

2021 Annual Report

City of River Falls

Community Development Department



Prepared by the Community Development Department

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Annual Report

Director's Message

The City of River Falls 2020 Census population is 16,182. This is an almost 8% increase over the past ten years which is a slower rate of change than the previous two decades, but still a greater increase than Wisconsin overall, which grew at 3.6%. For further comparison, nationwide population growth is 7.4%. In staff's estimation, the River Falls population is likely higher than 16,182, by at least 400 people. This is based on several factors including building permit numbers and pandemic effects on the Census count. The City of River Falls continues to have steady growth and development pressure due to the locational proximity to the Twin Cities metro. At face value, this slow but steady growth means expanded workforce, new businesses, increased tax revenue, and thus more investment in the City. There's also a psychology to growth, in that people want to be here and find the City desirable rather than the flip side of declining growth and people leaving.

Developing the "right way" under growth pressures can be challenging for cities. I'm thankful for the steady growth that we're seeing that gives us some breathing room to evaluate growth and change in the community. As a healthy, balanced City we want to ensure that our health and safety foundations are strong and that we also have a strong sense of belonging and being part of something; that is what keeps people in a community.

Last year the City launched the update to the comprehensive plan, outdoor recreation plan, and bicycle and pedestrian plan, branded together as "Focus River Falls". And this year the public became engaged in Focus River Falls at our first open house in February. The timing of this process and the plan updates are vitally important to this community and all of us that call it home. If there is ever a time for individual community members to participate in their local government, this is the time to provide your voice in the direction of this city for the next 20 years. Comprehensive plans are not typically fun reading for the average person, but it is the one policy document for which all land use and major policy flows from in the City. Please go to engagerf.org or talk with your City Council member or City staff and help us Focus on River Falls.

Strategic Initiatives

On August 10, 2021 the Common Council passed a resolution acknowledging the Administration's [2021-2023 Strategic Initiatives Report](#). These initiatives are guided by the City's strategic Plan and identified priorities. The identified priorities include Connected Community, Economic Vitality, Ensuring Financial Stability, and Quality Municipal Services. The 2018-2022 Strategic Plan, previous work plans and reports can be found on the [City Website](#). The following Strategic Initiatives have been the focus of the Community Development Department.

1. Implement North Sewer Interceptor Plan

The north sewer area serves 27 percent of the City's existing development area and is planned to serve 42% percent of future growth. The primary function of the North Sewer Interceptor project is to remove an existing wastewater lift station and construct a gravity sewer main from the lift station to a manhole just south of the St. Croix Street stormwater pond.

Property acquisitions were complete in fall of 2020. This allowed the permitting and design process to be finalized. Upon receipt of an Army Corps of Engineers and Wisconsin DNR permit to disturb wetlands, the

project was let and awarded to A-1 Excavating Inc. A-1 completed clearing and grubbing in 2021 and began work on the St. Croix Street stormwater pond and sanitary sewer in March 2022. The project is expected to be substantially complete by the end of 2022.

2. Powell Avenue Bridge

In spring 2020 the City discovered major deficiencies in the Powell Avenue Bridge deck. The bridge load rating was reduced to 10 Tons and is now routinely inspected for further damage. In Fall 2021, the City applied for WisDOT grant funding to replace the bridge deck. Notification of grant funding is expected in Spring 2022, and design work will begin in earnest. Final WisDOT plan submittal is expected in Winter 22/23 for 2024 construction.

3. Golfview Channel

The Golf View Channel Rehabilitation project's goal was to repair channel erosion resulting from high intensity rainfalls and protect the channel from future erosion. Future erosion was eliminated by installing tied concrete block mat (TCBM). TCBM is concrete blocks connected with mesh that allows grass to grow through the mat layer. The project was completed by Mattison Contractors on October 25, 2021 Residents are excited that the City will be able to more easily maintain the channel.

4. Complete preliminary engineering design for Mann Valley Water and Sewer Extension

The future Mann Valley corporate park will play an important part in the future of River Falls. In December 2021, 30% design plans for water, sewer and roadway construction were completed and reviewed by staff. The 30% design process was critical to identify opportunities to enhance design flexibility and ensure Mann Valley remains an attractive location for a wide variety of future business types. The process also identified design challenges that will require sound engineering to ensure a successful project. Moving forward, City staff anticipate final design to be completed in 2022 with construction occurring in 2023 and 2024.

5. WisDOT 2021 Projects

In 2021, STH 29 was reconstructed from Prescott to Cemetery Road in River Falls. This project involved reconstructing the intersection of CTH FF and STH 29, a large culvert replacement, and reconstructing the southeast corner of the Cemetery Rd and STH 29 intersection. The City coordinated with WisDOT to install new sanitary sewer, and also a sewer casing and water casing before paving occurred. The casings will allow the city to serve future developments with minimal disruption to the community. The sewer main allowed removal of an aging wastewater lift station and provided gravity flow for wastewater from this sewershed to the wastewater treatment plant.

This project required frequent coordination with WisDOT, their consultants, City staff, RFMU staff, and private landowners. The City worked tirelessly to bring a roundabout to the intersection of STH 29 and County Road FF at City limits to aid in slowing traffic and provide a more aesthetic entrance to the City. However, WisDOT decided to proceed with more traditional intersection design and rural highway section. Construction was completed in November 2021.

6. Cemetery Road

Starting in 2022, Cemetery Road will be reconstructed from S. Main Street to STH 65 as a WisDOT project. This project is resurfacing project but will include closure the Emory Circle access to Cemetery Road to provide additional vehicle stacking in the intersection of Cemetery Road and South Main Street. The

project has required ongoing coordination with WisDOT, their consultants, City staff, RFMU, and private landowners.

7. S. Wasson Lane

In 2020, the City was awarded WisDOT grant funds to reconstruct S. Wasson Lane between Cemetery Road and Cascade Avenue including a roundabout at the intersection of S. Wasson Lane and Cascade Avenue. Preliminary design work is in progress with expected final design submittal to WisDOT in 2023 for 2024 construction.

8. Update the City's Comprehensive Plan, Outdoor Recreation Plan, and Bicycle and Pedestrian Plan

In 2021 the City issued a Request for Proposals for the update to the City's Comprehensive Plan and two companion plans: the Outdoor Recreation Plan and the Bicycle/Pedestrian Plan. The City received nine proposals and interviewed two, selecting SRF Consulting Group in partnership with Alta Planning + Design. Steering Committees were formed, contracts were approved, and the planning foundation and timelines were laid for a project completion time of Q1 2023. The public outreach was delayed due to the spike of Covid-19 through the winter months, and the public Open House was held February 24, 2022. The data collection, analysis and public engagement is well under way.

9. Investigate, purchase, and implement a customer relations management tool (CRM)

Investing in a Customer Relationship Management system, or a CRM, will help to collect and organize the business prospect information that the City receives along with information regarding the City's existing businesses. After researching and interviewing four CRM companies that work with municipalities and large organizations across the country, the City purchased a CRM system from Executive Pulse in 2021 and began the implementation process in January 2022.

10. Complete shovel ready sites process for Sterling Ponds and Whitetail Ridge Corporate Park

The Gold Ready Shovel program is offered by Momentum West in coordination with the Wisconsin Economic Development Corporation (WEDC). This program assists communities in packaging and marketing development ready land to site selectors and business owners looking to locate in the region. Staff is in the process of obtaining the Gold Shovel Ready status for the available lots in both the Sterling Ponds Corporate Park and Whitetail Ridge Corporate Park.

Building and Development

Residential and commercial construction was steady last year after an exceptional year in 2020. Community Development staff work with developers to take projects from the conceptual stage through construction. Monitoring the projects against developer's agreements, plan approval, building permits, and city infrastructure changes. Total units added and total project value for the past two years are indicated in the table below.

	2020		2021	
Housing	Permits (Units)	Value	Permits (Units)	Value
New Single Family	87 (87 units)	\$18,863,123	76 (76 units)	\$19,020,920
New Multifamily	10 (194 units)	\$22,183,782	4 (32 units)	\$2,797,384
Addition/Alteration	196 (n/a)	\$2,243,857	210 (n/a)	\$2,359,431
TOTAL	320 permits 281 units	\$43,290,762	324 permits 108 units	\$24,177,735

	2020		2021	
Commercial/Industrial	Square Feet	Value	Square Feet	Value
New construction	0	0	11,033	\$1,700,000
Addition/Alteration	Not collected	\$6,852,522	Not collected	\$7,648,820
TOTAL	0	\$6,852,522	11,033	\$9,348,820

Completed Projects - Multi-Family/Commercial



Tattersall Distilling

Tattersall completed its renovations of the old Shopko site on Paulson Rd, in November 2021 and final permitting in January 2022. The 75,000sq ft+ space is a full-service restaurant, distillery, event space, retail store, amphitheater, and more. The distillery can now produce up to 200,000 gallons of spirits with room to grow. The business is expected to provide more than 100 local jobs and draw more than 160,000 visitors annually.



1300 S. Main Street

The former River Falls Hotel site was rezoned from commercial to multifamily and finished redevelopment into 50 workforce housing units with underground parking. The site features 1-, 2-, and 3-bedroom units, with some designated for veterans. It is located on the corner of South Main Street and East Johnson Street. The minimum guaranteed tax assessment value for this project is \$5 million beginning in 2022.



Milltown

Three Sixty Real Estate Solutions, LLC completed the 84-unit townhome-style apartments on a site fronting DeSanctis Park. Included in the project is the realignment of Dry Run Road to mirror Bobwhite Street across West Division Street. Included are 1-, 2-, and 3-bedroom market rate rentals oriented to young professionals and empty nesters, filling an especially pronounced gap in River Falls' housing market. The project benefits the community by bringing water, sewer, electric, and parking to the historic Glover Schoolhouse, further enhancing DeSanctis Park for all City residents. The guaranteed tax assessment value for this project is \$10.8 million.



Falls Family Eyecare

Fall Family Eyecare moved from its location in downtown River Falls to the former Bernard's building at the intersection of N. Main and Summit Streets. The building also contains two tenant spaces. The project has been under construction since summer 2020 and was completed in 2021.

Under Construction



Peregrine Terrace

This multifamily market rate rental project consists of 9 buildings with 8 or 12 units each for a total of 92 units. Buildings include attached garages and will be built over several phases. It is located at the corner of South 6th Street and Cemetery Road. Eau Claire Realty is the developer.



Kwik Trip

This is the third Kwik Trip fuel station/super convenience store. Construction was substantially complete in 2021 and the ribbon cutting was held in February 2022.



Wasson Townhomes

Wasson Townhomes is a multifamily 11-unit residence and is being constructed on a 1.33-acre lot at the corner of S. Wasson Lane and Morgan Road.



Dawes Place

Dawes Place Townhomes is a 112-unit multifamily development being constructed on 8.97 acres. Dawes Place was originally planned in the 2000s but never started construction. This is the first of 2 phases.

Single Family Residential



Sterling Ponds 3rd Addition

The third phase of the Sterling Ponds neighborhood consists of a 32-lot single-family subdivision that continues to the southeast of the original Sterling Ponds plat. Sterling Ponds 4th Addition was approved in early 2022 and will begin construction this year.



Highview Meadows 6th Addition

This phase of Highview Meadows created 35 new single family lots on the east side of the City. Meadows Drive and Williams Avenue have been built along with additional infrastructure as part of this development. The final phase is currently underway as well.

Partnerships and Intergovernmental Coordination

The Community Development Department expands the City's capacity, breadth and impact through both partnerships and intergovernmental coordination. Partnerships help to spread the workload, navigate complex issues and provide different knowledge and wisdom to accomplish goals. This cooperation is essential as cross jurisdictional boundaries affect our community and region; whether it's land use, watersheds, transportation or markets, our world spills across jurisdictional boundaries every day. Decisions that take this interconnectedness into account help to ensure that issues are addressed from a broader aspect when needed, may provide cost savings, and reduce litigation thereby allowing for consistency, understanding and trust.

Key partners include the River Falls School District, UW-River Falls, Chippewa Valley Technical College, the River Falls Chamber of Commerce, the River Falls Economic Development Corporation, St. Croix Valley EDC, Pierce County EDC, Momentum West, Wisconsin Economic Development Corporation, Wisconsin Housing and Economic Development Authority, Small Business Development Corporation, River Falls Housing Authority, River Falls Business Improvement District, Pierce and St. Croix Counties, WisDOT, West Central Regional Planning Commission, State of WI Historical Society, WI Department of Administration, WI Department of Safety and Professional Services, consultants.

Projects

Capital Improvement Plan

The bi-annual Capital Improvement Plan (CIP) process was initiated in 2020 for the 5-year planning cycle from 2021 to 2025. As a result of economic uncertainty surrounding the Covid-19 pandemic, only the 2021 CIP was approved and incorporated into the 2021-2022 budget. A special CIP was prepared in 2021 for 5-year period from 2022 to 2026 and includes infrastructure investment for the Mann Valley Corporate Park, continued implementation of the wayfinding signage plan, projects related to the hydroelectric dams as part of the Kinnickinnic River Corridor Plan, as well as essential sewer, water, and transportation infrastructure projects.

Code Enforcement Framework

Code compliance is a vital component of community development and enhances the overall quality of place for the community. The goal of any code compliance effort is to reduce blight and encourage an attractive, safe, and desirable community. Code compliance is a partnership with River Falls residents and businesses to preserve and enhance the safety and appearance of our community.

In June 2021, Council approved a strategy to give staff the support and structure they need in order to provide the consistency that Council and the community expect with regard to code compliance. This strategy includes a staff code compliance manual that prioritizes cases and establishes a unified stepwise efficient approach/process to code compliance that will give customers and staff clear guidance. The Council also directed staff to bring forward ordinance amendments to provide clarity and consistency for achieving code compliance, which will be completed in 2022.

2021 Annual Maintenance

Throughout 2021, engineering staff developed plans and specifications, hired contractors, and implemented projects to maintain infrastructure. Approximately:

- 21,100 square yards of streets mill and overlaid
- 347,000 square yards of streets routed and sealed for cracks
- 430 feet of curb and gutter replaced
- 1600 square feet of sidewalk replaced
- 3 storm sewer structures reconstructed

ArcGIS Online Transition

The City owns and maintains an extensive Geographic Information System (GIS). In 2021 the city undertook a major GIS mapping transition. City staff led a transition from our historic local in-house database to an online cloud-based platform with real time data. With this cloud-based platform, the city retains ownership and management of all data and maps with minimal software or hardware investment. This new platform, which includes ArcGIS online and ArcGIS Pro is designed to create, manage, analyze, and share content with internal users and/or the public. The city maintains permission levels and access. The online application streamlines work for field crews (using tablets and phones) performing inspections and using maps on site. It also enables future public facing map development.

Economic Development

The Economic Development division within the Community Development department works to serve the River Falls business community. Finding and assisting new businesses that want to locate in the city, particularly in our four corporate parks, and business retention and expansion of existing businesses are staff's main priority. Through connections staff made at events and through the connections of the County and State EDC's, staff sent 31 Request for Information (RFI) packets in 2021 to industrial, commercial, and residential developers who were interested to learn more about the community and sites available for development. Staff, along with representatives of the River Falls Economic Development Corporation, held nine Business Retention and Expansion (BRE) meetings with existing businesses in the corporate parks.

Another main goal the city has for economic development is the creation of corporate parks to ensure that there are options for manufacturing companies and professional offices that are seeking high visibility, high value, convenient, and affordable locations. In 2021, the city sold four acres in the River Falls Industrial Park, which is River Falls' legacy park, to the Marzolf Company who intends to build a manufacturing building on the site in the next few years. The city also entered into a Development Agreement with BOH Electronics, LLC to build a manufacturing building in 2022 on a four-acre lot in the Whitetail Ridge Corporate Park. The city is pleased to welcome these two businesses to the community and will continue to work with prospects who have interest in River Falls.

In 2021, Tax Increment District's (TID) 17 and 18 were created. TID 17 encompasses approximately 11.77 acres and includes the new Tattersall Distilling redevelopment and adjacent Paulson Road property to the north. TID 18 encompasses approximately 3.24 acres and was created for the 700 South Main Senior Housing project. Creating these two District's will result in over \$6 million of City improvements in the related neighborhoods over the next 15 years.

The Mainstreet Bounceback Grant program is administered by the Wisconsin Economic Development Corporation and was created to help businesses during the COVID-19 pandemic. The goal of the Main Street Bounceback Grant program is to provide financial support to businesses that move into existing vacant commercial properties, helping to create a foundation for long-term success for themselves and their communities. In 2021, staff wrote 31 acknowledgement letters for the grant program. Overall, in 2021, 37 WI Bounceback Grants totaling \$370,000 were provided to businesses in River Falls.

The River Falls Economic Development Corporation (RFEDC) is another tool used by the city for economic development. Since their creation in 1988, the RFEDC has played an important role in the development of River Falls. City staff attend the monthly RFEDC meetings as well as performing secretary and treasurer duties for the corporation. One important role that the RFEDC continues to play in the City's economic development is their continued support of the [St. Croix Valley Business Innovation Center](#) (SCVBIC), which is a partnership between the RFEDC, University of Wisconsin – River Falls, Chippewa Valley Technical College, and the City. The Center's mission is to provide incubation space, training, and support to foster entrepreneurship and enhance success of businesses. City staff serve on the St. Croix Valley Business Innovation Center Management Committee and is the treasurer for the Center.

Planning and Zoning

Planning and zoning staff work with residents and customers as needed throughout the year. The following table provides an overview of the number permits and types of requests that made from 2019-2021.

Planning and Zoning	2019	2020	2021
Fence permits	44	63	63
Sign permits	42	18	26
Home occupation permits	4	5	1
Special use permits	1	Denied 1	1
Variance	0	1	0
Rezoning	2	3	0
Annexation requests	1	1	0
Annexation acres (total)	4.7	0.7	0
Certified survey maps	4	5	5

Ordinance Amendments

The following ordinance amendments were initiated or completed by staff in 2021.

Breweries, Brewpubs, Wineries and Distilleries

The City had three brewery establishments as of 2021 that were operating under the existing zoning code. While the code did not have specific language regulating breweries and brewpubs, it was determined at the time that they were similar to other uses permitted in the district. Similarly, the code did not provide regulation of distilleries or wineries.

The purpose of the created ordinance is to provide clear direction for these types of facilities as they choose to operate in the City, as well as to ensure the locations where they operate is compatible with surrounding commercial uses and more importantly adjacent residential uses.

Shoreland Protection Ordinance

The City's shoreland protection ordinance was updated in 2021 to ensure compliance with changes in State law. In addition, the new ordinances were designed to achieve the following additional goals: 1) create regulations that are easier to administer without compromising the integrity of the ordinance; and 2) achieve a level of restrictiveness that protects our waterways while also balancing property rights.

Urban Reserve Area (Kinnickinnic Cooperative Agreement)

On February 7, 2019, the Cooperative Plan between the Town of Kinnickinnic and City of River Falls was jointly adopted to place certain township lands in a City Urban Reserve Area in exchange for removing other township lands from the City's planning, subdivision, and zoning boundaries.

Since the Cooperative Plan was adopted, staff has worked with a land use attorney in conjunction with St. Croix County to establish a Land Use Jurisdiction Agreement between the City and County to eliminate ambiguity regarding respective roles in administration of zoning or other land use issues in the URA. That agreement was completed in March 2021 and allowed staff to move forward with ordinance modifications recommended in the Cooperative Plan.

Special Use Permits

In 2017, the State of Wisconsin passed Act 67 which directly impacted the City's zoning ordinance by requiring that all conditions of special use permits be measurable, related to the purpose of the ordinance, and based on substantial evidence. In response, the City adopted Ordinance 2021-04 which repealed and replaced the existing Municipal Code relating to special use permits. Ordinance 2021-04 also required a physical sign be posted at the site of the Special Use Permit application throughout the approval process. This was an effort to further improve community engagement and promote government transparency.

Subdivision Ordinance Amendment – Condominium Developments

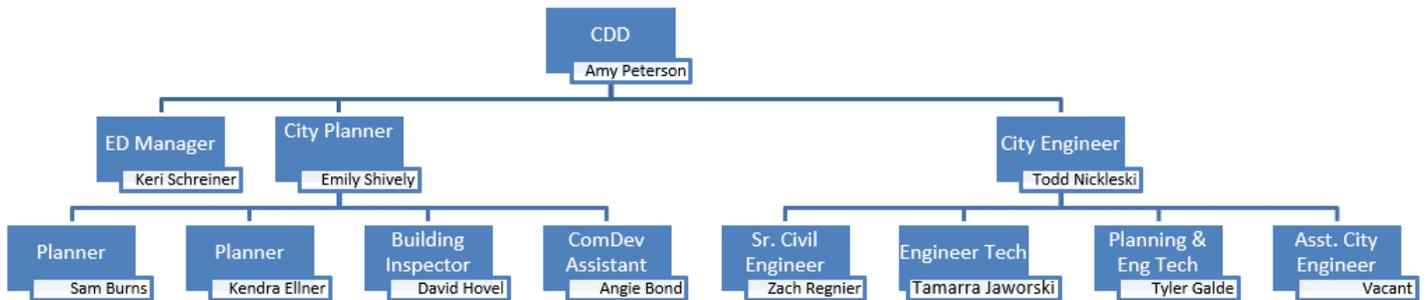
An amendment to the Subdivision Ordinance was introduced in late 2021 and approved in early 2022 to address condominium developments. It had been determined that the ordinance must be amended to expressly state that relevant provisions of the subdivision code apply to condominium developments per Wis. Stats. Sec. 703.27(1). The amendment applies to condominium developments within the City boundary and within the City's Extraterritorial Jurisdiction.

The ordinance states that a condominium unit and any associated common elements shall be considered equivalent to a lot or parcel created by a subdivision. The ordinance applies the requirements of the subdivision ordinance as appropriate to condominium subdivisions, but not in a way that imposes burdens upon that type of subdivision that other land subdivisions are not subject to (in conformance with State

Statute); recognizes that condominium developments do differ from other types of subdivisions, so not all provisions of the subdivision code ought to apply; and acknowledges that condominium developments can place impacts on community resources in the same manner as other types of subdivisions with regard to density, land use, and infrastructure capacity and should be regulated accordingly.

Employees

2021 brought five new employees to the Community Development Department, as three people moved on and two new positions were added to the Department. Seasoned staff weathered the changes soundly and new staff have brought with them vibrancy and energy. Divisions within the Department include Building Inspections/Code Enforcement, Economic Development, Engineering and Planning/Zoning which all together forge a strong development and long-range planning team for the City. Department configuration allows staff to seamlessly focus on the city’s growth and future. Below is the 2022 department organizational chart.



Amy Peterson, Community Development Director



Keri Schreiner, Economic Development Manager



Todd Nickleski, City Engineer



Emily Shively, City Planner



David Hovel, Building Inspector



Angie Bond, Community Development Assistant



Zach Regnier, Sr. Civil Engineer



Tamarra Jaworski, Engineering Technician and GIS Mapper



Tyler Galde, Planning and Engineering Technician



Kendra Ellner, Planner



Sam Burns, Planner

Appendix – Committee Work

City Council

- 1/12/21 Resolution declaring Bird City/International Migratory Bird Day
- 1/26/21 Shoreland-Wetland ordinance 1st reading
- 1/26/21 Brewery, brewpub, winery, and distillery ordinance 1st reading
- 2/23/21 Resolution awarding ArcGIS Migration Contract
- 2/23/21 Resolution approving the Sterling Ponds 3rd Addition final plat
- 2/23/21 Resolution approving Dawes Place General Development Plan
- 2/23/21 Brewery, brewpub, winery, and distillery ordinance 2nd reading
- Resolution appointing representatives to the Sterling Ponds Corporate Park
- 2/23/21 Architectural Review Committee
- 3/9/21 Resolution approving a loan to Our Neighbor's Place
- 3/23/21 Resolution awarding the contract for Wasson Lane engineering
- 3/23/21 Resolution approving the Development Agreement for Project Mustang
- 4/13/21 Resolution awarding the contract for Powell Bridge engineering
- 4/27/21 Resolution approving Dawes Place Specific Improvement Plan
- 4/27/21 Resolution approving Dawes Place Development Agreement
- 4/27/21 Ordinance amending Title 16 & 17 (per Kinni Coop Plan) - 1st reading
- 4/27/21 Resolution awarding the 2021 Route & Seal contract
- 5/25/21 Resolution approving the Dawes Place Certified Survey Map
- 5/25/21 Special Use Permit ordinance amendment - 1st reading
- 6/8/21 Special Use Permit ordinance amendment - 2nd reading
- 6/8/21 Resolution approving the Wasson Townhomes Development Agreement
- 6/22/21 Resolution approving the Code enforcement direction/manual
- 6/22/21 Resolution approving the 700 S Main General Development Plan
- 6/22/21 Introduce the ROW vacation for 700 S. Main area
- 7/13/21 Resolution accepting the Public Improvements for 1300 S. Main St.
- 7/13/21 Resolution awarding the contract for 2021 concrete repairs
- Ordinance amendment related to the Parking Control Map for Meadows Drive and
- 7/13/21 Dry Run Road - 1st Reading
- Ordinance amendment related to the Parking Control Map for Meadows Drive and
- 7/27/21 Dry Run Road - 2nd Reading
- 7/27/21 Resolution approving the lease for Garage Bikes & Brews
- 7/27/21 Resolution approving the Meyer Certified Survey Map variance
- 7/27/21 Resolution approving the Wetland mitigation for North Interceptor
- 8/10/21 Resolution approving the purchase of Wetland Mitigation Credits
- 8/10/21 Resolution awarding the contract for 2021 Mill & Overlay
- Resolution approving the Specific Implementation Plan and Development
- 8/24/21 Agreement for 700 S. Main

- 8/24/21 Resolution approving TID 18 the 700 S Main Development Agreement
- 8/24/21 Resolution approving the easement release on the 600 and 700 S. Main blocks
- 9/14/21 Resolution awarding the contract for the Golfview Channel reconstruct
- 9/14/21 1st Reading Stormwater Management Ordinance Revision
- 9/28/21 2nd Reading Stormwater Management Ordinance Revision
- 9/28/21 Resolution amending Stormwater Management Standards
- 9/28/21 Resolution approving the Highview Meadows 6th Addition Final Plat
- 10/12/21 Resolution approving contract for comprehensive plan and outdoor recreation plan
- 10/12/21 Resolution approving a purchase agreement with Frisbie Properties, LLC
- 10/12/21 Resolution approving the Preparation of a Quit Claim Deed and Transfer of Lot 4 to Best Key Properties, LLC
- 10/12/21 Resolution approving the certified survey map for the Sycamore of River Falls Senior Housing development
- 10/12/21 Resolution approving a purchase agreement between the City of river Falls and the Marzolf Company
- 10/26/21 Resolution awarding the contract for North Interceptor construction
- 10/26/21 Resolution Approving Contract Extension with TKDA for Construction Services on the North Interceptor
- 10/26/21 Resolution Authorizing the City Administrator to execute contract(s) for the Bicycle and Pedestrian Plan
- 10/26/21 Resolution approving Development Agreement Number Two with King's HWY, LLC for the Highview Meadows Subdivision
- 12/14/21 Resolution approving public improvements for Peregrine Terrace

Plan Commission

- 1/5/21 Breweries, brewpubs, wineries, and distilleries ordinance
- 1/5/21 Shoreland-Wetland ordinance update
- 4/7/21 Dawes Place Specific Implementation Plan
- 4/7/21 Amending Title 16 & 17 (per Kinni Coop Plan)
- 5/4/21 Dawes Place Certified Survey Map
- 5/4/21 Special Use Permit ordinance amendment
- 5/4/21 641 S. Main Street General Development Plan and Preliminary Plat
- 6/1/21 700 S Main General Development Plan
- 7/6/21 TW Vending special sign permit
- 7/6/21 Meyer Certified Survey Map
- 8/3/21 Specific Implementation Plan 700 S. Main
- 8/3/21 ROW vacation for 700 S. Main area
- 9/7/21 Highview 6th Addition Final Plat
- 9/7/21 Review of notification requirements for Special Use Permits
- 8/3/21 Review of TID 18

- 9/7/21 Interpretation of Conservancy zoning
- 10/5/21 Special Use Permit ordinance amendment - notification
- 11/2/21 Subdivision ordinance amendment – condominium developments
- 12/7/21 Sterling Ponds 4th Addition Final Plat
- 12/7/21 Review of 2021 Major Projects
- 12/7/21 Comprehensive Plan Steering Committee workshop

Extraterritorial Zoning Committee

- No meetings in 2021

Board of Appeals

- No meetings in 2021

Historic Preservation Commission

The HPC were able to meet all year long with a total of fourteen meetings in 2021. A new planning staff liaison began working with the HPC in September and the following items were discussed during the meetings:

- 2021 HPC Workplan
- Memorandum of Understanding –agreement established with the City to provide HPC Power Plant tours and assistance towards preserving the building or artifacts.
- Wisconsin Historical Society – HPC continued their efforts for gaining professional development, obtaining historic photos and grant funding from the state historical society.
- The Glen interpretive sign update – HPC hopes to complete in 2022.
- Glen Park outside pavilion photo panels – completed last install in November 2021
- Glen Park inside pavilion photo panels – continue discussions for images, material, placement, and sizes.
- Promotions – HPC utilized part of their budget to purchase apparel with the HPC logo for the group to wear for special events and speaking engagements.

Business Improvement District

In 2021, BID approved grants for the following improvements:

- Façade and signage for Bo Jon’s
- Rear deck repair and replacement for Broz Sports Bar

Additional projects include:

- Main Street flowers and hanging baskets
- Main Street benches and trash bins
- Maintenance of completed murals and signs downtown
- Programs that encouraged local commerce and promoted local businesses.