

Community Development Department

222 Lewis Street
River Falls, WI 54022
715.425.0900
www.rfcity.org



**HISTORIC PRESERVATION COMMISSION
AUGUST 11, 2021 at 6:00 pm
GLEN PARK PAVILION - 361 PARK ST.**

AGENDA

CALL HPC MEETING TO ORDER

APPROVAL OF AGENDA/MINUTES

Minutes of the July 14, 2021 meeting

HPC MEMBER VOLUNTEER HOUR REPORT

PUBLIC COMMENTS – Non-Agenda Items

ACTION ITEMS

None

DISCUSSION ITEMS

1. Cemetery preservation workshop – August 28, 2021 – Osceola, WI
2. Power Plant
3. WHS CLG grant
4. Capital Improvement Plan and HPC items

CALENDAR

Next Historic Preservation Commission meeting September 8, 2021.

ADJOURNMENT

***Council members may be in attendance for informational purposes only.
No official Council action will be taken.***

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 accommodations should be made at least three (3) business days in advance of the meeting. Every effort will be made to arrange accommodations.

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MINUTES HISTORIC PRESERVATION COMMISSION JULY 14, 2021 at 6:00 pm CITY HALL TRAINING ROOM

HPC Members Present: Jayne Hoffman, Heidi Heinze, Mark Anderson, Pam Friede, Julie Huebel, Ben Plunkett

HPC Members Absent: Denton Anderson

Staff Present: Brandt Johnson

Others Present: Ben Fochs

CALL TO ORDER

Meeting convened at 6:03 p.m.

HPC MEMBER VOLUNTEER HOUR REPORT

3 hours – Hoffman assisted with research towards the property at 700 S. Main.

1 hour – Plunkett met with Ben Fochs to get community input on the power plant.

APPROVAL OF MINUTES OF JUNE 9, 2021

M/Hoffman, S/Plunkett – motion carried 6-0

APPROVAL OF MINUTES OF JUNE 16, 2021

Heinze requested revisions to the minutes from the June 16, 2021 meeting.

The first requested revision was on page 1, first paragraph under the power plant discussion item, “Simply stated, the building is not safe for people to be in.” to be changed to “Access is restricted to qualified personnel.”

The second requested revision was on page 1, second paragraph under the power plant discussion item, “this is direction from the City Administrator and has not been written down.” to be changed to “this is direction from the City Administrator and is not official policy.”

The third requested revision was on page 2, fourth paragraph under the power plant discussion item, “The intent of the MOU was to have avoid confrontation between HPC and City Council.” This sentence was requested to be taken out. The group discussed if this was indeed said or conveyed by Scot at the meeting that night. It was determined that Scot did not say or meant to convey it in this manner as the minutes reflected.

M/Friede, S/M. Anderson – motion carried 6-0

PUBLIC COMMENTS

Ben Fochs said it is a little disturbing that the City is spending money to put art murals on the old power plant and spending money on spending money on the substation panels. The utility has not spent money on removing trash from the building and that the new building has no future use on the site.

Heinze talked about their logo being used on apparel and what their budget for apparel was.

The group wanted to thank Brandy Howe for her time and service with the Historic Preservation Commission

DISCUSSION ITEMS

1. Power Plant

Heinze asked the group if they wanted to go with landmarking the power plant or amend the MOU to take out the landmarking language. Maybe there is a desire to modify the MOU to essentially take out the 2nd page of the MOU which discusses the landmarking of the power plant. Friede said she wants to keep the landmarking language in the draft MOU. Huebel asked if the power plant qualifies for the landmarking and Heinze explained that it does and went over the qualifications and requirements for a building to be nominated for landmarking.

Hoffman wanted to clarify what Scot said at the June 16, 2021 meeting and if the group goes through with a landmark nomination then an MOU would not be done which Heinze said was correct. Huebel said she recalled that there were some suggestions to include in the MOU from Scot that were interesting.

Mark Anderson said that having an MOU with the City would mean that the HPC would be more involved in the process if the City decided to do something with the power plant. The MOU could also address other issues that may come up and would again provide the HPC a spot at the table to discuss the future of the power plant.

Plunkett asked what the value of the power plant would be if the HPC garnered support from other groups to see if it could be landmarked. Plunkett also mentioned that it might be helpful to have conversations with what the goals might be from having an MOU, what to do with the site as there might be some time for the group to set a vision for the site to meet the goals expressed. It may be helpful for the group to have a larger discussion about what that site might look like 10-20 years down the road and the impact it could have on the City as a whole.

Brandt Johnson relayed to the group that he was told by Amy Peterson that 2 offers were received by the City to redevelop the power plant site and that those developers were turned down because of staffing issues in the Community Development department. The group had a conversation about how future inquiries for the property could be known to the commission. Plunkett said that he could talk to Scot at his next one on one meeting about it.

The group discussed about revamping and discussing the MOU for the next meeting in Aug.

2. WHS CLG Grant

Heinze said the group is going to ask Jason to come to River Falls. Brandt will check to see if they can pay him to come out since they feel it is important for him to come up instead of being here virtually.

3. The Glen interpretive sign

Mark Anderson showed the group potential designs of the interpretive sign.

The group talked about bringing discussion of this to the park advisory board at their next meeting.

CALENDAR

Next Historic Preservation Commission meeting Aug. 11, 2021.

ADJOURNMENT

Heinze called for adjournment at approximately 7:18 P.M.

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HISTORIC PRESERVATION COMMISSION AUGUST 11, 2021 STAFF REPORT

AGENDA ITEMS

1. Cemetery preservation workshop – Discussion only

Heidi Heinze has provided information for an upcoming cemetery preservation workshop being presented by the Wisconsin Historical Society. It would be a great opportunity for HPC members to get some hands on training as the Commission considers the future of historic Foster cemetery. The workshop would be on Aug. 28, 2021 in Osceola, WI and will be free to the public.

2. Power Plant – Discussion only

At the July 14 meeting, the HPC discussed the draft MOU, language in the MOU regarding the landmarking of the power plant, and steps going forward. A revised MOU has been drafted and will be discussed at the meeting on Aug. 11, 2021.

3. WHS CLG grant – Discussion only

The HPC has decided to move forward with a 2021 WHS grant application to seek funding to hire a consultant to prepare a nomination to the National Park Service to designate several local structures to the National Register of Historic Places. The grant maximum is \$50,000 and no match is required. More information about the application process is [here](#).

The following are items that have been completed or need to be completed in the coming months:

- Letter of Intent submitted to WHS (completed)
- Mail invitation letters to eligible property owners on the Historic and Architectural Inventory
- Host National Register outreach meeting for interested property owners - September 18, 2021 at 10:00 a.m. in the Training Room at City Hall (Jason Tish, SHPO to be available virtually)
- Grant application deadline is December 20, 2021

4. Capital Improvement Plan and HPC items – Discussion only

Members of the HPC would like to discuss at the Aug. 11, 2021 meeting the City's 2022-2026 Capital Improvement Plan (CIP) and potentially if any HPC items could be added to the list.

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Hands on Cemetery Preservation Workshop with Atlas Preservation's Jonathan Appell

Aug 28 • 9:00 AM -3:30 PM • Osceola

Join us at Mount Hope Cemetery in Osceola, Wisconsin on Saturday August 28th!

Event Details

Saturday, August 28, 2021

9:00 AM -3:30 PM

[REGISTER ONLINE](#)

Part of [Annual Conference](#)

[ADD TO YOUR CALENDAR](#)

Location

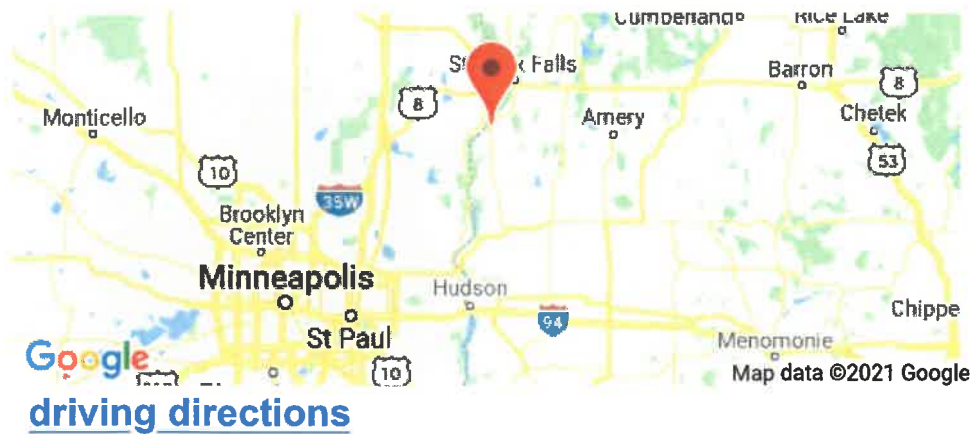
[Mount Hope Cemetery](#)

601 Summit Street

Osceola, WI 54020

Map





About the Event

The Wisconsin Historical Society is pleased to partner with Jonathan Appell from Atlas Preservation and the Mount Hope Cemetery Association for a Hands on Cemetery Preservation Workshop at the Mount Hope Cemetery in Osceola, WI. The date will be Saturday August 28th, and the event will be free to the public and part of the 48 State Midwest & New England Tour. This event will be recorded, edited and produced. The final production will be viewed at the Virtual Wisconsin Local History & Historic Preservation Conference on Wednesday October 20, 2021. For more information, please contact Fitzie Heimdahl at fitzie.heimdahl@wisconsinhistory.org

A typical workshop will be conducted as follows:

Discussion on historic preservation with a focus on masonry, cemeteries and gravestones

A short walk and talk tour, visually surveying some of the most historic gravestones



Mount Hope Cemetery, Osceola, WI

and monuments which |
are in need of repair

Cleaning demonstrations will include:

Safe and effective removal of biological activity with D/2
Biological Solution

Graffiti removal with Elephant Snot and graffiti
prevention discussion

Overview for rust and lime / calcium removal from
irrigation staining

Hands on! After the cleaning demonstration, workshop,
participants are encouraged to adopt a gravestone and
perform the cleaning process

Veteran stones will be cleaned at each event

*Each cemetery will have varying preservation needs,
however we will attempt to demonstrate all of the most
common conservation treatments at each location:*

Join a fractured tablet

Raise and/or level a badly leaning, sunken or fallen
tablet stone

Reset and join elements of a multiple piece monument

Problems associated with portland cement

Historic pointing mortars, formulations, applications,
curing

If time allows A lifting tripod will be constructed and
demonstrated

What To Bring

We recommend bringing a chair, cooler, water, and
snacks if you wish!

There will be a pause during the day for lunch, where
you will be able to go out and grab something quickly
depending on what is local.

For more information, please contact Fitzie Heimdahl
at fitzie.heimdahl@wisconsinhistory.org



**MEMORANDUM OF UNDERSTANDING
BETWEEN THE COMMON COUNCIL AND
HISTORIC PRESERVATION COMMISSION
OF THE CITY OF RIVER FALLS
REGARDING THE
MUNICIPAL POWER PLANT BUILDINGS AND HISTORIC SITE**

This MEMORANDUM OF UNDERSTANDING is hereby made and entered into by and between the River Falls City Council, hereinafter "City Council" and the Historic Preservation Commission, hereinafter "HPC."

1. Purpose

The HPC and City Council, in their power and duties assigned by the River Falls municipal ordinance, each have special and overlapping interests in the future of the municipal power plant and associated city-owned land (hereinafter "subject site") which are delineated on the attached map (Exhibit 1). The purpose of this MOU is to identify the framework of cooperation among the parties that will aid in the preservation, planning, and future construction of any improvements that may occur at or within the municipal power plant or on the subject site.

2. Parties

This MOU is made and entered into this _____ day of _____, 2020 by and between the HPC and the City Council (hereinafter "parties").

3. Statement of Mutual Benefit and Interests

The municipal power plant and subject site are historically significant to the City of River Falls. Located near the site of the first settler, one of the city's earliest dams, and later the largest flour mill in our city, this historical area has continually been identified as a major influence on the industrial, commercial, and residential growth of the community.

A. HPC Interests

Among the powers and duties of the HPC is the responsibility to protect, enhance, and preserve sites and structures of special character or special architectural, archaeological, or historical interest or value. In this vein, the HPC has the power to recommend the designation of historic sites and structures to the City Council for approval. In its duties, the HPC has determined that the portions of the municipal power plant constructed in 1900 and 1948 are potentially eligible for historic designation based on architectural integrity as well as its reflection of the broad cultural, economic, and

social history of the community (§17.76.040A1 municipal code). Moving forward, on an annual basis, the HPC will determine whether to pursue local landmark designation for the subject site. (The Junction Mill smokestack is part of the site, and has already been designated a local landmark .)

1. Preserve and Protect the Subject Site. The HPC has determined that the subject site is valuable for its special geographic features: it is located at the confluence of the Kinnickinnic and the South Fork rivers and serves as a transition from the prairies of the upper Kinni riparian zone to the oak savannas and ravines of the lower Kinni. The subject site provides a scenic vista and natural community focal point that predates the first settler. Native Americans enjoyed and utilized this area for several thousand years before European settlement. Based on its archaeological and historical importance, the HPC desires to see this unique area preserved in a primarily natural state. Through this MOU, the HPC requests that prior to any decisions regarding improvements or modifications to the site, including potential sale of the property, that the City Council first consult the HPC. The HPC may review the modification or improvement and provide a recommendation to Plan Commission, City Council, or both on the appropriateness of said improvement or modification.

B. City Council Interests

As the governing body of the City of River Falls, it is the City Council's responsibility to set policy, develop long-range plans, and take the necessary actions to implement those policies and plans. In 2005, the City Council adopted its Comprehensive Plan for the city that includes a heritage resources chapter. The plan states that River Falls' heritage preservation program is intended to do more than preserve isolated buildings; it must also sensibly manage archaeological sites and historically significant cultural landscape features, such as the Kinnickinnic River and its riparian areas. Specifically, of such areas, the City must "seek to maintain the unique physical character and landscape features for the benefit of the community."

More recently, in its 2018-2020 strategic plan, the Council promised to consider future generations. Under this value, the Council will make big plans, leave things better than when found and be mindful of inherited assets. These intents and values go hand in hand with the HPC's interest to preserve and protect the municipal power plant and subject site.

4. Responsibilities of Parties

A. HPC Responsibilities

1. Notify the City Council of HPC projects of a permanent or structural nature, such as, but not limited to, landmark sign, monument, or plaque that might occur within the subject site or in or attached to the municipal power plant. Notification of such actions shall be provided to City Council in the form of HPC minutes or in writing by letter of the Chair of the Historic Preservation Commission to the Mayor and City Council.
2. HPC shall annually discuss and tour the power plant site. Each August, the power plant will be put on the HPC agenda. HPC will tour and evaluate the site and consider nomination for local landmark status.

B. City Responsibilities

1. Notify the HPC of City projects that may impact the use, structures, or natural features of the subject site. Such projects might include, but are not limited to, proposed demolition, site disturbance, such as grading or landscape modifications, or sale of the property. HPC shall be notified of any offers made on the subject site, as well as public inquiries or requests for site tours. Notification shall occur in writing by letter of the Mayor to the Chair of the Historic Preservation Commission. Notification shall be provided at least 60 days prior to any action that may occur by the City Council related to the power plant or subject site.
2. The city shall provide HPC an annual tour each August of the subject site for evaluation.
3. The city shall maintain the subject site and provide general upkeep of the power plant structures in order to avoid the site falling into disrepair.

5. General Provisions

- A. Amendments.** Any party may request an amendment to this MOU. Any changes, modifications, revisions, or amendments that are mutually agreed upon by all parties shall be incorporated by written instrument, executed, and signed by all parties to this MOU.
- B. Applicable Law.** The construction, interpretation, and enforcement of this MOU shall be governed by the laws of the State of Wisconsin.
- C. Severability.** Should any portion of this MOU be determined to be illegal or unenforceable, the remainder of the MOU shall continue in full force and effect, and any of the parties may renegotiate the terms affected by the severance.

Signatures

City of River Falls

By: _____

Scot Simpson, City Administrator

By: _____
Dan Toland, Mayor

City of River Falls Historic Preservation Commission

By: _____
Heidi Heinze, Chair, Historic Preservation Commission