

2022 Annual Report

City of River Falls
Community Development Department



Prepared by the Community Development Department

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Annual Report

Welcome!

The Community Development Department at the City of River Falls is responsible for guiding the future growth and development of the City. Comprising economic development, engineering, planning, building services and code enforcement, the staff in the department are here to serve the community in a sustainable way by taking care of the needs of the present generation without compromising the ability to meet the needs of future generations. We hope that you find our annual report and the work we do interesting and intriguing and feel free to reach out to us with any thoughts or questions.

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 eliminate future capacity constraints and avoid lift station replacement.

This project was substantially complete in 2022.

2. Powell Avenue Bridge

In 2020 the City discovered major deficiencies in the Powell Avenue Bridge deck. The bridge load rating was reduced to 10 Tons and is routinely inspected for further damage. The City received grant funding through the Wisconsin DOT (WisDOT) local bridge replacement program. WisDOT is expected to bid the project in May and begin construction summer 2023. The project is anticipated to be complete by November 2023.

3. North Water Tower

The North Water Tower is a 500,000-gallon elevated water storage tank located in the bluff above the White Tail Corporate Park. Final design was completed and bid in 2022. Construction commenced in September and work to date includes water main and foundation construction. Work is currently paused for winter and the contractor expects to return in Spring. Construction will be complete in Fall 2023. The North Water Tower will provide improved reliability for water users in Sterling Ponds and is critical to the development of the Mann Valley Corporate Park and proposed growth in the recently annexed Thompson Property.

4. North Utility Loop

The North Utility Loop will extend municipal water and service north along Paulson Road from Prairie Drive to Radio Road. Final design was completed and bid in 2022. This schedule was accelerated in response to expected long-lead times for the necessary large diameter watermain. The North Utility Loop will connect the North Water Tower to Sterling Ponds and allow a future connection to the proposed Mann Valley Utility Project. This project will also provide critical water and sewer service to the proposed growth in the recently annexed Thompson Property.

5. Complete preliminary engineering design for Mann Valley Corporate Park

The future Mann Valley corporate park will play an important part in the future of River Falls. In early 2022 Common Council adopted an updated concept plan that allowed a more phased and flexible development. Subsequently, final design for this project began in earnest for spring 2023 bid and summer 2023 construction. Key components of this development include approximately five miles of water main construction, three and half miles of sanitary sewer construction, a wastewater pump station, and significant roadway, trail and stormwater management improvements.

6. Cemetery Road

Cemetery Road (State Highway 29) was reconstructed from S. Main Street to STH 65 by the Wisconsin Department of Transportation. This project was primarily roadway resurfacing but included closure of 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. The City, outside of the WisDOT, replaced or reconstructed all stormwater catch basins within the project area to utilize the safety provided by WisDOT partial closures and ensure Cemetery Road remains a low-maintenance roadway for the foreseeable future.

7. S. Wasson Lane

In 2020 the City was awarded a WisDOT grant to reconstruct S. Wasson Lane from its current rural section to an urbanized section with curb and gutter between Cemetery Road and Cascade Avenue. This project will also include a roundabout at the intersection of S. Wasson Lane and Cascade Avenue. 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. SRF Consulting Group in partnership with Alta Planning + Design was selected in 2022 to complete the project. 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. Throughout the rest of 2022 data collection, analysis, steering committee meetings, and public engagement took place as the three plans were drafted. To date the Bicycle and Pedestrian Plan and the Outdoor Recreation Plan have both been recommended for adoption by their respective steering committee and the plan commission. Public engagement of the draft plans will take place in February with the plan commission making a recommendation on the comprehensive plan in March and the City Council making recommendations on all three plans on March 28th, 2023.

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 late 2021. The City's Economic Development Intern began the implantation process over the summer and full implementation of the CRM by staff is expected in early 2023.

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 has submitted the application for the Gold Shovel Ready status for the available lots in the Sterling Ponds Corporate Park. Staff continues to work on the application for the available lot in the Whitetail Ridge Corporate Park and the application will be submitted in early 2023.

Building and Development

Residential and commercial construction increased last year after an exceptional year in 2021. 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.

	2021		2022	
Housing	Permits (Units)	Value	Permits (Units)	Value
New Single Family	76 (102 units)	\$19,020,920	94 (131 units)	\$25,690,100
New Multifamily	4 (32 units)	\$2,797,384	2 (100 units)	\$20,825,380
Addition/Alteration	212 (n/a)	\$2,412,131	163 (n/a)	\$2,262,380
TOTAL	324 permits 134 units	\$24,230,435	292 permits 231 units	\$48,777,860

	2021		2022	
Commercial/Industrial	Square Feet	Value	Square Feet	Value
New construction	11,033	\$1,700,000	56,478	\$7,327,695
Addition/Alteration	Not collected	\$7,596,120	Not collected	\$2,176,800
TOTAL	11,030	\$9,296,120	56,478	\$9,504,495

Development Projects - Multi-Family/Commercial

Dawes Place



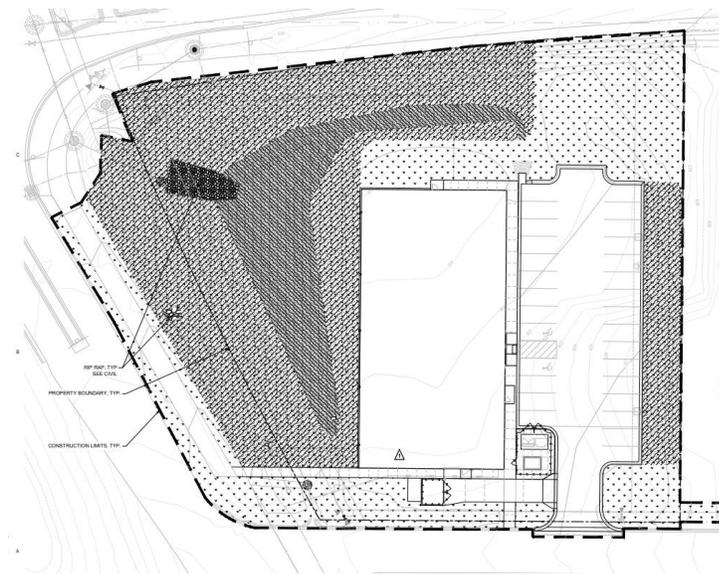
This project is the final phase in the Highview Meadows neighborhood. The overall Dawes Place project includes 110 units in 14 buildings to be completed in two phases. Phase I of the PUD was originally submitted and began construction in 2021, with approximately 40 units spread over six buildings. Dawes Place Phase II is located on 5.75 acres to the North of Phase I; consisting of 70 units spread over eight buildings, each with three bedrooms and an attached two-car garage. The development is projected to be fully built out by 2024.

Lake George Place



Lake George Place is the third phase of the University Falls Development. The first two phases were completed in 2010. The third phase includes 24 units at market rate with a mix of unit types, 6 units at 80% AMI and 2 units at 50% AMI. The 0.76-acre site will consist of 24 covered parking spaces and 28 surface parking spaces. A new public pedestrian sidewalk connection between W Cascade and the Kinnickinnic Pathway will be constructed along the east side of the building.

Renaissance Academy



The River Falls School District, in partnership with River City Roundabout, LLC, is planning to construct an alternative learning high school on the SE corner of Cemetery Rd and S. Wasson Lane. The 10,800 sq ft building will serve 64 students in grades 9-12. The school is anticipated to open for Fall 2023.

BOH Electronics



A 45,000 sq ft building for the BOH Electronics wiring manufacturing facility was approved by the Architectural Review Committee of the Economic Development Corporation in September 2022. The project is located on the northwest side of Whitetail Blvd and northeast of Prairie Drive in Whitetail Ridge Corporate Park. The 4-acre lot will consist of the manufacturing building, loading docks, and a parking lot. The approximate maximum employees on a shift will be about 75 people. There is a proposal for 17 additional stalls if an expansion or future tenant is considered. Development is projected to be completed by summer 2023.

The Uplands



The Uplands is a planned 106-unit multifamily building located north of Tattersall Distilling on Paulson Road. The Uplands will offer a variety of unit types including studio, 1-bedroom, and 2-bedroom units. The 4.27 acre site will include 212 parking spaces with 77 being in underground parking. Additional site improvements include updated stormwater ponding for the site and surrounding area and other exterior site improvements for residents.

Thompson Heights



The Thompson Heights development area was brought into the City as a part of an approximately 40-acre Thompson annexation on Paulson Road at Radio Road that occurred in 2022. Thompson Heights is an 86-unit twin home development on approximately 21.8 acres. In addition to the 86-unit twin homes, the development will feature trail connections to other developments and corporate parks, a natural mowed walking trail, and a tot lot.

Saturday Townhomes



A General Development Plan was approved for Saturday Townhomes located at the northeast corner of Paulson Rd and Radio Rd. This project will develop 13.5 acres of the north portion of the recently approved Thompson annexation. The proposal includes 190 townhome-style units in 10 residential buildings. Each building will hold 19 units and 10 single-car garages, with private ground-level entrances to each home. In addition to the attached garages, detached garages and surface stalls will be available for residents and their guests. Units will range from one to three-bedrooms. SIP submittal is slated for early 2023, if approved, construction will commence with full build-out occurring over 2-3 years.

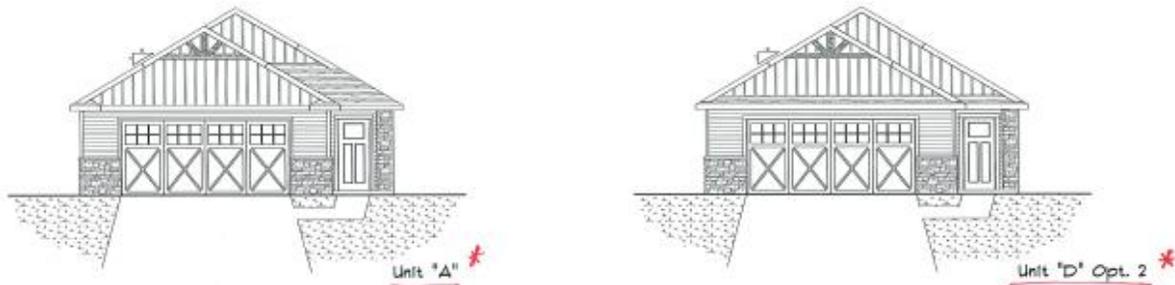
Development Projects - Single Family Residential

Sterling Ponds (4th Addition)



The fourth and final phase of the Sterling Ponds neighborhood consists of a 28-lot single-family and twin home subdivision that continues to the southeast of the Sterling Ponds neighborhood. Development will continue for several years as lots continue to get purchased.

South Pointe (1st Addition)



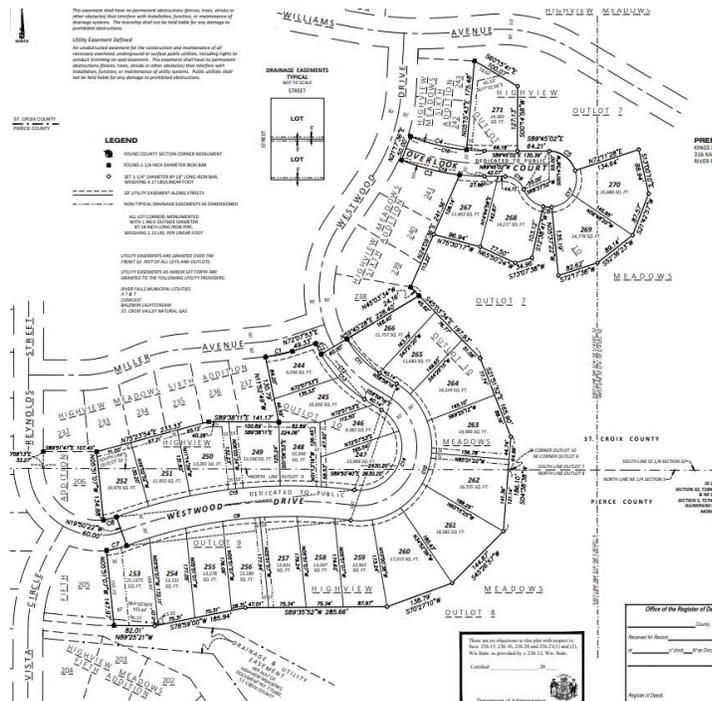
An updated General Development Plan was approved for the South Pointe 1st Addition. The area includes the final development phase of 8.92 acres of the original 32-acre Planned Unit Development (PUD) originally approved in 2005. To the west, Phase I (single-family) and south, Phase II (multi-family) have been completed. The proposed development consists of 29 single-family units with various housing types including single story, two story, twin-home, and villa style homes. It is anticipated that the area north of Steelhead Drive be typical single family housing units. The area to the south and east of Steelhead Drive will be tailored to senior housing units. Anticipated public improvement construction was spring of 2022. Home construction was slated to begin in the summer of 2022 but currently an SIP needs to be submitted before further construction progress on the development occurs. Anticipated full buildout is still projected for 1-2 years.

Oak Hill (River Falls Wells)



A second annexation occurred in 2022 southwest of W. Maple Street and S. Apollo Road consisting of approximately 37 acres. A Planned Unit Development General Development Plan was approved in September 2022 for a new neighborhood consisting of 117 lots that will include 69 detached single-family homes and 48 attached twin homes. The Specific Implementation Plan and plat is anticipated to be submitted in early 2023. The site grading and the existing home demolition is planned to commence the spring of 2023 with all necessary approvals. The neighborhood will be constructed in phases within 3-4 years.

Highview Meadows 7th Addition



The Highview Meadows neighborhood was initiated in 2004. A final plat was approved in 2022 to complete the Highview Meadows Development. The 7th addition will consist of 28 single family home lots. The 7th addition will be located on the continuation of Westwood Dr. and on the newly constructed Overlook Ct.

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

Kinni Corridor Plan Implementation

In 2022 the City was contacted by the U.S. Army Corps of Engineers regarding a grant program that may assist with the implementation of the Kinni Corridor Plan. After further investigation the Utility Advisory Board and the City Council voted to enter into a study with the USACE to determine the ecological benefits and feasibility of removing one or both dams and restoring the river. The study will begin in early 2023 and will take 18-24 months to complete. At that time the City Council may determine whether to go forward with the USACE preferred alternative recommendation from the study.

Budget

The bi-annual budget process was completed in 2022 for the 2023/2024 budget years.

2022 Annual Maintenance

Throughout 2022, engineering staff developed plans and specifications, hired contractors, and implemented projects to maintain infrastructure as shown below:

- Significant areas of chip seal and/or fog seal including the entire Rolling Hills subdivision, Cedar Street, Spring Street, and miscellaneous areas throughout the City.
- Replacement of the asphalt trail along East Division Street adjacent to Hoffman Park
- Installation of asphalt pavement in the City of River Falls Dog Park
- Installation of asphalt pavement on Hanson Drive in Hoffman Park
- Extension of concrete sidewalk at Hoffman Park to provide ADA restroom access
- Significant sidewalk spot repairs to mitigate trip hazards and increase pedestrian safety throughout the City but focused on the downtown area.
- Veterans Park and Swinging Bridge maintenance as identified in the 2022 bridge inspection report

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 36 Request for Information (RFI) packets in 2022 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 ten 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 2022, BOH Electronics Inc. broke ground on an approximately 45,000 sq/ft industrial/office building on a four-acre lot in the Whitetail Ridge Corporate Park. The city is pleased to welcome BOH Electronics Inc. to the community and will continue to work with prospects who have interest in River Falls.

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 2022, staff wrote 10 acknowledgement letters for the grant program. Overall, 71 WI Bounceback Grants totaling \$710,000 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 made from 2020-2022.

Planning and Zoning	2020	2021	2022
Fence permits	63	63	42
Sign permits	18	26	13
Home occupation permits	5	1	1
Special use permits	Denied 1	1	0
Variance	1	0	0
Rezoning	3	0	1
Annexation requests	1	0	2
Annexation acres (total)	0.7	0	80
Certified survey maps	5	5	Denied 1
Preliminary/Final Plat	1	3	1
Planned Unit Development	1	2	6
Development Review	4	3	3

Ordinance Amendments

The following ordinance amendments were completed in 2022.

Subdivision Ordinance Amendment – Condominium Developments

An amendment to the Subdivision Ordinance was introduced in late 2021, approved in early 2022, and took effect on May 11, 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.

Code Enforcement Ordinance Amendments

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.

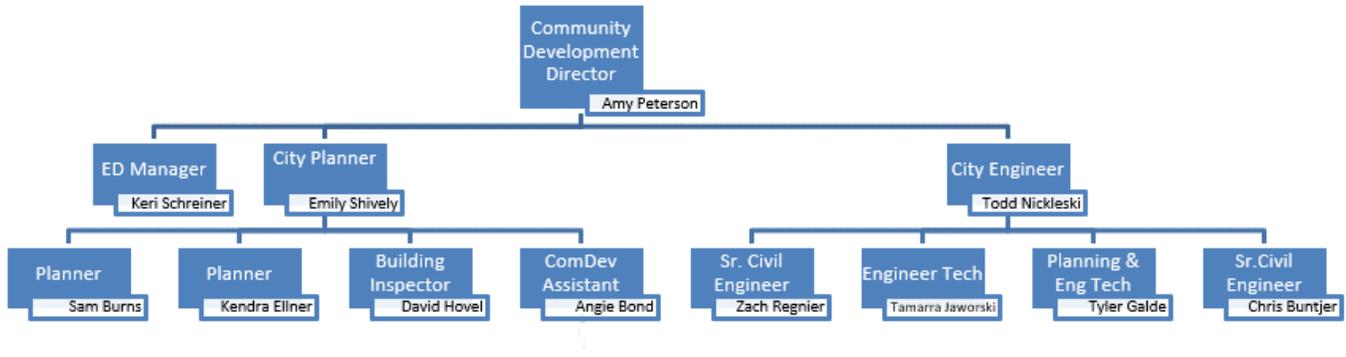
In June 2021, Council approved a strategy to give staff the support and structure they need in order to provide the consistency that Council and the community expect with regard to code compliance. This strategy includes a staff code compliance manual that prioritizes cases and establishes a unified 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 were completed in 2022:

1. *Parking on residential properties:* There was a need for standards regarding location of parking, storage of vehicles, and surfacing requirements for parking areas.
 - Consolidates parking provisions into one section of the code instead of occurring in multiple places.
 - Establishes performance standards for residential parking to address common parking-related nuisance issues such as parking locations and surfacing.
2. *Public nuisances including inoperable vehicles and exterior storage of household items:* Current ordinances did not specifically address some common public nuisance conditions which made it difficult to address resident complaints and communicate community expectations to property owners and residents.
 - Defines public nuisances including debris and abandoned and inoperable vehicles to provide more clarity for property owners and staff.
 - Prohibits exterior storage of debris and inoperable vehicles on public or private property.
 - Establishes standards for storage of goods and vehicles on private property.
3. *Residential rental uses:* Recent State law changes affected how the City regulates rental properties and the code must be updated to be compliant with State law while ensuring the health and safety of residential rental properties.

- Adopts State codes and statutes by reference for contractor licensure requirements, Electrical Code, Uniform Dwelling Code, Commercial Building Code, and Plumbing Code.
 - Requires licensure of plumbers and electricians who work in the City, consistent with state law.
 - Amends the housing code to address habitability violations per state statute.
 - Clarifies residential rental registration and complaint and enforcement procedures to ensure the health and safety of residential housing units in a manner consistent with state statutes.
 - Defines Rental Income and Residential Rental Uses; this allows for additional enforcement of rental property via performance standards the zoning code.
 - Establishes minimum space and occupancy standards for rental uses to be consistent with the building code and subject to the requirements in the housing code.
 - Classifies Residential Rental Uses as a permitted use in all zoning districts that allow residential uses.
4. *Signage in the right-of-way (ROW)*: Recent Supreme Court decisions required that we change the code in order to ensure appropriate placement of signage on private property outside of the ROW.
- Clarifies a property owner may place a sign between the curb and property line in the downtown overlay district (sandwich boards).
 - Added a 15' setback from pavement for construction and political signs to be consistent with garage sale and residential real estate signs.
 - Added "signs" after "flashing" and "moving" in Section 17.84.040.
 - Removed the time/place/manner restrictions which only apply to political campaign signs. Those restrictions are not content neutral (i.e., they only apply to political campaign signs) and do not comply with recent Supreme Court decisions.
5. *Zoning Ordinance and City Code enforcement*: It is important to provide a clear and consistent process for addressing code violations to ensure compliance with City standards and regulations.
- Articulates the code enforcement and abatement process for public nuisances.
 - Establishes processes and procedures for enforcement of the Zoning Ordinance based on best practices and consistent with enforcement of other code violations.

Employees

In 2022 the engineering team hired a Senior Civil Engineer, Chris Buntjer. Chris along with four other 2021 hire's spent 2022 learning about the City, their roles, and department and organization processes. Our staff thrive on planning and building the city, including both development and infrastructure. Divisions within the Department include Building Services and 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



Chris Buntjer, Sr. Civil Engineer

Appendix – Committee Work

City Council

- 1/11/22 Sterling Ponds 4th Addition Development Agreement amendment
- 1/11/22 Comprehensive Plan Public Participation Plan
- 1/11/22 Sterling Ponds 4th Addition Final Plat
- 1/11/22 Subdivision condominium ordinance (Second Reading)
- 1/25/22 Resolution Awarding Troy Pomeroy Watermain Construction to Skid Steer Guy
- 1/25/22 Development Agreement Between the City of River Falls and LB River Falls, LLC.
- 1/25/22 Amending Development Agreement Between City of River Falls and River Falls QOZB, LLC
- 2/8/22 Bi-Annual Strategic Plan Update - Housing Numbers
- 2/22/22 Kinni Corridor Collaborative Letter of Agreement #1 - Dam decommissioning and removal
- 2/22/22 Traffic Control/Parking Control Ordinance (Map) Update (First Reading)
- 2/22/22 Annual MS4 Stormwater Report Approval
- 2/22/22 Mann Valley & Project Horseshoe Closed Session
- 3/8/22 Traffic Control/Parking Control Ordinance (Map) Update (Second Reading)
- 3/8/22 Baseball Facility Lease Area Expansion
- 3/22/22 Lake George Lofts General Development Plan
- 4/12/22 Thompson - Annexation; refer to PC
- 4/26/22 South Pointe General Development Plan
- 4/26/22 Award North Water Tower
- 5/10/22 2022 Economic Development Week Proclamation
- 5/10/22 SRF contract for Focus River Falls
- 5/24/22 Thompson Annexation Petition; Budget Study, Capital Cost Study, Temp Zoning, Comprehensive Plan Map Amendment (First Reading)
- 5/24/22 Dawes Ph. 2 Specific Implementation Plan and Development Agreement
- 5/24/22 Highview Meadows 7th Addition Final Plat
- 5/24/22 TID #8/Gerrard Project & Project Amcon - Closed Session
- 5/24/22 Parkland Un-dedication referral to Plan Commission
- 6/14/2022 Thompson Annexation Petition; Budget Study, Capital Cost Study, Temp Zoning, Comprehensive Plan Map Amendment (Second Reading)
- 6/14/2022 Powell Ave Bridge SMA
- 6/14/2022 West locust no parking ordinance (First Reading)
- 6/14/2022 TID #8/ Gerrard Project & Project Horseshoe - Closed Session
- 6/28/22 Mann Valley Concept Plan Approval
- 6/28/22 SEH Mann Valley Final Design Contract Approval
- 6/28/22 Milltown public acceptance
- 6/28/22 West locust no parking ordinance (Second Reading)

- 6/28/22 Refer Wells Annexation to Plan Commission
- 6/28/22 Appoint member(s) to ETZ committee
- 7/12/22 Lake George Lofts Specific Implementation Plan and Development Agreement; housing fund budget adjustment
- 8/9/2022 2022 Chip Seal Project
- 8/10/2022 Code enforcement ordinances (First Reading)
- 8/10/2022 Valu Stay
- 8/23/2022 Wells Annexation Petition, Capital Cost Study, Budget Study, Annexation Agreement (First Reading)
- 8/23/2022 Renaissance School Rezoning and Future Land Use Map Amendments (First Reading)
- 8/23/2022 Resolution authorizing funding for the redevelopment of 708 N Main Street
- 8/23/2022 Code enforcement ordinances (Second Reading)
- 9/13/2022 Wells Annexation Petition, Capital Cost Study, Budget Study, Annexation Agreement (Second Reading)
- 9/13/2022 Renaissance School Rezoning and Future Land Use Map Amendments (Second Reading)
- 9/13/2022 Development Agreement for Renaissance Academy (water/sewer extension)
- 9/13/2022 Resolution Accepting Revisions to the WisDOT F-Class Map
- 9/27/2022 Paulson Road Apartments General Development Plan
- 9/27/2022 Kinni Corridor Update
- 9/27/2022 North Utility Loop Contract Authorization
- 10/11/2022 Utility and Trail Easement with River Falls School District
- 10/25/2022 Resolution approving Feasibility Study with the US Army Corps of Engineers
- 10/25/2022 Saturday Properties General Development Plan
- 10/25/2022 Wells General Development Plan
- 10/25/2022 Closed Session - Paulson Rd Apartments
- 11/22/2022 Paulson Road Apartments Specific Implementation Plan
- 11/22/2022 Thompson Heights General Development Plan
- 12/13/2022 Closed Session - Lot C Whitetail Ridge Corporate Park
- 12/13/2022 Updated Housing Study Presentation

Plan Commission

- 2/2/22 Comprehensive Plan Steering Committee (CPSC) review of existing conditions data collected for the planning process, discussion of population projections, and review of upcoming engagement activities
- 3/1/22 Lake George Lofts General Development Plan
- 4/7/22 South Pointe General Development Plan
- 4/7/22 Notifications and Process Discussion
- 4/7/22 Annual Report Presentation
- 5/3/22 Thompson Annexation Petition

- 5/3/22 Dawes Place Phase 2 Specific Implementation Plan
- 5/3/22 Highview Meadows 7th Addition Final Plat
- 6/7/22 Lake George Lofts Specific Implementation Plan
- 6/7/22 Sterling Ponds Park un-dedication
- 6/7/22 CPSC – Key themes and goals; land use planning discussion
- 7/5/22 Code enforcement ordinances
- 7/21/22 CPSC – Key themes and goals; land use planning workshop
- 8/2/2022 Wells Annexation Petition
- 8/2/2022 Renaissance School rezoning and future land use map amendments
- 9/6/2022 Paulson Road Apartments General Development Plan
- 9/14/22 CPSC – Goals for all three plans; land use categories, planning boundaries, future land use map; plan element priorities and policies
- 10/4/2022 Saturday Properties General Development Plan
- 10/4/2022 Wells Neighborhood General Development Plan
- 11/1/2022 Paulson Road Apartments Specific Implementation Plan
- 11/1/2022 Thompson Heights General Development Plan
- 11/17/22 CPSC – Implementation plan
- 12/15/22 CPSC – Review of the Bicycle and Pedestrian Plan

Extraterritorial Zoning Committee

- No meetings in 2022

Board of Appeals

- No meetings in 2022

Historic Preservation Commission

The HPC held a total of thirteen meetings in 2022. The following items and projects were discussed this year:

- 2022 HPC Workplan
- WHS Exhibit: How Rivers Shape Wisconsin Pop-up Museum (September 1st – October 31st)
- Partnership with the Wisconsin Historical Society – HPC continued their efforts for training, obtaining historic information/photos and CLG grant funding from the state historical society.
- Applied for CLG grant in December to assist in the nomination of properties to the National Register for Historic Places.
- Interpretive sign: “The Glen” – HPC approved design in June. Currently undergoing manufacturing with sign company, Pannier. Installation and ribbon cutting ceremony in the Spring of 2023.
- Glen Park inside pavilion photo panels – Public Works installed in Spring 2022. Captions completed in December.
- Glover School construction was completed in Summer 2022. HPC is working on inside photos and outside kiosk information.

- HPC did two lunch and learns this Summer and Fall for the City employees to learn about the historic Glen Park and the Mound.
- Promotions – HPC utilized part of their budget to purchase mini posters, post cards, apparel and more for special events and speaking engagements.
- HPC did presentations at River Falls Days and local schools.

Business Improvement District

In 2022, BID approved grants for the following improvements:

- Façade and/or signage for Tarnation Tavern, Radisson Hotel, Old Man Golf Apparel, Edward Jones, Hub70, Junior's, 103 E Elm St, 114 E Elm St, and 208 North Main St.

Additional projects include:

- Main Street flowers and hanging baskets
- Main Street benches, trash bins, and cigarette receptacles
- Maintenance of completed murals and signs downtown
- Programs that encouraged local commerce and promoted local businesses.
- Contributed to half the cost for the mural under the Maple St Bridge in partnership with River Falls Creates