK of RF:Mo...	Deposit			100,000.00	114,678.91
02/25/2026	1348	St. Croix Valley Nat...	General Government:T...		209.75			114,469.16
02/25/2026	29064	LaVern's Small Engi...	Public Works - Roads:...		190.00			114,279.16
02/25/2026	29065	Board of Commissio...	-split-		78,461.17			35,817.99
02/25/2026	29066	Rural Mutual Insuran...	General Government:In...		15,413.00			20,404.99
02/25/2026	29067	Loffler	General Government:B...		227.23			20,177.76
02/26/2026	1350	EFTPS	-split-	39-6006086	22.38			20,155.38
02/26/2026	1351	EFTPS	-split-	39-6006086	1,488.18			18,667.20
02/26/2026	29058	Dohrer, Albert S.	-split-		296.48			18,370.72
02/26/2026	29059	Flick, Dalton	-split-		2,369.14			16,001.58
02/26/2026	29060	Fristad, Christopher	-split-		250.98			15,750.60
02/26/2026	29061	Johnson, Kaleb LG	-split-		113.86			15,636.74
02/26/2026	29062	Merta (employee), M...	-split-		105.44			15,531.30
02/26/2026	29063	Schaar Jr., Robert A	-split-		1,776.07			13,755.23
03/02/2026	29068	Foster, Mary J	-split-		523.32			13,231.91
03/02/2026	29069	Kozak, Rita M	-split-		1,010.29			12,221.62
03/02/2026	29070	Kusilek (employee), ...	-split-		788.64			11,432.98
03/02/2026	29071	Mahoney, Joseph M	-split-		669.54			10,763.44
03/02/2026	29072	Meyer, Sarah K	-split-		3,045.94			7,717.50
03/02/2026	29073	Mogen (supervisor), ...	-split-		329.84			7,387.66
03/02/2026	29074	Smith (supervisor), Siri	-split-		454.57			6,933.09
03/02/2026	29075	Rita Kozak	General Government:T...		7.30			6,925.79