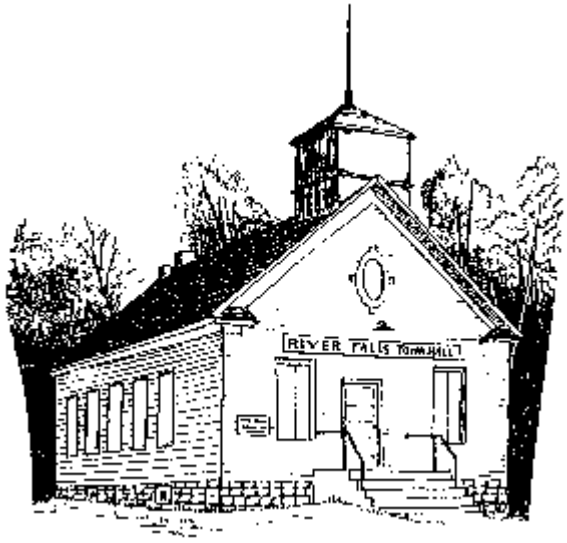
Town of River Falls Town Board

11/16/2026 Meeting Materials



TOWN OF RIVER FALLS

The following River Falls Town Meetings will meet on Monday, November 16, 2026, beginning at 6:00 P.M. at the Unitarian Universalist Society of River Falls Building, N8010 US Highway 65, River Falls.

6:00 P.M. – **Plan Commission** Agenda: Minutes from 11/9/26 Plan Commission Meeting; Discuss and Take Action on Requested Conditional Use Permit Modification for Marzolf Company, N8795 County Road W; Dwelling Site Review for Erik Williams, 690th Avenue; Zoning Administrator Report; Review And Discuss Conditional Use Permits; Review Proposed Changes to Town Code Chapter 1 – General Government; Updates from Plan Commission Sub-Committees; Comments & Requests; Future Agenda Items; 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 November 5, 2026, Special Board Meeting
3. Minutes from November 9, 2026, Regular Board Meeting
4. Minutes from November 12, 2026, Special Board Meeting
5. Financial/Fire Call Report
6. Public Comments and Requests
7. Zoning Administrator Report
8. Plan Commission Report
9. Discuss and Take Action on Requested Conditional Use Permit Modification for Marzolf Company, N8705 County Road W
10. Dwelling Site Review for Erik Williams, 690th Avenue
11. Discuss and Take Action on Possible Zoning Code Violation at N8712 862nd Street
12. Discuss and Take Action on Public Access on 950th Street
13. Review and Update Employee Handbook
14. Approve December Tax Newsletter
15. Review and Discuss Modifications to Chapter 11: Health and Welfare
16. Review and Take Action on Contract for Online Permit Program
17. Discuss and Take Action on Town Hall Building Transition
18. Discuss Moratorium on Hyperscale Projects in the Town
19. Board and Staff Communications
20. Audit and Pay Bills
21. Future Agenda Items
22. 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 Board Meeting Agenda

November 5th, 2026

The Town of River Falls, Town Board will meet on November 5th, 2026, at 10:45 am at the temporary River Falls Town Hall, Universalist Unitarian Society building located at N8010 State Rd 65 River Falls, WI.

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: Peter Stern, Brad Mogen, Alison Page, Don Leake

Terry called the meeting to order at 10:46am. Siri moved and Mary seconded to approve the agenda.

The Board had a discussion about lease possibilities with the Unitarian Universalist Society of River Falls. Alison Page and Don Leake joined the meeting at 11:00am to represent the Unitarian Universalist Society of River Falls.

Siri moved and Joe seconded to accept the proposed lease agreement for the rental of the Unitarian Universalist Society of River Falls building. M.C. The Town will pay $750 monthly for rent and $250 per month for utilities. The town will pay for carpet cleaning at least annually or more as needed and will take care of snow removal. Alison will prepare the official lease agreement for signatures.

Alison and Don left meeting.

The Facilities Committee members gave an update on their progress. The town hall will need extensive work to be repaired and usable. The committee is exploring options for town hall repair as well as new facility options. They are in the research and information gathering phase.

Mary moved and Jerome seconded to have Terry and Siri approach the Unitarian Universalist Society of River Falls board to explore the option of purchasing the building.

Joe moved to adjourn the Board meeting. Jerome seconded. M.C. Meeting adjourned at 12:21pm.

TOWN OF RIVER FALLS – REGULAR BOARD MEETING
Monday, November 9, 2026
Unitarian Universalist Society Building

The meeting was called to order by Chair Terry Kusilek at 7:16pm. 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: Victoria Rader, Wendy DiPeso, Pat Singel; Linda Singel; Mary Waters; Chris Chavers; Marty Ruemmele; Kristin Nyquist; Kaufman Family; Haley Koepke

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

Siri moved to approve the minutes of the October 19, 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 $597,701.84. Joe moved and Siri seconded to settle the Chavers fire call for $500. M.C. Joe moved, and Jerome seconded to accept the financial and fire call reports. M.C.

Zoning Administrator Report: Zoning Administrator Don Rodewald provided the zoning report (attached). Joe made a motion to accept the Zoning Administrator's report. Mary seconded. M.C. Mary moved and Siri seconded to request Polka Dot properties attend the November 16 Board meeting to discuss a possible zoning code violation at N8712 862nd Street.

Plan Commission Report: Siri reported that the Plan Commission has received a request from the Marzolf Company to amend their Conditional Use Permit. This will go before the Plan Commission and Town Board on November 16, 2026. A joint public hearing has been set for December 7 for a Conditional Use Permit for an additional dwelling for a child in Farmland Preservation for Dan and Kelly Horvath, N7336 County Rd W.

Discuss and Take Action on Public Access on 950th Street: Terry has visited the location, and the next-door property owner, N8204 950th Street, has planted trees, bushes and installed posts to block access to the public easement. Terry's recommendation is to remove vegetation and posts and to install a fence to keep the trail clear. Kelsey Kaufman, N8194 950th Street, spoke and offered her full support and assistance to get the easement cleaned up and accessible. Nora Kaufman, N8194 950th Street, is 11 years old and gave a statement about wanting her friends and neighbors to be able to safely access the trail and park. Mary moved to authorize Terry to act and bring in town employees to clean up right of way and install woven wire and t-post fencing to deter future planting. Siri M.C. Terry will also email Sonia Steiner, the resident at N8204 950th Street.

Public Comments & Requests: Wendy DiPeso reported that 710th has rough road patches between E and her house from large trucks and harvesting equipment. Adam Kaufman, N8194 950th Street thanked the board for addressing the issue with the public easement issue.

Approve 2027 Budget: Mary moved and Siri seconded to approve the proposed 2027 budget as presented. M.C.

Set Date and Discuss Plans for Holiday Reception: There will be no holiday reception in 2026. Jerome made a motion that holiday bonuses are still given to employees as in the past. George will be added and Jerome and Greg Smith will be removed. Siri seconded the motion. M. C.

Discuss and Take Action on Town Hall Building Transition: Terry gave an update that the furnace and well are turned off and the plumbing will be winterized. The screens have been removed~~;~~ and the board will decide next week about electricity and wifi. The Facilities committee has met twice and is trying to identify options.

Review Burn Permit Form and Process: Rita has created a draft of a refreshed burn permit. Mary made a motion to approve the updated burn permit and have it printed. Joe seconded. M.C.

Review and Update Employee Handbook: tabled to 11/16 meeting

Updates on Moody Property Development and Annexation: Don presented information and maps about the proposed development of the Moody property near Halverson Park. The board will meet Thursday, November 12 to discuss this specifically.

Discuss Moratorium on Hyperscale Projects in the Town: No updates

Board and Staff Communications:

Joe said that he would like to look at safety of area around dumpsters. Sarah shared about the November 3 midterm election. There were a record number of voters, 1,324 and overall, the day went well in the new location. Sarah also shared that she will be taking approximately 6 weeks off following Thanksgiving week for medical reasons. Terry stated that the shop has been insulated. Terry has been busy with the many large topics happening in the town right now.

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

Future Agenda items:

- Approve Agenda
- Minutes from November 5, 2026, Special Board Meeting
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- Public Comments and Requests
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- Review and Update Employee Handbook
- Approve December Tax Newsletter
- Review and Discuss Modifications to Chapter 11: Health and Welfare
- Review and Take Action on Contract for Online Permit Program
- Discuss and Take Action on Town Hall Building Transition
- 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 8:47pm.

DRAFT

Town Board Special Meeting Agenda
November 12th, 2026, 11:00 am
Universalist Unitarian Society building located at N8010 State Rd 65 River Falls, WI.

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: Sue Freiermuth, David Gregg, Peggy Kubicz Hall

Terry called the meeting to order at 11:06am. Siri moved and Mary seconded to approve the agenda.

The Board had a discussion about the development and possible annexation of the Moody Property. Siri shared that Terry, Siri and Don met with the City of River Falls in mid-October. During the meeting, they discussed what land is in question, reviewed a development concept plan and confirmed that everyone had the same information. City representatives shared that at that point no annexation had been officially requested or moved forward yet. The developer has shared that the current plan is to annex approximately 290 acres.

Don displayed maps and explained that there were four parcels owned by Halverson family. Lots two and three are now owned by Cemstone and the town owns lots two and four. Mary asked that the language on the original deed is reviewed to see if it declares the donated land as park land.

Don encouraged the Plan Commission and Town Board to review how the proposal fits with the town's comprehensive plan. The land is currently zoned as industrial, multifamily dwelling and ag. As soon as it gets annexed, it will move to City zoning, most likely a mix of single and multifamily dwellings.

Joe stated he thinks the town should sell their parcels.

Terry suggested that if the town decides to sell, that there are contingencies in the sale to keep it as park land and keep the name as Halverson Park.

Siri said that the Board should keep emotions out of the it and remain impartial. She asked what the wetland parcel can be used for other than park land. Siri encouraged the board to consider what money from the sale could be used for such as future town facilities.

Mary shared her concern that it may be illegal to sell park land. She asked if the second parcel (parcel four) was ever dedicated as park land.

Jerome stated he believes the industrial zoning is not appropriate for this area and would like to see the zoning changed.

Peggy Kubicz Hall shared that there was an easement in place to give the town access to the former quarry located nearby. She asked if the town ever officially abandoned the easement along her driveway and requests related documentation.

Jerome moved and Siri seconded to adjourn the meeting. Terry adjourned the meeting at 11:51am.

Town of River Falls
Profit and Loss Detail
November 10 - 16, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Fire Protection								
Fire Calls								
Deposit	11/12/26	103345	CSI	Andres FC 5964		Money Market Acc...	70.00	70.00
Deposit	11/12/26	103345	CSI	Kellen FC		Money Market Acc...	42.45	112.45
Total Fire Calls							112.45	112.45
Fire Inspection Fees								
Deposit	11/12/26	24616	Steiner Plumbing	FI 5965		Money Market Acc...	50.00	50.00
Deposit	11/12/26	16774	Marzolf Co.	FI 5967		Money Market Acc...	50.00	100.00
Deposit	11/12/26	1022	Clear View	FI 5968		Money Market Acc...	50.00	150.00
Deposit	11/12/26	2365	Sky Properties/Filarsky	FI 5969		Money Market Acc...	100.00	250.00
Deposit	11/12/26	1267	Heartland Montessori	FI 5970		Money Market Acc...	50.00	300.00
Deposit	11/12/26	216478	Brotoloc	FI Brotoloc/Ridg...		Money Market Acc...	50.00	350.00
Deposit	11/12/26	5193	Greener Grass	FI 5972		Money Market Acc...	50.00	400.00
Total Fire Inspection Fees							400.00	400.00
Total Fire Protection							512.45	512.45
Intergovernmental Revenue								
State Shared Revenue								
Deposit	11/16/26	Cash	WI DOR	State shared Rev...		Money Market Acc...	85,964.24	85,964.24
Total State Shared Revenue							85,964.24	85,964.24
Total Intergovernmental Revenue							85,964.24	85,964.24
Public Charges for Services								
Recycling Center								
Deposit	11/12/26	7878	Jerry Waller	RC 5955		Money Market Acc...	90.00	90.00
Deposit	11/12/26	2428	Brad LaBadie	RC 5956		Money Market Acc...	50.00	140.00
Deposit	11/12/26	7238	Scott Bugar	RC 5957		Money Market Acc...	45.00	185.00
Deposit	11/12/26	13184	Joseph Covelli	RC 5958		Money Market Acc...	40.00	225.00
Deposit	11/12/26	4506	Ruth Cain	RC 5959		Money Market Acc...	30.00	255.00
Deposit	11/12/26	3922	Alex Theobold	RC 5960		Money Market Acc...	15.00	270.00
Deposit	11/12/26	2620	Kris Torkelson	RC 5961		Money Market Acc...	10.00	280.00
Deposit	11/12/26	568	Lukas Nelson	RC 5962		Money Market Acc...	9.00	289.00
Deposit	11/12/26	Cash	Joe Mahoney	RC 5963		Money Market Acc...	1,101.79	1,390.79
Deposit	11/12/26	154001	J.R.s	RC 5966		Money Market Acc...	296.20	1,686.99

Town of River Falls
Profit and Loss Detail
November 10 - 16, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total Recycling Center							1,686.99	1,686.99
Zoning Fee								
Deposit	11/12/26	1131	White Lightning	Tim Ellis Bldg Pe...		Money Market Acc...	120.00	120.00
Deposit	11/12/26	1064	Samuel Hines	Bldg Permit 5975		Money Market Acc...	120.00	240.00
Deposit	11/12/26	2541	Haley Koepke	B;dg Permit 5976		Money Market Acc...	120.00	360.00
Total Zoning Fee							360.00	360.00
Zoning Fee Signs								
Deposit	11/12/26	12885	Scout Services	Vanguard Sign 5...		Money Market Acc...	90.00	90.00
Total Zoning Fee Signs							90.00	90.00
Total Public Charges for Services							2,136.99	2,136.99
Total Income							88,613.68	88,613.68
Net Ordinary Income							88,613.68	88,613.68
Net Income							88,613.68	88,613.68

TOWN OF RIVER FALLS

TREASURER'S REPORT

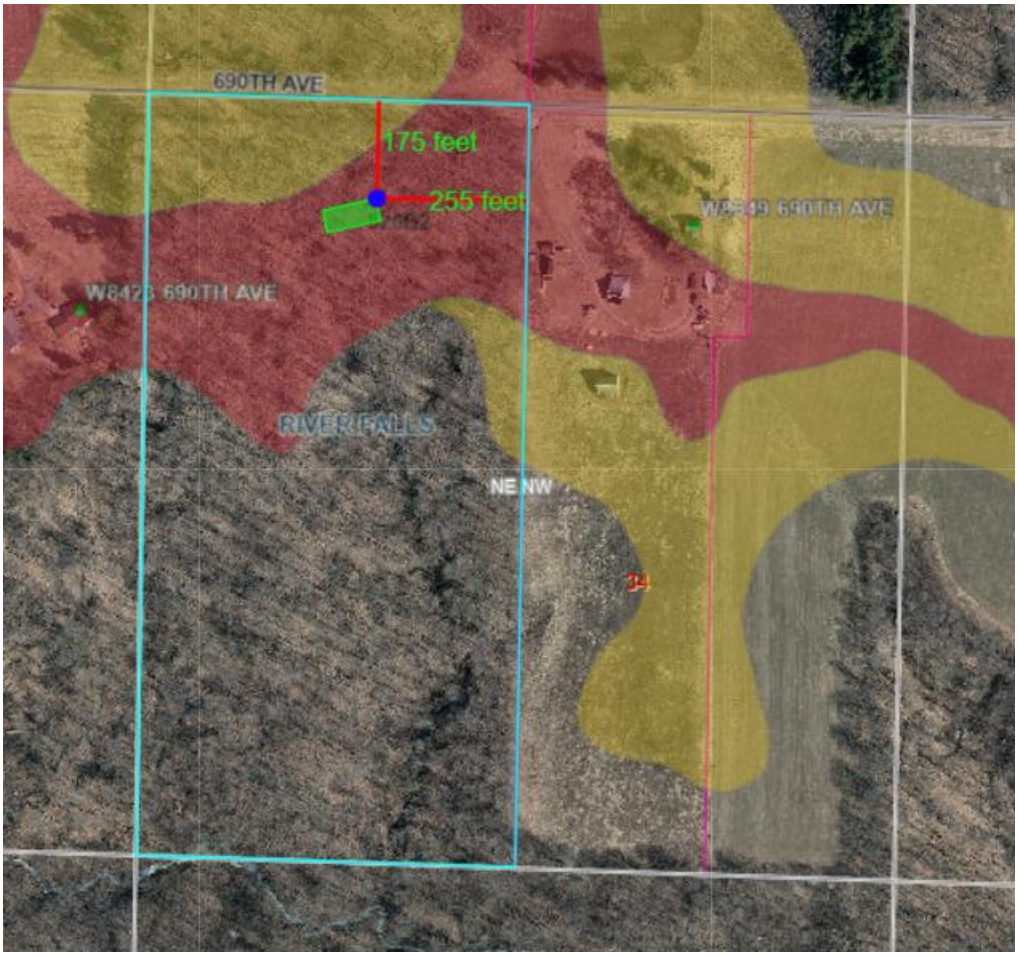
November 16, 2026

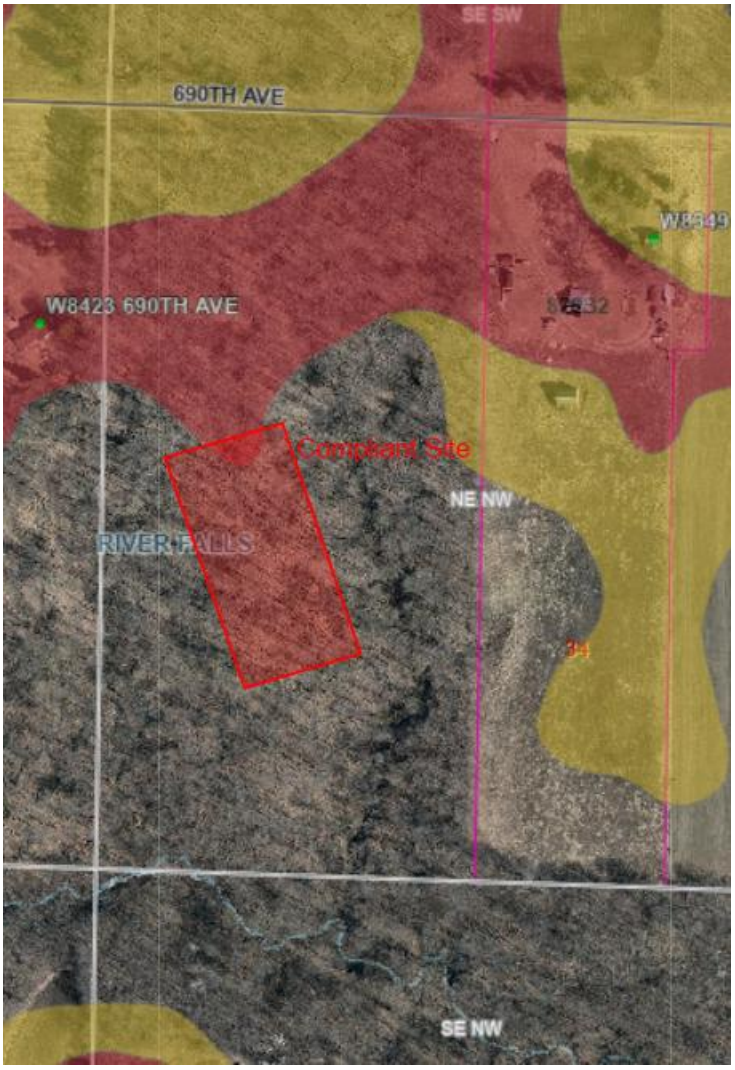
	11/16/26		**11/09/26**
FNBRF MM TRANSFERS			$60,000.00
			$25,000.00
FNBRF BALANCE	$ 804,916.44		$ **716,302.76**
ROYAL CREDIT UNION			
	$ 25.36	Business Savings	$ 25.35
	$ 682,652.16	Entity Account	$ 680,387.61
	$ -30,688.44	Revaluation	
	$ -40,000.00	2025 Transfer for Reval	
	$ -44,937.00	Highway Equipment	
	$ -40,000.00	Capital Outlay	
	$ -200,000.00	Roads	
RCU AVAILABLE	$ **327,052.08**		$ 324,787.52
TOTAL AT BOTH BANKS	$ **1,131,968.52**		$ 1,043,354.84
RECOMMENDED RESERVE	$ **445,653.00**		$ **445,653.00**
AVAILABLE FUNDS	$ **686,315.52**		$ **597.701.84**
Impact Fee (RCU MM)	$ **21,148.73**	Impact Fee	opened 5/28/26

Zoning Report Nov 9 - 16, 2026

11/9 W10092 State Hwy 29. – Issued a zoning permit application for a 20' x 24' accessory building for Haley Kopke. Est Cost - $10,000.

11/9 690th Ave. – Reviewed a dwelling site application for Erik Williams. The subject property is a 20 acre stand of mature hardwoods and managed forest. Class 4 building sites are available in the rear of the parcel, however gaining access to them would require removing a large number of mature trees. Town zoning rules permit the Town Board to authorize an alternate dwelling site on non-class 4 soils with the recommendation of the Plan Commission.





11/9 Worked with Pierce County to produce an updated copy of the Town of River Falls Official Zoning Map. ETZ zoning districts were previously included on the Town zoning map even though the City of River Falls is responsible for the official record. Removing the individual ETZ zoning districts from the Town Zoning map will reduce confusion and the potential for inacuracy between maps. Zoning recommends adoption and publication of the updated Town of River Falls Official Zoning Map.

11/13 Discussed the Town of River Falls Farmland Preservation ordinance certification progress with Tim Jackson (Wisconsin Department of Agriculture, Trade and Consumer Protection). The ordinance certification process is continuing, but DATCP is suggestion that the Town consider some clarifications to Chapter 17.06 to reinforce the Town practice of permitting a dwelling for the farm owner, and requiring a conditonal use permit for dwellings for a child, parent, or farm worker.

Zoning Map

Town of River Falls

Legend

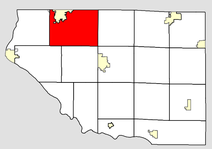
- US Highway
- State Highway
- County Road
- Town Road
- Rivers/Streams
- Sewer Service
- Extra Territorial Zone
- Subdivision Boundary
- Parcels
- Sections
- Municipality Bndy

ETZ Zoning

Town of RF Zoning

- Agriculture - Residential
- Commercial
- Conservancy
- Industrial
- Light - Industrial
- Farmland Preservation
  Acres - 13,173

Overview Map



N W E S

0.5 0.25 0 0.5 Mi

Prepared by Department of Land Management
Pierce County, WI - (Septmeber 2026)

CITY OF RIVER FALLS

RIVER FALLS TOWN HALL

BELDENVILLE

Kinnickinnic River

Trimbelle River

Zoning changes to the Town of River official zoning map

Parcel	Previous Zoning District	Current Zoning District
022-01079-0120	Agriculture - Residential	Farmland Preservation
022-01079-0130	Agriculture - Residential	Farmland Preservation
022-01166-0800	Agriculture - Residential	Farmland Preservation
022-01030-0400	Farmland Preservation	Agriculture - Residential
022-01071-0000	Farmland Preservation	Agriculture - Residential
022-01064-0400	Agriculture - Residential	Light - Industrial

November 6, 2026

Dear Members of the River Falls Township Board,

I am writing to formally request a modification to the Marzolf Company's Conditional Use Permit (CUP) dated December 1, 2025. Specifically, I request the removal of Amendment Number Eight, which states:

> *"The business will provide additional off-street parking somewhere on the parcel to eliminate the parking on the ROW. Parking to be completed by September 1, 2026."*

Per our discussion at last year's meeting, the board granted flexibility on the completion date to allow the existing field to be harvested before any construction began. That harvest was recently completed.

While I understand the amendment was initially discussed out of an abundance of caution regarding safety, I respectfully ask the Board to rescind this requirement for the following reasons:

- **Proven Safety of the Current Location:** Our current parking area sits on a straight portion of County Road W, where the speed limit is 25 MPH. The parking area is visible from both directions, includes proper curb and gutter drainage, and sits a minimum of 18 feet from the centerline. The Marzolf Company has maintained this area and utilized it for over 20 years without a single safety incident or complaint. Furthermore, we maintain explicit permission from the Pierce County Highway Department to use this right-of-way for parking.
- **Increased Risk to Employee Safety:** The proposed alternate location is across the road from our facility. Forcing employees to park there would require them to cross a curved section of the roadway on foot during peak traffic hours. Moving the parking lot would inadvertently create a severe, daily safety hazard for our staff that does not currently exist.
- **Preservation of Prime Farmland:** Constructing the new lot would eliminate approximately 10,000 square feet of prime farmland. Preserving this land directly aligns with the Township's stated goals to protect agricultural land whenever practicable.

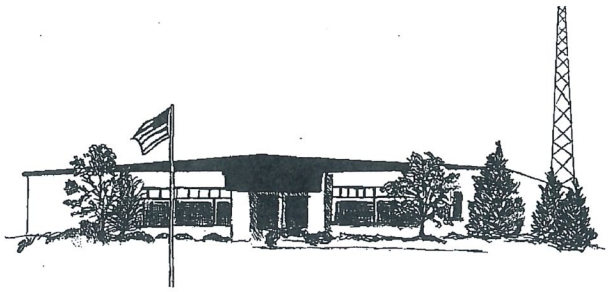
When weighing the decades-long safety record of our current setup against the new risks and impacts of a new lot, we believe maintaining the current arrangement is the safest and most sustainable choice for both our employees and the community. Thank you for your time, consideration, and continued partnership.

Sincerely,

Jeffrey T. Marzolf
The Marzolf Company

Pierce County Wisconsin

Pierce County Highway Department
621 Cairns Street, P.O. Box 780
Ellsworth, Wisconsin 54011
Office Phone: (715) 273-5096 Office Fax: (715) 273-6857
Shop Phone: (715) 273-6793 Shop Fax: (715) 273-6858
E-mail: chad.johnson@co.pierce.wi.us
Web site: www.co.pierce.wi.us



December 8, 2025

The Marzolf Company, Inc.
PO Box 281
N8705 County Road W
River Falls, WI 54022

ATTN: JEFF MARZOLF **RE: FACILITY USE ON CTH W**

Dear Jeff:

Per our conversation, continued use in the same manner of your facility on CTH W with respect to the Pierce County Highway Department is approved contingent on the following:

Employee parking area shall be maintained at a 2% grade away from the roadway to ensure drainage, and parking shall not impede plowing operations or public travel.

Truck unloading and loading shall be performed in a safe manner and not unreasonably impede public use of the roadway.

Please contact me if you have any additional questions or need additional information.

Sincerely,

Chad A. Johnson, P.E.
Pierce County Highway Commissioner

TOWN OF RIVER FALLS File

CONDITIONAL USE PERMIT REVIEW/AMENDMENTS

Permit Holder: Jeff Marzolf Parcel Number: 022-01001-0700

Business Name: Marzolf Company Property Owner: Marzolf Properties of WI LLC

Street Address: N8705 COUNTY RD W

Home Phone: _____ Cell Phone: (651)247-3100

Section: 1 Town: 27N Range: 18W Lot No. _____ Subdivision: _____

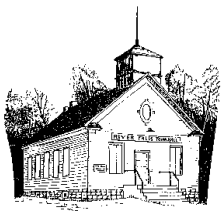
Date of Original Conditional Use Permit Approval: June 6, 2005

Conditional Use Permit Review Date: December 1, 2025

Conditional Use Permit Amendments:

1) Business shall be conducted entirely within the building and immediately adjacent apron area. Minimal work shall be preformed on the apron, which shall be kept clear when not in active use. 17.085(2)(a)(1)
2) One off-street parking space will be provided for each employee on-site at any given time.
3) No retail operation will be conducted except for goods produced. 17.085(3)(c)(3)
4) The business shall not create a nuisance of any type. 10.01
5) Only one unlighted name plate type sign, no more than 6 sq. ft. in size, will be allowed provided a permit is obtained from the Town of River Falls. 17.13
6) The business will comply with Pierce County requirements concerning ROW and roadway usage. Pierce County traffic code, 10.02(4)
7) The conditional use permit will be reviewed annually. 17.03(4)(8)
8) The business will provide additional off-street parking somewhere on the parcel to eliminate the parking on the ROW. Parking to be completed by September 1, 2026.
9) The business will schedule LTL deliveries between 7am and 6pm.
10) The business will be limited to 12 full time equivalent employees at the site.
11) The business hours will be limited to 6am to 8pm.

Terry Kusilek, Town Chair Don Rodewald, Zoning Administrator Sarah Meyer, Town Clerk



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

Nov 16, 2026

Use of dwelling at N8712 862nd St.

Finding of Fact:
The referenced dwelling is located in the A-2 Agriculture/Residential zoning district.

Chapter 17.01 Contains the following definitions:

DUPLEX - A residential building containing 2 dwelling units.
DWELLING - Any building which is wholly or partly used or intended to be used for living or sleeping by human occupants, provided that temporary housing as herein defined shall not be regarded as a dwelling.
DWELLING UNIT - Any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.
FAMILY - A person living alone or 2 or more individuals who are related to each other by blood, marriage, adoption or legal guardianship living together as a single housekeeping unit and using common cooking facilities. For purposes of this chapter, a group of not more than 5 persons not necessarily so related, but living together in a single living unit and using common cooking facilities, shall be considered equivalent to a single family.

Chapter 17.065(2)(a)(5) permits dwellings and accessory buildings in the A-2 district
Chapter 17.065(6)(d) permits only one single family dwelling per lot in the A-2 district
Chapter 17.065(7)(b) prohibits duplexes in the A-2 district

On 9/20/25 the owner was issued a zoning permit to remodel a single family dwelling.

On 11/2/26 allegations were received that the subject dwelling was being used as 2 separate dwelling units, with a total occupancy of greater than 5 unrelated individuals.

On 11/2/26 an email was sent to the owner of the dwelling outlining the allegations and asking for a response within 7 days.

On 11/9/26 since no response was received, the matter was advanced to the Town Board.

Regards, Don Rodewald, Zoning Administrator

To; Sonia Steiner

From; Terry Kusilek, Chair for the Town of River Falls

Subject; Town Board action on November 9th, 2026 regarding the Town owned trail on the south side of your property.

The Town Board decided to discuss the trail at last night's meeting. The following directives to myself as Town Chair from the Town Board were by unanimous vote. The Town board directed the Town Chair and 2 road employees to perform the following tasks.

1. To completely remove all trees and bushes blocking access or restricting residents from using the trail.
2. To remove brush piles and mulch that encroach on the trail and the road right of way to the east of your property.
3. To trim any overhanging branches of trees or bushes back to the property line between your property and the Town owned trail property.
4. To install a wire fence between your property and the trail for the length of the trail starting at the west where the Town Border meets up with the City Boundary. This is approximately 15 'to the east of the concrete curb in front of your property.
5. To install a gravel walkway in the 15' portion of the City owned property to clearly define the trail entrance to the public.
6. To remove any other obstructions placed in the trail. Examples are (poles placed across each other).
7. To contact the Pierce County Sherriff to inform them of the planned work and have them on standby if resistance is met while performing the tasks listed.
8. There is a pickup topper on the Road Right Away behind your property, if that is your topper this is a 30-day notice for removal, if not yours please advise so we can try to locate the owner, If this is not removed in 30 days we will consider it abandoned property and remove and dispose of said topper.
9. To fully remove all trees and brush in the Road Right Away east of your property and any other encroachments for the length of the ROW.

Sonia, this work will be planned to start later this week weather permitting, The work may be done in various stages as the larger trees require different equipment for removal than the smaller trees, bushes etc. My cell is 715-821-4049, if I do not answer please leave a message, I do not take text messages on that number. Terry

TOWN OF RIVER FALLS
Employee Handbook

Adopted May 14, 2018
Reviewed November 16, 2026

PURPOSE OF HANDBOOK

This Employee Handbook sets forth the personnel policies of the Town of River Falls. Its purpose is to familiarize employees with the personnel policies of the Town.

Unless covered by a separate employment contract, ***all employees, except elected and appointed officials, are considered "at-will" employees***. Therefore, nothing contained in this document is to be construed by any employee as establishing, creating, or constituting a written, oral, or implied contract of employment. Furthermore, nothing herein shall be construed as a guarantee of continued employment or as a guarantee of any benefits or conditions of employment.

The provisions set forth in this Handbook supersede all prior personnel policies and procedures, whether written or established by past practice. Because this Employee Handbook is based on the Town's operational policies and procedures, federal and state mandated policies and procedures, and present employee benefit programs, which are all to some degree subject to change, this manual is also subject to change. The Town of River Falls reserves the right to revise, add, subtract, correct, delete, or update any part or all the materials in this Handbook.

This Employee Handbook shall be reviewed on a regular basis by two (2) members of the Town Board and two (2) Employees, of which may be full-time and/or part-time employees. Any changes to the Employee Handbook must be approved by the Town Board prior to the recommended changes taking effect.

Any changes made to this Handbook will be brought to the attention of all employees through distributed corrections of the Handbook itself.

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EMPLOYMENT PRACTICES

I. EQUAL EMPLOYMENT OPPORTUNITY

Our policy objective is to employ individuals who are qualified for specific work by such job-related standards as experience, demonstrated skills and abilities, education, training, overall ability, and other relevant considerations.

Town of River Falls provides equal employment opportunities to all employees and applicants for employment and prohibits discrimination and harassment of any type without regard to race, color, religion, age, sex, national origin, disability status, genetics, protected veteran status, sexual orientation, gender identity or expression, or any other characteristic protected by federal, state, or local laws. Positive action is required from all employees to help ensure that the Town complies with its obligations under state and federal law. Equal consideration to all qualified persons includes, but is not limited to, the following functions:

A. Hiring, placement, promotion, transfer, or demotion;

B. Recruitment;

C. Compensation for employment;

D. Conditions of employment;

E. Training; and,

F. Involuntary layoff or separation from employment.

Our policy objective is to employ individuals who are qualified for specific work by such job-related standards as experience, demonstrated skills and abilities, education, training, overall ability and other relevant considerations.

II. DISABILITY ACCOMMODATION

The Town of River Falls is committed to complying with all state and federal laws regarding the employment of individuals with disabilities. Consistent with this policy, the Town will provide reasonable accommodations to otherwise qualified individuals with a disability so that the individual can perform the essential functions of their job, provided that such accommodations do not constitute an undue hardship to the Town. An individual who can be accommodated for a job without undue hardship will be given the same consideration for a position as any other applicant.

Safety standards apply to all applicants and employees. Applicants/employees who pose a direct

threat to the health/safety of other individuals in the workplace, when such threat cannot be eliminated by a reasonable accommodation, shall have their employment status reviewed.

Any employee with questions or concerns about reasonable accommodation or equal employment opportunities in the workplace should bring the issue to the attention of the Town Chair or their designee. The Town prohibits any form of retaliation for making a report in good faith about issues associated with reasonable accommodation or equal employment opportunity.

III. MANAGEMENT RIGHTS

Certain rights and responsibilities are imposed on the Town of River Falls by state and federal legislation. Many of these rights and responsibilities have implications for policies and procedures governing employment. For this reason, subject to any applicable employment contract, the Town reserves any and all management rights regarding employees' employment status. These rights and responsibilities include, but are not limited to, the right to:

A. Manage and direct employees;

B. Hire, promote, schedule, transfer and assign employees;

C. Lay off employees;

D. Discharge employees or take disciplinary action;

E. Schedule overtime as required;

F. Develop job descriptions;

G. Assign work duties and on-call time;

H. Introduce new or improved methods or facilities or change existing methods or facilities;

I. Contract out for goods and services;

J. Discontinue certain operations;

K. Enforce the Town’s safety standards; and

L. Direct all operations of the Town of River Falls.

IV. EMPLOYMENT CATEGORIES

Each employee belongs to one of the following employment categories:

Full-time employees are those employees who are regularly scheduled to work an average of 40 or more hours per week. Full-time employees are eligible for benefits as described herein.

Part-time employees are those employees who are regularly scheduled to work an average of less than 40 hours per week. Part-time employees may be eligible for certain benefits as described herein.

Limited Term or Seasonal/Temporary employees are those employees who are hired for a specific period of time (such as during a particularly busy period or for the summer season) or to perform a specific project. Limited term or seasonal/temporary employees are separated from the payroll at the end of such period or project and are generally not eligible for benefits except as required by law.

Elected Officials are individuals serving as an elected official or as an official filling a vacancy on the Town Board. Elected officials receive monetary compensation but no benefits. Exceptions may be made for the Town Clerk and/or Town Treasurer positions based on the number of hours worked each year.

In addition to the categories above, each position is designated as either non-exempt or exempt from the federal Fair Labor Standards Act and federal and state wage and hour laws.

Non-exempt employees are entitled to overtime pay pursuant to federal and state wage and hour laws.

Exempt employees are excluded from certain provisions of federal and state wage and hour laws and are not eligible for overtime pay.

Employees should contact the Town Clerk/Treasurer if they are unsure of their position's designation.

V. BACKGROUND CHECKS

The Town may conduct varying levels of background screening on applicants for employment to determine whether candidates for employment are qualified for the position they desire to obtain. Information that may be obtained or requested includes, but is not limited to, information relating to references, past employment, work habits, education, criminal background, and status offenses if substantially related to the job applied for and driving records. All background information obtained will be applied or used in the employment/hiring process as allowed by law.

All applicants will be required to sign a document that constitutes a full waiver, release and indemnification of any liability related to the Town's background investigation. Applicants who refuse to sign the waiver, release, and indemnification form will not be considered for employment.

All information received in connection with any of the background checks mentioned herein will be treated as confidential and only disclosed as allowed or required by law.

VI. PROBATIONARY PERIOD

The first 90 days of employment will be considered a probationary period. At any point during the probationary period, should your conduct or performance not be in accordance with the Town's standards, rules, regulations and principles, your probationary period may be extended, or you may be released without notice or further obligation. Satisfactory completion of your probationary period is not a guarantee of continued employment.

VII. OUTSIDE EMPLOYMENT

We recognize that employees may pursue additional employment or business activities outside of their working hours. However, these activities must not interfere with your primary responsibilities, create a conflict of interest, or compromise our confidential information. If outside employment adversely affects work with the Town or is considered not to be in the Town's best interests, the employee will be requested to decide which job they prefer to keep.

Employees may not perform any work or duties associated with outside employment during Town of River Falls work hours or on Town of River Falls property.

Outside employment that constitutes a conflict of interest is prohibited. Employees may not receive any income or material gain from individuals outside the Town of River Falls for materials produced or services rendered while performing their jobs.

PAYROLL AND BENEFITS

VIII. HOURS OF WORK AND OVERTIME

The Town of River Falls reserves the right to schedule and/or change all hours and schedules of work. When additional work is required beyond your normal work schedule, you are expected to perform this work when requested. Non-exempt employees will receive 1½ times the regular wage rate for all work more than 40 hours per week, unless otherwise specified in the document "Benefits for Full Time Road Maintenance Department Employees." Any paid leave time shall not be counted as hours worked for overtime purposes.

Employees must obtain prior authorization from the Town Chair or their designee before working overtime.

Non-exempt employees may not work outside of their scheduled hours without the express prior approval of the Town Chair or their designee. This includes starting work early, finishing work late, working over the lunch period, and working from home.

IX. ATTENDANCE

The Town places great emphasis on good attendance. Frequent absence or tardiness places an extra burden on your co-workers and can cause a disruption in Town services. Your individual contribution is important to the functioning of the Town. Regular attendance is required. Excessive absenteeism or excessive tardiness may lead to discipline, including discharge.

X. SEVERE WEATHER

The Town is always open for business, regardless of weather conditions. However, weather conditions may prevent employees from getting to work or cause them to arrive late. When this occurs, it will be the responsibility of each employee to contact their supervisor as soon as possible. Employees may use paid leave time, as applicable, to make up the time, or they may take unpaid leave for the time missed. Employees are expected to make every reasonable effort to report to work during inclement weather.

XI. PAYROLL AND DEDUCTIONS FROM PAYROLL

Time Cards: It is important that accurate records of your hours of work and paid time off are kept so your paycheck will be accurate. For this reason, all employees are required to accurately record their time and description of daily activities each workday using the system established by the Town Board for individual job positions.

Each employee should record their own time and daily activities only. Employees who fail to

accurately record their time and daily activities may be subject to discipline up to and including discharge.

If any employee is found to have recorded time for another employee, both employees will be subject to discipline, up to and including termination.

Pay Periods: (Subject to Change)

Bi-Weekly Payroll: Full-time Road Maintenance employees and part-time Recycling Center employees are paid bi-weekly. The pay period lasts two weeks and runs Saturday – Friday. Paychecks are normally distributed by the Town Clerk by the Thursday following the two-week pay period. Complete and accurate employee time sheets must be turned into the Town Clerk to be paid at the end of the pay period. The current payroll calendar can be obtained from the Town Clerk.

Monthly Payroll: The Town Board, Town Clerk, Town Treasurer, Deputy Clerk, Deputy Treasurer, Zoning Administrator, and Deputy Zoning Administrator are paid monthly for hours worked for the preceding month on the 1st Monday following the end of each month. Election Inspectors are paid after each time that they work an election.

Annual Compensation: Appointed Committee Members and Recording Secretaries are compensated annually. Appointed Committee members are compensated for the number of meetings attended during the year. Meeting minutes are used as the official document for recording meeting attendance. Checks are distributed normally after the last December Town Board meeting.

All payroll must be approved in advance before payroll checks can be processed.

Deductions from Pay for Salaried Employees: If you have any questions or concerns about your salaried status or believe that any deduction has been made from your pay that is inconsistent with your salaried status, you should immediately raise the matter with the Town Chair or his her/designee submitting your concern in writing. The Town of River Falls is committed to investigating and resolving all complaints as promptly, but also as accurately, as possible. Consistent with the U.S. Department of Labor's policy, any complaint will be resolved within a reasonable time given all the facts and circumstances. If an investigation reveals that you were subjected to an improper deduction from pay, you will be reimbursed, and the Town will take whatever action it deems necessary to ensure compliance with the salary basis test in the future.

XII. PERSONAL DATA CHANGES

Employees should notify the Town as soon as possible if any changes occur in your name, home address, telephone number(s), marital status, name or number of dependents, number of tax exemptions, beneficiary changes, or individuals to be contacted in case of emergency. This information is necessary as it may affect compensation and other important matters.

XIII. PERFORMANCE REVIEWS

Periodic evaluations are an important part of the employment relationship. This is an opportunity to let each employee know how they are performing, how performance may be improved and to receive input from the employee concerning training, supervision or any job difficulties that may be occurring. On a periodic basis, a performance review may be scheduled. Your input into this process and your cooperation are highly valued.

XIV. GENERAL BENEFITS

Social Security: In addition to the amount you contribute to social security (FICA) through payroll tax deductions, the Town contributes an equal amount on each pay period. A full description of your eligibility for social security benefits is available through the Social Security Administration

Worker's Compensation: Worker's compensation is a form of accident and disability insurance to protect you in the event of a job-related injury or illness. Income continuation and medical benefits are provided to the extent allowed by state law and regulation. Premiums for this insurance are fully paid for by the Town.

Unemployment Compensation: The Town will provide Unemployment Compensation Benefits to employees of the Town who meet the eligibility requirements established by applicable state law. The extent of benefits allowed is governed by state and federal law.

TIME OFF AND LEAVES

XV. PAID TIME OFF

Paid Time Off (PTO) will provide flexibility to employees, support work-life balance and income protection for “no fault” time away from work. PTO is intended to be used for a variety of traditional types of time away from work, including vacation, personal illness, personal business, physician appointments, family time, and personal voluntary community service.
Eligibility: The policy is for “Regular, Benefit Eligible” full-time working 40 hours or more.

PTO Schedule

- PTO hours will be loaded at the start of the pay period closest to June 1. New hires will have hours added upon hire date.
- For employees hired during the year, the hours will be pro-rated based on hire date.

YEARS OF SERVICE	PTO ELIGIBILITY	MAXIMUM TERMINATION PAYOUT
0-1 years	15 DAYS/120 HOURS **	40 HOURS **
1-5 years	25 days/200 HOURS	60 HOURS
5+ years	30 DAYS/240 HOURS	80 HOURS

** pro-rated for new hires based on hire date

Usage Of PTO: The scheduling of time off is dependent upon the judgment and discretion of the employee's supervisor. Supervisors will consider factors such as minimum staffing and customer service levels when considering requests while attempting to accommodate most requests.

Advance requests for PTO are desirable for Town planning and coverage. However, if you must request PTO on short notice, it would be advisable to share a reasonable amount of information with your supervisor to help explain the short notice since they can deny your request and/or require a physicians' note if the reason is due to an illness.

PTO can be requested to be taken in hourly increments as deemed necessary and desirable by the employee with supervisor's approval. All PTO will be paid at the employee's regular rate of pay. The Town appreciates employees with service to the United States military. In consideration for your service, veterans seeking to use PTO for Veterans' Day will not be denied such a request if made in accordance with department practice for notice in advance.

PTO will not count as hours worked for calculating overtime (excluding emergency call out or other designated supplemental pay categories such as snow removal).

PTO will not result more than 40 hours worked in a week (excluding emergency call out or other designated supplemental pay categories such as snow removal).

If an employee exhausts their PTO balance during the year and has an unforeseen medical illness and does not qualify or have sufficient carryover hours, the Town Board may allow unpaid leave. Any unpaid leave requests will require Town Board approval, so it is important employees plan accordingly. Employees should be planning out their PTO usage to cover unexpected circumstances that may come up throughout the year such as illness, death of friend, school snow days, etc.

Reimbursement of Accumulated PTO Leave: Employees separating from service (retirement, voluntary and involuntary resignation) will be paid a portion of their remaining PTO balance. Employees with 0 to 1 years of service will be paid for up to 40 hours of their remaining PTO balance. Employees with 1 to 5 years of service will be paid for up to 60 hours of their remaining PTO balance. Employees with 5 years or more of service will be paid for up to 80 hours of their remaining PTO balance.

PTO balance/hours/days cannot be used to extend termination date. Employees are expected to be present on their last day of employment.

Carryover Leave: Any remaining PTO days on the PTO reload date will automatically roll over into the carryover leave bank up to 120 hours each year (pro-rated for part-time). Employees may have a maximum of 120 hours in their carryover leave bank.

Hours in the carryover leave bank are not eligible for payout upon termination.

Flex Leave: At the discretion of the Town Chair, and if requested by the employee, flex time off

may be granted in lieu of overtime pay. An hourly employee may accumulate a maximum of 48 hours at a rate of one hour worked equals one hour earned. Compensatory time must be used within year in which it is earned and if not, shall be paid out with the employee's final paycheck of the year as overtime.

XVI. HOLIDAY PAY

A full-time employee shall receive pay for 8 holidays annually. These holidays are as follows: New Year's Day, Martin Luther King Jr Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Eve Day, and Christmas Day.

XVII. MILITARY LEAVE

Employees who are called to active military duty or to Reserve or National Guard training should submit copies of their military orders to the Town Chair or their designee as soon as received. Employees will be granted a military leave of absence without pay for the period of military service outlined on the orders, in accordance with applicable laws. Eligibility for reinstatement after the completion of military duty is also determined in accordance with applicable laws.

XVIII. JURY DUTY

Employees who receive a summons to serve on jury duty will be granted up to 14 days of jury duty leave per year. Employees must give reasonable advance notice of their intended absence for jury duty. If an employee is dismissed from jury duty on any given day prior to the end of the employee's regularly scheduled working hours, the employee shall report to work for the balance of the working day unless alternative arrangements are authorized by the supervisor.

Employees will be compensated their regular wages for each day of jury duty served, if scheduled to work, up to a maximum of 14 days per year, provided that the employee remits all compensation received for such duty (exclusive of travel pay or actual expenses) to the Town within three days of receipt thereof.

XIX. OTHER LEAVES OF ABSENCE

Other employee leaves of absence will be granted as required by law and as provided by Town policy. For additional details regarding your rights in this regard, please refer to posted employment notices or see the Town Chair or their designee.

TECHNOLOGY AND COMMUNICATION

XX. SOLICITATION

No one may solicit or distribute written materials on behalf of any organization, fund, activity, or cause on Town premises.

XXI. CONFIDENTIALITY

It is the policy of the Town of River Falls to ensure that, where appropriate, the operations, activities, and business affairs of the Town and our citizens are kept confidential to the greatest possible extent. If, during the course of employment, employees acquire confidential or proprietary information about the Town and/or its citizens, such information is to be handled in strict confidence and not to be discussed with others. Employees are also responsible for the internal security of such information.

Nothing in this policy is intended to prohibit employees from discussing with each other their wages, hours, or terms and conditions of employment.

Employees found to be violating this policy are subject to disciplinary action, up to and including termination.

XXII. CELL PHONE USAGE

The Town may provide cell phones to some employees for business use. Employees with cell phones may be allowed to use them for short personal calls within reasonable limits. At any time, the Town may check cell phone bills to make sure this policy is being followed. When conducting business on a cell phone away from their job, employees should keep conversations private and quiet. Texting and emailing are strictly prohibited while operating a Town vehicle.
The use of an employee's personal cell phone for personal calls during working hours should be kept to a strict minimum. Such calls should be kept quiet so as not to disturb or interfere with the activities of other employees.

Employees are expected to protect Town-issued cell phones and other equipment from loss, damage, or theft. Upon termination of employment, or at any time upon request, the employee may be asked to produce Town-issued cell phones and other equipment for return or inspection.

In the event of separation from employment, any employee who has been provided with a cell phone, computer or other Town-issued equipment for use while traveling or at home must return any and all such items to the Town prior to the employee's last day of work. Employees are expected to return Town property in good working order or bear the cost of replacing it.

XXIII. ELECTRONIC AND SOCIAL MEDIA

It is the policy of the Town of River Falls that information, in all its forms, written, spoken, recorded electronically, or printed, will be protected from accidental or intentional unauthorized modification, destruction, or disclosure. All electronic media must be protected from misuse, unauthorized manipulation, and destruction. It is further the policy of the Town of River Falls that employee may not use social media technology to engage in or post communications or material that would violate any Handbook policy, including, but not limited to, using technology to post communications or materials that are derogatory or offensive with respect to race, religion,

gender, sexual orientation, national origin, disability, age, or any other legally protected class status.

General Guidelines - Electronic Media

A. All employer-provided electronic media systems are the employer's property. Additionally, all messages and files composed, sent, or received on these systems are and remain the property of the employer. They are not the private property of any employee.

B. The use of our electronic media systems is reserved solely for the conduct of business, during work hours. However, if employees wish to use these systems during breaks, lunch periods, or before and after regular working hours, they may do so, but employees are specifically prohibited from using these services for any illegal, illicit, immoral, or offensive purposes. A post is "offensive" if it could reasonably be construed to intentionally harm someone's reputation, contribute to a hostile work environment on the basis of a protected classification, incite violence or similar inappropriate or unlawful conduct, or disparage members of the public, co-workers or suppliers.

C. The electronic media systems may not be used to solicit or proselytize for commercial ventures, religious or political causes, or other non-job-related solicitations.

D. The electronic media systems are not to be used to create any "offensive" or disruptive messages or documents (see definition of "offensive", above) or used in a manner that adversely affects your job performance or is disruptive to the job performance of co-workers.

E. The electronic media systems may not be used to send (upload) or receive (download) copyrighted materials, trade secrets, proprietary financial information, employee/employee family medical information or similar materials without prior authorization. This guideline is not intended to restrict employees from discussing with others their wages or other terms and conditions of employment.

F. The employer reserves and intends to exercise the right to review, audit, intercept, access and disclose all internet activity and any messages or documents created, received or sent over the employer's electronic media systems for any purpose.

G. The confidentiality of any message cannot be assumed. Even when a message is erased, it is still possible to retrieve and read that message. Further, the use of passwords for security does not guarantee confidentiality. All passwords must be

disclosed to management, or they are invalid and cannot be used.

H. Employees may not modify, delete, or destroy any employer document created by any electronic media unless specifically authorized to do so.

General Guidelines - Social Media

A. **Only on Your Own Time**. Unless you have received advance permission from your supervisor or unless such activity is directly related to the performance of your job, you may not engage in social media activity on work time and in work areas (you may engage in social media activities during break times and pre/post work time on your own personal electronic devices.)

B. **Post as Yourself**. Make clear that you are expressing your personal views alone, not those of your employer. If you do post anything online that is related to the work you do at the Town of River Falls, or to subjects associated with the Town of River Falls, be clear that you are not speaking on behalf of the Town by including a disclaimer such as "The postings on this site are my own and do not necessarily reflect the views of Employer."

C. **Be Respectful**. Do not post communications or material that is obscene, profane, vulgar, bullying, threatening, or maliciously false. This guideline is not intended to prevent employees from discussing with others their wages or other terms and conditions of employment.

D. **Use Good Judgment**. Because what you say online is accessible to the public, use good judgment in your communications.

E. **Obey the Law**. Do not post any material that violates the law, such as material that is obscene, profane, defamatory, threatening, harassing, or that violates the privacy rights of someone else. The posting of such material may subject you to criminal and civil liability.

F. **Don't Expect Privacy**. Because your social media communications are publicly available, you should not expect that your communications are private in any way. Once you post something online, it is completely out of your control and generally available to anyone in the world.

G. **Ask for Guidance**. If you have any questions about what is appropriate to include in social media communications, ask the Town Chair or their designee.

H. **Comply with Harassment and Other Policies**. Employees may not use social media technology to engage in or post communications or material that would violate any other Handbook policy, including, but not limited to, Workplace

Safety, Discrimination, Harassment or Retaliation policies. This guideline is not intended to prevent employees from discussing with others their wages or other terms and conditions of employment.

I. **Keep Secrets**. You must not disclose "confidential information." This does not include discussions with third parties about your wages, hours and/or conditions of employment.

All employees are encouraged to report any discovered or suspected unauthorized or improper usage of electronic media or social media with impact on the workplace. The Town of River Falls prohibits taking negative action against any employee for reporting a possible deviation from this policy or for cooperating in an investigation. Any employee who retaliates against another employee for reporting a possible deviation from this policy and/or for cooperating in an investigation will be subject to disciplinary action, up to and including discharge from employment.

Employees who violate this policy may be subject to discipline, up to and including immediate termination of employment.

WORKPLACE POLICIES

XXIV. DISCIPLINE

Disciplinary action against employees may be taken for violations of standards of conduct, violations of policies and procedures, or for unsatisfactory work performance. At the Town of River Falls Board's sole discretion, various types of employee discipline or corrective action may be imposed which include, but are not limited to, the following: verbal warning, written warning, suspension or termination. None of these disciplinary measures are required to be used before termination from employment occurs nor are the listed disciplinary actions required to be used in any specific order. Employees who violate the Town's policies and procedures or who have unsatisfactory work performance are subject to disciplinary action, up to and including discharge from employment.

Employees are expected to work in a competent and conscientious manner which reflects favorably upon the employee and the Town. Instances may occur when an employee has exhibited questionable behavior and corrective action is necessary. The following is a list of examples of behavior which would normally justify corrective action:

A. Fraud in securing employment

B. Incompetency

C. Inefficiency

D. Unauthorized absences

E. Repeated absence or tardiness or improper use of leave

F. Neglect of duty

G. Insubordination or willful misconduct

H. Dishonesty including failure to provide accurate and complete information when requested by an authorized person.

I. Assuming duties while under the influence of controlled substances or intoxicants; or possession of use of intoxicants or controlled substances during working hours.

J. Conviction of a felony or misdemeanor, the circumstances of which are substantially related to the duties performed.

K. Negligence or willful damage to property

L. Discourteous treatment of the public or fellow employees

M. Failure to obtain and maintain a current license or certification as required by law or employer.

N. Failure to maintain effective working relationships with other employees or the public.

O. Sexual or other unlawful harassment, discrimination, or retaliation.

P. Workplace violence includes using threatening or abusive language towards others.

Q. Unlawful possession of weapons.

R. Failure to comply with health and safety rules and regulations.

S. Unauthorized entry or use of facilities and property.

T. Violation of any lawful order, directive, policy, or work rule.

The offenses listed above are not intended to be all-inclusive, and discipline, including termination, may occur for any other reason depending upon the seriousness of the offense, the particular facts and circumstances surrounding the incident(s), and the employee's record of prior disciplinary actions.

XXV. EMPLOYEE GRIEVANCE PROCEDURE

Purpose: This grievance procedure is adopted pursuant to s. 66.0509(1m), Wis. Stat., and is intended to provide a timely and orderly review of disputes regarding: a) employee terminations,
b) employee discipline, and c) workplace safety.

Definitions for Terms Used:

"**Days**" means calendar days, excluding legal holidays as defined in s. 995.20, Wis. Stat.

"**Discipline**" means any employment action that results in disciplinary suspension without pay, disciplinary reduction in pay or other benefits, disciplinary demotions, and terminations. The term "discipline" does not include verbal notices or reminders, written reprimands, performance evaluations, documentation of employee acts and/or omissions in an employment file, non-disciplinary demotions, non-disciplinary adjustments to compensation or benefits, actions taken

to address job performance such as establishment of a performance improvement plan or job targets, placing an employee on paid leave pending an internal investigation, or other personnel actions taken by the employer for non-disciplinary reasons.

"**Hearing Officer**" means the impartial hearing officer required pursuant to s. 66.0509(1m)(d)2, Wis. Stat. The hearing officer shall be selected by the Town Board and may be a lawyer, a professional mediator/arbitrator, a retired judge, or other qualified individual. The hearing officer shall not be an employee of the Town of River Falls.

"**Termination**" means a discharge from employment for rule violations, poor performance, acts detrimental to the employer or other acts of misconduct. The term "termination" does not include: a voluntary quit, completion of seasonal employment, completion of temporary assignment, completion of contract, layoff, or failure to be recalled from layoff at the expiration of the recall period, retirement, or any other cessation of employment not involving involuntary termination.

"**Workplace Safety**" means any alleged violation of any standard established under state law or rule or federal law or regulation relating to workplace safety.

Process and Timelines:

1. The employee must file a written grievance with the town clerk within 10 days of the termination, discipline or actual or reasonable knowledge of the alleged workplace safety issue. So that an earnest effort can be made to resolve the matter informally, the grievant must discuss the issue with their immediate supervisor prior to filing the written grievance. However, in the case of a termination, such a meeting is not required. Grievance forms may be obtained from the clerk. The town clerk shall inform the employee's immediate supervisor and the town chair or their designee about receipt of the written grievance as soon as practicable.

2. The employee's immediate supervisor will meet with the grievant within 10 days of receipt of the written grievance. The supervisor will provide the grievant with a written response within 10 days of the meeting. A copy of the supervisor's response shall be filed in the clerk's office. If no one has been designated the employee's immediate supervisor, the employee will meet with the town chair or their designee who shall then provide the written response.

3. The employee may request an appeal to the hearing officer by filing a written request with the town clerk within 10 days of receiving the written response. The town clerk shall notify the town chair or their designee and employee's supervisor about the filing of the request for a hearing as soon as practicable. The town will work with the hearing officer and grievant to schedule a mutually agreeable hearing date.

4. The hearing officer shall provide the employee and employee's supervisor with a written

decision no later than 30 days after the hearing date. The hearing officer shall also provide the town clerk with a copy of the decision for filing in the clerk's office.

5. The non-prevailing party may file a written request with the town clerk for an appeal to the town board within 10 days of receipt of the hearing officer's decision. The clerk shall notify the town chair or their designee about the request as soon as possible. The town board shall decide the matter and issue a written decision within 45 days of the filing of the appeal. The town board may sustain, deny, or modify the recommendation of the impartial hearing officer. The decision of the town board shall be final and binding. A copy of the board's decision shall be provided to the employee and filed in the town clerk's office.

6. All timelines may be extended by mutual written agreement of the town board and employee. Without such an agreement, the failure of the employee to adhere to any of the specified timelines shall preclude any further consideration of the grievance.

7. If the last day on which an event is to occur is a Saturday, Sunday, or legal holiday, the time limit is extended to the next day which is not a Saturday, Sunday or legal holiday. A grievance or request for an appeal is considered timely if received by the town clerk during normal business hours or if postmarked by 11:59 p.m. on the due date.

8. If the grievance is not answered within the time limits, at any stage, the employee may proceed to the next available step within 7 days.

9. The grievant and town board may mutually agree in writing to waive a step or multiple steps within the procedure.

10. Granting the requested or agreed upon remedy resolves the grievance.

Grievance Requirements:

The written grievance must contain:

1. A statement of the pertinent facts surrounding the nature of the grievance.

2. The date the incident occurred or the date the alleged workplace safety concern was discovered.

3. The steps taken to informally resolve the grievance, the individuals involved in the attempted resolution, and the results of such discussion.

4. The specific remedy requested; and

5. A description of the workplace safety rule alleged to have been violated, if applicable.

Supervisor's Response:

The supervisor's written response to the employee's written grievance must contain:

1. A statement of the date the meeting between the employee and supervisor was held.

2. A decision as to whether the grievance is sustained or denied.

Procedure Before the Hearing Officer: The hearing officer shall define the issues, identifying areas of agreement and identifying the issues in dispute and hear evidence and arguments. The hearing officer will determine whether the town acted in an arbitrary and capricious manner. A decision will not have been arbitrary or capricious if it was made in the best interest of the town. In all cases, the grievant shall have the burden of proof to support the grievance. This process does not
involve a hearing before a court of law; thus, the rules of evidence will not be strictly followed. However, no factual findings may be based solely on hearsay evidence.

The hearing officer may require the employee and town to submit materials related to the grievance and witness lists in advance of the hearing in order to expedite the hearing. The hearing officer shall sustain or deny the decision of the employee's supervisor. The hearing officer is not given authority to modify the decision made by the employee's supervisor. The hearing officer is not given authority to grant in whole or in part the specific request of the grievant. Within 30 days after the hearing, the hearing officer will issue a decision in writing indicating the findings and reasons for the decision.

If the hearing officer's decision on any grievance is appealed, only the issues raised in the hearing may be appealed. Issues are not subject to modification in the appeal process.

Hearing Officer's Decision:

The hearing officer's written decision must contain:

1. A statement of pertinent facts surrounding the nature of the grievance.

2. A decision as to whether the grievance is sustained or denied, with the rationale for the decision.

3. A statement outlining the timeline to appeal the decision.

Representation: Both the employee and the Town may be assisted at the hearing by a representative of their own choosing in person or by teleconference at any point during the grievance process.

Consolidation: The employee's immediate supervisor and/or the hearing officer may consolidate

grievances where a reasonable basis for consolidation exists.

If more than one employee is grieving the same issue or circumstance, a single grievance form may be used. A group grievance must be signed by all grieving employees and must indicate that it is a group grievance at the first step in the grievance process.

Costs: Any expense incurred by an employee in investigating, preparing, or presenting a grievance shall be the sole responsibility of the employee. Each party (employee and employer) shall bear its own costs for witnesses and all other out-of-pocket expenses, including possible attorney fees. The fees of the impartial hearing officer shall be divided equally between the parties with the employee(s) paying half and the employer paying the other half.

XXVI. PERSONNEL RECORDS

The Town maintains a personnel file for each employee. Information retained in file will include personal information such as W-4 forms for federal and state taxes, address changes and phone number. Personnel files may also include work-related information such as your application for employment, performance reviews, salary adjustments, job changes, and other information regarding your job.

An employee may request an opportunity to review the records in your personnel file by submitting a written request to the Town Clerk. Requests for inspection will be scheduled at a mutually convenient time.

Employee files are maintained by the Town Clerk in a secure area at the Town Clerk's office. Personnel files may not be taken outside of the Town Clerk's Office. Employee may make copies at their own expense.

Employee medical information will be maintained in separate medical files and will be treated confidentially as required by law.

XXVII. PROPERTY SEARCHES

To safeguard your property and the property of the Town, and to help prevent the possession, sale, and use of illegal drugs on the premises of the Town of River Falls, the Town reserves the right to question employees and all other persons entering and leaving our premises, and to search and inspect any packages, parcels, purses, handbags, lunchboxes, or any other possessions or articles carried to and from the Town's premises or vehicles while on Town of River Falls business.

To that end, all offices, desks, workstations, computers, files, lockers, storage areas, Town vehicles, and the like are the property of the Town of River Falls and are issued for the use of employees in employment activities. Searches and inspections may be conducted at any time, either with or without notice, at the discretion of the Town, for any legitimate business purpose.

XXVIII. PERSONAL APPEARANCE

Employees are expected to dress in a manner consistent with the expectations of their job and in a manner that does not adversely affect the employee's or co-workers' performance of job duties or create a health or safety hazard. Clothing that is imprinted with illustrations or messages that may be insulting, demeaning, harassing or offensive to co-workers or the public are prohibited. Employees are expected to practice good personal hygiene and to avoid the use of fragrances that may interfere with the ability of co-workers to perform their jobs. If a concern arises regarding a co-worker's personal appearance or use of jewelry, accessories or fragrances, the employee is encouraged to discuss the matter with their supervisor.

XXIX. SAFETY AND ACCIDENT PREVENTION

Employees have a personal responsibility to keep themselves, co-workers and equipment free from accidents. Doing the job safely is as much a part of job performance as technical knowledge, skill, or ability. Therefore, employees are required to report any unsafe practices or conditions to their supervisor at once. Delay may result in serious injury.

All injuries (no matter how small) must be reported to the Town Chair or their designee immediately! If you are injured on the job (or if you are a witness to a job-related injury), you must report the incident as soon as possible after taking necessary action to prevent further injury or death. You are also required to make a written report about the incident to the Town Chair or their designee within 72 hours.

Only authorized riders, operators, and drivers are allowed in Town vehicles and equipment. Authorization must be given by the Town Chair or their designee.

The Town of River Falls welcomes and encourages suggestions from all employees regarding safety. Two Safety Committees shall normally meet on a biannual basis to review safety procedure compliance and to discuss any new procedures. The Recycling Safety Committee shall be made up of one member of the Town Board and two (2) employees. The Roads Safety Committee shall be made up of the Town Chair and two (2) employees. Town hall staff will bring safety concerns forward to the Town Board.

Town Employees who knowingly violate safety procedures and put either themselves or other parties in danger are subject to immediate termination. Road Crew Employees will be required to attend one safety seminar on an annual basis.

XXX. NO SMOKING POLICY

In order to maintain a safe and comfortable working environment and to ensure compliance with applicable laws, smoking in Town buildings and in Town vehicles is strictly prohibited. Employees violating this policy may be subject to disciplinary action, up to and including discharge.

XXXI. SEPARATION FROM EMPLOYMENT

Separation from employment includes but is not limited to resignation, retirement, reduction in work force, failure to return from approved leave, discharge from employment, or disability. Such employment separations may be voluntary or involuntary. If you decide to voluntarily terminate your employment, the Town requests that you give at least two weeks' advance notice so that any necessary replacement employees can be recruited or otherwise assigned. Upon any separation from employment, compensation, and benefits which you have earned and accrued will be credited to you pursuant to law. Your last day worked will in most cases be considered your last day of employment. The Town reserves the right to determine the last day of employment.

WORKPLACE ENVIRONMENT

XXXII. PROHIBITION OF ILLEGAL DRUG AND ALCOHOL USE

The Town recognizes that the use and/or abuse of legal or illegal drugs and/or alcohol can have a significant impact on the workplace in terms of safety, worker's compensation claims, absenteeism, and productivity. The Town is concerned about employees who use and/or abuse illegal drugs and/or alcohol. Therefore, the Town has established a drug and alcohol testing policy. The Town has a vital interest in maintaining safe, healthy, and productive working conditions for employees. Being under the influence of a drug or alcohol on the job poses serious safety and health risks not only to the user, but also to all those who work with the user. Possession, use or sale of an illegal drug or alcohol in the workplace may also pose unacceptable risks for safe and efficient operations. Accordingly, it is the right, obligation, and intent of the Town to maintain a safe and efficient working environment for all of its employees and to protect Town property, equipment and operations. With these objectives in mind, the Town has established the following policy with regard to the use, possession or sale of alcohol or drugs.

On the Job Use, Possession or Sale of Drugs or Alcohol. Being under the influence of an illegal drug or alcohol while performing Town business or while in a Town facility or using Town property is strictly prohibited.

The use, sale, purchase, transfer or possession of any illegal drug by any employee while at a Town facility or while performing Town business is prohibited. The presence of any detectable amount of any illegal drug in an employee while performing Town business or while at a Town facility is strictly prohibited.

Consumption of alcohol or illegal drugs by an employee on duty is not allowed. This policy includes any paid or unpaid lunch periods in the normal workday, normal working hours of training sessions or conferences, and at all Town-sponsored events, unless the Town has expressly authorized an exception such as at a designated social event.

Use of lawful prescription or over-the-counter medication is permitted as long as it does not interfere with the employee's ability to do his or her job.

Employees will be subject to disciplinary action, up to and including termination, for violations of this policy. Violations include, but are not limited to, use or possession of illegal or non-prescribed drugs and narcotics or alcoholic beverages at work; being under the influence of those substances while working; or dispensing, distributing, or illegally manufacturing, or selling them on Town premises and work sites.

Employee Drug and Alcohol Testing. The Town of River Falls is a member of the Pierce County Drug Consortium which holds random alcohol and drug tests quarterly. Regular full time and part time employees and any employee who drives town owned vehicles may be asked to take a test

at any time to determine the presence of drugs, narcotics, or alcohol when the Town has reasonable suspicion to believe an employee is under the influence of drugs or alcohol. Regular full time and part time employee and any employee who drives town owned vehicles may be required to take a test when involved in an accident while operating any Town-owned vehicle or equipment if the circumstances of the accident provide reasonable suspicion to believe intoxication could have been a factor. Employees will be required to sign a consent form authorizing the test and the Town's use of the test results for purposes of administering its disciplinary policy. It is a violation of this policy to refuse consent for these purposes or to test positive for alcohol or illegal drugs. Policy violations will result in discipline and may result in termination. Tests are paid for by and are the property of the Town. The examination records will be held in separate medical files.

Records of specific examinations, if required by law and regulation, will be made available to the employee, persons designated and authorized by the employee, public agencies, relevant insurance companies, or the employee's doctor.

An employee has the right to have at his or her own expense, a second sample taken for drug testing as long as the sample is sent to a certified testing facility.

Employee Counseling. Employees who are experiencing work related or personal problems resulting from drug, narcotic, or alcohol abuse or dependency may request, or be required to seek, counseling help. Participation and counseling is confidential and will not have any influence on performance appraisals. Job performance, not the fact that an employee seeks counseling, is to be the basis of all performance appraisals.

Leaves and Rehabilitation. An employee who is abusing drugs or alcohol may be granted a leave of absence to undertake rehabilitation treatment. The employee will not be permitted to return to work until certification is presented to the employee's supervisor that the employee is capable of performing his or her job. Failure to cooperate with the agreed upon treatment plan may result in discipline up to and including termination. Participation in a treatment program does not insulate an employee from the imposition of discipline for violations of this or other Town policies.

Non-Discrimination. The Town strives to provide a drug-free, alcohol free and safe environment for all of its employees. However, in doing so, it will not discriminate against any employee or applicant for employment as prohibited under Federal, State, or local laws. The Town will not discriminate against any employee or applicant for employment because of his or her condition as an alcoholic; because of his or her use of lawful products off duty and off the premises; because the individual was arrested for a drug or alcohol charge prior to becoming an employee at the Town (which arrest did not lead to a conviction); or because the individual was convicted of a drug or alcohol-related crime that is not substantially related to their job duties at the Town.

XXXIII. WORKPLACE VIOLENCE POLICY

The safety and security of our employees is of vital importance. Therefore, acts or threats of physical violence, including intimidation, harassment and/or coercion which involve or affect the Town of River Falls or which occur on Town property are considered misconduct and will not be tolerated.

The prohibition against threats and acts of violence as described above applies to all persons involved in the operation of the Town of River Falls including (but not limited to) our own personnel, contract and temporary workers, and non-employees on Town property. Any confirmed act or threat will be grounds for disciplinary action, up to and including termination of employment.

No provision of this policy statement or any other provision in this plan alters the at-will nature of employment with the Town of River Falls. The River Falls Town Board makes the sole determination of whether, and to what extent, threats or acts of violence are acted upon by the Town. In making this determination we may undertake a case-by-case analysis in order to ascertain whether there is a reasonable basis to believe that workplace violence has occurred.

Any employee who has been a recipient of a threat of violence or a victim of an act of violence is to make a report to the Town Chair or their designee. Such reports will be kept confidential to the maximum extent possible and may be used in the Town's investigation. Because the threat may come from a source external to the Town, we will assess the need for special safeguards and cooperate with local authorities.

XXXIV. DISCRIMINATION, HARASSMENT AND RETALIATION-FREE WORKPLACE

It is the policy of the Town of River Falls to maintain a safe workplace environment that is free from discrimination, harassment, and retaliation. Every employee has a personal responsibility to help maintain a safe and healthy workplace environment. Under federal and state fair employment laws, members of protected classes are shielded from unlawful discrimination in employment. Workplace harassment and discrimination, whether engaged in by employees, supervisors, or members of the public, will not be tolerated and will subject offenders to disciplinary action or discharge from employment. Retaliatory acts taken against employees for reporting workplace safety issues, harassment or discrimination will also not be tolerated and will subject the offender to disciplinary action or discharge from employment.

It is the responsibility of each and every employee to immediately report to management any and all discriminatory, harassing or retaliatory conduct which may relate to the work environment whether it occurs on or off the job. Such conduct includes conduct by employees toward other employees, by employees toward members of the public, and by members of the public toward employees which relates to their work.

State and federal law prohibits discrimination and harassment based on any protected class including, but not limited to, age, race, color, creed, disability, religion, sex, national origin, ancestry, arrest record, conviction record, marital status, sexual orientation, genetic testing,

membership in the national guard, state defense force or any other reserve component of the military forces, use or non-use of lawful products off the employer's premises during non-working hours, or any other legally protected class status. Harassment and acts of discrimination can include:

A. Unsolicited and repeated derogatory epithets, derogatory statements or gestures made to a person because of their protected status.

B. Any attempt to penalize or punish a person because of their protected status.

C. Creating an offensive and hostile working environment for a person because of their protected status, including sexual harassment.

Acts of sexual harassment at the workplace by employees against other employees, vendors or members of the public will not be tolerated and are strictly prohibited. Accordingly, the Town of River Falls adopts and establishes the following work rules:

A. It is unlawful and against policy for any employee, male or female, to harass another by: making unwelcome sexual advances or making favors or other verbal or physical conduct of a sexual nature a condition of any employee's work; using an employee's submission to or rejection of such conduct as the basis for or as a factor in any employment decision affecting the individual; or otherwise creating an intimidating, hostile or offensive working environment by such conduct.

B. The creation of an intimidating, hostile or offensive working environment may include such actions as persistent comments on an employee's sexual preference or the display of obscene or sexually oriented photographs or drawings. Conduct or actions that arise out of a personal or social relationship that are not intended to have a discriminatory employment affect may not be viewed as harassment. The Town will determine whether such conduct constitutes sexual harassment, based on a review of the facts and circumstances of each situation.

C. The Town of River Falls will not condone any form of sexual harassment toward others. All employees who violate this policy will be subject to disciplinary action or discharge from employment.

Reports and allegations of workplace harassment and/or discrimination will be subject to investigation by the Town of River Falls Board as soon as reasonably possible. If an employee is found to be responsible for harassment or other discriminatory conduct, then appropriate disciplinary action may be taken, up to and including a termination from employment. However, such action cannot be taken if the Town of River Falls Board is not first made aware of the complaint.

An employee who has a harassment, discrimination or retaliation complaint should immediately

report it to their immediate Supervisor or the Town Board Chair. The report must be made in writing. The allegations should provide sufficient information and detail so that the Town can thoroughly investigate the complaint. If the Immediate Supervisor is the object of the complaint, then the employee should report directly to the Town Chair or their designee or the Town Board.

Upon receiving an employee report of harassment, discrimination or retaliation, the person receiving the complaint will take appropriate steps to investigate the complainant's allegations. Such reports shall be kept confidential to the maximum extent possible. An investigation may include interviewing other employees, speaking with the complainant, interviewing members of the public and reviewing documents such as e-mails, letters, or memos. Based upon the investigation's outcome, the Town or River Falls Board will take appropriate action to resolve the complaint. A resolution may or may not result in disciplinary action being taken by the Town.

EMPLOYEE ACKNOWLEDGMENT

I have been provided with a copy of the Town of River Falls Employee Handbook. I acknowledge that I have familiarized myself, at least generally, with the contents of the Handbook. I understand, accept, and agree to comply with the provisions contained therein.

I understand the Handbook is not intended to cover every situation which may arise during my employment, but is simply a general guide to the policies and expectations of the Town of River Falls. I also understand the Town of River Falls Handbook is not a contract for employment and should not be deemed as such. I acknowledge that I am an at-will employee.

Employee Signature: _____

Date: _____

December 2026

TOWN OF RIVER FALLS

TOWN HALL UPDATE

The Town Board and the Town Facilities Committee will be reviewing options to repair or replace the existing Town Hall. We expect the review process will take 2 - 3 months to complete. We expect to come up with 4 - 5 different options for the Town residents to consider at a scheduled Electors meeting.

TOWN ROADS

In 2026, the Town did the following projects on its roads:

- Completed chip sealing on 2.96 miles of road - Two sections of 710th Ave between Cty Rd E and Cty Rd O; all of 945th St, along with a portion of 850th St. south of 830th Ave.
- Trees and brush were trimmed or removed for the entire length of 920th St.
- About 80 ton of material was used on blade patching and filling potholes.
- Two culverts were replaced, one on 710th Ave and one on 830th Ave.
- Sediment in the road ditch was removed on 910th St.

Next year the Town plans on rebuilding approximately 1.7 miles of road. This will begin at Hy 29 and 850th St going south to 830th Ave then east 1.28 miles to the top of the first hill. The road construction will start late April and continue throughout the summer ending about mid-October.

BURN PERMITS

2027 Burn Permits are available at the Town Recycling Center during center hours. Burn permits are also available from Town Board and staff members by appointment.

SNOW REMOVAL REMINDERS

Pushing snow across the road is a safety hazard. The practice of pushing snow across the road when plowing creates a safety hazard for the traveling public and creates a problem for the road plowing operation.
If you believe your mailbox was damaged during a snow event, assess if the mailbox was hit by the force of the snow hitting the mailbox or if it was physically hit by the plow equipment. The mailbox policy states that a damaged mailbox will be replaced with a plain standard mailbox when it is evident that the snow removal equipment damaged the box. If you believe the damage was caused by the plow equipment, call the Town Chair Terry Kusilek (715-821-4049) to report the damage.

GO FOR THE GOLD! REGISTER YOUR LOYAL DOG COMPANION! IT'S A STATE LAW!!

Dogs are required to be licensed in the Town that they reside. By licensing your dog, you acknowledge that your dog is up to date on its rabies vaccine, in case a biting incident occurs. The license also provides local and easily accessed information to reunite you and your dog quickly if your dog is found off property, which can help avoid an animal control pick-up, housing and reclamation fee. That little gold tag is more than just paperwork so please license your dog and get that gold medal!
The 2026 dog count was approximately 170 dogs licensed in the Town.

BUSINESS PERMITS

Home remodeling, deck building, and new home or shed construction are all examples of activities requiring permits. This is not an all inclusive list. Businesses (homebased or not) also require permits. Remote officing or businesses where the only contact with customers is remote do not require a permit. Contact Don Rodewald, Zoning Administrator: 715-307-0564 or zoning@riverfallstown.com

SNOW SEASON PARKING

Snow season parking runs from November 1st through April 1st (exceptions can be granted through a Town Board permit). To avoid the possibility of a citation, please don't leave motor vehicles or any obstacles parked on any street, road or highway right-of-way during the season.

IMPORTANT DATES

Annual Town Caucus: January 19, 2027, 6:30 P.M.

Dog Licensing: Saturday, January 23, 2027, from 9:00 A.M. until noon

February Primary Election (if required): February 16, 2027

Spring Election: April 6, 2027

Annual Town Meeting: Tuesday, April 20, 2027, 7:00 P.M.

INSTRUCTIONS FOR SUBMITTING TAX PAYMENTS

If you want a receipt dated 2026, your payment must be received at the county by Thursday, December 31. Receipts show the date the payment was processed, not the envelope postmark date.

Option One: Pay By Mail Please mail your tax payment to:

Your payment must be postmarked on or before January 31, 2027. Please make checks payable to Pierce County Treasurer. Enclose the payment stub from your tax statement so payment will be applied correctly. However, if there are delinquent taxes, payment will be applied to delinquent taxes first. If you want receipts, please include a self-addressed envelope with appropriate postage. If you want a receipt with a 2026 date, it must be received by the county no later than Thursday, 12/31/26.

Option Two: Dropbox at Courthouse
We welcome you to use the 24-hour payment drop box which is located near the courthouse rear parking lot off Kinne Street. When you drive into the parking lot, look straight ahead and you will see signs marking the drop box location.

Option Three: Online Payment (https://public-portal.co.pierce.wi.us/Login)
On the Pierce County home page, hover over the word "Departments". Slide over and click on the word "Treasurer". Click on "Online Tax Payments". (You will need to click "Accept and Sign In" to access the guest portal.) Click on the word "search" located in the left column of the screen. The Pierce County Web Search screen will appear. Type your last name in the "Last Name" field (or parcel number in the "Property Number" field) and press enter on your keyboard. A list of your parcel's tax bills will appear at the bottom of the screen. Put a check in the box on the left of the line for each parcel you would like to pay. Click "Add to Cart". Click "View Cart". Click "Checkout". You will be re-directed to Value Payment Systems. Click on your preferred payment method and make your payment by following the directions on the payment screens.

If you wish to pay taxes by credit card or electronic check, a credit card processing fee of 2.39% of the amount being paid or a check processing fee of $1.50 for payments up to $10,000 will be added to your transaction. You will need your parcel computer number and dollar amount to complete the transaction.

DO NOT send dog license fees to Pierce County. Dog licenses are managed by the town and will be issued by the town treasurer (instructions below).

DOG LICENSING AND RABIES VACCINATIONS

DOG LICENSES ARE REQUIRED YEARLY.* PLEASE RETURN FORM AND PAYMENT BY JANUARY 31, 2027
Please fill out form below and return with the proper fee. Checks should be made out to the Town of River Falls and mailed to the Town Treasurer, Rita Kozak, W9015 770th Avenue, River Falls, WI 54022. Phone: 715-425-8554.

Name _____ Address _____
Phone_____

Name of dog: _____
Breed: _____
Color: _____

___ Male $12.00 ___ Neutered Male $7.00
___ Female $12.00 ___ Spayed Female $7.00

Date of Rabies Vaccination: _____
Vaccine Mfg.: _____
Serial Number: _____

Name of dog: _____
Breed: _____
Color: _____

___ Male $12.00 ___ Neutered Male $7.00
___ Female $12.00 ___ Spayed Female $7.00

Date of Rabies Vaccination: _____
Vaccine Mfg.: _____
Serial Number: _____

___Kennel License $40.00 (A Town of River Falls conditional use permit and a kennel license are required. This fee licenses 6-10 dogs. For 11 or more dogs, please add an additional $5 per animal.)

***WI STATUTES 174.05 (5) states there is a $5.00 late fee per dog to be assessed to a dog owner if the dog was at least 5 months old and not licensed by April 1st.**

CHAPTER 11

HEALTH AND WELFARE

11.01.....Fire Protection
11.02.....Waste Management
11.03.....Holding Tanks
11.04..... River Protection
11.05..... Hunting
11.06.....Solid Fuel Fired Outdoor Heating Devices
11.10.....Penalty

11.01 FIRE PROTECTION

(1) FIRE INSPECTION SERVICES. The River Falls Rural Fire Association, or such other association or department furnishing fire protection service to the Town, under contract with the Town, shall provide all inspection services of public buildings and places of employment at a frequency of a minimum of once per calendar year for properties requiring inspection, provided the interval between those inspections does not exceed fifteen (15) months.

(2) FIRE PROTECTION CHARGES.

(a) State Authority. Pursuant to Wis. Stats. §§ 60.55, 60.557 and 66.0627, the Town hereby establishes the following policy and procedure for the payment of fire costs incurred by or billed to the Town for fire department calls to public and/or private real and personal property located in the Town. It is intended that by the procedure established hereunder, the Town shall fully recover the amounts billed to it for fire department response calls to public and/or private real and personal property located in the Town in those instances when the response is to a call from, or to the property of, the property owners who are the subject of the call.

(b) Liability for Fire Protection Costs. The owners of real or personal property within the Town for which fire protection is provided, and for which the Town is charged by any responding fire department, shall be responsible for the full costs of the fire calls made to their property as established in the list of current charges (fee schedule) of the River Falls Rural Fire Association, as from time to time established by the Association and/or City of River Falls.

(c) Liability for Fires Intentionally Started. Every property owner who plans to intentionally start a fire for any purpose on his/her/their property must have a valid and current Town of River Falls Annual Burning Permit and must abide by all guidelines set forth in the permit, including, but not limited to, the obligation to notify the Pierce County Non-Emergency Dispatch Office of the Pierce County Sheriff Department before any such fire is started and shall only allow such fire to burn in accordance with any additional instructions received from the Pierce County Non-Emergency Dispatch at the Pierce County Sheriff Department. The property owner shall be responsible for all costs of any fire department call made in response to any such intentionally started fire, even where the response is accidental and/or not necessary.

(d) Billing and payment procedure. The cost of fire calls, as outlined above, shall be billed by the Town Treasurer, to the parties involved in the fire call incident. The bill for a fire call and the first letter of payment due shall be sent to individuals responsible for the cost of the fire call with a demand for payment within 30 days. Fire call appeals to the Town Board must be made within 30 days of receipt of the bill. If payment is not made within 30 days, a second letter and invoice shall be sent. If payment is not made following the

second notice, a third letter and invoice shall be sent. If, after 90 days, the fire call bill is unpaid, interest shall accrue at the current Town Board established interest rate. If unpaid after 120 days, the fire call bill, with interest added, shall be sent to a collection agency or if the fire call is in response to a real property incident, the fire call shall accrue interest through November 1 of the billing year, at which time it will be placed on the tax roll as a delinquent special charge payable pursuant to Wis. Stat. §74.11.

(3) ANNUAL FIRE SAFETY BURNING PERMITS.

(a) Permit Required for Open Burning.

1. Pursuant to Wis. Stats. §§ 23.12, ~~23.14~~, 60.55, 60.555 and 101.14, as hereafter amended, and this Chapter, every person shall obtain a fire safety permit for any fire to be ignited outdoors in the Town of River Falls.

2. The permit may be issued by any member of the Town Board or authorized Town staff, on an annual basis. All such permits will expire on December 31. It must be issued prior to igniting the fire and must be in the possession of the permittee at the time of the burn. The applicant must be over 18 years of age. A burning permit fee may be established by the Town Board, to be paid prior to issuance of the permit.

3. The permit may not be amended to change the date, premises or other provision of the permit. It may not be transferred from one person or entity to another.

4. No permit shall be valid until the permittee has notified the Pierce County Sheriff's Department of the time and place of the burn. An officer of the Town Board may inspect the premises for which a permit is issued at any time during the period of the permit.

5. The permit form shall include:

   a. The name of the landowner and the applicant;

   b. The address of the applicant;

   c. Location of the burn

   d. The phone number of the landowner and the applicant;

   ~~e. Date of application;~~

   f. Location of burn;

~~g. The type, source, and amount of material to be burned;~~

h. Any restriction or regulations by set by the Town Chair or authorized Town staff member issuing the permit.

(b) Exemptions.

1. Persons who burn materials authorized by Wisconsin Statutes, in a stove, furnace or incinerator, inside a building.

2. Persons who burn charcoal or other combustible materials for domestic cooking outdoors at their residence, or in a public park. This exemption does not apply if the Town Board or the Department of Natural Resources (DNR) declares a fire emergency.

3. Persons who burn charcoal or other combustible material in a grill, or camp fire, for domestic cooking or heating at a campsite.

(c) Noncompliance. A person may be denied a permit if within the past two years the permittee has:

1. Failed to prevent, or attempt to prevent open fire intentionally ignited without a permit.

2. Failed to establish adequate fire protection or failed to undertake required fire prevention activities at the permitted location.

3. Failed to install or maintain adequate fire safety equipment during the permitted use where required as a condition of the permit.

4. Failed to prevent burning activities at the permitted burning location not authorized by the permit.

5. Failed to prevent any burning activities within 25 feet of any structure.

6. Failed to allow a Town Board member physical access to the burning site for fire inspection purposes.

(d) Materials.

1. No person shall ignite, or cause to be ignited, any fire outdoors in the Town except with a permit. The only material to be burned is brush, untreated wood, grass, dry leaves or non-recyclable paper.

2. No person shall intentionally or negligently, ignite a fire to any building, structure or equipment, unless said person obtains permits where necessary from County, State or DNR.

3. The following material may not be burned at any time:

   a. Wet combustible rubbish

   b. Garbage

   c. Oily substances

   d. Asphalt

   e. Plastic bottles and bags and rubber products

   f. Rubber tires and greasy rags

   g. Insecticide, pesticide or paint container

   h. Shingles

   i. Wire

   j. Electronics

   k. Structures

   l. Any material that can be recycled (See Chapter 19 of the General Code)

(e) Definitions. Whenever any of the following terms are used in this Chapter, such terms shall be deemed and construed to have the meaning ascribed to them as follows:

BRUSH. Clean woody vegetative material, less than six inches in diameter - does not include stumps.

CAMPFIRE. A small outdoor fire for the sole purpose of cooking or warmth, in a controlled situation, where a fire break of rocks or ground is provided.

FIRE SAFETY BURNING PERMIT. A form authorized by the Town Board, which grants permission to burn only under certain conditions.

11.02 WASTE MANAGEMENT.

Go Gov Program

(A side company of our website provider TownWeb)

- online payments, unlimited payment portal
- digital forms with workflows (up to 15 forms)

Annual fee of $2,400.00

Applicant submits form and payment on website, goes into a portal. Applicants can track progress in portal and manage applications. Applications can go to one or more staff to be reviewed and approved or denied.

Many if this, then that options in applicant process.

Can send automatic reminders if it is an annual form or something needs to be followed up on.

“White Glove” customer service

List of current forms:

Dog licenses

Burn permits

special event

Fireworks

Business licenses

Application to Rezone Land

Certified Survey Map Review Application

Conditional Use Permit - Ag.Residential

Conditional Use Permit - Exclusive Ag.

Driveway/Field Access Permit

Petition for Variance

Sign Permit Application

Site Plan Review Information

Special Event Application Form

Zoning Permit Application

Liquor Licenses

Operator licenses

Currently:

Internet: $99.95/month

Electricity: Averages $60/month

SimpliSafe security and monitoring - $10.54/month (self monitoring with camera recording)

- Downstairs temp (currently not working)
- Downstairs water detection (currently not working)
- Upstairs temp
- Upstairs water detection
- Upstairs smoke sensor
- 2 cameras
- Motion sensors
- Also have the option to set security code at door

Will not work without wifi:

- Cameras
- Motion alerts
- Base station will not update
- No remote alerts (Texts to sarah and Terry when an alarm goes off)

MEMORANDUM

TO: Terry Kusilek, Town Board Chair and the River Falls Town Board

FROM: Code Committee

DATE: November 11, 2026

RE: Referral of Draft Chapter 17 Hyperscale Provisions to the Hyperscale Committee

The Code Committee requests that its preliminary work on hyperscale project zoning in draft Chapter 17 be referred to the Hyperscale Committee, or to another committee the Town Board may create, for further study, review, and revision in light of that committee's work and findings. These provisions are new to the Town Code, technically complex, and potentially controversial, and the Code Committee's draft is intended only as a starting point. A referral would avoid duplicate review and allow the Code Committee to focus on the remaining sections of Chapter 17 and the other chapters that have come to it for review.

The draft provisions that could be referred are:

- § 17.805 Data Centers and Digital Infrastructure Facilities
- § 17.803 Utility-Scale Solar Energy Systems
- § 17.804 Battery Energy Storage Systems
- § 17.806 Wind Energy Systems
- § 17.609 Utility Facility Standards (substations, transmission)

Possible Moratorium

The Code Committee suggests that the Hyperscale Committee consider whether to recommend a temporary development moratorium to the Town Board. Under Wis. Stat. § 66.10015, an application is generally reviewed under the rules in effect when it is filed, so a project proposed before the revised Chapter 17 is adopted might not be subject to the new standards. One option would be an initial 12-month moratorium to allow time to complete the Chapter 17 revisions, with a possible 6-month extension if needed to finish the work.

Because the Town exercises village powers and has withdrawn from county zoning, a moratorium could likely be adopted as an amendment to Chapter 17. Wis. Stat. § 66.1002 offers another approach. The Town Attorney could advise on the option that best fits the Town's circumstances.

Topics for Consideration

In preparing the draft, the Code Committee identified the following topics, which are offered for the receiving committee's consideration:

- **Town authority.** State law limits local regulation of solar and wind energy systems and of generating facilities certified by the Public Service Commission. No state law currently preempts Town zoning of data centers.
- **Land availability and siting.** Whether enough land in the commercial, light industrial, and industrial districts meets the draft's setback and site requirements, and whether or where large data centers should be accommodated.
- **Tiers and building size.** Whether the draft tier thresholds, definitions, and height limits fit hyperscale projects.

- **Noise.** Standards for data centers, solar, battery storage, and substations, including low-frequency sound.
- **Water and groundwater.** Protection of private wells and karst areas from high water use.
- **Electric power.** Backup and on-site power generation, substations, and transmission lines.
- **Fire and emergency services.** Local capacity to respond to battery and fuel-related incidents.
- **Roads and public costs.** Road-use agreements and recovery of public costs.
- **Farmland.** Effects of solar and wind facilities on the A-1 Farmland Preservation District.
- **Decommissioning.** Abandonment provisions and financial assurance.
- **Public notice.** How residents learn about and comment on large projects.
- **Regional coordination.** Coordination with the City and neighboring towns, including the extraterritorial zoning ordinance and a possible boundary agreement.

The Code Committee's more detailed notes on each topic are available to the receiving committee.

Suggested Next Steps

- Refer the draft provisions listed above to the Hyperscale Committee or another committee.
- Invite that committee to consider a recommendation to the Town Board on a moratorium early in its review.
- Return any recommended revisions to the Code Committee for coordination with the rest of draft Chapter 17.

Chapter 17 Hyperscale Provisions: Detailed Notes and Public Resources

Ad hoc Code Committee, Town of River Falls · Nov 11, 2026

Purpose

These notes support the Code Committee's memo to the Town Board Chair recommending referral of the draft Chapter 17 hyperscale provisions to the Hyperscale Committee. They are offered as background for whichever committee takes up the work, not as recommendations. Each topic summarizes what the draft currently says, raises questions the committee may wish to consider, and lists free public sources of information that may reduce the need for paid consultants.

The topics cover these draft sections: § 17.805 Data Centers and Digital Infrastructure Facilities, § 17.803 Utility-Scale Solar Energy Systems, § 17.804 Battery Energy Storage Systems, § 17.806 Wind Energy Systems, and § 17.609 Utility Facility Standards. Statutory references are for orientation only and should be confirmed with the Town Attorney.

1. Town authority

The Town's power to regulate differs by use, and that may shape how much each draft section can do.

Current draft and law. Solar and wind restrictions appear to be governed by Wis. Stat. § 66.0401(1m) (see draft §§ 17.803(15)–(16) and 17.806(4)–(7)). Generating facilities of 100 MW or more need a Public Service Commission (PSC) certificate, and a local ordinance cannot block a certified project (§ 196.491(3)(i)). The Department of Natural Resources (DNR) permits high-capacity wells and generator air emissions. By contrast, no state statute currently preempts Town zoning of data centers or stand-alone battery storage. The data center bills considered in the 2025–26 legislative session, including AB 840, were not enacted, but the 2027 session may revisit the issue.

Because the Town exercises village powers, conditional use decisions fall under Wis. Stat. § 60.62(4e). Conditions must be reasonable and, where practicable, measurable, and decisions must rest on substantial evidence.

Questions the committee may wish to consider

- Which provisions of §§ 17.803 and 17.806 may need adjustment to stay within § 66.0401?
- Are the draft conditional use standards for data centers and battery storage specific enough to support either approval or denial?

Free resources

- Wisconsin Counties Association, *Guide to County Regulation of Renewable Energy and Data Center Projects* (2026). Prepared with Attolles Law; summarizes state preemption and includes template battery storage, data center and data center notice ordinances. Written for counties but useful for comparison.

- Boardman Clark, *Municipal Regulation of Data Centers*. Plain-language overview of zoning, moratoria, licensing and development agreements.
- Wisconsin Towns Association legal staff, available to member towns at no added charge.

2. Possible moratorium

Timing matters most here: a moratorium protects the Town only if it is in effect before an application is filed.

Background. Under Wis. Stat. § 66.10015, an application is generally reviewed under the rules in effect when it is filed. The current Chapter 17 has no standards specific to data centers, battery storage or utility-scale solar, so an application filed before the revisions are adopted could avoid them.

Options.

- *Zoning moratorium.* Because the Town exercises village powers and has withdrawn from county zoning, it could adopt a temporary moratorium as an amendment to Chapter 17 without Pierce County Board approval (§ 60.62(3)). The customary justification is the need for time to complete the zoning revisions. It would follow the usual amendment steps: Plan Commission review, a public hearing after class 2 notice, and Town Board adoption.
- *Development moratorium under § 66.1002.* Up to 12 months, extendable once by up to 6 months. Requires findings that the moratorium is needed to prevent overburdened public facilities or to address a significant threat to public health or safety, supported by a written report from a registered professional engineer or public health professional.

One option discussed is an initial 12-month moratorium to allow time for completion of the Chapter 17 revisions, with a possible 6-month extension if needed.

Questions the committee may wish to consider

- Which uses and tiers should a moratorium cover?
- Can solar and wind be included, given §§ 66.0401 and 196.491?
- Does a moratorium affect DATCP certification of the A-1 district?

Free resources

- Recent Wisconsin moratorium ordinances can serve as models, such as the Village of Hobart's one-year moratorium (2026). Many others have been adopted by counties, cities and towns across the state.
- Boardman Clark, *Wisconsin's Local Government Response to Hyper Scale Data Centers* (2026), which surveys moratoria adopted statewide.
- If the § 66.1002 route is used, the public health finding could draw on Pierce County Public Health and the county's groundwater work (see Item 7), which may reduce the cost of the required report.

3. Land availability and siting

If little land qualifies under the draft, it could exclude large data centers and battery storage without saying so, which may be hard to defend.

Current draft. Section 17.805(5) allows Tier 2 and Tier 3 data centers only in the C-1, LI and IND districts, with 100-foot and 300-foot setbacks (§ 17.805(8)). Battery storage is limited to the same districts (§ 17.804(4)). Limited qualifying land could also push proposals toward rezoning or annexation by the City.

Siting approaches to consider. Retain the draft; identify suitable areas in the Comprehensive Plan; create a dedicated district or overlay with site-size and location criteria; or limit or prohibit Tier 3 facilities Town-wide, supported by findings. The last approach may be the hardest to defend. Possible findings, if supported by evidence, include lack of zoned land with transmission capacity; reliance on private wells and karst groundwater vulnerability; fire and emergency response capacity; construction loads on Town roads; and Comprehensive Plan goals for rural character and farmland preservation. The Town's own DATCP-certified farmland preservation zoning may also support findings, since land can be rezoned out of the A-1 district only with the findings required by Wis. Stat. § 91.48.

Questions the committee may wish to consider

- How many acres in C-1, LI and IND remain after setbacks, and in what parcel sizes?
- Should the Town accommodate large data centers anywhere, and if so, where?

Free resources

- Mississippi River Regional Planning Commission, the regional planning agency serving Pierce County. It provides GIS mapping, comprehensive planning and technical assistance to member local governments; ask what is covered by the county's membership.
- Pierce County Land Management and GIS: parcel, zoning and land records data. Historical county zoning layers are also on GeoData@Wisconsin.
- UW–Madison Division of Extension community planning staff. Extension added a community planning specialist role in 2026 to advise Wisconsin communities on data centers (Wisconsin Watch).

4. Tiers, definitions and building size

The draft's largest tier may be small relative to hyperscale campuses.

Current draft. Tier 3 begins at 50,000 square feet or 20 MW (§ 17.805(3)(d)). Hyperscale campuses can be many times larger. Any project with two or more principal buildings is Tier 3. District height limits are 35 feet in C-1, 45 feet in LI and 60 feet in IND (§ 17.602(4)), which large buildings and rooftop equipment may exceed.

Questions the committee may wish to consider

- Should a separate hyperscale tier be added?
- Should the campus definition apply to small multi-building projects?
- Should data center height follow district limits or a use-specific standard?

Free resources

- ☐ The Wisconsin Counties Association guide includes a template data center zoning ordinance with definitions and thresholds.

- ☐ Recent Wisconsin ordinances offer comparison points, such as the Village of Hobart's draft data center ordinance. It defines data center energy systems, including generators, substations and battery storage, as part of the use, and sets a 1,500-foot separation from sensitive uses and residential, commercial and agricultural districts.
- ☐ Wisconsin Policy Forum, *Grounding a Charged Debate: Data Centers in Wisconsin* (September 2026), for background on project types and scale in Wisconsin.

5. Noise

Low-frequency hum from cooling equipment and transformers is the most common data center complaint, and standard dBA limits often miss it.

Current draft. Section 17.805(9) requires project-specific dBA, dBC, nighttime and tonal limits for data centers, based on advice from an independent acoustical professional. Solar and battery storage require acoustic studies, with optional independent review and post-construction testing, but their only stated limit is 50 dBA at the property line (§§ 17.803(12) and 17.804(9)). Substations require only a 50-foot separation from homes (§ 17.609(2)). Wind noise is governed by PSC 128 and cannot be subject to stricter local limits (§ 17.806(7)). Noise complaints have reportedly arisen as far as 1.5 miles from some data centers.

Questions the committee may wish to consider

- Are the nighttime hours of 10 p.m. to 7 a.m. sufficient?
- Should solar, battery storage and substations also have dBC, nighttime and tonal limits (for solar, subject to § 66.0401)?
- Should post-construction testing be mandatory?

Free resources

- Loudoun County, Virginia, data center noise standards. The county with the most data centers in the U.S. is revising its rules to address tonal and low-frequency noise, using octave-band and dBC measurement.
- Prince William County, Virginia, updated its noise ordinance in May 2026 to address low-frequency data center noise (Soundproofist summary).
- PSC 128 (Wis. Admin. Code) wind noise limits and measurement protocol, for consistency with state practice.

Noise is one area where professional review is likely still needed for each project. The draft's approach of an independent acoustical professional can be funded by the applicant (see the last section).

6. Water and groundwater

Water is the topic with the most free public data. Much of what a hydrogeologic consultant would start from is already published.

Current draft. Evaporative cooling can use very large volumes of water. Town residents rely on private wells, and parts of the Town have karst geology (§ 17.706). The draft requires a water supply and wastewater plan (§ 17.805(7)(e)) and allows, but does not require, a hydrogeologic study (§

17.805(10)(f)). It sets no water-use limit, neighboring-well protection or ongoing reporting. The DNR approves high-capacity wells, those able to withdraw 100,000 gallons per day or more (Wis. Stat. § 281.34), which limits direct Town regulation of withdrawals.

Questions the committee may wish to consider

- Should a hydrogeologic study be required for every Tier 3 facility and any facility using groundwater for cooling?
- Should applicants fund baseline testing and monitoring of nearby private wells?
- Should applicants repair, deepen or replace a private well shown to be harmed?
- Should Tier 3 facilities use closed-loop or air cooling, or show a water-use cap?
- Should there be annual water-use reporting and a cooling-water discharge plan?

Free resources

- **DNR water use data.** The Water Quantity Data Viewer and application search show the locations and volumes of high-capacity wells, pending and approved applications, and monthly withdrawals by county. Pending applications near the Town can be watched here.
- **DNR groundwater and well data.** Groundwater Retrieval Network and well construction reports give groundwater quality and basic well data.
- **Wisconsin Geological and Natural History Survey (WGNHS).** Free Pierce County maps, including the generalized water-table elevation map, groundwater-quality maps, soils' ability to attenuate contaminants, the *Karst and Shallow Carbonate Bedrock in Wisconsin* fact sheet and a hydrostratigraphy study of Pierce and St. Croix counties. WGNHS staff also work with counties to develop groundwater maps and tools.
- **UW–Stevens Point Wisconsin Well Water Quality Viewer.** Free interactive map of private well test results by county, town and section. Useful as a baseline for nearby wells.
- **Pierce County.** The County Board's ad hoc groundwater committee issued a 2024 report drawing on Land Conservation, Public Health and WGNHS. It found 5,824 recorded private wells in the county. Land Conservation also sponsors well testing programs with UW–Stevens Point.

A site-specific hydrogeologic study for a particular project would still require a professional, but it can be required at the applicant's expense.

7. Electric power and on-site generation

Power supply largely determines where a large data center can locate, and most of the related facilities are reviewed by the PSC rather than the Town.

Current draft. The draft requires disclosure of electrical demand and utility coordination (§§ 17.805(10)(b) and 17.805(12)) and regulates backup generator testing (§ 17.805(11)). It does not separately address primary on-site generation, such as gas turbines or large generator fleets, or their air emissions, fuel storage and noise. New substations and transmission lines may need PSC approval.

Questions the committee may wish to consider

- Should the code treat primary on-site generation differently from backup power?
- Should generator testing hours be limited and emissions information required?

- Should site plans show substation and transmission locations?
- Should substations serving these uses have larger separation distances?

Free resources

- **Local utilities.** Pierce Pepin Cooperative Services (supplied by Dairyland Power Cooperative) and Xcel Energy serve the River Falls area; River Falls Municipal Utilities serves the City. Utility staff may be able to describe in general terms where transmission and substation capacity exists.
- **PSC Electronic Regulatory Filing (ERF) system.** Public docket search for any transmission, substation, generation or storage application. Anyone can subscribe to a docket for notices. The PSC's transmission line review guide explains how local governments can take part.
- **PSC application filing requirements** for substations and energy storage, which show what information developers already prepare for the state and could be asked to share with the Town.
- A draft PSC report projects Wisconsin peak electricity demand to rise about 40% by 2032, driven largely by data centers (Wisconsin Watch).

8. Fire and emergency services

Battery fires and large fuel stores call for equipment and training that a rural fire department may not have.

Current draft. Battery fires can involve thermal runaway, toxic gases and contaminated runoff. The draft requires an emergency response plan, monitoring and responder training for battery storage (§ 17.804(6)). Data centers may also store large quantities of generator fuel.

Questions the committee may wish to consider

- Does the fire department have the equipment, water supply and training needed?
- Should fire department review and sign-off come before approval?
- Should projects provide on-site water or specialized equipment where local capacity falls short?
- Should applicants fund responder training and equipment through a development agreement?

Free resources

- **The Town's fire department and fire chief**, who can describe current capacity, mutual aid and gaps at no cost.
- **UW–Madison Extension RESET program** battery storage page. It explains that Wisconsin's fire code references NFPA 855 for energy storage installation and suppression, and links to the NYSERDA *Energy Storage Systems Guidebook*, PNNL guidance on storage in local zoning, and example Wisconsin ordinance language.
- **Pierce County Emergency Management and the Local Emergency Planning Committee**, which work with facilities that store hazardous materials such as fuel and batteries.
- The Wisconsin Counties Association template battery storage ordinance, which includes emergency planning provisions.

9. Roads and public costs

Construction and decommissioning traffic can damage Town roads, and most of the draft's protections are optional.

Current draft. The draft allows haul-route plans, road documentation and repair agreements (§§ 17.803(14), 17.804(11) and 17.805(13)), and development agreements (§ 17.805(12)(c)), but most of these are not required.

Questions the committee may wish to consider

- Should every Tier 3 project need a road-use agreement and pre-construction road survey?
- Should financial security for road damage be standardized?
- Should development agreements also cover emergency services and other public costs?

Free resources

- **The Town's existing PASER ratings in WISLR.** Every town rates its pavements on the PASER scale and submits them to WisDOT's Wisconsin Information System for Local Roads. These ratings give a free baseline of road condition before any construction.
- **Wisconsin Transportation Information Center (LTAP)** at UW–Madison, which provides free training, technical materials and assistance to local road agencies (PASER and WISLR workshop).
- The Wisconsin Counties Association template data center notice ordinance and local operating agreement, which focus on road use, repair and cost recovery.
- The Village of DeForest's negotiated data center agreement (2026), as an example of terms a community sought, even though the project did not proceed.

10. Farmland

The Town administers its own DATCP-certified farmland preservation zoning, which limits what can be allowed in the A-1 district.

Current draft. Tier 2 and Tier 3 solar and utility-scale wind may be allowed in A-1 as conditional utility uses (§§ 17.402(4)(o)–(p), 17.803(4)(b) and 17.806(4)). Under § 66.0401, restrictions on solar and wind are limited to those that protect health or safety, do not significantly increase cost or reduce efficiency, or allow a comparable alternative. State law allows "transportation, communications, pipeline, electric transmission, utility, or drainage uses" as conditional uses in farmland preservation districts only if they meet specific findings (Wis. Stat. § 91.46(1)(f) and (4)). Rezoning land out of A-1 requires findings after a public hearing that the land is better suited for a non-farm use, the rezoning is consistent with the comprehensive plan and the county farmland preservation plan, and it will not substantially impair farming on surrounding land (§ 91.48(1)). A conversion fee also applies.

Questions the committee may wish to consider

- Should the prime farmland siting rule (§ 17.701) apply to solar arrays as utility uses?
- Should Chapter 17 state clearly that a data center is not a "communications" or "utility" use in A-1?
- Will the revisions require DATCP recertification of the A-1 district?

Free resources

- **DATCP farmland preservation staff**, who review and certify farmland preservation zoning ordinances and can advise on whether proposed changes affect certification.
- Wis. Stat. ch. 91, which sets out permitted uses, conditional uses and rezoning findings.
- Pierce County's certified farmland preservation plan, which any rezoning out of A-1 must be substantially consistent with.

11. Decommissioning

Current draft. Abandonment provisions apply to solar, battery storage and data centers; financial assurance is optional for Tier 3 projects. The solar abandonment provision should be checked against Wis. Stat. § 66.0401(1m).

Questions the committee may wish to consider

- Should financial assurance be required, rather than optional, for Tier 3 projects?

Free resources

- The Wisconsin Counties Association templates include decommissioning and financial assurance terms for battery storage and data centers.

12. Public notice and engagement

Questions the committee may wish to consider

- Should Tier 3 projects require a pre-application neighborhood meeting?
- Should the mailed-notice area be expanded?
- Should application materials be posted on the Town website?

Free resources

- UW–Madison Extension Land Use Training, with free plan commission and public participation materials.
- Recent Wisconsin experience with nondisclosure agreements and resident engagement, summarized by PBS Wisconsin and Wisconsin Watch, may inform transparency provisions.

13. Regional coordination

Projects just outside the Town can still affect residents, and annexation could move a project beyond Town rules.

Background. Joint discussions with the City and neighboring towns may help align approaches. Both the Town and the City may need to consider amendments to the extraterritorial zoning (ETZ) ordinance. A boundary or cooperative agreement with the City under Wis. Stat. § 66.0307 or § 66.0301 could reduce the chance that a large project avoids Town standards through annexation.

Questions the committee may wish to consider

- Would the City and neighboring towns be open to a common approach?

- Is a boundary agreement worth pursuing?

Free resources

- The Mississippi River Regional Planning Commission can facilitate multi-jurisdiction planning.
- The City of River Falls zoning code and any data center ordinance it adopts. City residents asked the council in July 2026 to consider an ordinance on data centers.

Where professional help may still be needed

Free public sources can likely cover most background research: mapping, groundwater data, road condition, model ordinances and state procedures. Paid expertise is most likely needed for a few project-specific tasks:

- A site-specific hydrogeologic study for a particular proposal.
- Acoustical modeling and post-construction noise testing.
- An engineer's or public health professional's report, if the Town uses the § 66.1002 moratorium route.
- Legal review of final ordinance language by the Town Attorney.

Most project-specific costs can be shifted to applicants. Many Wisconsin communities require applicants to reimburse the town for professional review fees, often through an escrow deposit, which the committee may wish to ask the Town Attorney about.

Resource directory

Resource	Topics	Cost
DNR water use data and viewer	Water	Free
DNR groundwater and well data	Water	Free
WGNHS Pierce County maps and karst fact sheet	Water, siting	Free
UW–Stevens Point Well Water Quality Viewer	Water	Free
Pierce County groundwater report (2024)	Water, moratorium findings	Free
Mississippi River Regional Planning Commission	Siting, mapping, regional coordination	Member assistance
UW–Madison Extension community planning staff	Siting, ordinance review	Free
UW Extension RESET battery storage page	Fire, battery storage	Free
Wisconsin Counties Association guide and templates	Authority, tiers, fire, roads, decommissioning	Free

Resource	Topics	Cost
Boardman Clark municipal law articles	Authority, moratorium	Free
PSC ERF docket search	Power	Free
WisDOT WISLR and PASER ratings	Roads	Free
Wisconsin Transportation Information Center (LTAP)	Roads	Free
DATCP farmland preservation staff	Farmland	Free
Wisconsin Towns Association	Authority, procedure	Member service
Loudoun County, VA, noise standards	Noise	Free
Wisconsin Policy Forum data center report (2026)	Background	Free

17.803 UTILITY-SCALE SOLAR ENERGY SYSTEMS.

(1) PURPOSE.

The purpose of this section is to regulate Solar Energy Systems in a manner that:

(a) Promotes the safe and orderly development of renewable energy resources;

(b) Protects agricultural land, natural resources, and rural character;

(c) Applies objective standards for visual screening, drainage, soil productivity, agricultural compatibility, decommissioning, and public safety;

(d) Ensures that such systems are properly sited, constructed, operated, and decommissioned; and

(e) Preserves the Town's authority over land use consistent with applicable law.

(2) DEFINITIONS.

(a) Solar Energy System. A device, array, or system that converts sunlight into electrical energy, including photovoltaic (PV) systems and associated equipment.

(b) Accessory Solar Energy System (Tier 1). A Solar Energy System designed primarily to serve the electrical needs of the principal use on the same lot and not intended for primary commercial sale of energy.

(c) Utility-Scale Solar Energy System (Tier 2 and Tier 3). A Solar Energy System designed for the primary purpose of generating electricity for off-site use, commercial sale, or wholesale distribution, and operated as a principal use.

(d) Solar Energy System Height. The vertical distance from average ground elevation to the highest point of the system.

(e) Campus-Style Development. Two or more arrays or facilities on one or more lots that are planned, developed, or operated as a single project, including systems classified and reviewed as one system under subsection (3)(e).

(3) APPLICABILITY AND CLASSIFICATION.

(a) Tier 1 (Accessory Systems). A system satisfying the definition of an Accessory Solar Energy System in subsection (2)(b) is a Tier 1 system and shall be regulated as an accessory use under 17.500. Capacity or acreage alone shall not convert a qualifying accessory system into a principal use.

(b) Tier 2 (Principal Systems Below Tier 3). A Solar Energy System operated as a principal use that does not meet a Tier 3 criterion under paragraph (c) is a Tier 2 system. A principal system is a Tier 2 system regardless of its size unless it meets a Tier 3 criterion.

(c) Tier 3 (Large or Unified Principal Systems). A Solar Energy System operated as a principal use is a Tier 3 system if it has a total capacity exceeding 20 MW, is ground-mounted and occupies fifty (50) acres or more, or constitutes a multi-parcel or campus-style solar development.

(d) Classification. Tier 1 status shall be determined by accessory purpose under subsection (2)(b). For principal systems, the highest applicable tier shall control. Capacity shall be the aggregate alternating-current nameplate generating capacity, expressed in megawatts. Ground-mounted acreage shall include the area devoted to arrays and their associated operating equipment and internal access, measured for the project as a whole.

(e) Unified Development. Principal systems that are phases or components of a common development plan shall be classified and reviewed as one system. Evidence of a common development plan includes coordinated site plans, shared project facilities, or common operational control together with functional integration. Parcels separated only by a public road may be part of the same project. Division into phases, separate applications, parcels, ownership entities, or interconnection requests shall not reduce the applicable tier. Common ownership alone, or connection to the same utility network alone, does not establish a unified project.

(f) Review. Tier 2 and Tier 3 systems shall receive the approvals required by subsection (5), subject to the limitations imposed by controlling state or federal law.

(4) DISTRICTS.

(a) Tier 2 and Tier 3 Solar Energy Systems shall be permitted only as conditional uses.

(b) Such systems may be located only within: 1. A-1, when expressly authorized as a qualifying utility use under 17.402(4)(o), Wis. Stat. §91.46(4), and controlling state law; 2. Commercial Districts; and 3. Industrial and Light Industrial Districts.

(c) Tier 1 Accessory Solar Energy Systems are permitted where authorized by subsection (3)(a), 17.500, and the applicable district provisions. The residential-district restriction applies only to Tier 2 and Tier 3 principal Solar Energy Systems. No district restriction or other requirement of this section shall be applied to prohibit, restrict, or condition a Solar Energy System where that application is prohibited by Wis. Stat. §66.0401 or other controlling state or federal law.

(d) For each restriction imposed on a Solar Energy System, the Town shall identify in its written decision the facts establishing that the restriction satisfies at least one of the conditions in Wis. Stat. §66.0401(1m). The Town shall not deny an application solely because a district restriction appears in this Chapter when application of that restriction is prohibited by controlling law.

(5) CONDITIONAL USE PERMIT REQUIRED.

All Tier 2 and Tier 3 Solar Energy Systems shall require a Conditional Use Permit pursuant to Section 17.1003 and Site Plan Review pursuant to Section 17.1002.

In addition to the application requirements of 17.1002 and 17.1003, an application for a Tier 2 or Tier 3 Solar Energy System shall include the following materials required by this section:

1. the screening plan required by subsection (8)(b), where applicable;

2. the glare analysis required by subsection (8)(d)2., where applicable;

3. for a system in the A-1 District, the Agricultural and Site Compatibility Plan required by subsection (9)(a);

4. identification of Prime Farmland required by subsection (9)(c);

5. the decommissioning plan required by subsection (11)(a), including the Agricultural Restoration Plan required by subsection (9)(f);

6. the predictive acoustic study required by subsection (12)(e); and

7. the utility coordination documentation required by subsection (13).

(6) OBJECTIVE REVIEW STANDARD.

Review of a Tier 2 or Tier 3 Solar Energy System shall be limited to determining whether the application complies with the specific standards of this section, the applicable zoning district standards, site plan standards, stormwater and erosion control requirements, emergency access requirements, and other applicable Town ordinances. Conditions shall be limited to measures necessary to ensure compliance with those standards and shall not be used to prohibit or have the effect of prohibiting a solar energy system except as authorized by state law.

(7) GENERAL STANDARDS.

(a) The use shall comply with all applicable local, state, and federal laws and regulations.

(b) The use shall comply with the setbacks, screening, glare, access, stormwater, drainage, agricultural protection, decommissioning, and operational standards of this section.

(c) Approval, approval with conditions, or denial shall be based on written findings identifying the applicable ordinance standards and the facts in the record relating to those standards.

(8) SITING AND DESIGN STANDARDS.

(a) Setbacks. 1. Minimum setback from any property line shall be one hundred (100) feet. 2. Minimum setback from any existing residential structure located on an adjacent

parcel shall be three hundred (300) feet. 3. Increased setbacks may be required only where written findings identify a documented impact related to glare, noise, drainage, emergency access, public road safety, or environmental protection that cannot be addressed through other standards of this section.

(b) Screening and Landscaping. Where the facility is visible from an existing dwelling on an adjacent parcel or from a public road, the applicant shall provide a screening plan using vegetative buffers, berms, fencing, native plantings, pollinator-friendly ground cover, or a combination of such measures. Screening conditions shall identify the location, type, height at planting or installation, and maintenance requirements necessary to satisfy this subsection.

(c) Height. Maximum height shall be twenty (20) feet unless the applicant demonstrates that a greater height is necessary for system design, agrivoltaic use, flood avoidance, snow management, or equipment function and that the increased height complies with required setbacks, screening, emergency access, and public safety standards.

(d) Glare. 1. Systems shall be designed and located to avoid documented traffic safety glare impacts on public roads and documented unreasonable glare impacts on existing occupied dwellings. 2. A glare analysis shall be submitted for all Tier 2 and Tier 3 systems where panels, inverters, or reflective components face public roads, existing occupied dwellings, or aviation facilities. 3. Where a glare study identifies a documented impact, the applicant shall implement mitigation measures necessary to address the impact, including adjusted panel orientation, anti-reflective materials, screening, setbacks, or other measures supported by the study.

(e) Access and Security. The site shall include controlled access points, fencing where required for public safety or equipment protection, Knox-box or equivalent emergency access where required by emergency service providers, and emergency access routes adequate for fire and rescue vehicles.

(9) AGRICULTURAL AND SITE COMPATIBILITY STANDARDS.

(a) For systems located in the A-1 District, the applicant shall submit an Agricultural and Site Compatibility Plan identifying existing agricultural use, soil classifications, drainage patterns, topsoil management, construction access, grading areas, compaction prevention measures, post-construction soil restoration measures, vegetative cover, and proposed site management practices.

(b) The plan shall demonstrate that construction, operation, and decommissioning will minimize soil compaction, preserve topsoil, maintain drainage patterns, protect field access and tile lines where present, and restore disturbed areas after construction.

(c) The applicant shall identify the location and extent of Prime Farmland on the project site and, where feasible, design the facility to avoid or minimize long-term impacts to such lands.

(d) To the maximum extent practicable, solar facilities shall be designed and managed to accommodate compatible agricultural activities, including livestock grazing, forage or hay production, pollinator habitat, specialty crop production, apiaries, or other agricultural uses demonstrated to be compatible with the facility design.

(e) Agrivoltaic design practices, including elevated panel systems, wider row spacing, managed grazing, forage production, specialty crops, pollinator habitat, and similar dual-use agricultural practices, are encouraged and may be considered in evaluating compliance with this section where such practices are proposed by the applicant or required by an approved Agricultural and Site Compatibility Plan.

(f) The decommissioning plan required by subsection (11) shall include an Agricultural Restoration Plan describing the procedures that will be used to restore agricultural soils and productive agricultural use following facility removal.

(10) ENVIRONMENTAL AND DRAINAGE STANDARDS.

(a) The system shall comply with applicable stormwater, erosion control, drainage, wetland, floodplain, groundwater, steep slope, bluffland, and environmental protection standards of this Chapter and Chapters 20 and 21.

(b) The system shall not increase peak runoff, redirect drainage onto adjacent properties, or obstruct existing drainageways except as authorized by an approved stormwater management plan.

(c) Environmental mitigation measures may be required only where necessary to comply with an identified standard of this Chapter, Chapters 20 or 21, or an applicable state or federal permit.

(11) DECOMMISSIONING AND FINANCIAL ASSURANCE.

(a) The applicant shall submit a decommissioning plan identifying the anticipated useful life of the facility, the method for removal of panels, racking, foundations, electrical equipment, access roads, and other facility components, the method for site restoration, and the estimated cost of decommissioning.

(b) The plan shall include removal of all equipment, disposal or recycling of materials, restoration of disturbed areas, and restoration of agricultural soils where required under subsection (9).

(c) The Town may require financial assurance in an amount based on a third-party cost estimate, less documented salvage value if accepted by the Town. If financial assurance is required, such assurance shall equal one hundred twenty-five percent (125%) of the estimated net decommissioning cost and shall be reviewed and updated at least once every five (5) years or upon material expansion of the facility.

(d) ABANDONMENT. A Tier 2 or Tier 3 Solar Energy System that generates no electricity for a continuous period of twelve (12) months shall be deemed abandoned

unless the owner demonstrates, through specific facts and a reasonable schedule, that the cessation is temporary and operation will resume within a reasonable time. An abandoned system shall be removed and the site restored, including agricultural soils where required under subsection (9), in accordance with the approved decommissioning plan within twelve (12) months after written notice from the Town, unless the Town Board grants an extension for good cause shown.

(12) MAINTENANCE AND OPERATION.

(a) The system shall be maintained in good working order.

(b) Vegetation shall be controlled to prevent fire hazards, drainage obstruction, invasive species spread, or nuisance conditions.

(c) Construction and maintenance hours may be limited only to address documented impacts related to traffic safety, noise, emergency access, or compliance with an applicable ordinance standard.

(d) Operational noise from inverters, transformers, cooling equipment, and other system components shall not exceed fifty (50) dBA at the property line, except during emergency conditions or temporary maintenance activities authorized by the Town.

(e) For a Tier 2 or Tier 3 Solar Energy System, the applicant shall submit a predictive acoustic study prepared by a qualified acoustical professional identifying the cumulative sound expected from inverters, transformers, cooling equipment, and other regularly operating equipment at each property line and at the nearest existing occupied dwelling. The study shall report A-weighted (dBA) and C-weighted (dBC) sound levels, identify any prominent tonal components, and identify any mitigation measures necessary to comply with paragraph (d). The Town may have the acoustic study reviewed by an independent qualified acoustical professional at the applicant's expense under 17.1009.

(f) The Town may require post-construction verification of compliance with paragraph (d) where reasonably necessary to verify compliance, and any verification shall be reasonably related to the facility and the applicable standard.

(13) UTILITY COORDINATION.

(a) The applicant shall demonstrate coordination with all applicable electric utility providers serving the proposed site, including documentation that electrical service to the site is feasible.

(b) The applicant shall provide:

1. evidence of existing or planned access to electrical infrastructure sufficient to serve the proposed use;

2. identification of any required transmission lines, substations, transformers, switching equipment, or related facilities; and

3. the location of any proposed utility easements or interconnection facilities.

(14) ROAD USE AND DAMAGE MITIGATION.

(a) The Town may require a road use agreement where construction or decommissioning traffic is projected to use Town roads for delivery of panels, racking, transformers, battery equipment, heavy equipment, or aggregate materials.

(b) Any road use agreement shall identify haul routes, pre-construction road condition documentation, maintenance responsibility, repair obligations, security for road damage, and traffic control measures.

(15) LOCAL REVIEW AUTHORITY UNDER WIS. STAT. §66.0401. In reviewing a Solar Energy System, the Town may evaluate setbacks, access, emergency response, glare, stormwater, drainage, erosion control, screening, electrical safety, decommissioning, agricultural restoration, and other site-specific effects regulated by this section.

(a) Before imposing a restriction on the installation or use of a Solar Energy System, the Town Board shall determine, based on evidence in the record, that the restriction is authorized by Wis. Stat. §66.0401.

(b) The Town Board may impose a site-specific condition that satisfies the statutory standard and is reasonably related to an identified project impact supported by the record.

(c) The Town may deny an application only where a lawfully applicable requirement is not satisfied and the written decision identifies the requirement and supporting evidence.

(d) A restriction shall not be imposed solely because it is generally preferred, because a similar restriction was imposed on another project, or because of generalized opposition to solar development.

(16) STATE LAW LIMITATION. No restriction, condition, setback, locational limitation, design requirement, or other requirement of this section shall be applied to a Solar Energy System unless the restriction is authorized under Wis. Stat. §66.0401. Where application of a requirement of this Chapter would constitute a restriction prohibited by Wis. Stat. §66.0401, the controlling state-law limitation shall govern. The Town shall base any restriction on the installation or use of a Solar Energy System on the findings and evidentiary basis required by controlling Wisconsin law.

(17) FINDINGS AND APPROVAL STANDARDS.

The Town Board may approve, approve with conditions, or deny a Tier 2 or Tier 3 Solar Energy System based on written findings demonstrating whether the application complies

with this section, Section 17.1002, Section 17.1003, the applicable zoning district standards, Articles 6 and 7, Chapters 20 and 21, and any applicable state or federal permits. Conditions may address only documented impacts or compliance items relating to setbacks, screening, glare mitigation, stormwater management, erosion control, drainage, grading, emergency access, construction traffic, haul routes, road repair obligations, fencing, signage, security access, environmental protection, agricultural soil protection, topsoil preservation, site restoration, decommissioning, financial assurance, and compliance with applicable permits.

17.804 BATTERY ENERGY STORAGE SYSTEMS.

(1) PURPOSE. The purpose of this section is to regulate Battery Energy Storage Systems in a manner that protects public health, safety, emergency response capabilities, infrastructure, neighboring properties, agricultural lands, and natural resources.

(2) DEFINITIONS.

(a) ACCESSORY BATTERY ENERGY STORAGE SYSTEM. A battery energy storage system designed primarily to serve the electrical needs of the principal use on the same lot and not operated as a principal utility or commercial energy storage use.

(b) BATTERY ENERGY STORAGE SYSTEM or BESS. One or more devices, facilities, or assemblies that store electrical energy and release it for later use, together with associated equipment, containers, inverters, transformers, cooling systems, controls, access drives, fencing, and utility interconnection equipment.

(c) UTILITY-SCALE BATTERY ENERGY STORAGE SYSTEM. A Battery Energy Storage System operated as a principal use, designed primarily for off-site use, commercial sale, grid support, wholesale distribution, or utility-scale energy storage.

(3) APPLICABILITY AND CLASSIFICATION.

(a) Accessory Battery Energy Storage Systems shall be regulated as accessory uses under 17.500 and shall comply with applicable building, electrical, fire, and zoning requirements.

(b) A Utility-Scale Battery Energy Storage System shall require a Conditional Use Permit under 17.1003 and Site Plan Review under 17.1002. The application and review process shall otherwise be governed by Article 10.

(c) Multiple battery storage systems developed in phases, on contiguous parcels, or under common ownership, management, or operational control shall be treated as one unified facility for purposes of classification and review.

(4) DISTRICTS. Utility-Scale Battery Energy Storage Systems may be located only within the Commercial, Light Industrial, and Industrial Districts, and only upon approval of a Conditional Use Permit.

(5) APPLICATION REQUIREMENTS. In addition to the application requirements of 17.1002 and 17.1003, the applicant shall submit the following to the Zoning Administrator, who shall administer application review and completeness determination consistent with Section 1.116 of the Town Code and Article 10:

(a) Information regarding site layout, battery chemistry, system capacity, utility interconnection, fire protection, emergency response, drainage, access, security, noise, lighting, hazardous materials, and decommissioning;

(b) Documentation identifying the fire, electrical, and energy-storage safety standards applicable to the proposed technology and installation, together with information reasonably necessary to demonstrate compliance;

(c) UL 9540A test reports, or equivalent recognized fire-test data, applicable to the proposed battery cells, modules, units, and installation configuration where such information is reasonably necessary to evaluate thermal-runaway propagation, fire, explosion, gas-release, or emergency-response hazards; and

(d) A predictive acoustic study prepared by a qualified acoustical professional identifying the cumulative sound expected from inverters, transformers, HVAC equipment, cooling systems, and other continuously or regularly operating equipment at each property line and at the nearest existing occupied dwelling. The study shall report A-weighted (dBA) and C-weighted (dBC) sound levels and identify any prominent tonal components.

(6) SAFETY AND EMERGENCY RESPONSE STANDARDS.

(a) Systems shall comply with all applicable building, electrical, and fire codes and with nationally recognized safety standards applicable to the proposed technology and installation, including:

1. NFPA 855, Standard for the Installation of Stationary Energy Storage Systems;

2. UL 9540, Standard for Energy Storage Systems and Equipment, with the system listed to that standard;

3. UL 9540A, Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems, as provided in subsection (5)(c); and

4. NFPA 70, National Electrical Code.

Each standard applies in the edition adopted by the State of Wisconsin where the State has adopted it, and otherwise in the edition in effect when the application is filed, including any successor standard.

(b) The applicant shall submit a site-specific Emergency Response Plan for review by the Town and the primary fire and emergency-service agencies expected to respond to the facility.

(c) The Emergency Response Plan shall address, as applicable:

1. emergency shutdown and isolation;

2. thermal runaway;

3. fire and explosion;

4. hazardous off-gas release;

5. fire-suppression runoff and contaminated water;

6. emergency access;

7. evacuation, shelter-in-place, and public-notification procedures;

8. incident command and emergency contacts;

9. fire-control resources; and

10. post-incident handling, removal, and disposal of damaged batteries and contaminated materials.

(d) The applicant shall identify fire suppression, hazard mitigation, emergency shutoff, monitoring, ventilation, thermal management, gas detection, and containment systems applicable to the proposed facility.

(e) A Utility-Scale BESS shall be continuously monitored while in operation through on-site or remote systems capable of detecting material operating faults, fire or thermal events, and other conditions requiring emergency response or shutdown.

(f) The owner or operator shall maintain a twenty-four-hour emergency contact capable of initiating shutdown, isolation, or other emergency procedures. Current emergency contact information shall be posted at the principal facility entrance in a location visible to emergency responders.

(g) Before commencement of operation, the owner or operator shall provide facility-specific emergency-response orientation and training to the primary responding fire and emergency-service agencies. Updated training shall be provided following a material change in battery chemistry, facility configuration, emergency procedures, or hazard-control systems.

(h) The Emergency Response Plan shall identify the procedures and equipment that will be used to evaluate and, where warranted by the nature of an incident, monitor off-site air quality or hazardous off-gas migration during a significant thermal, fire, explosion, or release event.

(i) The Town may require independent technical review at the applicant's expense pursuant to 17.1009 where reasonably necessary to determine compliance with an identified standard of this section.

(7) SITING AND DESIGN STANDARDS.

(a) Minimum setback from any property line shall be one hundred (100) feet.

(b) Minimum setback from any existing residential structure located on an adjacent parcel shall be three hundred (300) feet.

(c) The Town Board may require an increased setback only where written findings, supported by substantial evidence in the record, identify a site-specific safety, noise, environmental, emergency-access, or compatibility impact that cannot reasonably be addressed through another applicable standard of this section.

(d) Fencing, controlled access, screening, landscaping, and lighting controls may be required where necessary to comply with an identified standard of this Chapter.

(e) Lighting shall be fully shielded and directed downward.

(8) ENVIRONMENTAL AND RESOURCE PROTECTION.

(a) The system shall not adversely affect drainage patterns or increase runoff onto adjacent properties.

(b) The applicant shall identify measures to prevent adverse impacts from hazardous materials, fire-suppression runoff, damaged batteries, or contaminated water.

(c) Where development or land disturbance is subject to Chapter 20 or Chapter 21, all permits, plans, approvals, determinations, performance standards, financial guarantees, and other requirements applicable under those Chapters remain independently required. In particular, development within an area regulated by Chapter 20 shall comply with 20.03 through 20.08, and land development or land-disturbing activity subject to Chapter 21 shall comply with 21.02 and, as applicable, 21.05, 21.07, 21.08, and 21.09. Approval of a Conditional Use Permit or Site Plan Review under this Chapter does not constitute approval under Chapter 20 or Chapter 21.

(d) The Town may require groundwater protection measures, spill containment, stormwater review, environmental review, or independent technical review where reasonably necessary to determine compliance with an identified standard of this Chapter, Chapter 20, Chapter 21, or another applicable permit requirement.

(9) NOISE AND ACOUSTIC COMPLIANCE.

(a) Operational noise from inverters, transformers, cooling equipment, HVAC equipment, and other system components shall not exceed fifty (50) dBA at the property line,

except during emergencies or temporary maintenance activities authorized by the Town.

(b) The predictive acoustic study required by subsection (5)(d) shall evaluate cumulative facility noise under the reasonably anticipated maximum normal operating condition and shall identify any mitigation measures necessary to demonstrate compliance with paragraph (a). The Town may have the acoustic study reviewed by an independent qualified acoustical professional at the applicant's expense under 17.1009.

(c) Where the predictive acoustic study shows that the standard in paragraph (a) cannot be met without mitigation, the application shall identify the sound walls, equipment enclosures, silencers, equipment relocation, operational controls, or other measures that will be installed to achieve compliance.

(10) UTILITY COORDINATION. The applicant shall demonstrate coordination with applicable utilities and identify required substations, transmission lines, distribution upgrades, access routes, and infrastructure impacts.

(11) ROAD USE AND DAMAGE MITIGATION. The Town may require haul-route plans, preconstruction road-condition documentation, post-construction inspections, and road-use or road-repair agreements to address documented project-caused road impacts.

(12) DECOMMISSIONING.

(a) The applicant shall submit a decommissioning plan as part of the application.

(b) The plan shall include removal of equipment, containers, batteries, foundations, fencing, access improvements, and restoration of the site to a usable condition.

(c) The Town may require financial assurance sufficient to cover decommissioning costs, based on a third-party cost estimate, subject to 17.1009 and any limitation imposed by controlling law.

(d) If financial assurance is required, such assurance shall equal one hundred twenty-five percent (125%) of the estimated net decommissioning cost and shall be reviewed and updated at least once every five (5) years or upon material expansion of the facility, unless a different amount or method is required by controlling law.

(13) ABANDONMENT. A Utility-Scale Battery Energy Storage System that ceases operation for a continuous period of twelve (12) months shall be deemed abandoned unless the owner demonstrates, through specific facts and a reasonable schedule, that the cessation is temporary and recommencement of operation is planned within a reasonable time. An abandoned system shall be removed in accordance with the approved decommissioning plan within six (6) months after written notice from the Town, unless the Town Board grants an extension for good cause shown.

(14) COMPLIANCE VERIFICATION. The Town may require post-construction verification of noise, emergency-response systems, fire-safety systems, drainage controls, spill

containment, and other measurable standards of this section where reasonably necessary to verify compliance with an identified ordinance requirement. Any required verification shall be reasonably related to the facility, the applicable standard, and the evidence necessary to determine compliance.

(15) FINDINGS AND TOWN BOARD ACTION. The Plan Commission shall review the application and make a recommendation as provided in 17.1002 and 17.1003. The Town Board shall take final action on the required Site Plan Review and Conditional Use Permit. Approval, approval with conditions, or denial shall be based on written findings identifying the applicable ordinance standards and the facts in the record relating to those standards. Conditions may be imposed only to ensure compliance with identified standards of this Chapter or another applicable Town ordinance and shall be supported by substantial evidence in the record.

(16) HEARING PROCEDURES, ADMINISTRATION, AND APPEALS.

(a) The Zoning Administrator shall perform the administrative duties assigned by Section 1.116 of the Town Code and Article 10, including application review, completeness determination, coordination, recordkeeping, inspection, and compliance monitoring to the extent authorized by ordinance.

(b) Public hearings, quasi-judicial procedures, the administrative record, findings, and decision-making shall comply with Section 1.123 of the Town Code and Article 10. Where Article 10 establishes a more specific procedure, the more specific Article 10 provision shall control.

(c) An administrative decision or determination made by the Zoning Administrator under this section may be appealed to the Board of Appeals under 17.1007 where an appeal is authorized by law or ordinance.

(d) A final decision of the Town Board on a Conditional Use Permit or Site Plan Review is not an administrative appeal to the Board of Appeals. Review of a final Town Board decision shall be governed by 17.1003, 17.1002, and applicable Wisconsin law.

17.805 DATA CENTERS AND DIGITAL INFRASTRUCTURE FACILITIES.

(1) FINDINGS.

(a) The Town Board hereby finds and determines that large-scale Data Centers and Digital Infrastructure Facilities may create land use impacts substantially different from traditional commercial or industrial uses due to their potential for exceptionally high electrical demand, continuous mechanical operation, large-scale cooling systems, extensive infrastructure requirements, and industrial-scale site development characteristics.

(b) The Town Board further finds that such facilities may create measurable impacts related to noise, including low-frequency noise, vibration, heat generation, lighting,

traffic, utility infrastructure, groundwater use, stormwater runoff, emergency services, and visual screening.

(c) The Town has a substantial governmental interest in protecting public health, safety, welfare, rural character, agricultural lands, natural resources, and infrastructure capacity through objective land-use standards.

(d) The Town Board further finds that low-frequency and tonal sound produced by continuously operating cooling, electrical, and mechanical equipment can travel farther, pass through building walls more readily, and be more noticeable at night than other sound, and that such sound is not adequately characterized by A-weighted (dBA) measurements alone.

(2) PURPOSE. The purpose of this section is to protect public health, safety, and welfare; apply measurable standards to data centers and digital infrastructure facilities; address potential impacts related to noise, low-frequency noise, energy demand, water use, heat generation, lighting, stormwater, traffic, and visual screening; ensure that such facilities are properly sited, constructed, operated, and decommissioned; and preserve the Town's authority over land use consistent with applicable law.

(3) DEFINITIONS.

(a) DATA CENTER / DIGITAL INFRASTRUCTURE FACILITY. A facility primarily used for the processing, storage, transmission, or hosting of digital data through servers, computing equipment, or similar technology, and characterized by high electrical demand, mechanical cooling systems, and limited on-site personnel.

(b) TIER 1 (ACCESSORY SYSTEMS). Data processing systems clearly incidental and subordinate to a lawful principal use. A stand-alone Data Center or Digital Infrastructure Facility operated as a principal use is not a Tier 1 facility.

(c) TIER 2 (PRINCIPAL FACILITIES BELOW TIER 3). A Data Center or Digital Infrastructure Facility operated as a principal use that does not meet a Tier 3 criterion under paragraph (d). A principal facility is a Tier 2 facility regardless of its size unless it meets a Tier 3 criterion.

(d) TIER 3 (LARGE-SCALE FACILITIES). A Data Center or Digital Infrastructure Facility operated as a principal use that exceeds 50,000 square feet, exceeds 20 MW electrical demand, or involves campus-style development.

(e) CAMPUS-STYLE DEVELOPMENT. Two or more principal buildings or facilities on one or more lots that are planned, developed, or operated as a single project, including facilities treated as one facility under subsection (4)(c).

(4) APPLICABILITY AND CLASSIFICATION.

(a) Tier 1 facilities shall be permitted as accessory uses and regulated under 17.500.

(b) Tier 2 and Tier 3 facilities shall require a Conditional Use Permit under 17.1003 and Site Plan Review under 17.1002. The application and review process shall otherwise be governed by Article 10.

(c) Anti-Phasing / Unified Development. Multiple facilities developed in phases, on contiguous parcels, or under common operational control shall be treated as a single facility for purposes of classification and review.

(d) Classification. A Data Center or Digital Infrastructure Facility operated as a principal use shall be classified and reviewed only under this section. It shall not be classified as an office, research and development facility, business park, technology campus, warehousing, storage or distribution facility, utility facility, or other use listed in a zoning district.

(5) DISTRICTS.

(a) Authorized Zoning Districts. Data centers and digital infrastructure facilities classified as Tier 2 or Tier 3 under this section may be authorized as conditional uses in the C-1 Commercial, LI Light Industrial, and IND Industrial zoning districts, subject to the applicable requirements and approval standards of this section.

(b) Tier 2 and Tier 3 facilities are prohibited in residential and agricultural districts.

(6) OBJECTIVE REVIEW STANDARD. Review of a Data Center or Digital Infrastructure Facility shall be based on compliance with the measurable standards of this section, 17.1002, 17.1003, and other applicable provisions of this Chapter and Town Code, including standards for setbacks, screening, lighting, noise, low-frequency noise, vibration, heat, stormwater management, emergency access, utility infrastructure, backup power generation, hazardous materials, water use, wastewater discharge, traffic, road impacts, and decommissioning.

(7) APPLICATION MATERIALS. In addition to the application requirements of 17.1002 and 17.1003, the applicant shall submit the following to the Zoning Administrator, who shall administer application review and completeness determination consistent with Section 1.116 of the Town Code and Article 10:

(a) A site plan showing buildings, equipment yards, substations, generators, cooling equipment, access drives, parking, loading, fencing, screening, and stormwater facilities;

(b) A utility service plan identifying electrical service facilities, substations, easements, transmission connections, and backup power facilities;

(c) A comprehensive acoustic study prepared by a qualified acoustical professional. The study shall include:

1. representative existing daytime and nighttime ambient sound measurements, including low-frequency octave-band levels;

2. predictive acoustic modeling of all major mechanical, cooling, electrical, and backup-power equipment;

3. cumulative A-weighted (dBA) sound levels;

4. C-weighted (dBC) sound levels;

5. identification of any prominent tonal components, such as transformer or fan hum;

6. projected sound levels at each property line and at the nearest existing occupied dwelling or other sensitive receptor;

7. analysis at full reasonably anticipated build-out and maximum normal operating load; and

8. identification of mitigation measures necessary to demonstrate compliance with this section;

(d) A lighting plan demonstrating compliance with shielding, glare, fixture height, and spillover standards;

(e) A water supply and wastewater plan, if water is used for cooling or operations;

(f) A stormwater management and erosion-control plan where required by Chapter 21 or another applicable provision;

(g) An emergency access and fire-protection plan;

(h) A backup-generator plan identifying fuel type, fuel storage, spill containment, generator location, enclosure, testing schedule, and applicable permits; and

(i) A construction traffic and road-impact plan.

(8) SITING AND DESIGN STANDARDS.

(a) Minimum setback from any property line shall be one hundred (100) feet.

(b) Minimum setback from any residential structure on an adjacent parcel shall be three hundred (300) feet.

(c) The Town Board may require an increased setback only where written findings, supported by substantial evidence in the record, identify a documented impact related to noise, low-frequency noise, vibration, heat, lighting, stormwater, emergency access, public-road safety, or environmental protection that cannot reasonably be addressed through another applicable standard of this section.

(d) Screening, landscaping, fencing, berming, or architectural treatment shall be required where necessary to screen equipment yards, backup generators, utility yards, cooling

equipment, loading areas, outdoor storage, or similar facility components from public roads or adjacent residential uses.

(e) Lighting shall be fully shielded and directed downward and shall comply with applicable lighting standards of this Chapter.

(9) PERFORMANCE AND ACOUSTIC STANDARDS.

(a) Noise shall not exceed fifty (50) dBA at the property line except during emergencies or temporary activities authorized by the Town. The project-specific limits established under paragraph (b) apply in addition to this limit, and the more restrictive limit controls.

(b) PROJECT-SPECIFIC SOUND AND VIBRATION LIMITS. Each approval of a Tier 2 or Tier 3 facility shall establish measurable limits for the facility, including:

1. A-weighted (dBA) and C-weighted (dBC) sound limits applicable at each property line and at each existing occupied dwelling or other sensitive receptor identified in the acoustic study;

2. separate daytime and nighttime sound limits, with nighttime being 10:00 p.m. to 7:00 a.m.;

3. an adjustment to the applicable sound limits where the acoustic study or the independent review identifies a prominent tonal component; and

4. a measurable vibration limit and the method by which vibration shall be measured.

(c) BASIS FOR LIMITS. The limits established under paragraph (b) shall be recommended by an independent qualified acoustical professional retained by the Town at the applicant's expense under 17.1009. The recommendation shall be based on the applicant's acoustic study, the independent review under paragraph (d), the existing ambient sound conditions measured under subsection (7)(c)1., recognized acoustical standards and practice, and the character of the surrounding area. The Town Board shall establish the limits in the approval with written findings supported by substantial evidence in the record.

(d) INDEPENDENT ACOUSTICAL REVIEW. The acoustic study required under subsection (7)(c) and the post-construction acoustic compliance study required under subsection (15) shall be reviewed by the Town's independent acoustical professional, who shall evaluate the methods, assumptions, equipment data, operating scenarios, and results and shall report the findings to the Town.

(e) The acoustic study shall evaluate normal maximum operating load and cumulative sound from cooling systems, chillers, fans, transformers, pumps, power-distribution equipment, and other regularly operating mechanical or electrical equipment. Routine generator testing shall be included when relevant to the applicable noise standard.

(f) Vibration beyond the property boundary shall not exceed the measurable vibration limit established under paragraph (b)4.

(g) Heat-generating equipment shall be located, enclosed, screened, or operated so that measurable heat discharge does not create a documented impact on adjacent properties.

(h) Ongoing compliance monitoring may be required where necessary to verify compliance with an identified noise, low-frequency noise, vibration, lighting, stormwater, water-use, generator-testing, or other measurable standard of this section.

(i) CONTINUOUS MONITORING AND COMPLAINT RESPONSE. A Tier 3 facility shall install and maintain continuous sound monitoring at locations recommended by the Town's independent acoustical professional and approved by the Town, shall retain the monitoring data, and shall make the data available to the Town on request. Each Tier 2 and Tier 3 facility shall maintain a written complaint-response procedure, approved as part of the Conditional Use Permit, that identifies a contact person, requires investigation of each complaint, and requires a written response to the complainant and the Zoning Administrator. A verified complaint may require verification testing under subsection (15)(d).

(j) FUTURE NUMERIC STANDARDS. The Town intends to adopt fixed numeric low-frequency, tonal, and nighttime sound standards by amendment of this Chapter as recognized standards are developed. Until such an amendment takes effect, the project-specific limits established under paragraph (b) apply.

(10) INFRASTRUCTURE, WATER, WETLAND, AND STORMWATER COMPLIANCE.

(a) Applicants shall provide sufficient information to evaluate compliance with applicable standards for electrical infrastructure, substations, roads, emergency services, stormwater systems, water supply, wastewater discharge, and related facilities.

(b) Applicants shall disclose estimated electrical demand and utility infrastructure requirements.

(c) Cooling technologies and operational characteristics shall be identified.

(d) Facilities shall comply with applicable groundwater, well, wetland, stream, drainageway, stormwater, and environmental protection standards.

(e) Where development or land disturbance is subject to Chapter 20 or Chapter 21, all permits, plans, approvals, determinations, performance standards, financial guarantees, and other requirements applicable under those Chapters remain independently required. Development within an area regulated by Chapter 20 shall comply with 20.03 through 20.08. Land development or land-disturbing activity subject to Chapter 21 shall comply with 21.02 and, as applicable, 21.05, 21.07, 21.08, and 21.09. Approval of a Conditional Use Permit or Site Plan Review under this Chapter does not constitute approval under Chapter 20 or Chapter 21.

(f) Hydrogeologic studies, groundwater-impact analysis, stormwater review, environmental review, or independent technical review may be required only where necessary to determine compliance with an identified standard of this Chapter, Chapter 20, Chapter 21, or another applicable ordinance or permit requirement.

(g) Applicants may be required to reimburse the Town for reasonable professional review costs pursuant to 17.1009.

(11) BACKUP POWER SYSTEMS.

(a) Generators shall comply with all applicable regulations.

(b) Routine generator testing shall occur during daytime hours established by the approval where necessary to comply with applicable noise standards or to avoid a documented impact to an adjacent residential use, except where testing outside those hours is required by applicable law, manufacturer requirements, utility emergency procedures, or an actual emergency.

(c) Fuel storage areas shall be screened, secured, and equipped with spill containment where required by applicable regulations or permit conditions.

(12) UTILITY COORDINATION.

(a) Applicants shall demonstrate coordination with applicable utilities and infrastructure providers.

(b) Applicants shall address anticipated road and construction impacts.

(c) Development agreements and related conditions may be required only to implement identified standards relating to roads, utilities, stormwater facilities, emergency access, financial assurance, or infrastructure improvements required by this Chapter.

(13) ROAD USE AND DAMAGE MITIGATION.

(a) Haul-route plans may be required where construction or decommissioning traffic will use Town roads for heavy equipment, transformers, generators, aggregate materials, or similar loads.

(b) Road-condition documentation may be required before construction begins.

(c) Repair agreements or financial assurance may be required to address documented road damage attributable to construction, operation, or decommissioning traffic.

(14) DECOMMISSIONING.

(a) A decommissioning plan shall be required.

(b) A Tier 2 or Tier 3 facility that ceases operation for a continuous period of twelve (12) months shall be deemed abandoned unless the owner demonstrates, through specific

facts and a reasonable schedule, that the cessation is temporary and operation will resume within a reasonable time. An abandoned facility shall be removed and the site restored in accordance with the approved decommissioning plan within twelve (12) months after written notice from the Town, unless the Town Board grants an extension for good cause shown. A building may remain if the Town approves its reuse for a use authorized in the zoning district.

(c) Financial assurance may be required at one hundred twenty-five percent (125%) of estimated removal and site-restoration costs based on a third-party cost estimate, subject to 17.1009 and any limitation imposed by controlling law. If financial assurance is required, it shall be reviewed and updated at least once every five (5) years or upon material expansion of the facility.

(15) POST-CONSTRUCTION ACOUSTIC VERIFICATION.

(a) Within sixty (60) days after commencement of normal operations, and after the facility is capable of operating under representative high-load conditions, the owner shall submit a post-construction acoustic compliance study prepared by a qualified acoustical professional.

(b) The study shall measure and evaluate facility sound at representative property-line locations and at the nearest existing occupied dwelling or other sensitive receptor, shall evaluate dBA and dBC sound and any tonal component, and shall compare measured conditions with the limits established under subsection (9)(b) and the mitigation measures approved for the facility.

(c) If the post-construction study identifies noncompliance, the owner shall promptly implement interim operational or physical mitigation sufficient to achieve compliance and shall submit a permanent corrective-action plan within thirty (30) days unless the Zoning Administrator approves a different period based on the nature and severity of the exceedance and the work reasonably necessary to correct it.

(d) The Town may require additional verification testing after a material expansion, material change in cooling or power equipment, or documented complaint supported by facts indicating a potential exceedance of an applicable acoustic standard.

(16) CONDITIONS. Conditions of approval may regulate the location, enclosure, screening, hours of testing, fuel storage, spill containment, noise control, low-frequency noise control, lighting control, emergency access, traffic routing, stormwater controls, water-use documentation, wastewater discharge, utility infrastructure, road repair, decommissioning, financial assurance, and compliance verification associated with a Data Center or Digital Infrastructure Facility only to the extent necessary to comply with identified ordinance standards.

(17) FINDINGS AND TOWN BOARD ACTION. The Plan Commission shall review the application and make a recommendation as provided in 17.1002 and 17.1003. The Town Board shall take final action on the required Site Plan Review and Conditional Use Permit. A Data Center or Digital Infrastructure Facility may be approved only if the

record demonstrates compliance with each applicable standard of this section and the applicable Site Plan Review and Conditional Use Permit standards. The Town Board may deny an application only upon written findings identifying the specific standard not satisfied and the facts in the record supporting that determination.

(18) HEARING PROCEDURES, ADMINISTRATION, AND APPEALS.

(a) The Zoning Administrator shall perform the administrative duties assigned by Section 1.116 of the Town Code and Article 10, including application review, completeness determination, coordination, recordkeeping, inspection, and compliance monitoring to the extent authorized by ordinance.

(b) Public hearings, quasi-judicial procedures, the administrative record, findings, and decision-making shall comply with Section 1.123 of the Town Code and Article 10. Where Article 10 establishes a more specific procedure, the more specific Article 10 provision shall control.

(c) An administrative decision or determination made by the Zoning Administrator under this section may be appealed to the Board of Appeals under 17.1007 where an appeal is authorized by law or ordinance.

(d) A final decision of the Town Board on a Conditional Use Permit or Site Plan Review is not an administrative appeal to the Board of Appeals. Review of a final Town Board decision shall be governed by 17.1003, 17.1002, and applicable Wisconsin law.

17.806 WIND ENERGY SYSTEMS.

(1) PURPOSE. The purpose of this section is to regulate Wind Energy Systems in a manner that protects public health, safety, welfare, rural character, agricultural land, natural resources, and neighboring properties.

(2) DEFINITIONS.

(a) SMALL WIND ENERGY SYSTEM. A Wind Energy System designed primarily to serve the electrical needs of the principal use on the same lot and not operated as a principal utility or commercial energy generation use.

(b) UTILITY-SCALE WIND ENERGY SYSTEM. A Wind Energy System operated as a principal use and designed primarily for off-site use, commercial sale, wholesale distribution, or utility-scale energy generation.

(c) WIND ENERGY SYSTEM. A wind turbine, tower, blade, generator, foundation, transformer, access drive, electrical equipment, guy wire, meteorological tower, or associated facility used to convert wind energy into electrical energy.

(d) WIND TOWER HEIGHT. The distance from the average grade at the tower base to the highest point of the turbine blade at its maximum vertical extension.

(3) APPLICABILITY AND CLASSIFICATION.

(a) Small Wind Energy Systems shall be regulated as accessory uses and shall comply with applicable building, electrical, tower, and zoning requirements.

(b) Utility-Scale Wind Energy Systems shall require a Conditional Use Permit pursuant to Section 17.1003.

(c) Multiple wind energy facilities developed in phases, on contiguous parcels, or under common ownership, management, or operational control shall be treated as one unified facility for purposes of classification and review.

(4) DISTRICTS AND STATE-LAW LIMITATION. Utility-Scale Wind Energy Systems may be located in those zoning districts in which this Chapter expressly authorizes the use, subject to Wis. Stat. §66.0401 and Wis. Admin. Code ch. PSC 128. In A-1, the system must also qualify under 17.402 and Wis. Stat. ch. 91. No district or other provision of this Chapter shall be applied to a Wind Energy System in a manner more restrictive than permitted by controlling Wisconsin law.

(5) APPLICATION AND COMPLETENESS REVIEW. The applicant shall submit the information required by Wis. Admin. Code ch. PSC 128 and the current filing requirements established by the Public Service Commission. The Town may determine whether the application is complete and may require additional information only to the extent authorized by PSC 128.

(6) LOCAL REVIEW AUTHORITY. The Town shall determine whether the proposed Wind Energy System complies with Wis. Stat. §66.0401, Wis. Admin. Code ch. PSC 128, the district authorization established by this Chapter, and other generally applicable requirements that may lawfully be applied to the project.

(a) The Town may make factual findings concerning setbacks, noise, shadow flicker, construction, access, road use, electrical and aviation safety, decommissioning, complaint procedures, and other matters governed by PSC 128.

(b) The Town may impose conditions expressly authorized by PSC 128 when the condition is supported by the record and is necessary to achieve compliance with an applicable PSC 128 standard.

(c) The Town may deny an application that does not comply with an applicable requirement of PSC 128 or another lawfully applicable standard and shall identify the unsatisfied requirement and supporting facts in writing.

(7) LIMITATION ON LOCAL RESTRICTIONS. The Town shall not impose a setback, noise limit, shadow-flicker limit, operational curtailment requirement, decommissioning requirement, financial-assurance requirement, or other wind-siting restriction that is more restrictive than permitted by Wis. Admin. Code ch. PSC 128.

(8) ROAD AND INFRASTRUCTURE CONDITIONS. Construction traffic, haul routes, road-condition documentation, road-use agreements, restoration obligations, and similar infrastructure requirements may be imposed only to the extent authorized by PSC 128 and other applicable Wisconsin law.

(9) DECOMMISSIONING. A Utility-Scale Wind Energy System shall be decommissioned, and financial assurance provided, as required by Wis. Admin. Code ch. PSC 128.

17.609 UTILITY FACILITY STANDARDS.

(1) APPLICABILITY. This section applies to utility substations, switching facilities, pumping stations, treatment facilities, and similar principal utility facilities in every zoning district in which such facilities are authorized.

(2) SEPARATION. A principal utility structure or equipment area shall be located at least fifty feet from:

(a) A lot line within a residential zoning district; and

(b) A lot containing a dwelling.

(3) SECURITY. Utility structures and equipment shall be enclosed by a protective fence at least eight (8) feet high, unless housed within a locked building, and shall otherwise be secured in accordance with applicable utility, electrical, building, and safety standards.

(4) SITE STANDARDS. A principal utility facility shall comply with all applicable screening, landscaping, lighting, noise, access, parking, drainage, stormwater-management, erosion-control, groundwater-protection, and environmental standards of this Chapter.

(5) REVIEW AND CONDITIONS. Where a Conditional Use Permit or Site Plan Review is required, the approving authority may impose conditions reasonably necessary to ensure compliance with this section and other applicable provisions of this Chapter.

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

From 11/09/2026 through 11/16/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/09/2026	1419	EFTPS	-split-	39-6006086	252.22			35,309.95
11/09/2026	29481	Rodewald, Donald T	-split-		882.68			34,427.27
11/09/2026	29484	Don Rodewald	Zoning Administrator ...		356.00			34,071.27
11/09/2026	29485	Royal Credit Union	Impact Fees		6,000.00			28,071.27
11/11/2026	29473	Unitarian Universalis...	General Government:T...		1,000.00			27,071.27
11/11/2026	29474	Steel Towne	General Government:T...		927.36			26,143.91
11/11/2026	29475	Loffler	-split-		362.92			25,780.99
11/11/2026	29476	Water Care Services	General Government:T...		30.00			25,750.99