



**COMMON COUNCIL AGENDA
February 10, 2026**

The public may view/listen to the meeting by:

- In person: River Falls City Hall 222 Lewis Street
- Calling Toll Free 1-844-992-4726, access code: 2634 284 2088
- Visiting the web link: <https://tinyurl.com/RFPC020326>
- Viewing the City's YouTube Channel: <https://www.youtube.com/user/cityofriverfalls>

Call Meeting to Order – 6:30 p.m.

Pledge of Allegiance

Roll Call

Approval of Minutes – January 26, 2025, Council Meeting

Approval of Bills: \$

***** NOTE: OFFICIAL ACTION MAY BE TAKEN ON ANY AGENDA ITEM *****

PUBLIC COMMENT, PETITIONS, REQUESTS AND COMMUNICATIONS

1. Public Comment

If you are unable to attend the meeting in person but would like to submit a public comment, please e-mail to the City Clerk's office (awhite@rfcity.org).

PUBLIC HEARING

2. First Reading: Ordinance 2026-01 An Ordinance Amending Title 17 Zoning, Chapters 17.04 and 17.08 (accessory Dwelling Units)
3. First Reading: Ordinance 2026-02 An Ordinance Amending Title 17 Zoning, Chapters 17.04, 17.08, 17.20, 17.24, 17.28, 17.64 and 17.73 (Multifamily Spatial Standards, Amenity and Open Space)
4. First Reading: Ordinance 2026-03 An Ordinance Amending Title 17 Zoning, Chapters 17.04, 17.08, 17.20, 17.24, 17.28 and 17.104 (Code Clarification)
5. First Reading: Ordinance 2026-04 An Ordinance Amending Title 17 Zoning, Chapters 17.08.020 (Driveway Width)
6. First Reading: Ordinance 2026-05 An Ordinance Amending Title 17 Zoning, Chapters 17.20, 17.24, 17.28, 17.44, 17.48 and 17.80 (Single Family, Multi-Family and Industrial Parking Standards)
7. First Reading: Ordinance 2026-06 An Ordinance Amending Title 17 Zoning, Chapters 17.04 and 17.08 (Shade Structures)

CONSENT AGENDA

8. Resolution Approving Award for 2026-2028 Electric Distribution and Transmission Line Clearance Tree Service Contract

REPORTS

9. Comptroller Report
10. Administrator's Report
11. EMS 4th Quarter Report and 2025 Annual Report
12. Mayor's Good News Report

CLOSED SESSION

13. Recess into Closed Session per Wisconsin State Statutes §19.85(1)(e) for the following purposes: "conducting other specified public business, whenever competitive or bargaining reasons require a closed session, to wit: discussion and consideration regarding the sale and development of City property in the Mann Valley Corporate Park"

RECONVENE INTO OPEN SESSION

14. Act on Closed Session Item if necessary

ADJOURNMENT

NOTE: Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials to be in an accessible location or format, may contact City Clerk Amy White at (715) 426-3408 or in person at 222 Lewis Street, for accommodations. Requests for accommodation should be made at least three (3) business days in advance of the meeting. Every effort will be made to arrange accommodation.

Posted at City Hall on 1/30/26; Published 2/4/26; Website 2/5/26



**CITY OF RIVER FALLS, WISCONSIN
COMMON COUNCIL PROCEEDINGS**

January 27, 2026

Mayor Toland called the meeting to order at 6:30 p.m.

City Council Members Present: Todd Bjerstedt, Jeff Bjork, Nick Carow, Sean Downing, Scott Morrissette, Diane Odeen, Michael Page

Staff Present: City Administrator Scot Simpson; Deputy City Clerk Jackie Hanson; City Attorney Chris Gierhart; Deputy Chief of Police Matt Kennett; Chief of Staff Jennifer Smith; Assistant to the City Administrator Jason Rohloff; Community Development Director Amy Peterson; City Engineer Todd Nickleski; Public Works Manager Erica Ellefson; IT Specialist Jonathan Thoen; Fire Chief Justin Wison; Several River Falls Fire Department Volunteers

The pledge of allegiance was said.

Mayor Toland paid tribute to River Falls Fire Department member Cody Peterson who passed away unexpectedly and took a moment of silence in his memory.

APPROVAL OF MINUTES:

January 13, 2026 meeting minutes

MSC Downing/Bjerstedt to approve the minutes. Unanimous.

APPROVAL OF BILLS:

MSC Page/Bjerstedt moved to approve the bills. Unanimous.

Mayor Toland moved the Proclamation Congratulating the University of River Falls Football team on winning to 2026 NCAA Division III Nation Championship (item number 14 on the agenda) to the beginning of the meeting. Mayor Toland read the proclamation and took a photo with the players in attendance.

PUBLIC COMMENT, PETITIONS, REQUESTS AND COMMUNICATIONS:

Patricia La Rue – La Rue spoke about the US Postal Service changing the way mail is post marked and it's impact on mailing time sensitive mail.

Dana Linscott – Linscott spoke about procedures for public comment and advised council will not interact with the speaker

Tom Garfin – Garfin spoke about Indivisible River Falls and their members concerns about ICE activity in River Falls

Robert Combs - Combs spoke about concerns regarding medical services in River Falls

Stephanie Potton – Potton spoke about ICE activities

Austin Mahanke – Mahanke introduced himself as a candidate for Alderperson at Large

Jen Gergen – Gergen spoke about ICE activities

William Hansen – Hansen spoke about the Lake George and its preservation

Pat Hammerback – Hammerback spoke about ICE activities

Linda Vivoda-Sadee - Vivoda-Sadee spoke about the impact of ICE activities on people's mental health

Risa Matz – Matz spoke about the ICE activities

Rosa Magnus- Chief Executive Office of River Falls Chamber of Commerce and Tourism Bureau thanked the council for their continued support of their events and for their consideration of the request in front of council tonight.

Council Member Morrissette asked Magnus about the number of volunteers need to run their event and stated there may be some people in the audience who are willing to help. Magnus provided the dates of the events and encouraged anyone interested in helping to reach out.

CONSENT AGENDA:

Acknowledgement of the following minutes: BID Board – 10/14/25; Plan Commission – 10/7/25, 12/2/25; Parks and Recreation Advisory Board – 11/19/25; Police and Fire Commission – 10/27/25; Historic Preservation Commission – 11/12/25

Resolution No. 7042 - Approving City Administrator Annual Performance Review Process

Resolution No. 7043 Approving the Purchase of a John Deere 1585 and Accessories for Midwest Machinery Co.

MSC Odeen/Downing to approve the Consent Agenda. Unanimous.

ORDINANCES AND RESOLUTIONS

Resolution No. 7044 Approving River Falls Chamber of Commerce and Tourism Bureau Request for Open Container Exemption for Special Events

MS Morrissette/Bjerstedt to approve the resolution. Unanimous

Resolution No. 7045 Approving River Falls Chamber of Commerce and Tourism Bureau Request for Noise Control Exemption Special Events

MSC Page/Bjerstedt to approve the resolution. Unanimous.

Resolution No. 7046 Approving River Falls Chamber of Commerce and Tourism Bureau Request for Street Closure for Special

MSC Morrissette/Bjerstedt to approve the resolution. Unanimous.

Resolution No. 7047 Approving River Falls Chamber of Commerce and Tourism Bureau Request for City Assistance for Special Events

MSC Downing/Morrissette to approve the resolution. Unanimous.

Resolution No. 7048 Directing Staff on Outstanding Fire Call Balances

MS Begrudgingly Morrissette/Reluctantly Bjerstedt

Councilmember Bjork asked if Councilmember Morrisette wanted to put a time limit such as if it's still outstanding as of March 1st it's done. Councilmember Morrisette stated staff have already made pretty good efforts to the best they can he just hates to call it quits but they have too. Administrator Simpson asked for clarification regarding the immediate right off. Morrisette confirmed the motion was for immediate write-off.

The resolution carried unanimously.

Resolution No. 7049 Approving One-Time Impartial Hearing Officer (IHO) for Personnel Matters

MSC Downing/Bjerstedt approve the resolution. Unanimous

REPORTS

Administrator's Report

Administrator Simpson advised there are no 287 agreements in River Falls or holding cells so there cannot be a 287 agreement on that portion which is called jail. There are no task force, tribal task force or warrant service officers under 287G. All policies of the police department are on the website. Policy 413 regards immigration violations of most note would be an officer should not detain an individual for any length of time for a civil violation of federal immigration laws or relates to the warrant. Officers may detain an already lawfully detained person who committed a criminal violation or who has a federal warrant, not a civil warrant but a federal warrant. Any members of the public that are experiencing concerns about their safety are encourage to dial 911 and officers will respond.

ANNOUNCEMENTS

Mayor's Appointments

Mayor Toland appointed Steven Severson to Plan Commission through May 2027

Mayor Toland re-appointed Gary Donath to Police and Fire Commission through April 2031

Mayor Toland re-appointed Casie Radford to Historic Preservation Commission through January 2029

MSC Morrisette/ Bjerstedt to approve the Mayor's appointments. Unanimous.

CLOSED SESSION

At 7:25 p.m., MS Odeen/Morrisette move to Recess into Closed Session per Wisconsin State Statutes §19.85(1)(e) for the following purposes: "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, to wit: discussion and consideration regarding the sale and development of City property in the Sterling Ponds Corporate Park". Mayor asked for a roll call vote which passed 7-0. Councilmember Morrisette recused himself from the closed session due to a conflict on interest.

RECONVENE INTO OPEN SESSION

At 7:25pm, MSC Odeen/Bjerstedt to move back into Open Session. Unanimous.

MSC Bjerstedt/Carrow move to adjourn at 7:26 p.m. Unanimous.

Respectfully submitted,

Jackie Hanson, Deputy City Clerk



MEMORANDUM

TO: Mayor Toland and City Council

FROM: Harley Mehlhorn, Senior Planner

DATE: February 10, 2026

RE: **PROPOSED ORDINANCE AMENDMENTS TO TITLE 17 – ZONING, CHAPTERS 17.04, 17.08, 17.20, 17.24, 17.28, 17.44, 17.48, 17.64, 17.73, AND 17.80; THE PURPOSE OF WHICH IS TO IMPLEMENT THE COMPREHENSIVE PLAN HOUSING AND LAND USE CHAPTERS INCLUDING CHANGES TO RESIDENTIAL DEVELOPMENT PERFORMANCE STANDARDS; PARKING REQUIREMENTS; ALLOWING FOR ACCESSORY DWELLING UNITS; CLARIFYING DEFINITIONS; AND ADDING AN EXPIRATION OF SITE PLAN APPROVAL.**

RECOMMENDED ACTION

Hold a public hearing and first reading for ordinances amending Title 17.

BACKGROUND

This memorandum outlines proposed ordinance amendments designed to bring the zoning code into conformance with the intent of the Comprehensive Plan. The 2023 Comprehensive Plan set forth policy guidance for future development in River Falls, placing an emphasis on addressing housing demand, which is a concern at local, regional, and national scales. While the Comprehensive Plan provided numerical benchmarks for density, it also stressed efficient use of infrastructure, a diversity of housing types (including accessory dwelling units and “missing middle” housing), and affordability as core goals for future residential development.

After gathering more data on existing housing and new development proposals, staff is recommending changes to lot area, setbacks, and density for residential neighborhoods to better align with the Comprehensive Plan and reflect the development patterns found in River Falls' housing stock, particularly where missing middle housing has already taken root, and with current and future development trends. An exhibit is attached to this memorandum that illustrates existing density within the City to illustrate where missing middle housing has already been historically implemented (missing middle housing typically refers to residential buildings with three- to four dwelling units).

In addition to the need to update density and development standards, the current Zoning Code hasn't had many significant changes since the 1970's. This has resulted in a code that, while functional, has proven difficult to administer and has not kept pace with current and emerging issues. These proposed phase-one code amendments, while not a major structural overhaul,

seek to clarify the existing code in ways that make it easier to administer and interpret, especially in light of the other changes to residential development standards.

The proposed updates for this phase 1 include:

- The creation of a new section permitting accessory dwelling units (ADUs)
- Revisions to density and spatial standards (lot size; setbacks) within R1, R2, R3, and MHP districts
- New open space and amenity requirements for multifamily development
- Clarification of contradictory provisions and definitions
- Residential driveway width changes to better address properties with three-car garages
- Update of residential parking requirements
- Applying the parking standards from the Corporate Park zoning district to other Industrial zoning districts (I-1 and I-2)
- Addressing and defining shade structures on residential properties

The items above were chosen under three criteria, those being: direct applicability to a goal of the Comprehensive Plan; alignment with contemporary market conditions; and relative ease of implementation. For this first phase of ordinance amendments, the goal is to address the majority of common friction points with development and allow for more residential development that meets the goals, character, and vision of the community as defined in the Comprehensive Plan. The majority of the updates proposed in this phase can be traced to direct Comprehensive Plan guidance, whether verbatim or derived from intent statements.

Future phases of ordinance amendments may follow which will seek to further align the code and the policy vision of the Comprehensive Plan. Future phases may include:

- Propose changes to the permitted uses in each district
- The centralization of allowable uses into a table
- Changes to the home occupation ordinance
- Addressing the definition of a family
- Changes to the commercial and multi-family design standards
- The inclusion of a landscape ordinance
- A transition to a form-based code

Future phases may also include updates to the Comprehensive Plan density ranges to align with the code amendments, amending the Future Land Use Plan to create consistent categories inside and outside City limits, and updates to the Official Map.

ANALYSIS

Though staff has taken care to ensure that the recommended changes below are reflective of policy direction, there is room for both qualitative and quantitative policy adjustment by City Council. The density and dimensional standards in particular are the most directly adjustable through this process, though that does not preclude the qualitative language from also being adjusted. The proposed updates aim to support the City's policy direction by increasing housing flexibility while balancing neighborhood character, infrastructure efficiency, and livability. Several of these ordinances were drafted to recognize the flexibility that has previously been granted via Planned Unit Development (PUD) and codifies the policy direction set via those PUD approvals. The following is a description of each of the proposed ordinance changes.

Accessory Dwelling Units (ADUs)

The Comprehensive Plan recommends allowing ADUs as a part of a potential housing supply solution both in the core document and as part of the technical memorandum. During the Focus River Falls community engagement process, there was significant community interest in Accessory Dwelling Units. Under this proposal, ADUs will be permitted on any lot containing a single-family dwelling. These ADUs would be subject to size, height, and parking requirements designed to ensure compatibility with principal structures while allowing for more housing units in a neighborhood. Parking requirements are structured to utilize available public on-street parking where appropriate, minimizing unnecessary paving and curb cuts.

Residential Development Standards

All development standards for our main residential districts (R1, R2, R3) are being centralized into a single table for ease of readability and maintainability. Adjustments to lot size and setbacks are proposed to accommodate new housing as well as infill lot development on existing residential lots in the City while still meeting health, safety, and community character goals. These changes are summarized in the attached “change matrix”.

The current code, especially for the lowest and highest ends of the density spectrum, those being single-family subdivisions and large multi-family developments, has proven difficult for the market to accommodate and difficult to align with the goals of the Comprehensive Plan. Current minimum lot size and width standards in districts create barriers to more flexible and affordable housing development. The Comprehensive Plan, in its core document and in the technical housing memorandum, recognizes missing middle housing (3-4 unit buildings) as a resilient housing typology that could be (and has been) integrated into existing residential areas. Further, the proposed changes are intended to reduce the number of PUD requests by accommodating development that is in-line with both Comprehensive Plan guidance and market dynamics, especially proposed development in R1, R2, and R3 zoning districts.

A more detailed summary of the proposed changes can be found in the “Change Matrix” attached and further below in the itemized per-ordinance change lists, however the practical impact of the proposed changes can be summarized as follows:

- Current “ceiling” for density is set at ~5.8 dwelling units per acre (du/ac) for new single-family subdivisions. Proposed changes would allow for up to ~8 du/ac for new subdivisions. This is in alignment with the minimum lot sizes being proposed by many builders regionally and has been granted via PUD.
- Allow for “Missing Middle” (multiplex) housing in all residential-zoned neighborhoods, including amongst existing R1 zoning districts provided development standards can be met. This variety of housing can already be found in many mature areas of River Falls such as the neighborhood north of City Hall or the blocks north of the University on the east side of Main Street.
- Allow for more compact, high quality, developments via use of “quality” vs “quantity” residential amenities by allowing for constructed amenities to count towards open space. This is in line with the goals of efficiently using land and infrastructure for development, providing amenities where there are more residents, and allowing for impact fees and other exactions to be applied more effectively to planned shared amenity infrastructure in existing public parks and open space.

In proposing these ordinance amendments, staff researched the developments constructed and proposed in River Falls over the past ten years, studied the qualitative and quantitative measures proposed in the Comprehensive Plan, and assessed existing housing stock and density patterns in the City to decide upon the specific numbers proposed herein. Although based on this data collection and analysis, the parking, density, or setback thresholds are recommendations and may be adjusted through this process. The proposals are tuned to what staff has determined is in accordance with market trends, Comprehensive Plan guidance, and integrability with existing stock, but such recommendations could be adjusted to meet community vision and goals with feedback from the City Council.

The following specific amendments are proposed:

Density Changes in R1 District

The R1 district represents the practical “floor”, or lowest degree of density, within most subdivisions. The changes below, as described above, seek to align the code with the guidance of the Comprehensive Plan and allow the code to accommodate the type of housing product proposed by many developers in recent years and the same that River Falls residents elected as their preferred housing typology – small-lot walkable neighborhoods:

- Reducing minimum lot size from 7,500 square feet to 5,500 square feet
- Removal of the minimum lot width requirement (this would apply in all residential districts)
- Permitting duplexes on lots of at least 7,500 square feet
- Permitting triplexes on lots of at least 10,000 square feet

Density Changes in R2 and MHP Districts

Updates in the R2 district will align single-family standards with those proposed for R1, while allowing for an increase in multifamily density, changes were also made to the Mobilehome Park District as it is also guided MDR:

- Multifamily development will be permitted up to 18 dwelling units per acre, an increase from the current cap of 12 units per acre
- Single-family lot minimum lot size reduction from 7,500 square feet to 4,500 square feet.
- MHP density cap removed
- MHP minimum lot size reduced from 4,800 square feet to 4,500 square feet

Density Changes in R3 District

R3 districts will see greater flexibility in density, with no numerical maximum so long as all performance standards are satisfied. This approach emphasizes form, function, and impact over rigid density caps.

Open Space and Amenity Standards for Multifamily Housing

The current open-space requirement for multi-family housing is a one/one ratio between livable residential square footage and usable open space. This requirement has been requested to be adjusted by more PUD submittals than any other requirement to date. This requirement appears contrary to primary goals of the Comprehensive Plan, specifically the efficient use of infrastructure and land to accommodate housing needs. To achieve these goals, a graded, flexible standard is proposed for multifamily developments, where amenity provision scales with project size. The goal of the proposed change is flexibility, adaptability, encouragement of good community-serving development, and a balance between density, amenity, and open space in the City.

There are, broadly, four scenarios in which the flexible open space system can meet the goals of the Comprehensive Plan:

1. Developers may choose from a menu of amenities that support livability, such as play lots, community gardens, and walking paths; this allows for flexibility where lots are shaped or sized such that it may be simple to accommodate amenities like a gym or a pool but a large open space may unduly encumber the site and limit development feasibility.
2. Where there are nearby public parks and natural resources, taking that into consideration may reduce or eliminate amenity requirements, particularly if developments are or can be safely connected to those amenities via sidewalks and trails. This scenario also includes sites where there are existing natural resources that can be utilized to provide open space amenities for residents.
3. Where a mix of these two cases may be found, such as in certain lots that are redeveloped within the City.
4. Where affordable units are provided as dictated by quantitative metrics for a portion or all of a development, open space or amenity reductions may be an appropriate incentive.

Parking Standards for Residential Development

The current requirement of two spaces per unit in multifamily projects has also been the subject of many PUD requests for flexibility. In accordance with the Comprehensive Plan goal of efficient use of land and infrastructure, as well as the City's commitment to protect water quality by limiting impervious surfaces, the proposed update introduces a new standard:

- 1 space per studio unit
- 1.5 spaces per one-bedroom unit
- 2 spaces per two-bedroom unit
- 1 additional space for each bedroom beyond two
- In addition to the required parking per unit, 5% of the total required parking shall be provided and designated for guests if no proximate public on-street parking is available

This approach aligns parking supply with actual demand, reduces unnecessary impervious surface, and lowers project costs. Research included benchmarking nearby cities in Wisconsin and Minnesota, such as Cottage Grove, White Bear Lake, and Stevens Point, where staff reported no issues with similar parking standards. Historical Planned Unit Development (PUD) data also indicates that, under this proposed split, many developments would not have required parking flexibility from the current 2 spaces per-unit requirement. Examples of recent projects that received flexibility with regard to parking include Lake George Lofts and the Upland.

The specific ratios were informed by guidance from the Institute of Transportation Engineers (ITE), which found a peak weekday utilization of ~1.31 spaces/unit, the Urban Land Institute (ULI), and other recent studies. One study of 28,000 units in the Northeast found actual utilization ranged from 1.08 to 1.6 spaces per unit, lower than the current two-per-unit requirement, with excess parking contributing to higher development costs which are typically passed on to residents.

The proposed parking standards averages approximately 1.6–2 spaces per unit for typical River Falls developments while providing flexibility. It allows developments with lower parking demand, such as college-oriented or senior housing, to efficiently use land, reduce infrastructure costs, and incorporate amenities. At the same time, projects with a higher proportion of multi-bedroom units will continue to provide more parking to meet expected parking demand adequately.

Staff also consulted with developers active in River Falls to understand regional parking patterns. While some urban developments rely on transit to reduce parking demand, comparisons with suburban peer cities, including Oakdale, Cottage Grove, and White Bear Lake, confirm that the

proposed changes are consistent with regional norms and practices used in communities nationwide.

Staff is also recommending a change to parking requirements for industrial uses to apply the parking standards in the Corporate Park zoning district to all industrial districts (I-1 and I-2). These standards eliminate parking minimums, but require additional performance standards to ensure efficient and sufficient parking based on use and site characteristics.

Code Clarification and Shade Structures

The proposed updates also address contradictory provisions, refine definitions, and ensure clarity throughout the residential code sections, supporting more predictable outcomes for applicants and staff alike. These include:

- Clarifying definitions regarding Accessory Uses and Structures
- Adding and clarifying standards regarding shade structures, which were formally known as gazebos, but include gazebos, ramadas, pergolas, and other similar structures
- Adding sign definitions that are unclear or absent
- Adding a time limit for the expiration of site plan approvals

For the accessory use and structure, no policy changes are proposed, simply a clean-up of the current definition (or rather lack thereof) and allowing for more consistent application of code.

The shade structure changes are a direct response to what the code enforcement team has seen on existing residential properties and inquiries from residents. The proposed changes allow for attached shade structures and open air shade structures to project from buildings without a separation requirement, such as for covered decks or pergolas. This matches what we are seeing as a desirable accessory structure type in the community. The current code treated these the same as enclosed accessory buildings which do need to have a separation from homes due to potential fire hazards (storage of lawn mowers, gas cans, etc.).

The sign code change provides a definition for a “window sign” which is regulated but not defined.

Finally, a time limit is proposed for site plan approval, which is to ensure approved plans do not become infeasible with time due to infrastructural or site condition changes.

Driveway Width

In administering the existing driveway regulations over the past several years, it has become more and more prevalent that three-car garages are constructed at the time of development for new neighborhoods. This usually requires a total driveway width that exceeds our current standard of 25’ at the property line in order to feasibly maneuver into the garage without driving across lawn or landscaped areas which causes erosion. To address this, a new provision is proposed which allows for driveway widths of 35 feet in R1 districts (single-family).

CONCLUSION

The proposed phase one code updates are intended to implement housing-related policies and objectives set forth in the 2023 Comprehensive Plan and to address emergent regulatory and administrative issues. The amendments modify existing zoning provisions to expand permitted housing types, adjust development standards, and facilitate more efficient use of public infrastructure, while maintaining applicable neighborhood character and environmental

regulations. Adoption of the proposed updates would establish a regulatory framework intended to accommodate projected housing needs over time.

The City Attorney has reviewed the proposed amendments for statutory compliance and ordinance formatting.

PLAN COMMISSION RECOMMENDATION

The Plan Commission reviewed the proposed amendments at a workshop on December 2, 2025 and at the regular January 6th, 2026 Plan Commission meeting and forwarded the enclosed ordinances to City Council with a favorable recommendation.

ATTACHMENTS:

Residential Standards Change Matrix (overview of proposed changes)

City Density Map

Existing “Missing Middle” Housing Map

Ordinances:

1. Accessory Dwelling Units
2. Amenity, Open Space, and Development Standards
3. Code Updates for Clarity
4. Driveway Width
5. Parking Standards for Multi-Family and Industrial
6. Shade Structures

District	Use Type	Standard	Current Code	Proposed Standard	Change
R-1	Single-Family	Min. Lot Size	7,500 sf (5,000 sf min. for substandard lots)	5,500 sf	Decrease – 2,000 sf reduction from base standard
		Max Height	35'	35'	No change**
		Front Setback	20'	20'	No change**
		Rear Setback	25'	25'*	No change (*retains accessory structure rule)
		Side Setback	5'	5'	No change**
		Side (Corner)	15'	15'	No change**
		Density	~5.8 du/ac *~8 du/ac for lots of record	~8 du/ac	2.2 du/ac increase for new lots
R-1	Duplex/Townhome	Min. Lot Size	7,500 sf	7,500 sf	No change
		Max Height	35'	35'	No change
		Front Setback	20'	20'	No change**
		Rear Setback	25'	25'*	No change**

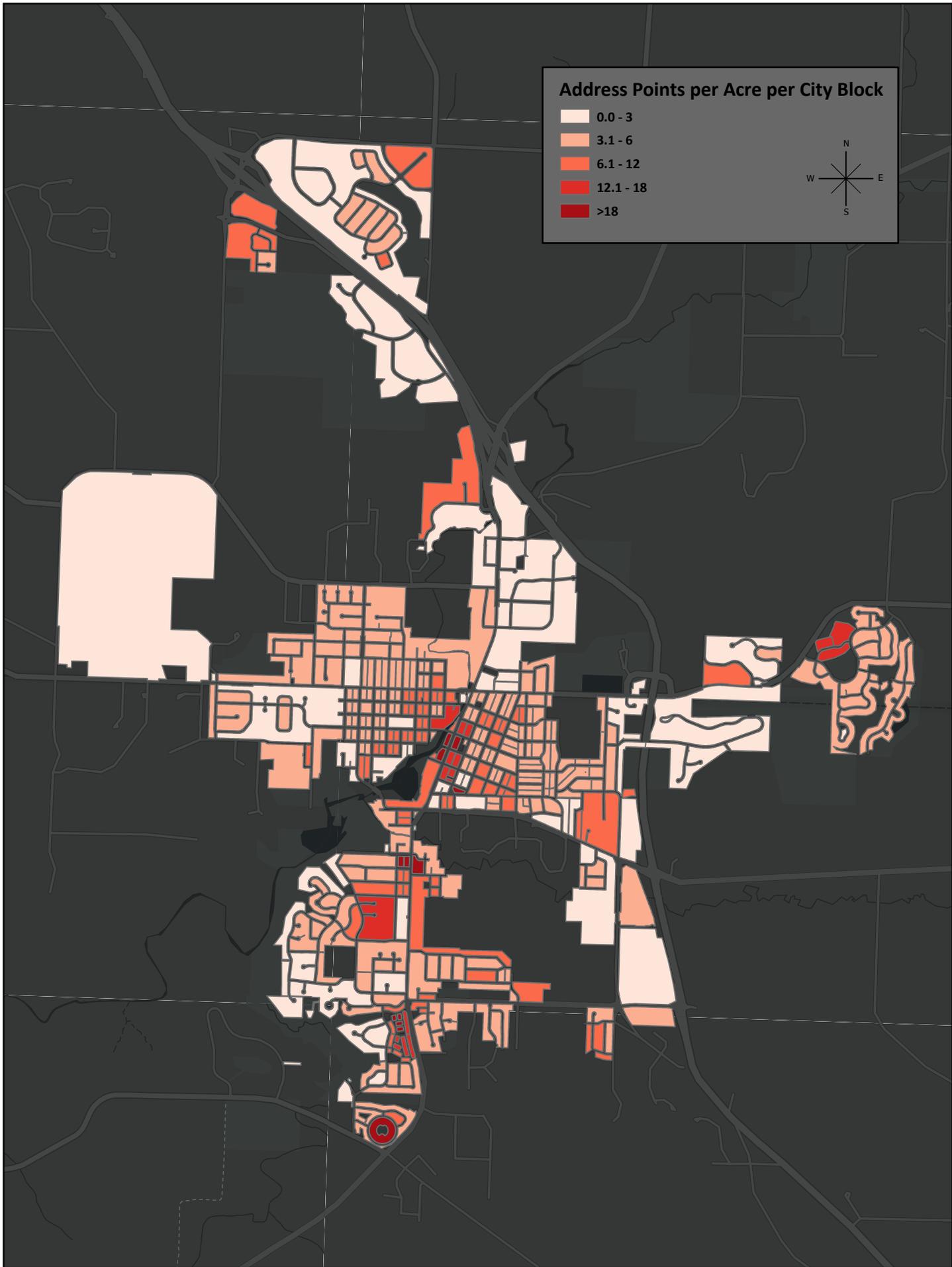
District	Use Type	Standard	Current Code	Proposed Standard	Change
		Side Setback	5'	5'	No change**
		Side (Corner)	15'	15'	No change**
		Density	N/A (lot size based)	~12 du/ac	Change – Explicit density figure added
R-1	Triplex	Min. Lot Size	N/A (not expressly listed in R-1)	10,000 sf	New standard
		Max Height	N/A	35'	New
		Front Setback	N/A	20'	New
		Rear Setback	N/A	25'*	New
		Side Setback	N/A	5'	New
		Side (Corner)	N/A	10'	New
		Density	N/A	~13 du/ac	New
R-2	Single-Family	Min. Lot Size	7,500 sf (5,000 sf for substandard lots)	4,500 sf	Decrease – Reduction of 3,000 sf
		Max Height	35'	35'	No change

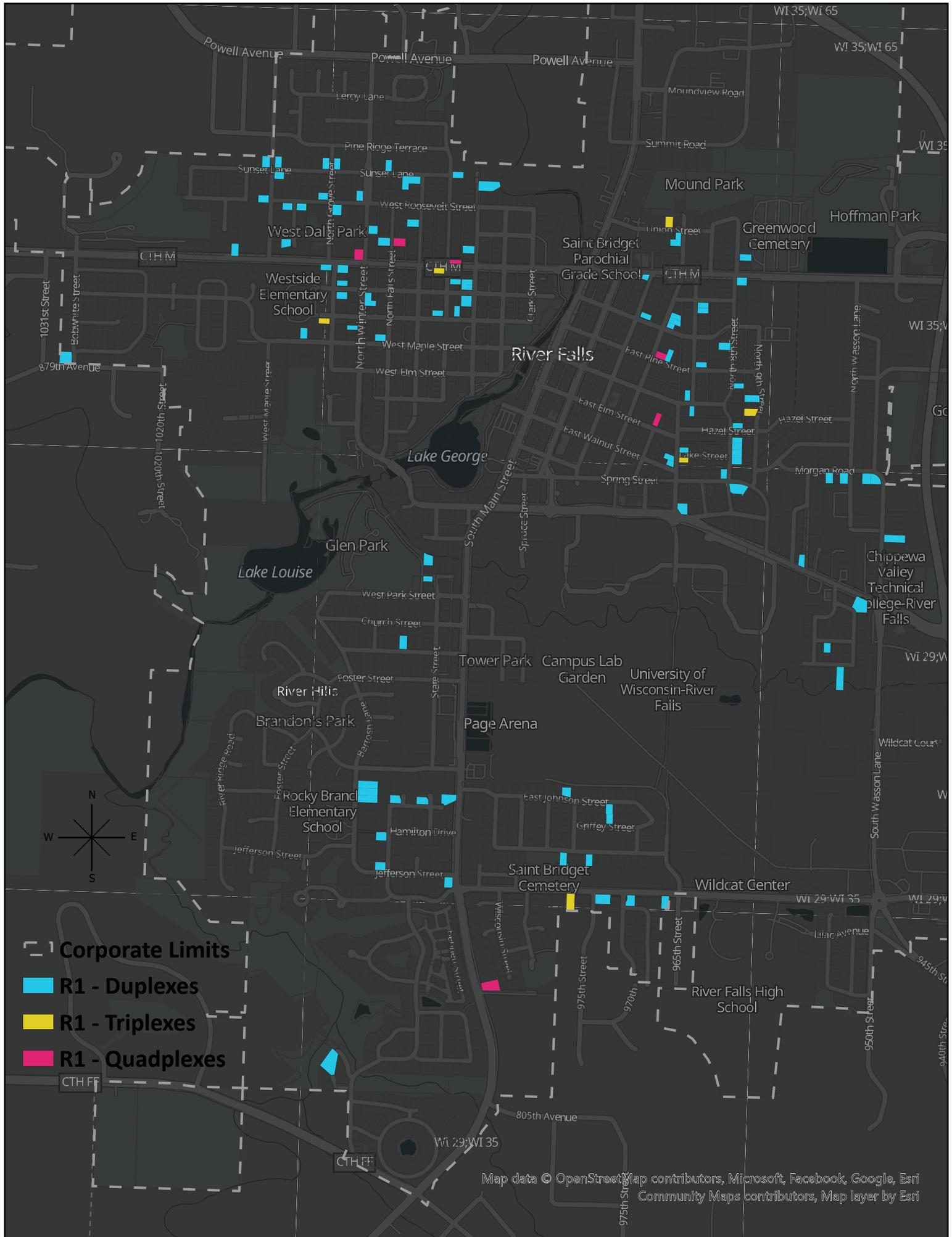
District	Use Type	Standard	Current Code	Proposed Standard	Change
		Front Setback	20'	20'	No change**
		Rear Setback	25'	20'*	Decrease – 5' reduction
		Side Setback	5'	5'	No change
		Side (Corner)	15'	10'	Decrease – 5' reduction
		Density	N/A	~9.7 du/ac	New explicit figure
R-2	Duplex/Townhome	Min. Lot Size	7,500 sf (3,750 sf/unit)	Density formula-based	Change – removes fixed lot size in favor of density formula
		Max Height	35'	35'	No change
		Rear Setback	25'	20'	Decrease – 5' reduction
		Side (Corner)	15'	10'	Decrease – 5' reduction
		Density	N/A	≤18 du/ac	New explicit cap
R-2	Multifamily	Min. Lot Size	3,750 sf/unit	Density formula-based	Change – removes per-unit lot size in favor of formula
		Max Height	45'	45'	No change

District	Use Type	Standard	Current Code	Proposed Standard	Change
		Rear Setback	25'	20'	Decrease – 5' reduction
		Side Setback	10'	10'	No change**
		Side (Corner)	25'	15'	Decrease – 10' reduction
		Density	1:1 open space ratio (implied density control)	≤18 du/ac	Shift to explicit cap and new amenity/open space section
R-3	Single-Family	Min. Lot Size	7,500 sf (5,000 sf min. for substandard lots)	4,500 sf	Decrease – 3,000 sf reduction
		Rear Setback	25'	20'	Decrease – 5' reduction
		Side Setback	5'	5'	No change**
		Side (Corner)	15'	10'	Decrease – 5' reduction
		Density	N/A	~9.7 du/ac	New explicit figure
R-3	Duplex/Townhome	Min. Lot Size	7,500 sf (3,750 sf/unit)	Density formula-based	Change – removes fixed lot size in favor of formula
		Max Height	45'	45'	No change

District	Use Type	Standard	Current Code	Proposed Standard	Change
		Rear Setback	25'	20'	Decrease – 5' reduction
		Side Setback	10'	5'	Decrease – 5' reduction
		Side (Corner)	15'	10'	Decrease – 5' reduction
		Density	N/A	No limit – performance-based	Change – removes cap
R-3	Multifamily	Min. Lot Size	12,000 sf (plus 1,200 sf open space/unit)	Density formula-based	Change – removes lot/open space ratio in favor of formula
		Max Height	75'	75'	No change
		Rear Setback	25'	20'	Decrease – 5' reduction
		Side Setback	15'	10'	Decrease – 5' reduction
		Side (Corner)	25'	15'	Decrease – 10' reduction
		Density	1:1 open space ratio (implied control)	No limit – performance-based	Change – New amenity/open space standards

** All setbacks now measured to the foundation rather than the overhang





-  Corporate Limits
-  R1 - Duplexes
-  R1 - Triplexes
-  R1 - Quadplexes



ORDINANCE NO. 2026 - 01

**AN ORDINANCE AMENDING
TITLE 17 ZONING, CHAPTERS 17.04 and 17.08
(ACCESSORY DWELLING UNITS)**

THE COMMON COUNCIL OF THE CITY OF RIVER FALLS DOES ORDAIN:

Section 1. That Chapter 17.04 - Introductory Provisions and Definitions, Section 17.04.020 - Definitions of the City of River Falls Municipal Code be amended as follows:

Section 17.04.020 - Definitions:

“Accessory Dwelling Unit” (ADU) means a self-contained dwelling unit that is on the same lot or parcel as the principal single-family dwelling that includes its own sleeping, sanitation, and kitchen facilities.

Section 2. That Chapter 17.08 General Requirements, Section 17.08.090 - Accessory Dwelling Units of the City of River Falls Municipal Code is created as follows:

17.08.090 Accessory Dwelling Units (ADU)

The purpose of this Section is to establish standards for the creation of Accessory Dwelling Units (ADUs) in residential zoning districts. ADUs are intended to provide additional housing opportunities while maintaining the character of existing residential neighborhoods and are permitted on single-family lots of record. These regulations are designed to:

1. Increase the supply and diversity of housing in the City by allowing for independent residential units on lots that contain a primary dwelling.
2. Promote efficient use of existing infrastructure and land within established neighborhoods.
3. Ensure that ADUs are compatible in scale, design, and location with surrounding properties and the primary residence.
4. Support the City’s housing goals by enabling incremental growth in residential areas without significantly altering existing neighborhood patterns.

It is the intent of this section to balance the need for additional housing with the preservation of neighborhood character, privacy, and livability, while providing clear and objective standards for property owners interested in developing ADUs.

Accessory dwelling units (ADUs) shall be subject to the following conditions:

A. One (1) ADU shall be permitted per lot containing a single-family dwelling.

B. Every lot with an ADU must comply with the following access and addressing requirements:

1. A clearly delineated pedestrian path must be provided to the primary access of such ADU. This path must be visible from the street that the principal dwelling is addressed from, or from the alley abutting the property if the ADU is alley-loaded.

2. Each ADU must be addressed and must comply with the standard addressing requirements as outlined within this Code. Such addressing must be visible from either the addressing street or alley if alley-loaded.

3. Where the ADU's front door is not fronting onto an alley or street, such yard where the ADU is located shall not be enclosed by a fence of greater than three (3) feet.

C. The maximum size of an ADU shall be the greater of the size of the principal structure, or

One thousand two hundred (1,200) square feet, provided, however, that in no circumstances may an ADU exceed thirty (30) percent of the rear yard. If the greater of the size of the principal structure or one thousand two hundred (1,200) square feet is greater than thirty (30) percent of the rear yard, the ADU may not exceed thirty (30) percent of the rear yard.

D. The maximum height of an ADU shall not exceed the height of the principal structure.

E. ADUs shall comply with all other standards applicable to accessory buildings as specified in this Section.

F. Parking requirements for ADUs shall be as follows:

1. Where public on-street parking is available directly adjacent to the frontage of the property, no additional parking space shall be required.

2. Where no public on-street parking is available directly adjacent to the frontage of the property, one (1) on-site parking space shall be provided. Such space may be located in tandem on the driveway leading to a garage.

G. An ADU must comply with the provisions of Section 17.08.080 – Residential Rental Uses in its dimensional standards.

Section 3. That Chapter 17.08 General Requirements, Section 17.08.070 - Fences of the City of River Falls Municipal Code be amended to add provisions requiring gated access as follows:

N. Access and Gating

1. Where a fence fully encloses a side or rear yard with no other pedestrian access, a gated entry shall be provided to allow pedestrian ingress and egress.

2. Access to such gate shall remain unobstructed and free from any permanent improvements or structures that would impede its use.

Section 4. Effective date. This ordinance amendment shall take effect from and after its date of publication as provided by law.

FOR THE CITY OF RIVER FALLS

Dan Toland, Mayor

ATTEST:

Amy White, City Clerk

Adopted: _____

Published: _____



ORDINANCE NO. 2026 -02

**AN ORDINANCE AMENDING
TITLE 17 ZONING, CHAPTERS 17.04, 17.08, 17.20, 17.24, 17.28, 17.64 and 17.73
(MULTIFAMILY SPATIAL STANDARDS, AMENITY AND OPEN SPACE)**

THE COMMON COUNCIL OF THE CITY OF RIVER FALLS DOES ORDAIN:

Section 1. That Chapter 17.04 - Introductory Provisions and Definitions, Section 17.04.020 - Definitions of the City of River Falls Municipal Code be amended to include the following definition as follows:

Section 17.04.020 - Definitions:

“Net Density” means the number of dwelling units per acre (du/ac) of net residential land area, excluding land dedicated to public right-of-way, streets, parks, non-usable open space, floodways, steep unbuildable slopes, or other non-residential uses. For the purpose of calculating density, the following formula is used: Net Density = Number of Dwelling Units / Net Residential Acres.

Section 2. That Chapter 17.08 General Requirements be amended to create Section 17.08.100 Residential District Spatial Standards of the City of River Falls Municipal Code as follows:

17.08.100 Residential District Spatial Standards

The spatial standards set forth in this section establish minimum lot dimensions, yard requirements, building height limits, and other dimensional criteria necessary to maintain the intended character, livability, and orderly development of residential districts. These standards ensure adequate light, air, privacy, and open space for residents while promoting consistency with the city’s comprehensive plan.

District	Use Type	Min. Lot Size (sf)	Max Height	Front Setback	Rear Setback	Side Setback	Side (Corner) Setback	Maximum Density (du/ac)
R-1								
	Single-Family	5,500	35'	20'	*25'	5'	15'	~ 8 du/ac
	Duplex and Townhomes	7,500	35'	20'	*25'	5'	15'	~ 12 du/ac
	Triplex	10,000	35'	20'	*25'	5'	10'	~ 13 du/ac
R-2								
	Single-Family	4,500	35'	20'	*20'	5'	10'	~ 9.7
	Duplex and Townhomes	*Density Formula Based	35'	20'	*20'	5'	10'	≤ 18
	Multifamily	*Density Formula Based	45'	20'	*20'	10'	15'	≤ 18
R-3								
	Single-Family	4,500	35'	20'	*20'	5'	10'	~ 9.7
	Duplex and Townhomes	*Density Formula Based	45'	20'	*20'	5'	10'	No-limit, performance based
	Multifamily	*Density Formula Based	75'	20'	*20'	10'	15'	No-limit, performance based

*Density Formula Based means the Net Density as defined in this title.

*Accessory buildings may encroach into the rear yard setback but shall not be closer than five feet to the rear property line.

Section 3. That Chapter 17.20 – R-1 Single-Family (Low Density) Residence District, Sections 17.20.020 Permitted uses (principal), 17.20.50 Height, area and setback requirements (single-family), and 17.20.060 - Height, area and setback requirements (duplex and attached dwellings) of the City of River Falls Municipal Code be amended as

follows:

17.20.020 – Permitted uses (principal).

A. Single-family detached dwellings.

B. Two-Family Dwelling Units (Duplexes).

~~No lot on which a two-family dwelling is proposed to be built as a duplex shall have a common lot line with another lot on which a two-family dwelling (duplex) has already been built or upon which a portion of a two-family dwelling (twin home) has been built. As and between individual groupings of two-family dwelling lots, there shall be a separation of at least one thousand four hundred (1,400) feet.~~

~~The plan commission may allow, through the subdivision process, the creation of lots for two-family dwelling units (duplexes) that are grouped together on two or less gross acres. The plan commission shall possess the power, however, upon application to it under the planned unit development regulations, to grant permission through the subdivision process, for the creation of lots for development as two-family dwelling units (duplexes) which are proposed to be located together on land greater than two gross acres.~~

C. Public parks, playgrounds and recreational buildings.

D. Two-Family Dwelling Units (Twin Home).

~~A twin home shall be defined as a building with two dwelling units, one on either side of a lot line which bisects the dwelling. Neither of two adjoining lots on which a two-family dwelling is proposed to be built and occupied as a twin home shall have a common lot line with another lot on which one-half of a twin home or a duplex has already been built. As and between individual groupings of two-family dwelling lots, there shall be a separation of at least one thousand four hundred (1,400) feet.~~

~~The plan commission may allow, through the subdivision process, the creation of lots for two-family dwelling units (twin homes) that are grouped together on two or less gross acres. The plan commission shall possess the power, however, upon application to it under the planned unit development regulations, to grant permission through the subdivision process, for the creation of four or more adjoining lots for development as two-family dwelling units (twin homes) which are proposed to be grouped together on two or more gross acres.~~

E. Three-Family Dwelling Units (Triplexes)

~~€~~ F. Residential rental uses.

17.20.050 Height, area and setback requirements (single-family)

~~A. Minimum lot area. Seven thousand five hundred (7,500) square feet, except that lots of record with less than seven thousand five hundred (7,500) square feet or less than seventy-five (75) feet in width shall have a minimum of five thousand (5,000) square feet and fifty (50) feet in width.~~

~~B. Maximum building height. Thirty five (35) feet.~~

~~C. Minimum lot width. Seventy-five (75) feet, except as referred to in subsection A of this section.~~

~~D. Minimum front yard. Twenty (20) feet.~~

~~E. Minimum rear yard. Twenty-five (25) feet, except that accessory buildings shall not be closer than five (5) feet to the rear lot line.~~

~~F. Minimum side yard (interior lot). Five (5) feet.~~

~~G. Minimum side yard (corner lot). Fifteen (15) feet.~~

~~H. Average structures setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setbacks shall be calculated as follows:~~

~~1. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.~~

~~2. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.~~

A. Spatial Standards

1. Development shall be consistent with the spatial standards as outlined in Section 17.08.100 Residential District Spatial Standards.

B. Average Structure Setbacks

1. Average structure setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setbacks shall be calculated as follows:
 - a. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.
 - b. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.

17.20.060 Height, area and setback requirements (duplex and attached dwellings)

~~A. Minimum lot area. Seven thousand five hundred (7,500) square feet (three thousand seven hundred fifty (3,750) square feet per dwelling unit).~~

~~B. Maximum building height. Thirty five (35) feet.~~

~~C. Minimum lot width. Seventy five (75) feet.~~

~~D. Minimum front yard. Twenty (20) feet.~~

~~E. Minimum rear yard. Twenty five (25) feet, except that accessory buildings shall not be closer than five (5) feet.~~

~~F. Minimum side yard. Five (5) feet.~~

~~G. Minimum side yard (corner lot). Fifteen (15) feet.~~

~~H. Average structures setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setbacks shall be calculated as follows:~~

~~1. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.~~

~~2. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.~~

A. Spatial Standards

1. Development shall be consistent with the spatial standards as outlined in Section 17.08.100 Residential District Spatial Standards.

B. Average Structure Setbacks

1. Average structure setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setbacks shall be calculated as follows:
 - a. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.

b. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.

Section 4. That Chapter 17.24 – R-2 Multiple-Family (Medium Density) Residence District, Sections 17.24.50 - Height, area and setback requirements (single-family), 17.24.60 - Height, area and setback requirements (duplex and attached dwellings), and 17.24.070 - Height, area and setback requirements (multifamily) of the City of River Falls Municipal Code be amended as follows:

17.24.050 Height, area and setback requirements (single-family)

~~A. Minimum lot area. Seven thousand five hundred (7,500) square feet, except that lots of record with less than seven thousand five hundred (7,500) square feet or less than seventy five (75) feet in width shall have a minimum of five thousand (5,000) square feet and fifty (50) feet in width.~~

~~B. Maximum building height. Thirty five (35) feet.~~

~~C. Minimum lot width. Seventy five (75) feet, except that lots of record less than seventy five (75) feet shall have a minimum of fifty (50) feet in width.~~

~~D. Minimum front yard. Twenty (20) feet.~~

~~E. Minimum rear yard. Twenty five (25) feet, except that accessory buildings shall not be closer than five (5) feet.~~

~~F. Minimum side yard. Five (5) feet.~~

~~G. Minimum side yard (corner lot). Fifteen (15) feet.~~

~~H. Average structures setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setback shall be calculated as follows:~~

- ~~1. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.~~
- ~~2. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.~~

A. Spatial Standards

1. Development shall be consistent with the spatial standards as outlined in Section 17.08.100 Residential District Spatial Standards.

B. Average Structure Setbacks

1. Average structure setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setbacks shall be calculated as follows:
 - a. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.
 - b. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.

17.24.060 Height, area and setback requirements (duplex and attached dwellings)

A. ~~Minimum lot area. Seven thousand five hundred (7,500) square feet, three thousand seven hundred fifty (3,750) square feet per dwelling unit.~~

B. ~~Maximum building height. Thirty five (35) feet.~~

C. ~~Minimum lot width. Seventy five (75) feet, except that lots of record less than seventy five (75) feet wide shall have a minimum width of not less than sixty six (66) feet.~~

D. ~~Minimum front yard. Twenty (20) feet.~~

E. ~~Minimum rear yard. Twenty five (25) feet, except that accessory buildings shall not be closer than five (5) feet.~~

F. ~~Minimum side yard. Five (5) feet.~~

G. ~~Minimum side yard (corner lot). Fifteen (15) feet.~~

H. ~~Average structures setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setback shall be calculated as follows:~~

1. ~~If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.~~
2. ~~When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.~~

A. Spatial Standards

1. Development shall be consistent with the spatial standards as outlined in Section 17.08.100 Residential District Spatial Standards.

B. Amenities and Open Space

1. Amenities and Open Space shall be provided as described in Section 17.73.050.

C. Average Structure Setbacks

1. Average structure setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setbacks shall be calculated as follows:
 - a. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.
 - b. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.

17.24.070 Height, area and setback requirements (multifamily)

A. ~~Minimum lot area. Three thousand seven hundred fifty (3,750) square feet per dwelling unit.~~

B. ~~Maximum building height. Forty five (45) feet.~~

C. ~~Minimum lot width. Seventy five (75) feet, except that lots of record less than seventy five (75) feet wide shall have a minimum width of not less than sixty six (66) feet.~~

D. ~~Minimum front yard. Twenty (20) feet.~~

E. ~~Minimum rear yard. Twenty five (25) feet, except that accessory buildings shall not be closer than five (5) feet.~~

F. ~~Minimum side yard. Ten (10) feet.~~

G. ~~Minimum side yard (corner lot). Twenty five (25) feet.~~

H. ~~Average structures setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setback shall be calculated as follows:~~

1. ~~If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the~~

~~average of the distance between the standard setback line and the location of the front of the adjoining principal structure.~~

~~2. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.~~

~~I. Open space ratio. 1:1.~~

A. Spatial Standards

1. Development shall be consistent with the spatial standards as outlined in Section 17.08.100 Residential District Spatial Standards.

B. Amenities and Open Space

1. Amenities and Open Space shall be provided as described in Section 17.73.050.

C. Average Structure Setbacks

1. Average structure setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setbacks shall be calculated as follows:
a. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.
b. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.

Section 5. That Chapter 17.28 – R-3 Multiple-Family (High Density) Residence District, Sections 17.28.050, 17.28.060, and 17.28.070 - Height, area and setback requirements of the City of River Falls Municipal Code be amended as follows:

17.28.050 Height, area and setback requirements (single-family)

~~A. Minimum lot area. Seven thousand five hundred (7,500) square feet, except that lots of record with less than seven thousand five hundred (7,500) square feet or less than seventy five (75) feet in width shall have a minimum of five thousand (5,000) square feet and fifty (50) feet in width.~~

~~B. Maximum building height. Thirty five (35) feet.~~

~~C. Minimum lot width. Seventy five (75) feet, except that lots of record less than seventy five (75) feet shall have a minimum of fifty (50) feet in width.~~

~~D. Minimum front yard. Twenty (20) feet.~~

~~E. Minimum rear yard. Twenty five (25) feet, except that accessory buildings shall not be closer than five (5) feet.~~

~~F. Minimum side yard. Five (5) feet.~~

~~G. Minimum side yard (corner lot). Fifteen (15) feet.~~

~~H. Average structures setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setback shall be calculated as follows:~~

- ~~3. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.~~
- ~~4. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.~~

A. Spatial Standards

1. Development shall be consistent with the spatial standards as outlined in Section 17.08.100 Residential District Spatial Standards.

B. Average Structure Setbacks

1. Average structures setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setbacks shall be calculated as follows:
 - a. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.
 - b. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.

17.28.060 Height, area and setback requirements (duplex and attached dwellings)

~~A. Minimum lot area. Seven thousand five hundred (7,500) square feet, three thousand seven hundred fifty (3,750) square feet per dwelling unit.~~

~~B. Maximum building height. Forty five (45) feet.~~

~~C. Minimum lot width. Seventy-five (75) feet, except that lots of record less than seventy-five (75) feet wide shall have a minimum width of not less than sixty-six (66) feet.~~

~~D. Minimum front yard. Twenty (20) feet.~~

~~E. Minimum rear yard. Twenty-five (25) feet, except that accessory buildings shall not be closer than five (5) feet.~~

~~F. Minimum side yard. Ten (10) feet.~~

~~G. Minimum side yard (corner lot). Fifteen (15) feet.~~

~~H. Average structures setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setback shall be calculated as follows:~~

~~3. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.~~

~~4. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.~~

A. Spatial Standards

1. Development shall be consistent with the spatial standards as outlined in Section 17.08.100 Residential District Spatial Standards.

B. Amenities and Open Space

1. Amenities and Open Space shall be provided as described in Section 17.73.050.

C. Average Structure Setbacks

1. Average structures setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setbacks shall be calculated as follows:

a. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.

b. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.

17.28.070 Height, area and setback requirements (multifamily)

~~A. Minimum lot area: twelve thousand (12,000) square feet (except that there shall not be less than one thousand two hundred (1,200) square feet of open space per dwelling unit).~~

~~B. Maximum building height. Seventy five (75) feet.~~

~~C. Minimum lot width. Seventy five (75) feet, except that lots of record less than seventy five (75) feet wide shall have a minimum width of not less than sixty six (66) feet.~~

~~D. Minimum front yard. Twenty (20) feet.~~

~~E. Minimum rear yard. Twenty five (25) feet, except that accessory buildings shall not be closer than five (5) feet.~~

~~F. Minimum side yard. Fifteen (15) feet.~~

~~G. Minimum side yard (corner lot). Twenty five (25) feet.~~

~~H. Average structures setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setback shall be calculated as follows:~~

- ~~3. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.~~
- ~~4. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.~~

~~II. Open space ratio. 1:1.~~

D. Spatial Standards

- 1. Development shall be consistent with the spatial standards as outlined in Section 17.08.100 Residential District Spatial Standards.

E. Amenities and Open Space

- 1. Amenities and Open Space shall be provided as described in Section 17.73.050.

F. Average Structure Setbacks

- 1. Average structures setbacks. Along streets designated as local streets on the city's official map, a new principal structure or addition to a principal structure (excluding a garage or carport) may encroach upon the minimum front yard setback for its lot if there is a principal structure on a lot adjoining it, or principal structures on both lots on either side of it, having setbacks less than the minimum setback line. Averaging of setbacks shall be calculated as follows:

a. If one principal structure on an adjoining lot is located within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the standard setback line and the location of the front of the adjoining principal structure.

b. When principal structures are on lots on either side and within the minimum setback line, the setback for the new principal structure or addition to a principal structure shall be the average of the distance between the front of both adjoining principal structures.

Section 6. That Chapter 17.64 MHP Mobilehome Parks District, Section 17.64.040 – Licenses, Section 17.64.080 – General requirements of the City of River Falls Municipal Code be amended as follows:

Section 17.64.040 Licenses

- E. In addition to the above license fees, the licensee or the owner or the occupant of every mobile home shall pay and be jointly and severally liable for the payment of a monthly ~~parking~~ permit fee to the city. Such monthly ~~parking~~ permit fees shall be collected by the licensee who is primarily liable for the payment thereof. The determination of the amount of such fee, the review thereof and the enforcement of the payment and the disposition of such fee shall be in accordance with Sections 66.0435(3) and 66.0435(10), Wis. Stats.
- F. After approval of such application in accordance with provisions as outlined herein and before issuance of such license the applicant shall cause to be filed a surety bond in the amount of two thousand dollars (\$2,000) if the park contains more than one hundred (100) units. The bond shall guarantee the collection from the licensee of the monthly ~~parking permit~~ fee provided for in subsection E of this section and the payment of such fees to the city treasurer.

Section 17.64.080 General Requirements

Any person making application for a permit to construct a mobilehome park shall meet the following design and system requirements.

- 1. Environmental Requirements.
 - A. ~~Density. The maximum allowable density in a mobilehome park development shall be five units, or lots, per gross acre.~~
 - B. Minimum Lot Size. Individual lots within the mobilehome park must contain an area of not less than ~~four thousand eight hundred (4,800) square feet~~ four thousand five hundred (4,500) square feet.

Section 7. That Chapter 17.73 Multifamily Residential Design Standards be amended to create Section 17.73.050 Amenities and Open Space of the City of River Falls Municipal Code as follows:

Section 17.73.050 Amenities and Open Space

A. Purpose

The amenity requirements in this section are intended to encourage the development of livable communities. The examples listed are illustrative and not exhaustive; other amenities may be approved by the Community Development Director or their designee if they meet the intent of this section.

B. Amenity Options

Permitted amenities may include, but are not limited to, the following:

1. Community garden plots with shared tool shed.
2. Picnic shelter with tables, barbecue grill, and small open lawn area.
3. Play lot with a minimum area of one thousand five hundred (1,500) square feet, containing at least two (2) pieces of play equipment.
4. Full or Half-court basketball pad.
5. Walking trail or loop path with benches along the route.
6. Simple multi-use grass or gravel field for informal sports, with a minimum area of eight hundred (800) square feet.
7. Shared-use pickleball court or half-size tennis court, which may be unlighted.
8. Small indoor or outdoor gathering space, such as a clubhouse room or patio, with a minimum area of five hundred (500) square feet.
9. Dog run or fenced pet exercise area.
10. Fire pit area with seating.

C. Minimum Amenity Requirements

Multi-family residential development shall provide amenities according to the following schedule:

1. Less than twenty (20) dwelling units: one (1) amenity.
2. Twenty (20) to fifty (50) dwelling units: two (2) or more amenities.
3. Fifty-one (51) to one hundred fifty (150) dwelling units: three (3) or more amenities.
4. One hundred fifty-one (151) to two hundred fifty (250) dwelling units: four (4) or more amenities.
5. Two hundred fifty-one (251) dwelling units or more: five (5) or more amenities, including at least two (2) larger-scale or multi-purpose amenities (for example, a community garden and picnic shelter).

D. Open Space Alternatives

1. A development that provides dedicated, usable open space in a ratio of at least one (1) square foot of open space per one (1) square foot of livable floor area shall not be required to provide additional amenities under this section.
2. A development that provides dedicated, usable open space in a ratio of at least one (1) square foot of open space per two (2) square feet of livable floor area shall be credited for one-half (½) of the amenities otherwise required, rounded down to the nearest whole number.
3. A development in which five percent (5%) or more of the provided dwelling units are restricted to households earning fifty percent (50%) of area median income (AMI) or lower shall be credited for one-half (½) of the amenity and/or open space requirement otherwise applicable, rounded down to the nearest whole number.

E. Proximity to Parks and Trails

1. A development site located within one-quarter (¼) mile of a local public park, or within one-half (½) mile of a regional park, or with proximate access to a public trail system, may have the required amenity count reduced by up to one-half (½), rounded down, at the discretion of the Community Development Director or their designee.

F. Review and Approval

All recreation and open space areas developed in accordance with these standards shall be subject to review and approval of design, materials, and details by the Community Development Director or their designee.

Section 8. Effective date. This ordinance amendment shall take effect from and after its date of publication as provided by law.

FOR THE CITY OF RIVER FALLS

Dan Toland, Mayor

ATTEST:

Amy White, City Clerk

Adopted: _____

Published: _____



ORDINANCE NO. 2026 -03

**AN ORDINANCE AMENDING
TITLE 17 ZONING, CHAPTERS 17.04, 17.08, 17.20, 17.24, 17.28, and 17.104
(CODE CLARIFICATION)**

THE COMMON COUNCIL OF THE CITY OF RIVER FALLS DOES ORDAIN:

Section 1. That Chapter 17.04 - Introductory Provisions and Definitions, Section 17.04.020 - Definitions of the City of River Falls Municipal Code be amended as follows:

Section 17.04.020 - Definitions:

~~"Accessory building or use" means a subordinate building or use which is located on the same lot on which the main building or use is situated and which is reasonable, necessary and incidental to the conduct of the primary use of such building or main use.~~

"Accessory Building" means a subordinate building which is located on the same lot or parcel on which the main building is located, and which is incidental to the conduct of the principal building.

"Accessory Use" means a subordinate use located on the same lot or parcel as such main use and which is reasonable, necessary, and incidental to the principal use.

"Attached Dwellings" means two or more dwelling units sharing at least one wall and being on separate lots of record. Examples of Attached Dwellings include but are not limited to townhomes and twin-homes.

"Home occupation" means an occupation or business activity by a person residing on that lot or parcel that results in any commercial activity or enterprise for financial gain, benefit, advantage, livelihood, product or service that is conducted for gainful employment in a dwelling unit by a person residing in that dwelling unit. on a residentially zoned lot or parcel. A home occupation is incidental to the principal residential use of the dwelling unit of such lot or parcel.

"Principal Building" means the building or structure in which the principal use of a lot or parcel is conducted.

Sign, Window "Window Sign" means a sign which is installed on the inside or outside surface of a window for purposes of viewing from outside of the premises.

Section 2. That Chapter 17.08 General Requirements, Section 17.08.010 - Lot and building regulations of the City of River Falls Municipal Code be amended as follows:

C. General Provisions. The following general provisions, in addition to the regulations prescribed for each district, shall apply to all districts:

~~1. Yard Size. Yard size measurements shall be taken from the nearest point of the building which shall include any porch, eave, overhang or appurtenance that is attached thereto.~~

1. Yard Size. Yard size measurements shall be determined by the shortest horizontal distance taken from the exterior edge of the building foundation to the nearest property line parallel to the yard being measured.

3. Attached Dwellings. Attached dwellings shall be subject to the following provisions:

- a. Attached dwelling proposals that consist of five (5) or more parcels shall be presented to the Plan Commission ~~as certified surveys or subdivision plats, as defined and outlined in Ordinance No. 13.06 and Ch. 236, Wis. Stats., et seq.~~
- b. Certified surveys shall be permitted where the division of any lot, parcel, or tract of land creates four (4) or fewer parcels.
- c. Proposals creating five (5) or more parcels shall require the submittal of a subdivision plat in accordance with applicable regulations and statutes.
- d. ~~The approval of attached dwelling development or conversion shall be by special use permit and occur only after the Plan Commission and the City Council have accepted or approved any private easements, agreements, covenants, or other provisions that may be required.~~
- e. ~~Attached dwellings are permitted as a special use in the R-1, R-2, and R-3 districts. This form of construction or conversion shall not create development that exceeds the density standards of a particular zoning district. Through the certified survey or subdivision plan, legal ownership of parcels smaller than those specified in the subdivision code may be allowed, provided that the special use permit prohibits nonconforming changes to an approved attached dwelling in the future.~~

...

7. Residential building orientation. The front façade of the principal structure on single or two family lots shall face a public street or public way.

Section 3. That Chapter 17.08 General Requirements, Section 17.08.050 - Setback Requirements of the City of River Falls Municipal Code be amended as follows:

- A. ~~No structures shall be allowed any closer to streets, roads, or traffic ways than as follows:~~
 1. ~~Principal arterial — minimum setback: forty two (42) feet.~~
 2. ~~Minor arterial — minimum setback: twenty five (25) feet.~~
 3. ~~Collector street — minimum setback: twenty five (25) feet.~~
 4. ~~Local street — minimum setback: twenty five (25) feet.~~
- B. ~~Individual zoning district requirements, where different, shall prevail.~~

- A. Setbacks are established by each zoning district. Residential spatial standards are provided in Section 17.08.100.

Section 4. That Chapter 17.20 R-1 Single-Family (Low Density) Residence District, Section 17.20.040 - Special Uses (special use permit required) of the City of River Falls Municipal Code be amended as follows:

- A. Churches, columbaria, schools, parking lot facilities, day care centers, libraries, hospitals, and nursing homes;
- B. Municipal buildings, warehouses, garages, shops, and storage yards;
- C. Microwave towers;
- D. Nurseries and greenhouses;
- E. Cemeteries;
- F. ~~Two family dwellings on lots of record prior to September 23, 1974, if permissible by covenant, not more than two per block. The two shall not be on adjacent lots along a street;~~
- F. Neighborhood groceries;
- G. Planned unit development;
~~Attached dwellings on restricted duplex lots as provided in this chapter;~~
- H. Bed and breakfast establishments, providing the following conditions are complied with:
 - 1. The owner of the premises shall comply with all provisions of Ch. 254, Wis. Stats., and with Ch. DHS 197, Wis. Adm. Code, and shall obtain and maintain all permits and licenses as required by such license regulations.
 - 2. One additional off-street paved parking stall shall be provided on premises for each bedroom.
 - 3. Length of stay shall be no longer than sixteen (16) days.
 - 4. An annual permit fee of fifty dollars (\$50.00) is hereby established. The first fee is due with the application for a special use permit, such permit fee to cover the cost of annual inspections to be conducted by city officials.

Section 5. That Chapter 17.24 R-2 Multiple-Family (Medium Density) Residence District, Section 17.24.020 - Permitted uses (principal) and 17.24.040 - Special Uses (special use permit required) of the City of River Falls Municipal Code be amended as follows:

17.24.020 Permitted Uses (principal) – is amended as follows:

- A. Any principal use permitted in the R-1 district;
- B. Two-family and multiple-family dwellings;
- C. Fraternity or sorority houses;
- D. Boarding, lodging, and rooming houses;
- E. Residential rental uses;
- F. Attached dwellings.

17.24.040 Special Uses (special use permit required) – is amended as follows:

- A. Churches, columbaria, schools, parking lot facilities, day care centers, libraries, hospitals, and nursing homes;
- B. Municipal buildings, warehouses, garages, shops, and storage yards;
- C. Microwave towers;
- D. Nurseries and greenhouses;
- E. Cemeteries;
- F. Neighborhood groceries;
- G. Planned unit development;
~~Attached dwellings;~~
- H. Veterinary clinics and animal hospitals;
- I. Bed and breakfast establishments, providing the following conditions are complied with:
 - 1. The owner of the premises shall comply with all provisions of Ch. 254, Wis. Stats., and with Ch. DHS 197, Wis. Adm. Code, and shall obtain and maintain all permits and licenses as required by such license regulations.
 - 2. One additional off-street paved parking stall shall be provided on premises for each bedroom.
 - 3. Length of stay shall be no longer than sixteen (16) days.
 - 4. An annual permit fee of fifty dollars (\$50.00) is hereby established. The first fee is due with the application for a special use permit, such permit fee to cover the cost of annual inspections to be conducted by city officials.

Section 6. That Chapter 17.104, Administration and Enforcement, Section 17.104.020 - Enforcement Responsibilities of the City of River Falls Municipal Code be amended as follows:

- C. Site plan review expiration. An approved site plan is valid for a period of twenty-four (24) months after the date of approval. This may be extended by periods of six (6) months by the Zoning Administrator or their designee.

Section 7. Effective date. This ordinance amendment shall take effect from and after its date of publication as provided by law.

FOR THE CITY OF RIVER FALLS

Dan Toland, Mayor

ATTEST:

Amy White, City Clerk

Adopted: _____

Published: _____



ORDINANCE NO. 2026 - 04

**AN ORDINANCE AMENDING
TITLE 17 ZONING, CHAPTER 17.08.020
(DRIVEWAY WIDTH)**

THE COMMON COUNCIL OF THE CITY OF RIVER FALLS DOES ORDAIN:

Section 1. That Chapter 17.08 – General Requirements, Section 17.08.020 A. - Driveway Width of the City of River Falls Municipal Code be amended as follows:

Zoning District	Max. Driveway Transition		Max. Width at Prop. Line	
	Taper	Radius	Single Drive	Combined Drive
RS, R-1, C	5'	5'	25' 35'	40'
R-3, B-2, A, MHP, R-2	10'	10'	35'	50'
B-3, I-1, I-2, U, B-1	20'	20'	35'	50'

Section 2. Effective date. This ordinance amendment shall take effect from and after its date of publication as provided by law.

FOR THE CITY OF RIVER FALLS

Dan Toland, Mayor

ATTEST:

Amy White, City Clerk

Adopted: _____

Published: _____



ORDINANCE NO. 2026 - 05

**AN ORDINANCE AMENDING
TITLE 17 ZONING, CHAPTERS 17.20, 17.24, 17.28, 17.44, 17.48, and 17.80
(SINGLE FAMILY, MULTI-FAMILY AND INDUSTRIAL PARKING STANDARDS)**

THE COMMON COUNCIL OF THE CITY OF RIVER FALLS DOES ORDAIN:

Section 1. That Chapter 17.20 – R-1 Single-Family Suburban Residence District, Section 17.20.070 - Parking Requirements of the City of River Falls Municipal Code be amended as follows:

- A. Single-family residence: Two off-street parking stalls per dwelling unit.
- B. Duplex, Triplex, and attached dwelling: One space plus enough driveway space for one additional vehicle per dwelling unit or two covered spaces per unit.
- C. Other uses: Refer to Sections 17.80.050 and 17.80.060.

Section 2. That Chapter 17.24 R-2 Multiple Family (Medium Density) Residence District, Section 17.24.080 - Parking Requirements of the City of River Falls Municipal Code be amended as follows:

- A. Single-family residence: Two off-street parking stalls per dwelling unit.
- B. Duplex, Triplex, and attached dwelling: One space plus enough driveway space for one additional vehicle per dwelling unit or two covered spaces per unit.
- C. Multifamily dwellings. ~~Two off-street parking stalls per unit.~~
 - 1. Studio: 1 space
 - 2. One-bedroom: 1.5 spaces
 - 3. Two-bedroom: 2 spaces
 - 4. One (1) additional space for each bedroom beyond two
 - 5. In addition to the required parking, an additional five percent (5%) of total required parking shall be provided and designated for guests if no directly adjacent public on-street parking is available.
 - 6. Required spaces are rounded up to the nearest whole number.
- D. Other uses: Refer to Sections 17.80.050 and 17.80.060.

Section 3. That Chapter 17.28 R-3 Multiple Family (High Density) Residence District, Section 17.28.080 - Parking Requirements, of the City of River Falls Municipal Code be amended as follows:

- A. Single-family residence: Two off-street parking stalls per dwelling unit.

- B. Duplex, Triplex, and attached dwelling: One space plus enough driveway space for one additional vehicle per dwelling unit or two covered spaces per unit.
- C. Multifamily dwellings. Two off-street parking stalls per unit.
 - 1. Studio: 1 space
 - 2. One-bedroom: 1.5 spaces
 - 3. Two-bedroom: 2 spaces
 - 4. One (1) additional space for each bedroom beyond two
 - 5. In addition to the required parking, an additional five percent (5%) of total required parking shall be provided and designated for guests if no directly adjacent public on-street parking is available.
 - 6. Required spaces are rounded up to the nearest whole number.
- D. Other uses: Refer to Sections 17.80.050 and 17.80.060.

Section 4. That Chapter 17.80 Parking Spaces and Parking Facilities, Section 17.80.060 - Parking Lots of the City of River Falls Municipal Code be amended as follows:

- A. To be Near Building Served. Off-street parking for other than residential uses which shall have off-street parking on the same lot with such use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve measured from the nearest point of the building to the nearest point of the off-street parking lot.
- B. Land Use Permit Required. No parking lot shall be constructed or reconstructed without a land use permit therefor. Applications for a permit shall be submitted with copies of plans in accordance with the ordinance requirements.
- C. Screening. All open off-street automobile parking areas, either newly constructed or redesigned and rebuilt subsequent to the effective date of this chapter containing two or more rows of parking stalls and an area of ten thousand (10,000) square feet or more shall provide and maintain canopy-type shade trees along with other forms of vegetation hardy in this region in tree islands and planting buffer strips totaling not less than three percent of the surfaced parking area. Each tree island or planting strip shall be not less than fifty (50) square feet in area. The size, type and location of the islands and planting strips and the plant material shall be indicated on the plans required by subsection B of this section.
- D. Parking Spaces Required. The parking requirements specified below shall apply to all new developments and allocation of such parking areas shall be indicated on the plans required by subsection B of this section.

Uses	Parking Requirements
k. Multifamily residential	<p>2 sp. per dwelling unit except that in housing developments exclusively for the elderly this ration shall be 1 sp. per dwelling unit</p> <p><u>Studio: 1 space</u></p> <p><u>One-bedroom: 1.5 spaces</u></p> <p><u>Two-bedroom: 2 spaces</u></p>

Uses	Parking Requirements
	<p><u>One (1) additional space for each bedroom beyond two</u></p> <p><u>In addition to the required parking, an additional 5% of total required parking shall be provided and designated for guests if no directly adjacent public on-street parking is available.</u></p> <p><u>Required spaces are rounded up to the nearest whole number.</u></p>
<p>x. General industrial and manufacturing</p>	<p>1 sp. per 3 employees, or 1 sp. for each 500 sq. ft. of gross floor area, whichever is greater</p>

Section 5. That Chapter 17.44 I-1 Industrial District, Section 17.44.060 - Parking Requirements of the City of River Falls Municipal Code be amended as follows:

1. All driveways and parking areas shall be surfaced with asphalt or concrete paving and curbed with cast-in-place barrier concrete curbs.
2. Parking areas shall have painted stalls, divider lines and directional arrows as needed for the protection and designation of vehicular traffic patterns.
3. Separate areas shall be designated for automobile parking and semi-truck parking.
4. There are no minimum parking requirements for uses within the industrial zoning districts. All parking for the use(s) shall be provided on the premises. On-street parking shall not be considered in providing for typical operational parking needs.
5. Areas for future parking expansion shall be noted on the site plan.
6. District parking and shared parking are permitted and encouraged. A shared parking agreement shall be executed and recorded against all participating properties. The agreement shall address ongoing maintenance responsibilities. All cross-access agreements shall be duly executed and recorded. Copies of these documents shall be provided to the city.
7. All parking areas shall be screened by landscaping, fencing, or a combination of the two. Parking areas adjacent to public roadways shall be screened to a height of three feet with an opacity of approximately eighty (80) percent at maturity within three (3) years.
8. Five percent (5%) of the area used for parking and circulation shall be landscaped with islands at least three hundred sixty (360) square feet or peninsulas at least one hundred eighty (180) square feet. All landscaping within parking lot areas shall be irrigated. Drought and salt-tolerant plants are encouraged to reduce the need for irrigation.
9. Areas for snow storage shall be shown on the site plan. Snow storage must be provided entirely on-site or removed from the site and disposed of properly. Snow storage is prohibited in stormwater management areas.

Section 6. That Chapter 17.48 I-2 Heavy Industrial District, Section 17.48.060 - Parking Requirements of the City of River Falls Municipal Code be amended as follows:

1. All driveways and parking areas shall be surfaced with asphalt or concrete paving and curbed with cast-in-place barrier concrete curbs.
2. Parking areas shall have painted stalls, divider lines and directional arrows as needed for the protection and designation of vehicular traffic patterns.
3. Separate areas shall be designated for automobile parking and semi-truck parking.
4. There are no minimum parking requirements for uses within the industrial zoning districts. All parking for the use(s) shall be provided on the premises. On-street parking shall not be considered in providing for typical operational parking needs.
5. Areas for future parking expansion shall be noted on the site plan.
6. District parking and shared parking are permitted and encouraged. A shared parking agreement shall be executed and recorded against all participating properties. The agreement shall address ongoing maintenance responsibilities. All cross-access agreements shall be duly executed and recorded. Copies of these documents shall be provided to the city.
7. All parking areas shall be screened by landscaping, fencing, or a combination of the two. Parking areas adjacent to public roadways shall be screened to a height of three (3) feet with an opacity of approximately eighty (80) percent at maturity within three years.
8. Five percent (5%) of the area used for parking and circulation shall be landscaped with islands at least three hundred sixty (360) square feet or peninsulas at least one hundred eighty (180) square feet. All landscaping within parking lot areas shall be irrigated. Drought and salt-tolerant plants are encouraged to reduce the need for irrigation.
9. Areas for snow storage shall be shown on the site plan. Snow storage must be provided entirely on-site or removed from the site and disposed of properly. Snow storage is prohibited in stormwater management areas.

Section 7. Effective date. This ordinance amendment shall take effect from and after its date of publication as provided by law.

FOR THE CITY OF RIVER FALLS

Dan Toland, Mayor

ATTEST:

Amy White, City Clerk

Adopted: _____

Published: _____



ORDINANCE NO. 2026 - 06

**AN ORDINANCE AMENDING
TITLE 17 ZONING, CHAPTERS 17.04 and 17.08
(SHADE STRUCTURES)**

THE COMMON COUNCIL OF THE CITY OF RIVER FALLS DOES ORDAIN:

Section 1. That Chapter 17.04 - Introductory Provisions and Definitions, Section 17.04.020 - Definitions of the City of River Falls Municipal Code be amended as follows:

Section 17.04.020 - Definitions:

~~Gazebo" means a free standing roofed structure that is open on all sides.~~

Shade Structure, "Shade Structure" means a structure constructed primarily for the purpose of providing shade. A ramada, gazebo, trellis, pergola, pavilion, or other such structures are considered to be shade structures.

Shade Structure, Attached "Attached Shade Structure" means a structure attached to the principal building of a lot or parcel through a substantial and architecturally integrated connection constructed for the purpose of providing shade.

Shade Structure, Free Standing "Free Standing Shade Structure" means a detached accessory structure open on at least three sides and supporting a roof or lattice-type cover for the purpose of providing shade.

Section 2. That Chapter 17.08 General Requirements, Section 17.08.010 - Lot and building regulations be amended to create Section 17.08.010.C.7 Shade structures of the City of River Falls Municipal Code as follows:

Section 17.08.10.C. - General Provisions

7. Shade Structures

a. Shade Structures shall comply with all development standards of an accessory building except:

i. When free-standing and open on all four sides, a shade structure has no separation requirement between such shade structure and the principal building.

ii. An attached or free-standing shade structure may extend into the front yard beyond the front fascia of the principal building provided it conforms to the

minimum required front yard setback of the zoning district in which it is constructed.

- iii. For the purposes of calculating lot coverage, trellis-type roof covering will not be applied towards the total lot coverage of a lot or parcel.
- b. Shade structures may be enclosed and converted to another type of structure provided they meet the development standards of a standard accessory building.

Section 3. Effective date. This ordinance amendment shall take effect from and after its date of publication as provided by law.

FOR THE CITY OF RIVER FALLS

Dan Toland, Mayor

ATTEST:

Amy White, City Clerk

Adopted: _____

Published: _____



MEMORANDUM

TO: Mayor Toland and City Council

FROM: Kevin Westhuis, Utility Director

DATE: February 10, 2026

TITLE: **RESOLUTION APPROVING AWARD FOR 2026-2028 ELECTRIC DISTRIBUTION AND TRANSMISSION LINE CLEARANCE TREE SERVICE CONTRACT**

RECOMMENDED ACTION

Approve a resolution to award and authorize the City Administrator to enter a three-year contract with Zielies Tree Service, Inc. to provide electric line-clearance tree and brush trimming services in support of vegetation management for the City's Electric Utilities Department.

BACKGROUND

River Falls Municipal Utilities (RFMU) is required to conduct routine clearing of transmission and distribution lines to ensure safe and reliable electrical service. The Wisconsin Public Service Commission (PSC) and the North American Electric Reliability Corporation (NERC) mandate regular inspection and maintenance of electric utility systems. Effective vegetation management is a critical component of these requirements, supporting public safety and system reliability.

The Electric Utilities Department, in coordination with the City's Public Works Department, evaluated the feasibility of combining the electric line-clearance vegetation management contract with the City's general tree-trimming contract. Following review, staff determined that electric line-clearance work requires specialized training, certifications, and compliance with utility-specific regulatory standards that differ from those associated with general tree-trimming services. Accordingly, combining the two contracts is not feasible currently.

DISCUSSION

RFMU recommends awarding a three-year contract (2026–2028) to Zielies Tree Service, Inc., of Bruce, Wisconsin, to provide electric line-clearance tree and brush trimming services for the City's distribution and transmission systems. Work will be performed on a rotating basis to address all service areas over the contract term.

The total estimated cost of the contract is \$360,000, with projected expenditures of \$100,000 in 2026 for distribution line trimming, \$160,000 in 2027 for distribution and transmission line trimming, and \$100,000 in 2028 for distribution line trimming.

Proposals were received from Zielies Tree Service, Inc. and New Age Tree Service. Makovsky Brush Service, SavATree – Tree Service & Lawn Care, and JCE Tree Service were also solicited but did not submit proposals. Zielies Tree Service, Inc. submitted the lowest responsive proposal. Proposal details for both respondents are summarized in the tables below.

Staff is confident in Zielies Tree Service, Inc.’s ability to perform the required work based on its satisfactory performance under the current contract. Funding for this project will be provided through the Electric Utility Fund. The 2026 budget includes \$100,000 for this service.

Zielies Tree Service, Inc.	2026 Rates	2027 Rates	2028 Rates
Stump Grinding	\$4.40/inch	\$4.84/inch	\$4.99/inch
Foreman	\$74.26/hr.	\$77.23/hr.	\$80.32/hr.
Trimmer 5/Journeyman	\$66.41/hr.	\$69.07/hr.	\$71.83/hr.
Trimmer 4	\$57.76/hr.	\$60.07/hr.	\$62.47/hr.
55’ft Backyard Track Machine	\$64.32/hr.	\$66.25/hr.	\$68.24/hr.
70’ft Bucket Truck and 15” Chipper	\$52.21/hr.	\$53.78/hr.	\$55.39/hr.
Mechanical All Terrain Tree Trimmer	\$79.36/hr.	\$81.74/hr.	\$84.19/hr.
Brush Mower	\$65.09/hr.	\$67.04/hr.	\$69.05/hr.
Stump Chipping with Chip Cleanup	\$96.42/hr.	\$99.31/hr.	\$102.29/hr.
Stump Chipping without Chip Cleanup	\$94.22/hr.	\$97.05/hr.	\$99.96/hr.
Equipment for Large Wood Removal	\$61.11/hr.	\$62.94/hr.	\$64.83/hr.
¾ ton Pick-Up	\$22.44/hr.	\$23.11/hr.	\$23.80/hr.
Chip Truck	\$23.20/hr.	\$23.90/hr.	\$24.62/hr.
Service Truck/Pulling Truck	\$23.64/hr.	\$24.34/hr.	\$25.07/hr.

New Age Tree Service	2026 Rates
Stump Grinding	\$8.00/inch
Foreman	\$78.00/hr.
Trimmer 5/Journeyman	\$75.00/hr.
Trimmer 4	\$72.00/hr.
55’ft Backyard Track Machine	\$75.00/hr.
70’ft Bucket Truck and 15” Chipper	\$68.00/hr.
Mechanical All Terrain Tree Trimmer	\$110.00/hr.
Brush Mower	\$155.00/hr.
Stump Chipping with Chip Cleanup	N/A
Stump Chipping without Chip Cleanup	N/A
Equipment for Large Wood Removal	\$125.00/hr.
¾ ton Pick-Up	\$22.00/hr.
Chip Truck	\$28.00/hr.

FINANCIAL CONSIDERATIONS

Funding for the Tree Service project is included in the 2026 budget and is reflected in the table below. The project is proposed to be budgeted at \$160,000 in 2027 for transmission and distribution line trimming and \$100,000 in 2028 for distribution line trimming.

Sources	Amount	Uses	Amount
Electric Utility Fund 610	\$360,000	Zielies Tree Service, Inc.	\$360,000
Total Sources	\$360,000	Total Uses	\$360,000

The 2026 budget includes \$100,000 for distribution line clearance only. As shown in the table below, the City’s distribution system is divided into three service areas, with trimming services rotated among these areas on a three-year cycle.

The City’s 11 miles of transmission right-of-way are cleared on a four-year cycle. These transmission assets are divided into two sections to support ongoing maintenance, with partial transmission line clearance performed every other year.

<u>Example</u> Vegetation Management Rotation / Tree and Brush Trimming Rotation			
Yr.	Calendar Yr.	Scope of Work	Amount
1	2026	Distribution Area 3	\$100,000
2	2027	Distribution Area 1	\$100,000
2	2027	Transmission Section 1	\$60,000
3	2028	Distribution Area 2	\$100,000

CONCLUSION

The Utility Advisory Board approved a resolution at their January 26 meeting and recommended the River Falls Common Council to authorize the award of the three-year electric distribution and transmission line clearance tree service contract to Zielies Tree Service, Inc. for the City’s electric line clearance and vegetation management and authorize the City Administrator to enter into an agreement.



RESOLUTION NO.

RESOLUTION APPROVING AWARD FOR 2026-2028 ELECTRIC DISTRIBUTION AND TRANSMISSION LINE CLEARANCE TREE SERVICE CONTRACT

WHEREAS, the State of Wisconsin Public Service Commission (WPSC) and the North American Electric Reliability Commission (NERC) requires electric line clearance, tree trimming, and vegetation management; and

WHEREAS, tree trimming and vegetation management increase electric reliability for customers and reduce maintenance for our crews; and

WHEREAS, vegetation management will begin soon after approval of this resolution; and

WHEREAS, the City of River Falls Electric Utility's current line clearance contract has expired; and

WHEREAS, Zielies Tree Service, Inc. has submitted the lowest responsible proposal for a new three-year contract; and

NOW, THEREFORE, BE IT RESOLVED that the River Falls Common Council to authorize the award of the three-year electric distribution and transmission line clearance tree service contract to Zielies Tree Service, Inc. for the City's electric line clearance and vegetation management and authorize the City Administrator to enter into an agreement.

Dated this 10th day of February 2026.

Dan Toland, Mayor

ATTEST:

Amy White, City Clerk



**CITY OF RIVER FALLS
RIVER FALLS MUNICIPAL UTILITIES
2026-2028 TREE SERVICE LINE CLEARANCE CONTRACTED SERVICES**

I. Scope of Work

This Line Clearance Service Agreement (“Contract”) by and between the City of River Falls and River Falls Municipal Utilities (“RFMU”) and “Contractor” is intended for RFMU to retain a contractor to competitively and efficiently prune all trees, including right-of-way line clearance, tree/brush cutting, and removal work near transmission, distribution and secondary voltage lines in their respective service areas.

Contractor shall furnish all supervision, labor, tools, transportation, licenses, permits and other equipment and materials necessary to perform the work required under this contract, consisting of tree trimming and/or removal, brush and/or woody vegetation cutting at ground line, and the disposal of the debris resulting from such work to an approved landfill or burning site at the Contractor’s expense (collectively, “Work”).

It is the responsibility of Contractor to supply labor, equipment, materials, and supervision to complete the Work in a manner acceptable to RFMU to guard against interfering with the normal operations of RFMU’s electrical circuits.

II. Safety to Contractor’s Employees and the Public

Contractor shall always conduct Work in a manner as to safe-guard the public from injury to persons or property.

Contractor recognizes that RFMU is engaged in the distribution of electrical energy. Contractor shall always be aware of the nature and characteristic of electric circuits before Work is commenced in the vicinity thereof. Contractor understands that the electric circuits shall remain energized at all times during the execution of Work. Contractor is required to utilize all necessary and proper protective procedures and mechanical devices for the protection of its employees and the public. Contractor shall not interfere with the normal operation of such electrical circuits. All Contractor-caused electric service interruptions shall be repaired at Contractor’s sole cost and expense.

Contractor shall be responsible for the erection and maintenance of all barricades, lights, signs and other traffic control necessary for public safety and convenience in accordance with local requirements. In general, all hazards within the limits of the work area or on detour around the work area must be marked with appropriate signs, flashers, barricades, reflectors, etc., to protect the public, persons, and property. These safeguards shall be moved, changed, increased or removed as required during the progress of the Work to meet changing conditions.

III. Communication

Communication is the responsibility of Contractor. Communication must be established between the Contractor, its crew, and property owners prior to commencement of Work. All trees on private property, including easements, and public right-of-ways adjacent to the private property owner’s property are considered private property. Prior to trimming and/or removal, the Contractor must make

a reasonable attempt to contact each property owner a minimum of twenty-four hours prior to commencement of Work, in accordance with Wis. Admin. Code PSC § 113.0510. Trees to be pruned on public right-of-way shall be cleared with the appropriate municipal agency.

IV. Personnel and Equipment

The parties intend to create, by this contract, an independent contractor relationship and not an employee/employer relationship. All Work performed by Contractor under this contract shall be as an independent contractor, with Contractor maintaining complete control over all its employees and equipment. Contractor shall be solely responsible for the payment of any and all taxes or fees relating to compensation received by Contractor under this Contract, including without limitation, all federal, state, and local income taxes, Social Security taxes, Unemployment Insurance taxes, and any other such taxes, whether foreign or domestic, and any business license or other fees arising from Contractor's activities pursuant to this Contract. Contractor personnel shall have required training and qualifications, certifications, knowledge and practical experience to perform the required services in accordance with Section V. Standards. Contractor's equipment shall be state-of-the-art and adequate to perform the work.

V. Standards

All Work performed shall be in accordance with the best recognized and approved forestry and/or tree arboricultural standards. In addition, all performed work and equipment used shall conform with the requirements, specifications, and standards of the Electrical Hazard Awareness Training (EHAP), the National Electrical Safety Code (NESC), the National Electrical Code (NEC), the Wisconsin State Electrical Code, Municipal Electric Utilities of Wisconsin Safety Manual, applicable practices and specifications of River Falls Municipal Utilities (RFMU), and the City of River Falls ordinances, and any amendments or revisions of said codes or practices. Furthermore, all performed work and equipment used shall comply with any applicable rules or orders issued by the Public Service Commission of Wisconsin (PSCW), the Wisconsin Department of Workforce Development (DWD), and any other governmental authorities having jurisdiction. This policy is to set forth the specifications and guidelines related to tree trimming, tree removal, and line clearance to provide for reasonable service continuity, safety to the public, and to guard against forest fire damage caused by supply conductors. All work shall be performed in a thorough and workmanlike manner and to the satisfaction of RFMU.

VI. Schedule

RFMU shall furnish Contractor with a map outlining location of work to be performed. The Contractor shall communicate and coordinate work to be performed by providing RFMU a preliminary time table consisting of utility location, preliminary dates, and costs with the proposal. Prior to performing Work, Contractor shall provide RFMU in writing an updated work schedule seven calendar days before the commencement of Work. Contractor work hours shall conform to RFMU's normal work hours. Arrangements for Work performed beyond or different from normal work hours shall be agreed to with RFMU. Contractor shall provide RFMU written weekly update outlining Work completed.

VII. Insurance

The Contractor shall indemnify and hold harmless, to the fullest extent allowed by law, the City of River Falls, Wisconsin, its agents, employees and representatives from all claims, demands, suits, actions, payments, liability, judgements and expenses (including court-ordered attorney's fees),

arising out of or resulting from the performance of the contract that results in bodily injury, sickness, disease, death, civil rights liability, or damage to or destruction of tangible property, including the loss of use resulting therefrom, that are caused in whole or in part by the Contractor, any subcontractor, or any agents or representatives, either directly or indirectly employed by them. Contractor's insurance coverage must include, and the insurance certificate must indicate, waivers of subrogation on all policies in favor of the City of River Falls and RFMU, and all policies (except for workers compensation insurance) must include the City of River Falls and RFMU as additional insureds.

Contractor shall not commence Work until it has obtained all insurance required under this Section VIII and such insurance has been approved by the City of River Falls, nor shall the Contractor allow any subcontractor to commence work on its subcontract until all similar insurance required of the subcontractor has been so obtained and approved.

Minimum Requirements

- A. **Workers' Compensation Insurance and Employer's Liability Insurance:** The Contractor shall take out and maintain during the Term of this Contract the applicable statutory Worker's Compensation Insurance, and in the case of any work sublet, the Contractor shall require the subcontractor similarly to provide statutory Worker's Compensation Insurance for the latter's employees. Coverage shall be provided by an insurance company authorized to write such insurance in all states where the Contractor will have employees located in the performance of this contract, and the Contractor shall require each of his subcontractors similarly to maintain Employer's Liability Insurance similarly to the Contractor.

Workers' Compensation - Required limits:

Coverage A - Coverage will include Statutory requirements

Coverage B - Employers Liability

\$500,000 Each Person

\$500,000 Each Person by Disease

\$500,000 Policy Limit - Disease

- B. **General Liability Insurance**

1. The Contractor shall maintain during the term of this contract, Commercial General Liability Insurance, naming and protecting contractor and the City of River Falls against claims for damages resulting from (a) bodily injury, including wrongful death, and (b) property damage which may arise from operations under this Contract whether such operations be by contractor or by any subcontractor or anyone directly or indirectly employed by either of them. The insurance requirements are:

Commercial General Liability (form CG0001 or equivalent) with limits of:

\$2,000,000 Each Occurrence

\$2,000,000 Personal Injury

\$2,000,000 Products/Completed Operations

\$2,000,000 General Aggregate

2. Coverage shall include Contractual Liability coverage insuring the contractual exposure as addressed in this Contract.

3. There shall be no exclusion or limitation for the Explosion (X), Collapse (C) and Underground (U) hazards.
 4. Coverage shall also include Products/Completed Operations (CG2037 or equivalent)
 5. City of River Falls shall be named as Additional insured (CG2010 or equivalent).
 6. The Commercial General Liability coverage shall be endorsed with the Designated Construction Project(s) General Aggregate Limit endorsement (CG 2503 or equivalent).
- C. Automobile Liability Insurance: The Contractor shall take out and maintain during the Term of this Contract such Automobile Liability Insurance as shall protect Contractor against claims for damages resulting from (a) bodily injury, including wrongful death, and (b) property damage which may arise from the operations of any owned, hired, or now-owned automobiles used by or for Contractor in any capacity in connection with the carrying out of this Contract. The minimum acceptable limits of liability to be provided by such Automobile Liability Insurance shall be as follows:
- Bodily Injury and Property Damage \$1,000,000 Combined Single Limit
- D. Minimum Scope of Insurance: All Liability Insurance policies shall be written on an "Occurrence" basis only. All insurance coverage are to be placed with insurers authorized to do business in the State of Wisconsin and must be placed with an insurer that has A.M. Best's Rating of no less than A: VII unless specific approval has been granted by the City of River Falls.
 - E. Certificate of Insurance: All Certificates of Insurance shall be filed with the City of River Falls on the standard ACCORD CERTIFICATE OF INSURANCE form showing the specific limits of insurance, coverage modifications and endorsements required by the preceding Sections A, B, C, D and showing the City of River Falls is an additional insured where required. Such certificate shall specifically state that insurance policies are to be endorsed to require the insurer to provide the City of River Falls thirty days, notice of cancellation non-renewal or any material reduction of insurance coverage.

VIII. Indemnification

The Contractor hereby indemnifies and holds harmless RFMU and the City of River Falls, its elected and appointed officials, officers, employees, or agents from and against any and all liabilities, damages, costs, expenses, causes of action, claims, suits, proceedings and judgments arising out of, or are attributable to, the Contractor's performance of the contract.

IX. Compensation Due to Contractor

RFMU shall pay the Contractor for all work based on hours worked in cutting, pruning and removing trees, brush and similar growth.

Contractor shall accept as full and complete compensation for the performance of all things required by the contract, such sums as shall be determined due to using the hourly rates for labor, and equipment set forth in the proposal, which is part of this contract.

Prior to compensation being paid, Contractor shall submit a written statement to RFMU showing the Work performed during the invoice period. The statement shall list the number and kind of hours worked, equipment used, and a map outlining the location of work performed. RFMU shall have the right to verify and otherwise investigate the contents of said statement before payment is due.

X. Emergency Service Restoration

It is the intent of the parties that insofar as possible, all work shall be done during the usual and ordinary working hours on regular workdays. It may, on rare occasions, be necessary for RFMU to require Contractor to work crews for any storm or emergency work and respond quickly for any “hot spot” trimming outside of normal business hours. At such times it may be necessary, because of safety and the urgency of service restoration, to deviate from the use of proper pruning techniques as defined. Contractor shall be compensated at regular rate as provided, unless an emergency service restoration rate has been established.

During a utility-declared emergency, utilities must restore service as quickly as possible. At such times it may be necessary, because of safety and the urgency of service restoration, to deviate from the use of proper pruning techniques. Following a utility-declared emergency, corrective pruning should be done by Contractor, as necessary.

XI. Assignability of Work by Contractor

The Contractor without the prior written consent of RFMU thereof shall make no assignment or transfer of this contract or any part. No work to be performed hereunder shall be subcontracted out by the Contractor without the prior written consent of RFMU.

XII. Scope of Contract

Both RFMU and Contractor agree that RFMU shall not be obligated to provide the Contractor with any specific amount of Work with respect to the care, trimming, cutting of trees, brush or similar growth during the Term of the Contract.

It is further agreed by both RFMU and Contractor that RFMU may, at its option, assign any or all of its tree or brush care, trimming, cutting and removal to its own personnel or in the event of default by the Contractor, to other parties engaged in this type of work.

XIII. Amount of Contract

The total amount of compensation under the Contract is subject to RFMU’s annual budgeted amount. This Contract shall be effective January 1, 2026 through December 31, 2028 (“Term”) as provided for below:

Stump grinding	\$ _____ per inch
Foreman	\$ _____ per hour
Trimmer 5/Journeyman	\$ _____ per hour
Trimmer 4	\$ _____ per hour
55’ft Backyard track machine	\$ _____ per hour
70’ft Bucket truck and 15” Chipper	\$ _____ per hour
Mechanical all terrain tree trimmer	\$ _____ per hour

Brush mower	\$ _____ per hour
Stump chipping with chip cleanup	\$ _____ per hour
Stump chipping without chip cleanup	\$ _____ per hour
Equipment for large wood removal	\$ _____ per hour
¾ ton Pick-Up	\$ _____ per hour
Chip truck	\$ _____ per hour

XIV. Contract Renewal

Within 90 days of expiry, this contract may be renewed upon mutual agreement of both RFMU and the contractor for an additional three-year term. Current rates will be reviewed at this time and adjusted as agreed upon by both parties.

IN WITNESS WHEREOF, each of the parties hereto has caused this Contract to be duly executed by their authorized representatives.

Contractor _____

City of River Falls
River Falls Municipal Utilities

Print Name/Title

Print Name/Title

Signature

Signature

For additional information, please contact Electric Operations Superintendent Wayne Siverling at 715-426-3480.



Administrator's Report

February 24, 6:30 p.m. – Council Meeting
 March 3, 7:30 a.m. – State of the City
 March 10, 6:30 p.m. – Council Meeting

COMMUNITY DEVELOPMENT

Ensure sustained (re)development of the city from the prospect stage through construction

- Brookgreen – Occupancy granted for Buildings 1, 2, 3 and Clubhouse. Buildings 4-10 are under construction.
- Oak Hill – 3 permits issued, no CO issued
- Construction for the Sycamore Two senior housing and 4 duplexes project has begun.
- Council approved the Specific Implementation Plan for a 50-unit income-based housing in the Mann Valley Residential neighborhood (Cinnaire Solutions).

• BUILDING PERMITS ISSUED				
Permit Type	JANUARY	YTD	Permit Value JANUARY	Permit Value YTD
Building Permits	10	10	\$1,031,500	\$1,031,500
New Home Permits	4	4	\$940,000	\$940,000

Library Remodel

- Phase I is substantially complete and included new office spaces and much of the main floor.
- Phase II includes conference room expansion and the Teen Center and Children's room and is approximately 2/3 complete.

Fire Station Building

- Fire Station demolition is anticipated to begin the week of February 2nd with demolition of the former Police Station.

Safe Streets Action Plan (will be completed in 2026)

- Staff is planning a coordination meeting with representatives from St. Croix and Pierce Counties.

Hoffman Basin Study

- The consultant provided a final copy of the Hoffman Basin Study.

Downtown Project

- Staff are conducting an inventory of opportunities and issues to understand existing conditions. As part of this effort, Toole Design is analyzing the Riverwalk and the alley between Main Street and Second Street for opportunities and challenges related to alley usage, business access, utility relocation, and placemaking. The outcome of the study will include recommendations for future usage, improved business access, utility locations, stormwater management, wayfinding, and placemaking both during and after the reconstruction of downtown public infrastructure.
- Staff are continuing to work with Merchant McIntyre on potential downtown reconstruction grant funding sources, primarily a federal Better Utilizing Investments to Leverage Development (BUILD) grant. As part of this effort, staff prepared a memo and resolution requesting the Utility Advisory Board to approve a resolution supporting replacement of select water, wastewater, and electric utilities as part of a comprehensive downtown reconstruction project.

Locust Street design

- Preliminary roadway design is complete. Staff is preparing a recommendation to proceed with the project, including proposed sources and uses based on the engineering estimate.

Division Street crosswalks

- Staff is working with UW-Madison to develop conceptual plans for improved pedestrian crossings on East and West Division Street to provide safer access to DeSanctis and Hoffman Parks, respectively.

Stewardship of Public Infrastructure

- Staff is preparing the 2026 Mill and Overlay bidding and construction documents. The project is expected to mill and overlay portions of Paulson Road that are significantly deteriorated.

Mapping

- Map of [available sites](#) for development
- Map of [active development](#) projects map

POLICE DEPARTMENT

Training

- January 7th – CPR/First Aid Training – Kim Fischer
- January 8th – CPR/First Aid Training – Ailene Splittgerber, Tricia Traynor
- January 13th – What You Do Matters: Lessons from the Holocaust – DC Kennett, Sgt Bangert
- January 14th – What You Do Matters: Lessons from the Holocaust – Sgt Rudesill, Sgt Hokkanen, Inv R. Miller, Inv Thomas, Ofc Perronne

FIRE DEPARTMENT

Currently, we are unable to provide the additional data details that we typically provide. This is due to the transition from NFIRS to NERIS data reporting. This national change, which took effect on January 1, 2026, has significantly altered how incident data is collected, structured, and reported. As a result, we do not yet have access to the same reports or data views that were previously available under NFIRS.

We are currently working through setup and configuration issues as part of this transition and continuing to validate data accuracy under the new system. Once these issues are resolved and reporting stabilizes, we will be better positioned to provide additional data details. Thank you for your understanding as we work through this system change.

Run Volume

- In January 2026, we responded to a total of 35 calls for service, which compares to 33 calls for the same period in 2025. Year to date: 2026 = 35 calls; 2025 = 33 calls.

Activities/Highlights

- Construction preparation and demolition of the Fire Station officially began.
- Power and network services were disconnected from the Phase 1 portion of the building and relocated to ensure power and network availability within the Phase 2 portion of the station.
- On January 21, 2026, the Fire Department suffered the tragic loss of Firefighter Cody Peterson.
 - While this has been an incredibly difficult time, we have been overwhelmed by the support shown by the community, the City, our partners in the Police Department, and many surrounding fire departments.
 - On January 31, 2026, we held a Celebration of Life to honor and remember the remarkable life and service of Cody Peterson.
- The department also hosted and participated in the UWRF Division III National Championship Parade, supporting and celebrating the university and community during this historic achievement.

UTILITIES

Electric

- Maintenance repairs were performed. This is maintenance work found through our required system inspections.
- Substation monthly inspections completed.
- Junction Falls is checked daily.
- Underground services continue a weekly/monthly basis. 6 new customers last month.
- Meter readings continue each month.
- Miscellaneous service orders to look at tree trimming around service wires and streetlight repairs.
- We had 5 outages affecting about 55 customers this last month.
- Underground and Overhead inspections have started for this year. This work includes going to each location and inspecting the equipment for conditions that might need any repair or replacement. The Overhead inspections have been completed, and we are still working on the underground system yet.
- We started Brook Green project update. This project will be paused until spring of 2026.
- We are working on the Sycamore II project with new primary underground and removing the Overhead infrastructure, when the new infrastructure is in place and the old can be removed. The Overhead poles have been removed on this project, just some street lighting left to do at this point. Temp service is being worked on for the memory care building.
- Fire Hall Project update. The permanent service has been removed, and the Temporary service was energized and will be in place until the new service to the project is ready for us.

Customer Service

- Business disconnection letters were sent out on January 9 to 28 businesses with past due amounts reflecting the threshold of \$250.00 or more. This represents larger numbers of businesses past due than usual. Several businesses indicated they did not receive their December statement until closer to the due date. Other WPPI members reported similar feedback from their customers. It appears this was a post office issue. When speaking with businesses, customer service reminded them that statements can also be viewed online through MyAccount.
- Personal calls and emails were sent on January 16 to eight business customers on the disconnection list informing them of the disconnection date and offering payment arrangement options. There were no businesses disconnected in the month of January.
- In 2025, there were 473 service orders created for water meter exchanges and cross connection surveys. Here are some charts showing how the appointments were set up.
- Customer Service team scheduled 50 water service requests in the month of January. Of those 26 were water meter exchanges and cross connection surveys.
- Renewal and new dog licensing has kept the Customer Service team busy this month. Also, customers reached out about missed Christmas tree collections on dates specified. These were addressed daily with WM.

Engineering Technician Work

- Mapped 6 AMI meters changes
- 4 plan reviews (Cinnaire Resubmittal, Wildflower Meadows SIP, Our Neighbors Place preliminary, The Creamery Concept)
- 1 Training Session (KnowB4 Security Training)
- Mapped the last building for Sycamore Two Senior Living
- Did yearly updates to the water, sanitary and electric maintenance maps
- Finished rectifying the 2025 MH inspections from field crew into the sanitary manhole feature
- Set up another engineering firm with River Falls mapping hub link

WPPI

- Incentive Programs and Green Blocks
 - Total RFMU Program participation (as of February 3, 2026)

- 7 customers received \$1,075 in incentives
- Total River Falls Focus on Energy Participation (as of February 3, 2026)
 - 50 customers given \$20,486 in incentives
- Green Blocks Update
 - More to come in March!
- Upcoming events
 - February 23-25 – APPA Legislative Rally
 - March 6 – WPPI Public Power Advocates Call – 11 AM-12 PM
 - Advocacy has always been a core component of WPPI Energy’s mission, and the Public Power Advocates group focuses on state and federal policymaker energy decisions that could significantly impact member communities. All interested member utility staff and utility governing body leaders are encouraged to attend these virtual informational briefings that take about 30 – 60 minutes. Contact Jenna (jwilli@wppienergy.org) for more details or if you’d like to register.

ALLINA HEALTH EMS—RIVER FALLS QUARTERLY DATA REVIEW

QUARTER 4 (OCTOBER-DECEMBER) 2025




Allina Health
EMERGENCY
MEDICAL
SERVICES

ALLINA HEALTH EMS—RIVER FALLS

QUARTERLY DATA REVIEW

QUARTER 4 (OCTOBER-DECEMBER) 2025

Our Mission:

We serve our communities by providing exceptional care, as we prevent illness, restore health, and provide comfort to all who entrust us with their care.

Our Vision:

Allina Health is our community's most trusted health ally, where all people can access expert specialty and preventive care when, where and how they need it.

Our Values:

COMPASSION We serve with empathy and kindness.

INTEGRITY We work honestly and ethically.

EXCELLENCE We deliver best-in-class care.

TEAMWORK We are all part of one care team.

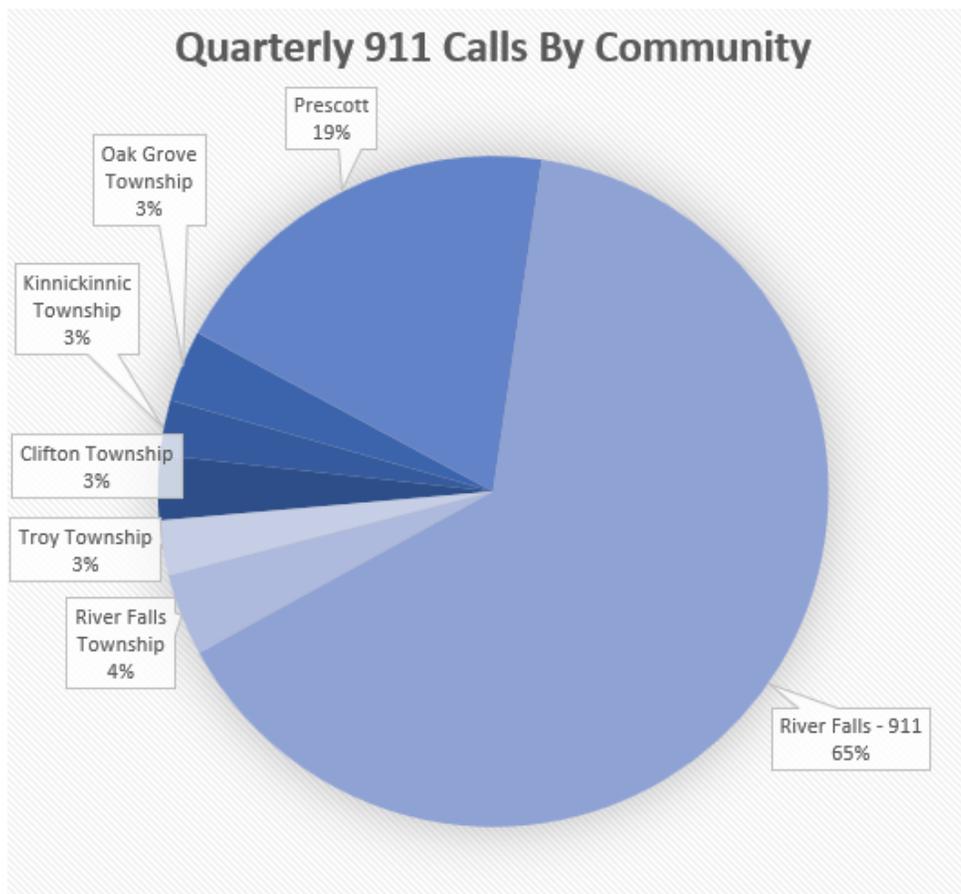
Our Promise:

All together better.

RESPONSE DATA

QUARTER 4 (OCTOBER-DECEMBER) 2025

Community	Total 911 Calls	Emergency Calls	Cancels
River Falls	392	270	13
Troy Town	16	9	0
Kinnickinnic Town	16	11	1
Pleasant Valley Town	0	0	0
River Falls Town	24	22	0
Prescott	118	82	8
Oak Grove Town	21	17	0
Clifton Town	19	14	1
TOTAL	606	425	45



RESPONSE DATA

QUARTER 4 (OCTOBER-DECEMBER) 2025

Historical Comparison of Response Time By City/Town

Community	2025			
	Q4	Q3	Q2	Q1
River Falls	6:16	6:06	5:43	6:06
Troy Town	9:33	8:34	8:40	11:14
Kinnickinnic Town	12:13	9:44	11:19	10:16
Pleasant Valley Town		13:15		11:59
River Falls Town	8:57	10:00	8:28	9:15
Prescott	6:44	7:51	5:54	5:33
Oak Grove Town	13:31	12:12	11:02	10:02
Clifton Town	11:32	8:36	8:53	9:33
TOTAL	6:30	7:09	6:30	6:42

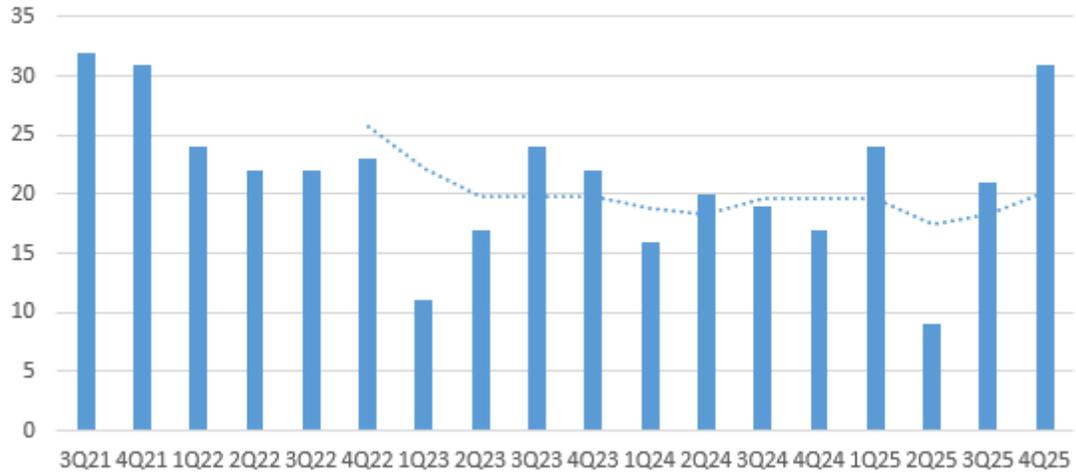
Historical Response Reliability By City/Town

Community	2025			
	Q4	Q3	Q2	Q1
River Falls	94.1%	95.6%	97.4%	93.8%
Troy Town	100%	100%	100%	94.1%
Kinnickinnic Town	90.0%	100%	100%	100%
Pleasant Valley Town		100%		100%
River Falls Town	95.2%	100%	100%	100%
Prescott	84.8%	84.8%	95.2%	92.4%
Oak Grove Town	82.4%	87.0%	91.7%	92.9%
Clifton Town	92.9%	100%	100%	100%
TOTAL	91.2%	94.0%	97.1%	94.2%

RESPONSE DATA

QUARTER 4 (OCTOBER-DECEMBER) 2025

Response Exceptions By Quarter



Emergent 911 Calls Where Phone Ring To Ambulance Arrival On Scene Exceeds:

10:59—River Falls, Prescott

17:59—Kinnickinnic, Troy, Pleasant Valley, River Falls Town, Clifton, Oak Grove

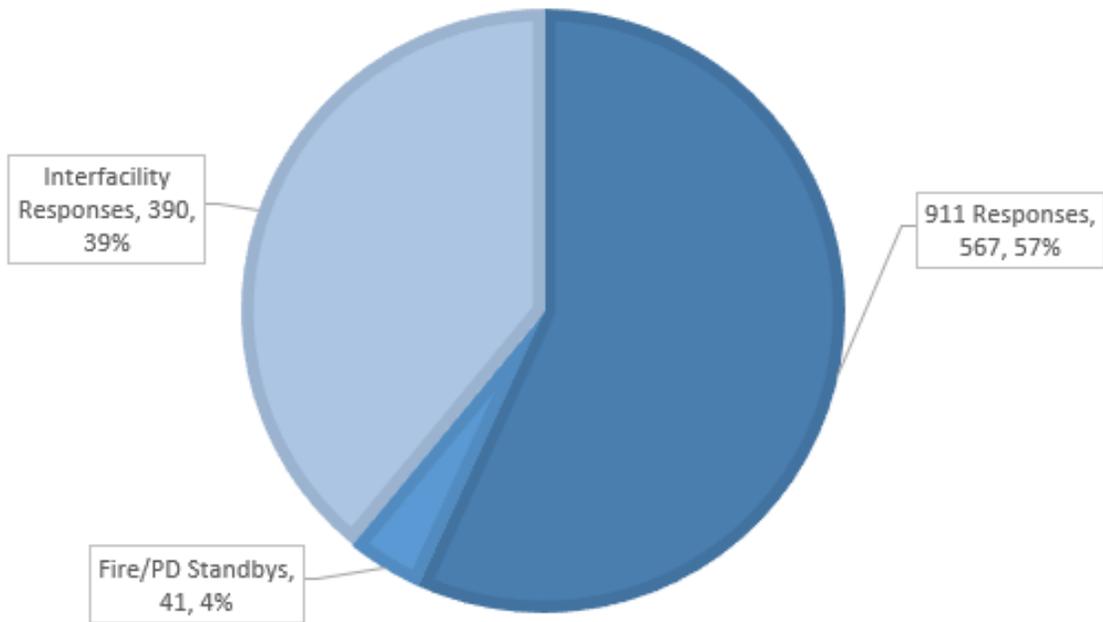
911 Mutual Aid Report

Community/Service	Mutual Aid Provided	Mutual Aid Received
Hastings Fire	14	5
Ellsworth Area Ambulance	4	2
Lakeview EMS	2	25
Baldwin EMS	0	1
Red Wing Fire	1	0
Total	21	33

RESPONSE DATA

QUARTER 4 (OCTOBER-DECEMBER) 2025

CALLS BY RESPONSE TYPE



Top 10 Runs By Problem Type (911 Responses)

Problem Type	#
Falls	133
Sick Person	107
Interfacility Evaluation	45
Fire Standby	41
Unconscious/Fainting	39
Breathing Problem	35
Traffic Accident/Personal Injury Accident	26
Stroke	23
Chest Pain	18
Abdominal Pain/Problem	18

DESTINATION INFORMATION

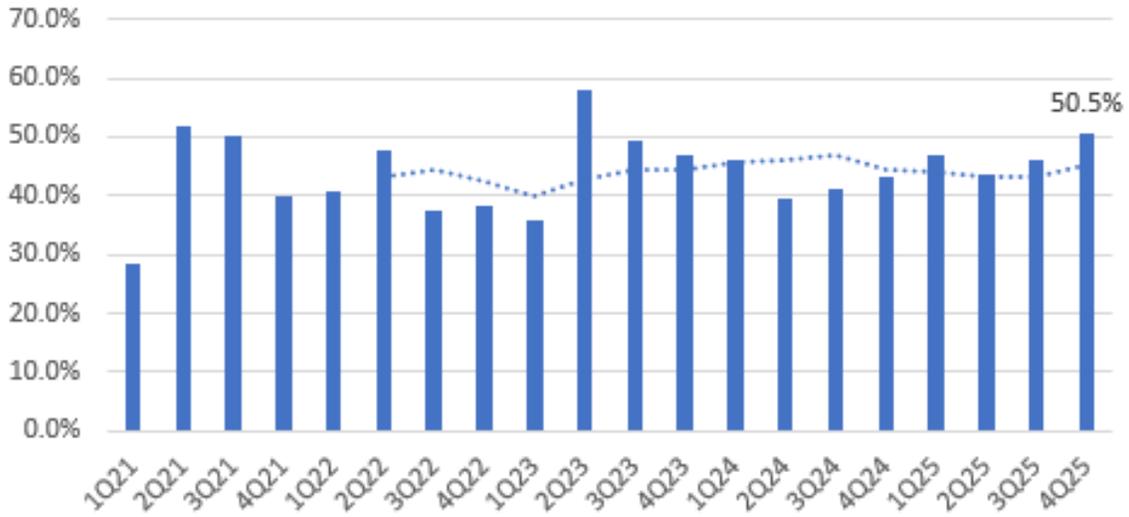
QUARTER 4 (OCTOBER-DECEMBER) 2025

Facility	911 Destination	Interfacility Destination	Interfacility Originating
River Falls Hospital	233	0	143
United Hospital—Regina Campus	48	1	244
United Hospital	29	229	0
Abbott Northwestern Hospital	0	47	0
Regions Hospital	26	13	0
Hudson Hospital	34	1	0
Children’s Hospital—St. Paul	3	9	0
Woodwinds Hospital (Woodbury)	5	1	0
Mayo Clinic Hospital—Red Wing	5	0	0
Lakeview Hospital (Stillwater)	4	1	0
Western Wisconsin Healthcare (Baldwin)	4	0	0
Children’s Hospital—Minneapolis	1	2	0
M Health Fairview St. John’s (Maplewood)	2	0	0
Hennepin Healthcare (Minneapolis)	0	2	0
Mayo Clinic Hospital—St. Mary’s (Rochester)	0	1	0
VA Medical Center (Minneapolis)	1	0	0
North Memorial (Robbinsdale)	0	1	0

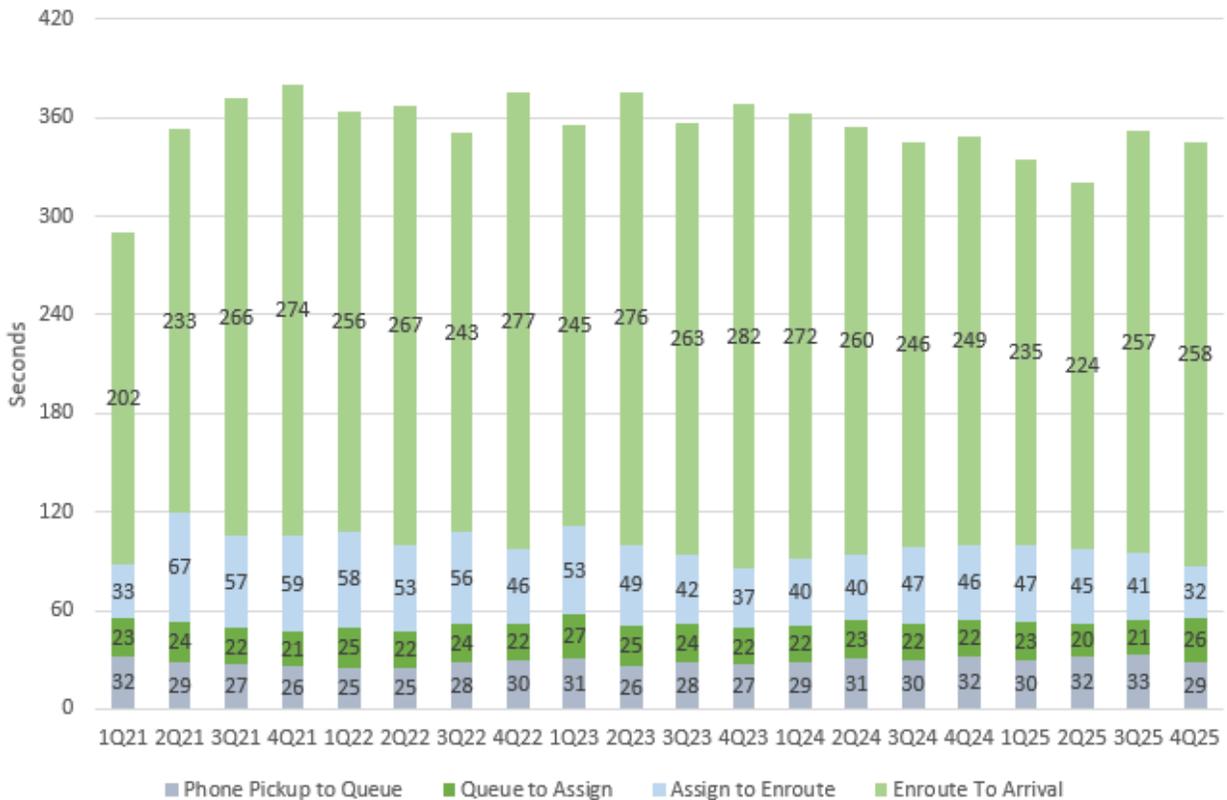
DISPATCH INFORMATION

QUARTER 4 (OCTOBER-DECEMBER) 2025

Pierce Co. Calls (within RF Service Area) w/ Pre-Arrival Instructions Administered By Allina



Median Dispatch/Response Times



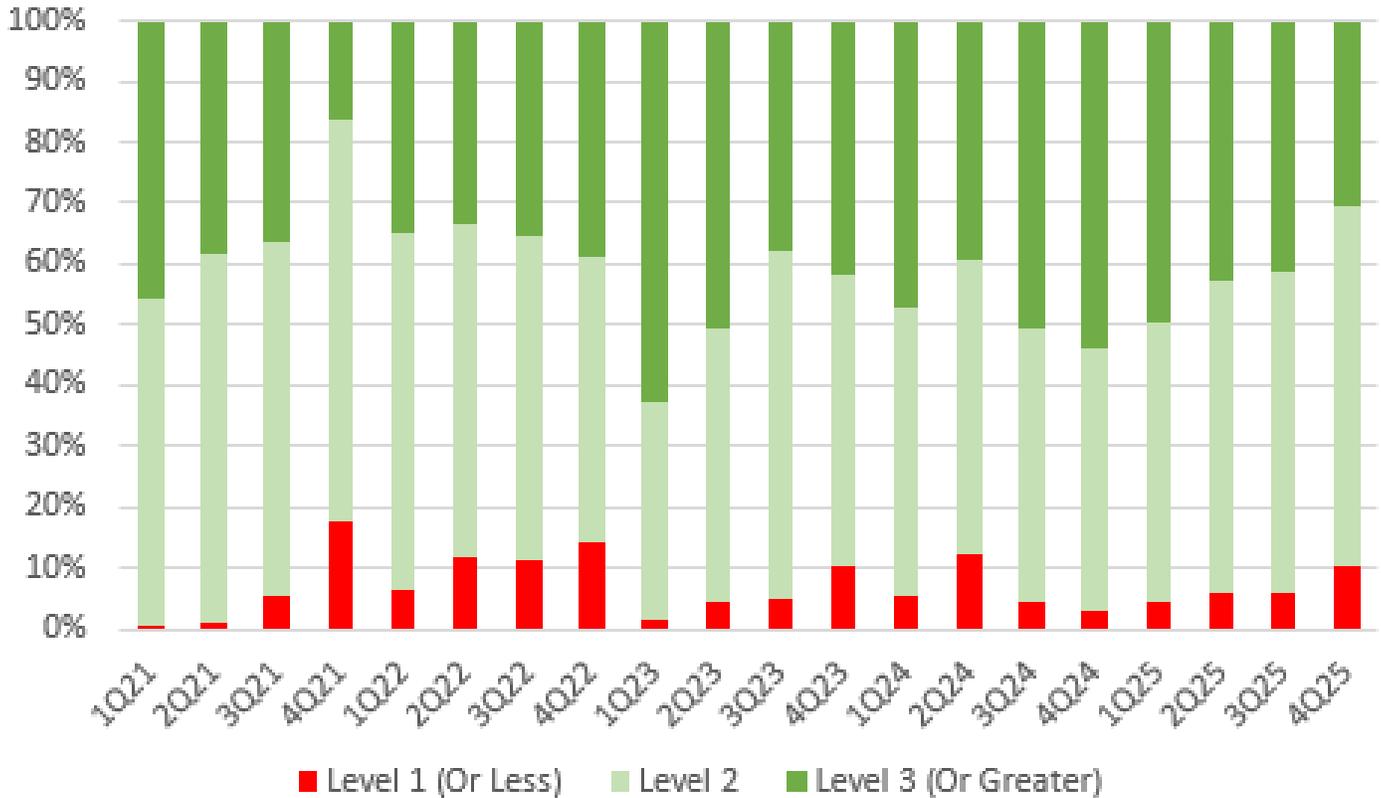
PERSONNEL/STAFFING

QUARTER 4 (OCTOBER-DECEMBER) 2025

	Personnel Hired	Personnel Lost
Benefit-Eligible	2	2
Casual Staff	0	1

Optimal Staffing Level	Current FTE Level	Staffing Level
22.8 FTE	21.02 FTE (FT) 1.62 FTE (Casual)	99.3%

Staffed Coverage Level By Quarter



COMMUNITY OUTREACH

QUARTER 3 (JULY-SEPTEMBER) 2025

SPECIAL EVENTS

- **Prescott High School Varsity Football Coverage (x2)**
- **River Falls High School Varsity Football Coverage (x2)**
- **University of Wisconsin-River Falls Football Coverage (x6)**
- **Girl Scouts First-Aid Presentation and Base Tour**
- **Boy Scouts First-Aid Presentation and Base Tour**
- **HOPE Lutheran Trunk or Treat**
- **University of Wisconsin-River Falls Horse Show (x5)**
- **River Falls High School Intro To Health Professions First-Aid Presentation and Rig Tour (x2)**
- **River Dazzle Parade**

2025 Annual Review

Allina Health EMS – River Falls Division

Mission, Vision, and Values

Our Mission

- We serve our communities by providing exceptional care, as we prevent illness, restore health and provide comfort to all who entrust us with their care.

Our Vision

- Allina Health is our community's most trusted health ally, where all people can access expert specialty and preventive care when, where and how they need it.

Our Values

Compassion We serve with empathy and kindness.

Integrity We work honestly and ethically.

Excellence We deliver best-in-class care.

Teamwork We are all part of one care team.



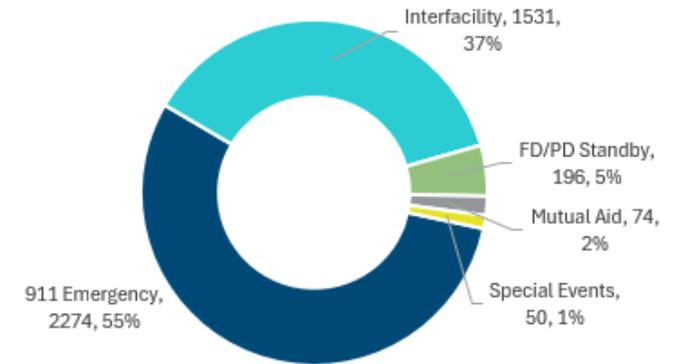
Operations

Incident Response Data

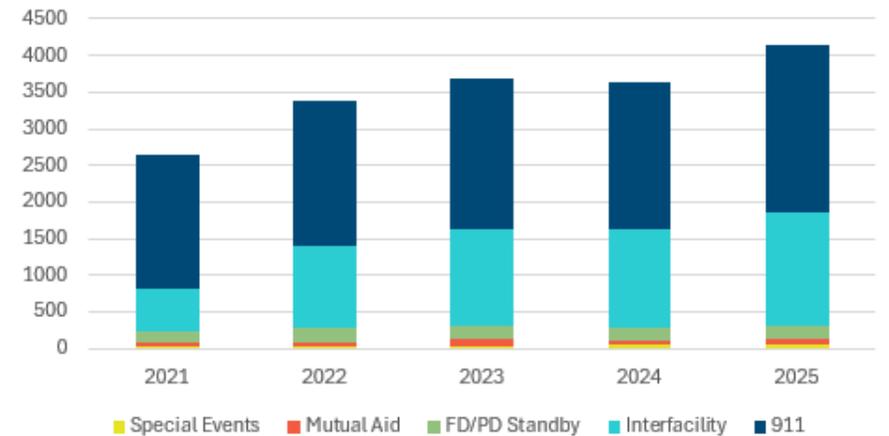
	1Q25	2Q25	3Q25	4Q25	Total
911	644	494	569	567	2274
Interfacility	347	375	419	390	1531
FD/PD Standby	57	51	47	41	196
Mutual Aid	13	22	18	21	74
Special Events	5	7	17	21	50
TOTAL	1066	949	1070	1058	4125

	2021	2022	2023	2024	2025
911	1831	1975	2061	1990	2274
Interfacility	573	1130	1326	1355	1531
FD/PD Standby	152	182	178	176	196
Mutual Aid	49	58	85	60	74
Special Events	35	35	41	47	50
TOTAL	2640	3380	3691	3628	4125

Incident Count By Call Type



Incident Count by Call Type



Operations

Average Response Time



	2023	2024	2025
River Falls	6:04	6:01	6:08
Prescott	6:35	6:27	6:30
Town of Troy	9:54	10:31	9:30
Town of Kinnickinnic	9:51	10:47	12:03
Town of Pleasant Valley	12:34	11:34	12:37
Town of River Falls	9:00	9:23	9:07
Town of Clifton	10:55	10:29	9:51
Town of Oak Grove	11:26	12:37	12:13
	7:13	7:06	6:42

Response times measured from phone pick-up in communications center to ambulance arrival on scene

Operations

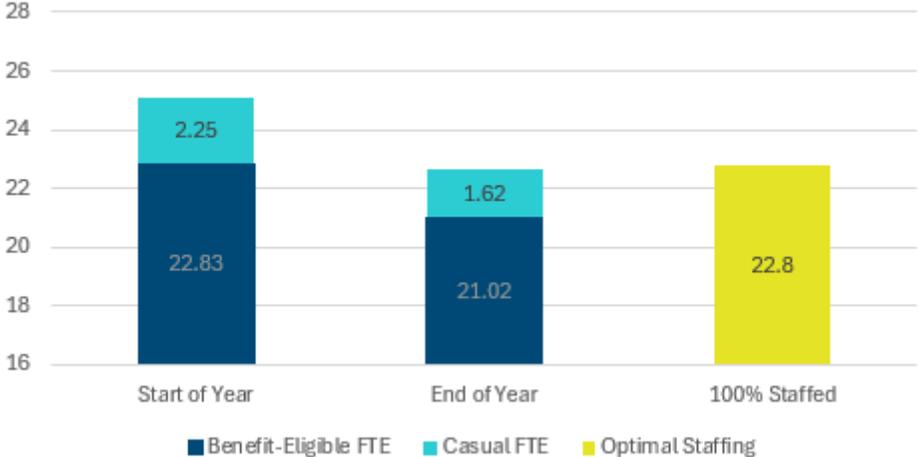
Response Reliability

	2022	2023	2024	2025
River Falls	95.6% N=853	96.0% N=868	96.8% N=928	95.1% N=1077
Prescott	83.9% N=291	89.0% N=340	87.7% N=318	89.6% N=314
Town of Troy	97.7% N=88	96.6% N=88	100% N=83	97.8% N=50
Town of Kinnickinnic	100% N=48	100% N=55	96.0% N=52	94.6% N=57
Town of Pleasant Valley	66.7% N=6	100% N=6	100% N=1	100% N=2
Town of River Falls	96.3% N=90	96.3% N=86	100% N=102	98.6% N=79
Town of Clifton	97.8% N=51	96.6% N=77	100% N=56	98.1% N=53
Town of Oak Grove	92.1% N=73	97.5% N=82	94.4% N=60	88.0% N=67
	93.4% N=1500	94.8% N=1586	95.3% N=1600	94.1% N=1699

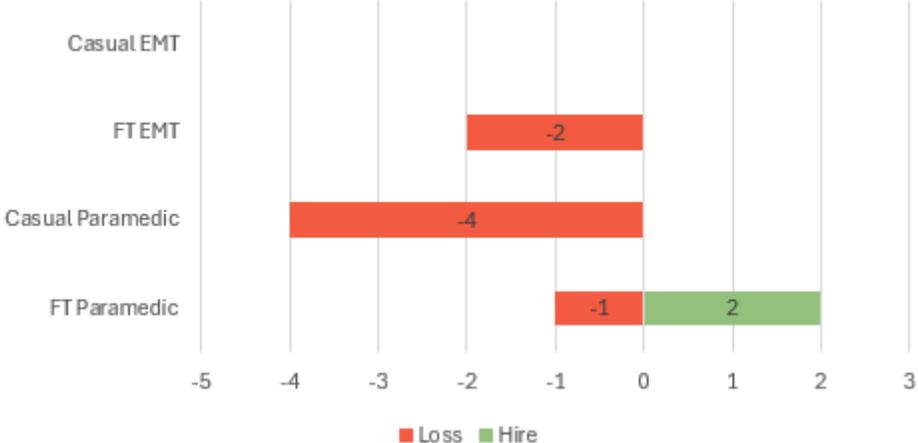
- *Response reliability is measured as percentage of calls with response time under goal (< 10:59 in cities and < 17:59 in towns)*
 - *N = number of emergent 911 calls only (excludes routine responses)*

Staffing

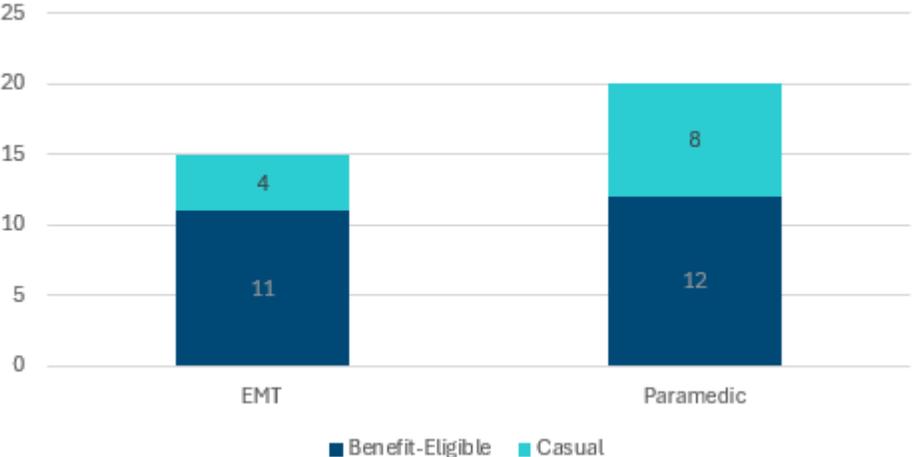
FTE On Staff



Annual Hire/Loss By Job/FTE Category



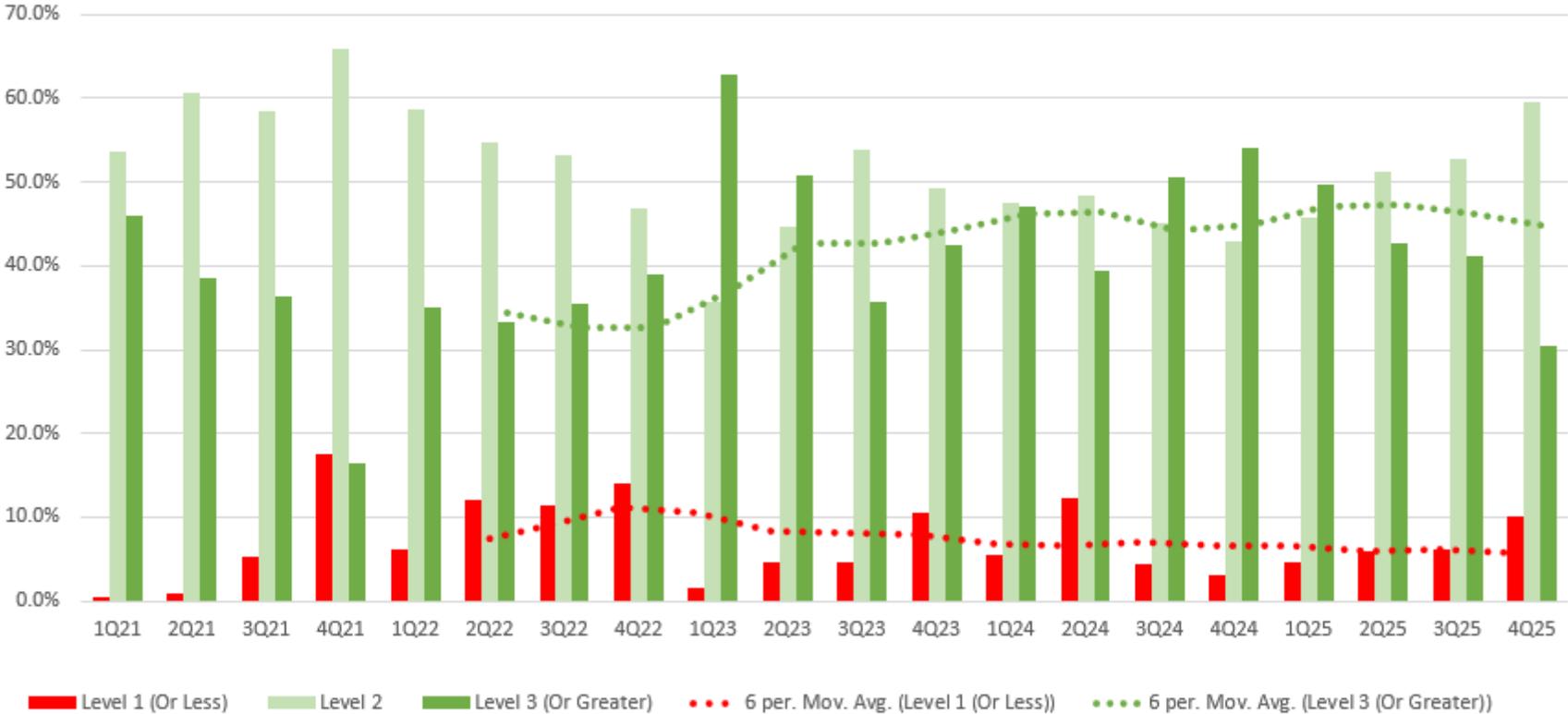
Employee Count By Job Classification/FTE



Staffing

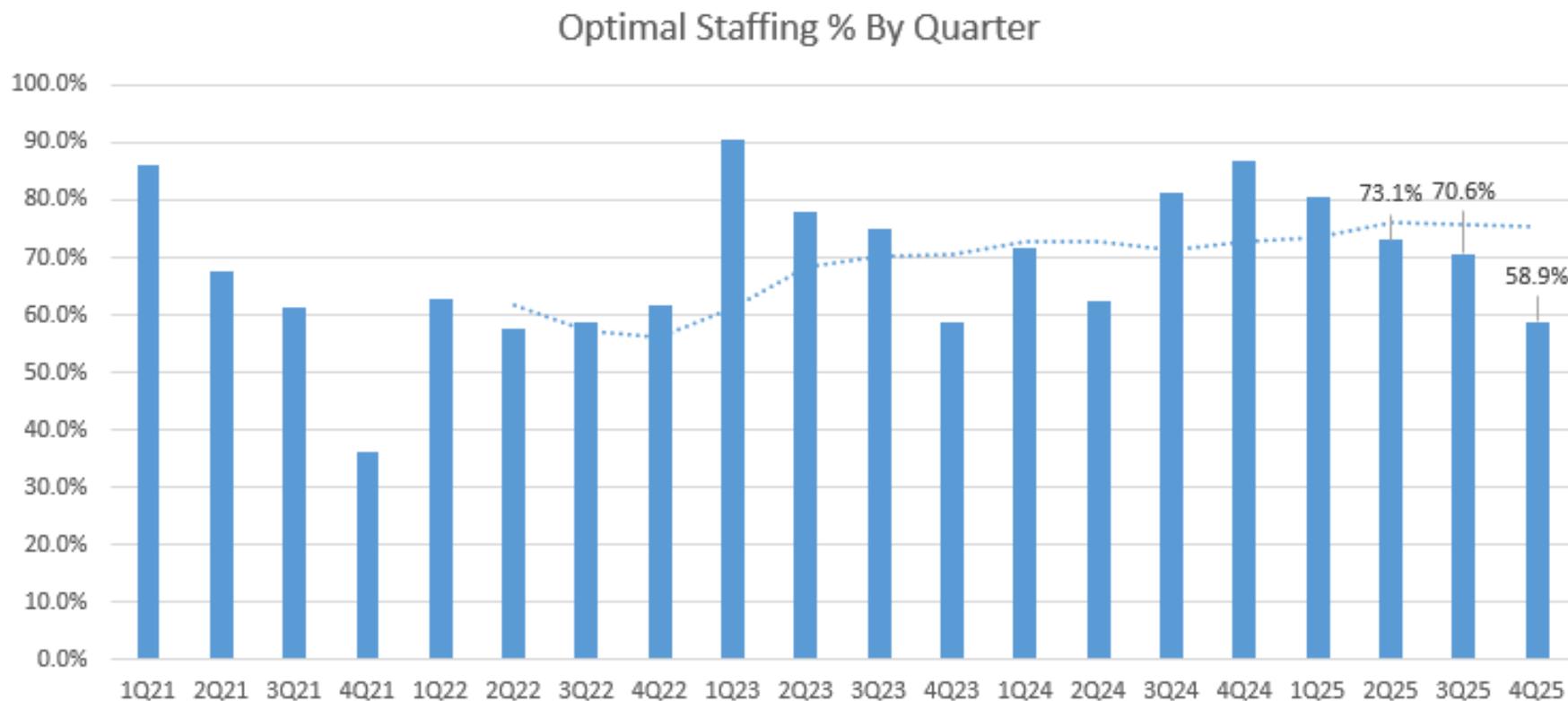
Operational Metrics

Staffed Coverage Level By Quarter



Staffing

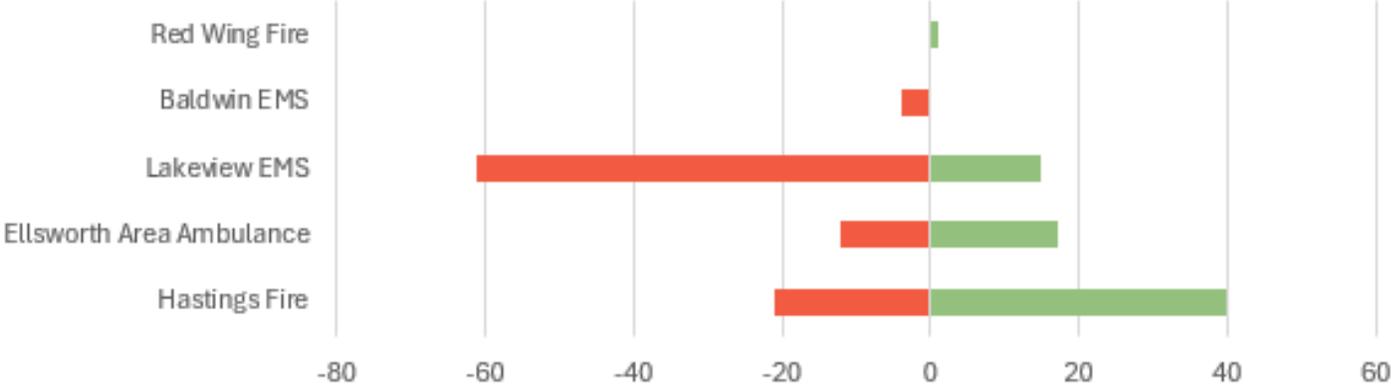
Operational Metrics



Operations

Mutual Aid Report

Mutual Aid



	Hastings Fire	Ellsworth Area Ambulance	Lakeview EMS	Baldwin EMS	Red Wing Fire
Received By	-21	-12	-61	-4	0
Requested By	40	17	15	0	1

■ Received By ■ Requested By



Operations

Hospital Destination Information

Facility	911 Calls	IF Calls (Destination)	IF Calls (Origination)	Total	(Y/Y Change)
River Falls Area Hospital	843	4	599	1443	+235
United Hospital-Regina Campus (Hastings)	177	28	929	1134	+82
United Hospital (St. Paul)	148	859	4	1011	+102
Hudson Hospital	178	3	0	181	-19
Abbott Northwestern Hospital (Minneapolis)	2	179	0	181	-8
Regions Hospital (St. Paul)	141	38	0	179	+42
Mayo Clinic Health System – Red Wing	17	10	0	27	+22
Children’s Hospital – St. Paul	7	14	0	21	+3
Western Wisconsin Healthcare – Baldwin	16	4	0	20	+11
Mercy Hospital – Unity Campus (Fridley)	0	17	0	17	-12
Lakeview Hospital (Stillwater)	11	5	0	16	+7
M Health Fairview Woodwinds Hospital (Woodbury)	13	1	0	14	+1
M Health Fairview University of Minnesota Medical Center	3	5	0	8	0
Mercy Hospital (Coon Rapids)	0	7	0	7	-24

Operations

Runs By Problem Type (Top 15)

Problem Type	# Calls (2025)	# Calls (2024)	# Calls (2023)
Falls	476	401	327
Sick Person	371	302	339
Fire Standby	195	171	174
Unconscious/Fainting	156	114	151
Interfacility Evaluation	152	83	78
Breathing Problem	150	150	138
Chest Pain	123	89	113
Traffic Accident/Personal Injury Accident	90	99	104
Hemorrhage/Laceration	85	67	66
Psychiatric/Suicidal	75	75	58
Stroke/CVA	70	60	48
Convulsions/Seizure	66	68	68
Abdominal Pain/Problem	61	48	40
CO Alarm/Inhalation/HazMat	46	42	57
Cardiac Arrest	45	26	37



Cardiac Arrest Registry Data

	2023	2024		2025	National Average
Resuscitations Attempted	14	14		23	
Overall Survival Rate	0.0% N=13	0.0% N=12		14.3% N=21	8.0%
Bystander Witnessed	0.0% N=6	0.0% N=5		20.0% N=10	12.2%
Unwitnessed Survival	0.0% N=7	0.0% N=7		10.0% N=10	3.3%
Utstein: <i>Witnessed by bystander and found in shockable rhythm</i>	0.0% N=1	0.0% N=3		28.6% N=7	25.8%
Utstein Bystander: <i>Witnessed by bystander, found in shockable rhythm, and received some bystander intervention (CPR and/or AED)</i>	0.0% N=1	0.0% N=2		66.7% N=3	29.0%
Bystander CPR:	18.2% N=11	50.0% N=12		29.4% N=17	42.0%
Public AED Use: <i>Excludes 911 responder witnessed, home/residence, nursing home, and healthcare facility arrests</i>	N=0	0.0% N=1		100% N=1	13.8%

Notes (over past three years):

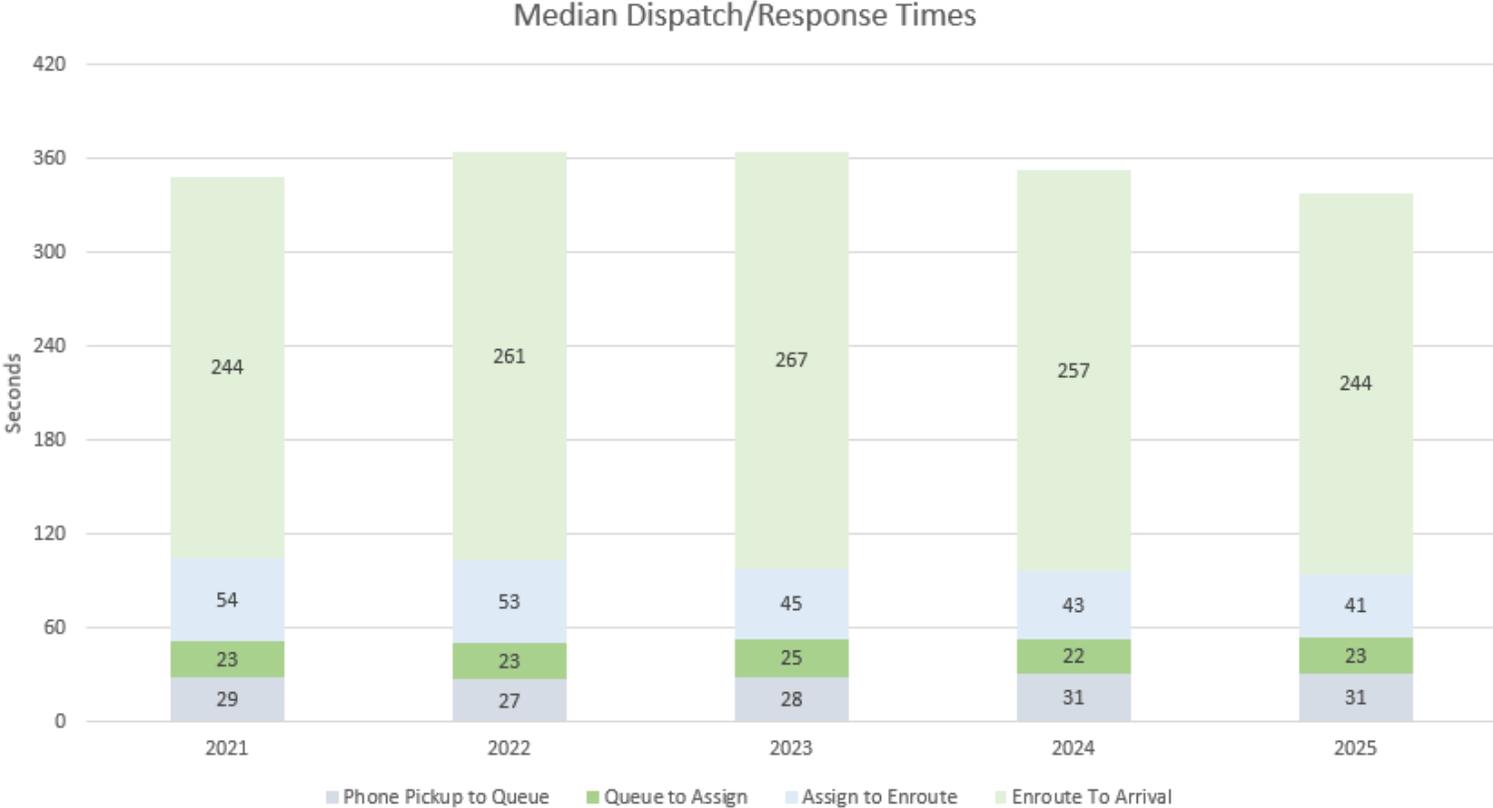
67% of cardiac arrest victims were male.

85% of cardiac arrests occurred in a patient's home/residence.

67% of cardiac arrest victims were aged 60 or older (mean age: 63)

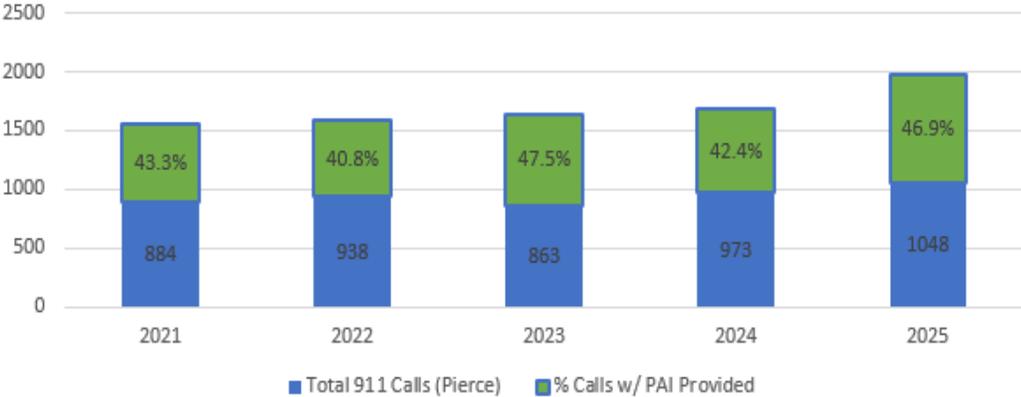
Communications

- The ‘delay’ in transferring the caller from the County Communication Center to Allina’s is quantified by the Phone Pickup to Queue and Queue to Assign times combined (approx. 50 seconds)
- **Benefits of this transfer:**
 - Decreased workload on County Communication Center staff
 - Increased management of Allina Health EMS resources (system status management; overall decrease in response times as ambulances are better positioned between communities)
 - Delivery of EMD/pre-arrival instructions to 911 caller
 - Increased safety in response as sub-acute calls can be triaged into non-emergent responses
 - Increased information for ambulance crews and other first responders while enroute to calls



- **Pre-arrival instructions are scripted guidance given by dispatchers on emergency calls to provide immediate, life-saving skills such as performing CPR, bleeding control, or preparing a scene for responder arrival**
- **Allina Health EMS offers this service at no cost for all Pierce Co. 911 EMS calls**
 - The data shown to the right are the total number of 911 calls Allina Health EMS has responded to in Pierce County by year and the percentage of those callers that were transferred to Allina’s Communication Center for pre-arrival instructions.

Pierce Co. Calls (within RF Service Area) w/ Pre-Arrival Instructions Provided By Allina



Community Outreach

Special Event Coverage

- River Falls High School Intro To Health Professions First-Aid Presentation and Rig Tours (x3)
- NCAA D3 Women's Hockey Championships Standby (x3)
- River Falls Earth Fest
- River Falls High School Mock Car Crash
- Prescott Library Summer Kickoff Rig Show
- Girl Scouts Twilight Camp First Aid Presentation
- Border Crossing Mountain Bike Races at Whitetail Ridge
- National EMS Memorial Bike Ride Event Standby
- Prescott Summer School First Aid Presentation
- River Falls Day Parade
- River Falls FFA Alumni Smoke N' Thunder By The Kinni Truck/Tractor Pull Event Standby
- National Night To Unite Block Parties (x5)
- Pierce Co. Fair EMS Booth Staffing
- Prescott High School Varsity Football Coverage (x4)
- Prescott High School Cross Country Meet Coverage
- River Falls High School Varsity Football Coverage (x5)
- UW-River Falls Football Coverage (x8)
- River Falls Fire Department Open House Rig Show
- Girl Scouts First-Aid Presentation and Base Tour
- Boy Scouts First-Aid Presentation and Base Tour
- HOPE Lutheran Trunk or Treat
- UW-River Falls Horse Shows (x5)
- River Dazzle Parade

