

Town of River Falls Town Board

8/3/2026 Meeting Materials



TOWN OF RIVER FALLS

The following River Falls Town Meetings will meet on Monday, August 3, 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 7/20/26 Plan Commission Meeting; Zoning Administrator Report; Discuss and Take Action on Zoning Permit for Kent and Diane Forsland, 810th Avenue; Review Proposed Changes to Town Code Chapter 1 – General Government; Discussion of Act 68, Discussion of Farmland Preservation, and Identify Planning Commission Duties; Discuss Plan Commission Roles and Responsibilities; Updates from Plan Commission Sub-Committees; Comments & Requests; Future Agenda Items; A quorum of Town Board members may be present.

6:30 P.M. – Joint Public Hearing A joint public hearing will be held by the Town of River Falls Town Board and Plan Commission at 6:30PM on Monday, August 3, 2026, at the River Falls Town Hall, W9015 770th Ave. The purpose of the Hearing is to take comment on a Certified Survey Map for a larger sign located at Kinni Storage, N8180 945st Street. All interested persons will be given an opportunity to be heard. Details on the signage plan are available by email zoning@riverfallstown.com or 715-307-0564 - Don Rodewald, Zoning Administrator

7:00 P.M. – Town Board

Call to order

Consider for approval or other action:

1. Approve Agenda
2. Minutes from July 20, 2026, Regular Board Meeting
3. Financial/Fire Call Report
4. Public Comments and Requests
5. Zoning Administrator Report
6. Plan Commission Report
7. Discuss and Take Action on Contract for Town Assessment Services
8. Discussion on Policy for Plan Commission Recommendations
9. Discuss Facilities Committee Updates
10. Consider Clerk/Treasurer Appointed or Elected Transition
11. Discuss and Take Action on Plans for Improvements at the Town Hall
12. Discuss Plans for Town Hall 125th Celebration
13. Discuss Moratorium on Hyperscale Projects in the Town
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
Monday, July 20, 2026, River Falls Town Hall

The meeting was called to order by Chair Terry Kusilek at 7:11pm. Elected officials and staff present: Terry Kusilek, Chair; Mary Foster, Siri Smith, Joe Mahoney, Jerome Rodewald; Supervisors; Rita Kozak, Treasurer; Sarah Meyer, Clerk; Don Rodewald, Zoning Administrator; Guests present: Maureen Ash, Victoria Rader, Wendy DiPeso, Brad Peterson

Joe made a motion to approve the agenda as posted. Jerome seconded. M.C.

Mary moved to approve the minutes of the July 6, 2026, Regular Board meeting. Joe seconded. M.C.

Financial Report/Fire Call Report: Treasurer Rita provided the Treasurer's Report. The current available balance is \$393,344.85. Joe moved, and Siri seconded to approve the financial and fire call reports. M.C.

Public Comments & Requests: Victoria Rader met with Terry to speak about flowers that were sprayed in the ditches near her home. She asked if there is a way to allow homeowners to request to not be sprayed?

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

Plan Commission Report: Siri shared that the Plan Commission recommends the approval of the accommodation for setback requirements for David Valstuin, N8031 975th Street. Siri moved to accept the Plan Commission recommendation and approve the accommodation for setback requirements for David Valstuin, N8031 975th Street. Jerome seconded the motion. M.C.

Siri also shared that the Plan Commission denied the application for an accessory building permit for Kent and Diane Forsland.

Discuss and Take Action on Sale of 2017 Peterbilt Plow Truck: Jerome reported that the truck and snowplow sold for \$108,000 to a company in Murray, Utah. The funds have been transferred but the truck has not been picked up yet.

Discuss and Take Action on Parking Signs on 862nd Street: Cars parking on both sides of 862nd Street has continued to be an issue. Mary made a motion for Terry and Rob to put no parking signs on 862nd Street for a distance of approximately 1,400 feet to include the curve. Joe seconded. M.C.

Approve Ordinance 2026-4: An Ordinance Repealing and Amending Certain Provisions of Chapter 19 of the Code of Ordinances (General Code) of the Town of River Falls: Joe made a motion to approve Ordinance 2026-4: An Ordinance Repealing and Amending Certain Provisions of Chapter 19 of the Code of Ordinances (General Code) of the Town of River Falls. Mary seconded. M.C.

Discuss and Take Action on Plans for Improvements at the Town Hall: Sarah will work with Jason Hyde on several projects, including painting the doors, changing out the doorknobs and the work in the entryway. The Facilities Committee will take up the floor project. Terry, Rob and Dalton will work on replacing the ramp. Jerome made a motion to approve purchase of the HDMI transmitters, speakers and microphones. Mary seconded. M.C.

Discuss and Take Action on Paid Time Off Policy: Mary moved to approve policy update to allow employees to take PTO over 40 hours. Siri seconded. M.C.

Discuss Plans for Town Hall 125th Celebration: The committee plans to hold the event in September and to serve root beer floats.

Discuss Moratorium on Hyperscale Projects in the Town: Siri told the Board that the committee has met once. The committee will be reviewing other municipalities' moratorium language to bring back to the Board.

Board and Staff Communications: Joe is looking for recycling workers, they are very short staffed. Mary shared an update from Parks that they are ready to set the bridge at Halverson Park. Mary also stated that the Committee tasked with investigating the Clerk and Treasurer positions is ready to give a recommendation. This will be on the next Board meeting agenda. Sarah has had a struggle to schedule enough workers for the August 11 election day. Terry stated that the shop needs a new roof. The Facilities committee will work on deciding what to do with the project.

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

Future Agenda items:

- Approve Agenda
- Minutes from July 20, 2026, Regular Board Meeting
- Financial/Fire Call Report
- Public Comments and Requests
- Zoning Administrator Report
- Plan Commission Report
- Assessment Proposals
- Update to Facilities Committee
- Joint Public Hearing for a Certified Survey Map for Kinni Storage, N8180 945th Street
- Discuss and Take Action on Contract for Town Assessment Services
- Discussion on Policy for Plan Commission Recommendations
- Discuss Facilities Committee Updates
- Discuss Clerk/Treasurer Appointed or Elected Transition
- Discuss and Take Action on Plans for Improvements at the Town Hall
- Discuss Plans for Town Hall 125th Celebration
- Discuss Moratorium on Hyperscale Projects in the Town
- Board and Staff Communications
- Future Agenda Items
- Audit and Pay Bills
- Adjourn

Joe moved to adjourn. Siri seconded. M.C. Meeting adjourned at 8:51pm.

08/03/26

Town of River Falls
Profit and Loss Detail
July 21 through August 3, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Fire Protection								
Fire Calls								
Deposit	07/31/26	4944	Jeff Rixmann	Fire Call 5786		Money Market Acc...	151.76	151.76
Deposit	07/31/26	111	Deborah Taylor	Fire Call 5787		Money Market Acc...	840.00	991.76
Deposit	07/31/26	1211	Vanguard Renewables	Fire Call 5888		Money Market Acc...	800.00	1,791.76
Total Fire Calls							1,791.76	1,791.76
Total Fire Protection							1,791.76	1,791.76
Impact Fee								
Deposit	07/21/26	2433	Zachary Kuechenmeister	Impact Fee 5770		Money Market Acc...	3,000.00	3,000.00
Total Impact Fee							3,000.00	3,000.00
Interest Earned MM, CDs, Ck								
Impact Fee Interest								
Deposit	07/31/26	Cash	RCU	Impact Fee Inter...		Royal Credit Union	11.09	11.09
Total Impact Fee Interest							11.09	11.09
Public Entity Account								
Deposit	07/31/26	Cash	RCU	Public Entity Inte...		Royal Credit Union	2,083.44	2,083.44
Total Public Entity Account							2,083.44	2,083.44
Interest Earned Money Market								
Deposit	07/31/26	Cash	fnbrf	Interest MM 5789		Money Market Acc...	562.61	562.61
Total Interest Earned Money Market							562.61	562.61
Total Interest Earned MM, CDs, Ck							2,657.14	2,657.14
Intergovernmental Revenue								
State Shared Revenue								
Deposit	07/27/26	Cash	WI DOR	State Shared Rev...		Money Market Acc...	15,173.91	15,173.91
Total State Shared Revenue							15,173.91	15,173.91
Total Intergovernmental Revenue							15,173.91	15,173.91
Other Revenue								
Miscellaneous								

08/03/26

Town of River Falls
Profit and Loss Detail
July 21 through August 3, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	07/21/26	Cash	TruCo Services	Down pymnt 20...		Money Market Acc...	20,000.00	20,000.00
Deposit	07/21/26	Cash	TruCo Services	Sale of 2017 Pet...		Money Market Acc...	88,000.00	108,000.00
Total Miscellaneous							108,000.00	108,000.00
State of WI DOR Computer Ex								
Deposit	07/27/26	Cash	WI DOR	Computer Aid 5...		Money Market Acc...	51.97	51.97
Total State of WI DOR Computer Ex							51.97	51.97
Total Other Revenue							108,051.97	108,051.97
Public Charges for Services								
Recycling Center								
Deposit	07/21/26	1149	Eric Deaton	Recycling 5762		Money Market Acc...	65.00	65.00
Deposit	07/21/26	1148	Eric Deaton	Recycling 5763		Money Market Acc...	65.00	130.00
Deposit	07/21/26	385	Cooper Craig-Casmer	Recycling 5764		Money Market Acc...	40.00	170.00
Deposit	07/21/26	6457	Andrew Strub	Recycling 5765		Money Market Acc...	53.00	223.00
Deposit	07/21/26	543	Lukas Nelson	Recycling 5766		Money Market Acc...	9.00	232.00
Deposit	07/21/26	2571	Kris Torkelson	Recycling 5767		Money Market Acc...	6.00	238.00
Deposit	07/21/26	Cash	Joe Mahoney	Recycling 5771		Money Market Acc...	1,112.55	1,350.55
Deposit	07/27/26	8041	Homeworks Consulting	Recycling 5774		Money Market Acc...	70.00	1,420.55
Deposit	07/27/26	1281	ST Rentals	Recycling 5775		Money Market Acc...	60.00	1,480.55
Deposit	07/27/26	1662	Kathleen Wochomurka	Recycling 5776		Money Market Acc...	45.00	1,525.55
Deposit	07/27/26	5749	Erik Ronning	Recycling 5777		Money Market Acc...	30.00	1,555.55
Deposit	07/27/26	8155	Sue Harings	Recycling 5778		Money Market Acc...	25.00	1,580.55
Deposit	07/27/26	9887	Euge Isherwood	Recycling 5779		Money Market Acc...	15.00	1,595.55
Deposit	07/27/26	3905	Alex Theobold	Recycling 5780		Money Market Acc...	15.00	1,610.55
Deposit	07/27/26	544	Lukas Nelson	Recycling 5781		Money Market Acc...	9.00	1,619.55
Deposit	07/27/26	2406	Donna Gilbertson	Recycling 5782		Money Market Acc...	8.00	1,627.55
Deposit	07/27/26	2573	Kris Torkelson	Recycling 5783		Money Market Acc...	5.00	1,632.55
Deposit	07/27/26	Cash	Joe Mahoney	Recycling 5784		Money Market Acc...	1,122.10	2,754.65
Total Recycling Center							2,754.65	2,754.65
Zoning Fee								
Deposit	07/21/26	2176	Performance Pool & Spa	Zoning Kusilek A...		Money Market Acc...	120.00	120.00
Deposit	07/21/26	2433	Zachary Kuechenmeister	Zoning 5770		Money Market Acc...	1,200.00	1,320.00
Total Zoning Fee							1,320.00	1,320.00
Zoning FeePublic Rd. Access Fee								
Deposit	07/21/26	13439	Jennifer Cantor	Field Access 5768		Money Market Acc...	150.00	150.00

08/03/26

Town of River Falls
Profit and Loss Detail
July 21 through August 3, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total Zoning Fee	Public Rd. Access Fee						150.00	150.00
Total Public Charges for Services							4,224.65	4,224.65
Total Income							134,899.43	134,899.43
Net Ordinary Income							134,899.43	134,899.43
Net Income							134,899.43	134,899.43

TOWN OF RIVER FALLS

TREASURER'S REPORT

August 3, 2026

July 20, 2026

July 20, 2026

FNBRF MM TRANSFERS	\$ 15,000.00		195,000.00
			15,000.00
FNBRF BALANCE	\$ 520,239.39		520,434.49
ROYAL CREDIT UNION			
	\$ 25.33	Business Savings	23.32
	\$ 676,246.92	Entity Account	674,163.48
	\$ -30,688.44	Revaluation	
	\$ -40,000.00	2025 Transfer for Reval	
	\$ -44,937.00	Highway Equipment	
	\$ -40,000.00	Capital Outlay	
	\$ -200,000.00	Roads	
RCU AVAILABLE	\$ 320,646.81		\$ 318,563.36
TOTAL AT BOTH BANKS	\$ 840,886.20		\$ 838,997.85
RECOMMENDED RESERVE	\$ 445,653.00		\$ 445,653.00
AVAILABLE FUNDS	\$ 395,233.20		\$ 393,344.85
Impact Fee (RCU MM)	\$ 12,019.79	Impact Fee	opened 5/28/26

Vanguard and Taylor fire calls paid.

Zoning Report July 20 – Aug 3, 2026

7/21 W7753 810th Ave. – Revised and renewed zoning permit for a 2,056 square foot Ag Storage building for Mike Kleis.

TOWN OF RIVER FALLS

Conditional Use in Commercial/Light Industrial district permit application

Applicant Name: Chris Aherns Parcel Number: 022-01031-0300
Business Name: Kinni Storage LLC Property Owner: Kinni Storage LLC
Street Address: N8180 945th St.
Home Phone: _____ Cell Phone: 715-426-4771
Section: 7 Town: 27N Range: 18W Lot No. _____ Subdivision: _____

Requested Conditional Use

- () Any building or combination of buildings greater than 15,000 sq. ft. in footprint area.
() Bulk material storage and distribution.
() Structures exceeding 35 ft. in height.
(X) Other.

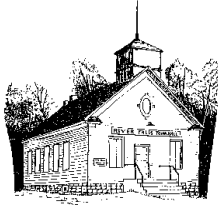
Describe requested conditional use:

3 foot high by 20 foot wide lighted pedestal sign with a 16 foot maximum height. The sign will be located 5 feet north of the southeast corner of the lot.

Signature: _____ Date: _____

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

Date _____ Zoning Administrator
Received: _____ Signature: _____



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

Aug 3, 2026

Ref: Kinni Storage LLC Conditional Use Permit
Address: N8180 945th St.

Zoning Review: This property contains a commercial storage building and fenced storage yard in the Commercial zoning district.

Kinni Storage LLC recently acquired the property and desires to replace the existing pedestal sign with a new updated pedestal sign. This type of business is a permitted use in the Commercial zoning district.

A new lighted pedestal sign is being proposed with a 60 square foot face. The sign will be located along the east side of the property, and will face Hwy 65. A 60 square foot sign face is being requested due to the substantial distance (250ft) between the property and the center of Hwy 65.

17.13(4)(n)(1)(c) of the River Falls Town Code allows for a maximum 32 square foot sign face in the Commercial or Light Industrial zoning district.

17.84.040(D)(2) of the River Falls City Code allows for a maximum 60 square foot sign face in the Highway Commercial zoning district.

17.108.110 of the River Falls City Code governing the ETC Highway Commercial zoning district is silent on sign size.

17.03(4)(3) Allows the Town Board to approve a Conditional Use Permit if, after recommendation from the Planning Commission, it finds the following standards to be met:

- (a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (b) That the uses, values, and enjoyment of other property in the neighborhood used for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
- (c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (d) That adequate utilities, access roads, drainage, and other necessary site improvements have been or are being provided.
- (e) That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion and traffic hazards in the public streets.

The required notice was published by the River Falls Town Clerk for an August 3, 2026 public hearing on this CUP application.

There are 6 dwellings and one commercial property that border or are adjacent to the subject business. All dwelling owners were notified by mail or personal delivery of the public hearing.

A public hearing was held on August 3, 2026.

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

Regards, Don Rodewald, Zoning Administrator

Town of River Falls Boards, Commissions and Committees

Plan Commission

Meets 1st & 3rd Mondays at 6pm

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Terry Kusilek	2027	Town Board Chair is Presiding Officer	torf.chair@gmail.com	715-821-4049
Kristin Nyquist	2028		kristin.nyquist5@gmail.com	715-222-2000
John Oliver	2028		jnoliver1@sbcglobal.net	
Brad Peterson	2029		bjpetersonrf@gmail.com	715-307-3502
Marty Ruemmele	2029		martyregionalconstruction@yahoo.com	
Patrick Singel	2029	Board Member elected yearly Zoning Administrator - Advisory	patricksingel@hotmail.com	
Siri Smith	2027		torf.sup2@gmail.com	715-307-1546
Don Rodewald			zoning@riverfallstownd.com	715-307-0564

Parks and Recreation Committee

Generally Meets 4th Thursday at 6:30pm

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Garrett Gill	2028	Town Board Member Elected Yearly	garrett.gill@gmail.com	612-803-8310
Brad LaBadie	2027		blabadieglass@gmail.com	715-516-0498
Mary Foster	2027		mjfosterus@yahoo.com	715-220-3337
Sue Bushard	2027		nevillea1@hotmail.com	612-987-4300
Greg Elliot	2028		greg10elliott@gmail.com	715-222-3536
John Kucinski	2027		johnakucinski@gmail.com	715-425-5131
Joan Molloy	2029		joancmolloy@gmail.com	715-220-8966
David Gregg	2029		dgregg58@gmail.com	715-523-1388

Comprehensive Plan Commission

Meets as Needed

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Siri Smith	2027	Chair; Board member elected yearly	torf.sup2@gmail.com	715-307-1546
Maureen Ash	2027		maureen7ash@gmail.com	

Tim Bylander	2029	timthefixitguy@gmail.com	
Kurt Leichtle	2028	consultinghistoriankel@gmail.com	715-222-7253
Jerome Rodewald	2029	jrodewald63@gmail.com	715-307-1774
Mary Foster	2028	torf.sup1@gmail.com	715-220-3337
Sarah Meyer	2027	clerk@riverfallstown.com	715-629-8240

Roads Committee

Generally Meets 2nd Thrusday at 3pm

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Brad Mogen	2029	Chair	brad.d.mogen@gmail.com	651-303-9028
Terry Kusilek	2027	Vice Chair, Board Member elected yearly	torf.chair@gmail.com	715-821-4049
Don Rodewald	2029		zoning@riverfallstown.com	715-307-0564
Peter Stern	2027		stern2640@gmail.com	715-307-4555
Cole Hanson	2028		hansongrainrf@gmail.com	
Rob Schaar		Roads Staff, Advisory Role	robschaar14@gmail.com	715-307-9132
Dalton Flick		Roads Staff, Advisory Role	flicksracing2016@gmail.com	715-928-2250

Cemetery Committee

Generally Meets 3rd Thursday at 6:30pm

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Jerome Rodewald	2027	Chair, Board member elected yearly	jrodewald63@gmail.com	715-307-1774
Garrett Gill	2027		garrett.gill@gmail.com	612-803-8310
Peggy Jensen	2029		pegjensn@gmail.com	
Scott Jensen	2029			
Don Rodewald	2029		zoning@riverfallstown.com	715-307-0564
Elizabeth Terlinden	2028		terlinden@sbcglobal.net	
Kurt Leichtle	2027		consultinghistoriankel@gmail.com	715-222-7253

Recycling Committee

Meets 1st Thursday at 6:30pm

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Joe Mahoney	2027	Chair, Board member elected yearly	torf.sup3@gmail.com	612-963-6222
John Stark	2029	Vice Chair	js1235813@gmail.com	

Rita Kozak	2029	Recorder	torf.treasurer@gmail.com	715-425-8554
Kristin Nyquist	2028		kristin.nyquist5@gmail.com	715-222-2000
Mary Merta	2027		doesn't use email often (hezka@outlook.com)	
Chris Fristad	2027		mythod99@gmail.com	

Extra Territorial Zoning Committee

Meets as Needed

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Terry Kusilek			torf.chair@gmail.com	715-821-4049
Siri Smith	2027	Board Member elected yearly	torf.sup2@gmail.com	715-307-1546
Wayne Svoboda				
John Kucinski		First Alternate	johnakucinski@gmail.com	
Kurt Leichtle			consultinghistoriankel@gmail.com	715-222-7253
Patrick Singel			patricksingel@hotmail.com	

Board of Appeals

Meets as Needed

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Sheila Schils	2028	Chair	sbschils@pressenter.com	
Mike Yde	2029		myde@dishup.us	
Mike Cobian	2027		mgcobianfarm@gmail.com	
David Gregg	2028		dgregg58@gmail.com	715-523-1388
Shana Colburn		Alternate	troyandshana8798@gmail.com	

Facilities Planning Committee

Meets as Needed

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Terry Kusilek	2027	Chair, Board member elected yearly	torf.chair@gmail.com	715-821-4049
Jerome Rodewald	2028		jrodewald63@gmail.com	715-307-1774
Peter Stern	2029		stern2640@gmail.com	715-307-4555

Town Code Review Committee

Meets as Needed

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Mary Foster		Recorder, Board member elected yearly	torf.sup1@gmail.com	715-220-3337
Kristin Nyquist		Chair	kristin.nyquist5@gmail.com	715-222-2000
Pat Singel			patricksingel@hotmail.com	

Concentrated Animal Feeding Operations (CAFO) Committee

Meets as Needed

Plan Commission SubCommittee - Inactive as of January 2026

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Siri Smith		Chair, Board member elected yearly	torf.sup2@gmail.com	715-307-1546
Brad Peterson			bjpetersonrf@gmail.com	715-307-3502
Jim Harsdorf			jim.harsdorf@gmail.com	715-222-7200
Maureen Ash			maureen7ash@gmail.com	
Peter Stern			stern2640@gmail.com	715-307-4555
Wendy DiPeso			wdipeso@gmail.com	253-740-6569
Don Rodewald		Zoning Administrator	zoning@riverfallstown.com	715-307-0564

ETZ Sub-Committee

Meets as Needed

Plan Commission SubCommittee - Inactive as of February 2026

<u>Name</u>	<u>Term Expires In</u>	<u>Notes</u>	<u>Email</u>	<u>Phone Number</u>
Kurt Leichtle		Plan Commission Rep	consultinghistoriankel@gmail.com	715-222-7253
Kara Petta			kara@karapettaphotography.com	715-220-7499
Linda Singel			lindasingel@hotmail.com	715-222-7973
Bill Rasmussen			bill.ras.13@gmail.com	715-307-5136
Brad Peterson			bjpetersonrf@gmail.com	715-307-3502
Don Rodewald		Zoning Administrator	zoning@riverfallstown.com	715-307-0564

Impact Fee Sub-Committee

Meets as Needed

Plan Commission SubCommittee - Inactive as of February 2026

Marty Ruemmele
Garrett Gill
Peggy Kubicz Hall
Jerome Rodewald

martyregionalconstruction@yahoo.com
garrett.gill@gmail.com
kubiczhall@gmail.com
jrodewald63@gmail.com

612-803-8310
612-355-9020
715-307-1774

Discuss and Take Action on Plans for Improvements at the Town Hall

- Status on new doors? Will we paint them?
- Ramp replacement update
 - Reminder that if it is more than \$25,000, we need to follow the bid process
- Doorknob replacement
 - Replace with push button/programmable option?
 - Smart lock might a good option to combine keypad lock, doorbell camera (with notifications) and ability to lock/unlock remotely
- Doorbell cameras – purchased Ring doorbell cameras in 2025 but they haven't been installed yet due to door project. They are battery so they should just need to be charged and installed for use.
- Other things that have been mentioned:
 - Motion light on side door
 - Additional screen on side wall (I'd really prefer it be mounted on the wall to save floor space)
 - Sound amplification system
 - New flooring
 - Entry way paint/fix up
- New Sign

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July 22, 2026

Hyperscale Sub-Committee

Attn: Siri Smith, Chair

W9015 770th Avenue

River Falls, WI 54022

Via Email: sirigreg@att.net

RE: Moratorium

Greetings:

The Town Clerk inquired about the process for imposing a moratorium on hyperscale projects in the Town.

There is no specific Statutory authority that provides a sound and unchallengeable basis upon which to enact a moratorium. They have been successfully used, for example with respect to issuance of permits and licenses for frac mining. However, a concern I have is that if an applicant for such a use was able to convince the Plan Commission and Board, or on appeal the Board of Appeals or Circuit Court, that the use was already permitted under your Ordinance, then the moratorium wouldn't do you any good. The law is very clear that if an applicant for a permitted conditional use agrees to all of the Code provisions imposed on that use they are entitled to a permit.

You could instead achieve the same basic result by adopting an interim zoning code amendment. This is specifically permitted under Wis. Stat. §62.23(7)(da). An interim zoning ordinance can be adopted for a period of up to two years. If you want to do that, we would fashion language indicating that data centers and the like (using a litany of synonymous terms) are not permitted as a conditional or permitted use in any district. I wouldn't limit it to hyperscale centers. I think that requires substantial definition and that is what you would work on over the next two years.

A potential problem is that in order to adopt a zoning ordinance you need County Board approval. Notwithstanding what I mention above about the interim ordinance being an ordinary ordinance, it's still a zoning ordinance, and §60.62(3)(a) provides a Town may not adopt a zoning ordinance "or amendment of a zoning ordinance" unless approved by the County Board. If the County Board balks at this then you probably have no choice but to adopt an ordinance establishing a moratorium. (That said, a moratorium ordinance might require County approval as well.)

If you don't get County Board approval, and an applicant goes full bore appealing a CUP denial or a moratorium based failure to act on an application, one of the arguments they may make is that you failed to follow procedure and therefore your actions are a nullity; and perhaps because in their view the conditional use is allowed, you must issue the permit. It is my belief, and I imagine yours, these types of projects involve entities with very deep pockets and they may leave no stone unturned if they believe they are entitled to pursue the project. For that matter, even if they question whether they are able to legally obtain a permit, they may vigorously pursue any number of legal remedies hoping to exhaust the Town's resources. Whether you proceed with an interim zoning ordinance or moratorium there should be a public hearing and I propose it be held in front of the Plan Commission. We would need to establish the agenda and give the Plan Commission some direction concerning the proposed language they should be recommending to the Town Board. By the way, under Ch. 62 it does not appear a public hearing is necessary, but because Ch. 60 regarding Town zoning is silent with respect to interim ordinances, I would take no chances and would have a public hearing duly noticed.

I have reviewed some pertinent parts of your Zoning Ordinance. You have certain standards for their issuance under 17.03(4)(3). Given the changes made about 8 years ago to the State Statute concerning issuance of conditional use permits, you shouldn't be overly confident that all of the provisions of this Section are still valid. For example, if an applicant could convince the appropriate authority that the data center use was a permitted use, then you aren't going to be able to deny the application under 17.03(4)(3)(b) based on the fact that it would impair uses, values and enjoyment of other property in the neighborhood. That ship has sailed. You wouldn't be able to enforce such a provision now. If the use is permitted, it is permitted.

Section 17.034 says that the Board may issue conditional use permits in addition to those set forth in 17.065(6) (I think this is intended to be 17.065(5), the Ag. Res. District) for uses "specified herein in the district specified, from which they would otherwise be excluded." From here, the ordinance is very confusing. I don't see reference to permitted conditional uses in any other district. The only other conditional uses that appear to be permitted are under 17.034(1), public and semi-public uses. None of those would apply to a data center. However, the fact this ordinance created opportunity to obtain a CUP must mean something, so an applicant for a data center might take the position that it is so broadly stated they should be entitled to get a conditional use permit even though there is no specific reference to that type of conditional use anywhere in your Code.

The Town needs to be concerned about an applicant's creative interpretations of the Code. 17.07(2)(a) permits "offices" and "mini-storage or self-storage facilities." Would this allow a data center? You and I think not, but we aren't an applicant pushing for a data center.

In the light industry district, 17.085(1)(a) specifies that the district is to provide for "limited, low-impact manufacturing, assembly, warehousing, storage..." 17.085(2)(a)

indicates a permitted use is "any process or activity which involves hazardous materials, produces hazardous waste, produces excessive noise, creates air or water emissions requiring pre-treatment..." Sounds to me like data centers would come under that.

I don't know if the Town has light industrial/industrial districts. However, a further concern would be this: what do you say to an applicant who wants to build a data center and seeks a re-zone of an area to light industrial? They argue that the area apparently meets all evident criteria you have set forth in your Ordinance concerning a light industrial district. On what basis will you deny it? While I know you have considerable discretion in making changes to zoning districts, and much more discretion than you do with respect to issuing conditional uses, you still have to anticipate every possible line of attack from a vigorous applicant.

I think you should use the expertise of Jerome and Don Rodewald. They have dealt with the County. Have them see how receptive the County would be to an interim zoning ordinance. Then, if that seems workable, we should come up with language that would prohibit zoning district changes which would allow data projects, and also specify that all such products are deemed neither permitted uses nor permitted conditional uses in any district. With that in place, you can then have a go at determining where these places might go, what conditions they must comply with, etc.

We are going to see a lot of this coming down the pike. I just began representing the Village of Hammond and they adopted an ordinance prohibiting these uses. I think the Village of Ellsworth is on the way to doing something similar, but as an interim ordinance, so they can study the matter further. I am sure many townships will follow suit.

Sincerely,

Robert L. Loberg

RLL/aar

cc: Sarah Meyer, Town Clerk (via email)

Town of River Falls

8/3/2026 10:28 AM

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

From 07/20/2026 through 08/03/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/28/2026	29324	Hines Auction Service	General Government:T...	Invoice #16557...	2,805.00			10,036.14
07/28/2026	29325	Royal Credit Union	Impact Fees		9,000.00			1,036.14
07/30/2026			1st Nat. BK of RF:Mon...	Deposit			25,000.00	26,036.14
07/30/2026	29326	Flick, Dalton	-split-		2,172.07			23,864.07
07/30/2026	29327	Fristad, Christopher	-split-		130.27			23,733.80
07/30/2026	29328	Johnson, Kaleb LG	-split-		341.86			23,391.94
07/30/2026	29329	Merta (employee), M...	-split-		229.35			23,162.59
07/30/2026	29330	Nyquist (employee), ...	-split-		60.98			23,101.61
07/30/2026	29331	Schaar Jr., Robert A	-split-		2,484.55			20,617.06
07/31/2026	1393	EFTPS	-split-	39-6006086	1,643.78			18,973.28
07/31/2026	29349	Joe Mahoney	Public Works - Recycli...		86.64			18,886.64
08/03/2026	29334	Verizon Wireless	General Government:T...		47.61			18,839.03
08/03/2026	29335	Ron's Sewer Service	Public Works - Roads:...		425.00			18,414.03
08/03/2026	29336	Water Care Services	General Government:T...		45.00			18,369.03
08/03/2026	29337	River Falls Rural Fir...	Public Safety:River Fal...		2,000.00			16,369.03
08/03/2026	29338	Associated Appraisal...	General Government:A...		2,150.00			14,219.03
08/03/2026	29339	John Kucinski	Culture and Recreation...		107.66			14,111.37
08/03/2026	29340	Highway Constructio...	Public Works - Roads:...		715.00			13,396.37
08/03/2026	29341	US Bank	-split-	4484-7301-144...	1,303.21			12,093.16
08/03/2026	29342	Foster, Mary J	-split-		523.31			11,569.85
08/03/2026	29343	Kozak, Rita M	-split-		1,010.29			10,559.56
08/03/2026	29344	Kusilek (employee), ...	-split-		788.64			9,770.92
08/03/2026	29345	Mahoney, Joseph M	-split-		886.06			8,884.86
08/03/2026	29346	Meyer, Sarah K	-split-		3,045.95			5,838.91
08/03/2026	29347	Rodewald, Jerome C	-split-		523.31			5,315.60
08/03/2026	29348	Smith (supervisor), Siri	-split-		454.56			4,861.04