

Community Development Department

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



HISTORIC PRESERVATION COMMISSION SEPTEMBER 8, 2021 at 6:00 pm CITY HALL TRAINING ROOM

AGENDA

CALL HPC MEETING TO ORDER

APPROVAL OF AGENDA/MINUTES

Minutes of the August 11, 2021 meeting

HPC MEMBER VOLUNTEER HOUR REPORT

PUBLIC COMMENTS – Non-Agenda Items

DISCUSSION ITEMS

1. The Glen interpretive sign
2. Pavilion panels-outside
3. Pavilion panels-inside
4. Lime kilns and Foster cemetery

ACTION ITEMS

5. Power Plant MOU
6. Changes to the Pavilion caption plates and/or cascade mill panel

CALENDAR

Next Historic Preservation Commission meeting October 13, 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 AUGUST 11, 2021 at 6:00 pm GLEN PARK PAVILION

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: N/A

CALL TO ORDER

Meeting convened at 6:00 p.m.

HPC MEMBER VOLUNTEER HOUR REPORT

2 hours – Hoffman and Heinze met with community members.

2 hours – Heinze worked on updating the draft MOU.

APPROVAL OF MINUTES OF JULY 14, 2021

Brandt Johnson said that he needed to make a change to the minutes. The first requested revision was on page 2, fifth paragraph under the power plant discussion item, “Brandt Johnson relayed to the group that he was told by Amy Peterson that 2 offers were received.....” to be changed to “Brandt Johnson relayed to the group that he was told by Amy Peterson that they received two inquiries....”

Julie Huebel pointed out another area of the minutes that needed to be changed. The second requested revision was on page 2, first paragraph under the public comments section, “ 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.” to be changed to “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 the substation panels.”

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

PUBLIC COMMENTS

Heidi Heinze talked about the comments she has received regarding the panels around the Pavilion and showed the group the photos which she was told about.

DISCUSSION ITEMS

1. Cemetery preservation workshop

Heinze talked to the group about this upcoming workshop on Aug. 28 in Osceola, WI. Julie mentioned that she is interested in participating in the event.

2. Power Plant

Heinze talked to the group about what changes she made to the MOU. Ben Plunkett talked about Alderman Downing's comment from the 08-10-2021 Council meeting about the potential use of the power plant site. Plunkett talked about the notification language in the MOU regarding public inquiries into the power plant and possible email notifications. Mark Anderson said he was generally ok with the language of the MOU that was presented. Heinze said that she will make modifications to the MOU based on the conversation this evening to be voted on at the next meeting in Sept.

3. WHS CLG Grant

Heinze said they will not pursue the grant this year and will ask Brandt Johnson to help send out those letters to the homeowners.

4. Capital improvement plan and HPC items

Heinze asked about the \$25,000 that is intended to go towards the power plant for the fall protection maintenance.

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

CALENDAR

Next Historic Preservation Commission meeting Sept. 8, 2021.

ADJOURNMENT

Heinze called a motion for adjournment M/Friede, S/M Anderson – motion carried 6-0 for adjournment at approximately 6:46 P.M.

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HISTORIC PRESERVATION COMMISSION SEPTEMBER 8, 2021 STAFF REPORT

AGENDA ITEMS

1. The Glen interpretive sign – Discussion only

The HPC will continue discussion on the location and content of the Glen interpretive sign.

2. Pavilion panels-outside – Discussion only

The HPC will continue discussion on the content of the outside pavilion panels.

3. Pavilion panels-inside – Discussion only

The HPC will continue discussion on the content of the inside pavilion panels.

4. Lime kilns and Foster cemetery – Discussion only

Members of the HPC would like to discuss at the Sept. 8, 2021 meeting the lime kilns and Foster cemetery.

5. Power Plant MOU – Action Item

At the Aug. 11 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, will be discussed, and action will be taken at the meeting on Sept. 8, 2021.

6. Changes to the Pavilion caption plates and/or cascade mill panel – Action Item

Members of the HPC would like to take action at the Sept. 8, 2021 meeting changes to the pavilion caption plates and/or cascade mill panel.



**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF RIVER FALLS AND ITS
HISTORIC PRESERVATION COMMISSION
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 Administrator, and the Historic Preservation Commission, hereinafter "HPC."

1. Purpose

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 _____, 2021 by and between the HPC and the City Administrator (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. 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 Kinnikinnic 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 2018-2022 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 Administrator.

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 City Administrator to the Chair of the Historic Preservation Commission. Best efforts will be made to provide notification 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 Administrator shall arrange for 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

City of River Falls Historic Preservation Commission

By: _____
Heidi Heinze, Chair, Historic Preservation Commission

DRAFT