MISSISSIPPI RIVER
REGIONAL PLANNING COMMISSION
811 Monitor Street, Suite 201
La Crosse, WI 54603
Phone: (608) 785-9396
Email: plan@mrrpc.com
Website: mrrpc.com

James Kuhn, Cashton, WI
Chairman
Bill E. Schroeder, Hager City, WI
Vice Chairman
Vicki Burke, Holmen, WI
Secretary & Treasurer
Jon Bingol, La Crosse, WI
Executive Director

MINUTES
MISSISSIPPI RIVER REGIONAL PLANNING COMMISSION (MRRPC)
BIMONTHLY MEETING
10:00 a.m., Wednesday, August 12, 2026
Altra Federal Credit Union Operations Building, 1700 Oak Forest Drive, Onalaska, WI 54650

Call to Order at 10:00 am
Chairman Kuhn called the meeting to order at 10:00 a.m. and asked for the roll call. A quorum was present. There were guests in attendance: Roxie Anderson, Monroe County Land Conservation Department and Majel Hein, Regional Economic Development Director - WEDC. The attendance roster is attached.

A motion was made by Commissioner Schroeder and seconded by Commissioner Twidt to amend the agenda and add agenda items 13.35 Decision on Crawford County Farmland Preservation Contract and agenda item 13.65 to grant the Executive Director the authority to enter into a contract with the City of Osseo to conduct a lake study. The motion was unanimously approved.

Minutes of June 10, 2026, Bimonthly Meeting
Chairman Kuhn asked for a motion on the June 10, 2026, bimonthly meeting minutes. Commissioner Twidt made a motion to approve the June 10, 2026, bimonthly meeting minutes and the motion was seconded by Commissioner Anderson. Chairman Kuhn asked if there were any questions or comments and hearing none, the minutes were approved.

Treasurer's Report
Secretary Burke reported that on June 1, 2026, the balance in all accounts was $622,736.97 and on July 31, 2026, the ending balance in all accounts was $541,776.70. She reported the beginning balance on June 1, 2026, in all Revolving Loan Fund accounts was $1,160,633.42 and the ending balance in all accounts on July 31, 2026, was $1,162,806.73. Commissioner Schlesselman made a motion to approve the treasurer's report as presented. The motion was seconded by Commissioner Silva. Chairman Kuhn asked if there were any questions or comments, and the Treasurer's Report was unanimously approved.

Presentation by Jack Zabrowski, Planning Law Act 173
Mr. Zabrowski presented information about the new Planning Law Act 173. He reported that the new law will require changes to the requirements for a comprehensive plan. He said that this new law only affects cities and villages and he outlined the steps to comply with the new law. He reported that the first step for cities and villages is to update their comprehensive plans. The next steps are to then include in the plan the establishment of net density thresholds for each residential zone based on the zoning ordinance; determine the amount of additional acres that are needed for additional housing; ensure that the total planned residential area meets or exceeds required land area in the Department of Administration housing projects and finally adopt the plan by January 1, 2028. He also reported that the law extended the life of TID districts at the near end of lifespan by two years and requires cities and villages to approve rezoning requests within 90 days if the area of interest is identified in the Comprehensive Plan as residential or close to existing development.

Presentation by Jon Bingol, Opportunity Zones 2.0
Mr. Bingol reported that Opportunity Zones were created to assist distressed areas in the president's first term. He said that in his second term the Opportunity Zone 2.0 was created to assist investors with the reduction of capital gains in urban and rural areas. He reported that all the eligible areas in our region have applied for the Opportunity Zones 2.0 and will be preferred when applying for Federal Grants.

Presentation of 2027 WisDOT Rural Transportation Work Program Work Plan

Mr. Harwood reported that each year the Transportation Planner submits a Rural Transportation Work Program Work Plan to the Wisconsin Department of Transportation outlining the goals in six different elements with projects and the time allocated to the different elements. He said that some of the projects involved working with the ADRCs in the region to assist them with transportation issues and exploring the different grants that were available for road improvement funding. He reported that the plan was submitted to WisDOT and all the edits they required were made and now it is being presented to the board to be approved by resolution and then forwarded to the Federal Department of Transportation for approval.

Decision on Resolution Approving the WisDOT Rural Transportation Work Program Plan

Chairman Kuhn asked for a motion from the commission. A motion was made by Commissioner Burke and seconded by Commissioner Gulbranson to approve Resolution 8122026-1 to approve the WisDOT Rural Transportation Work Program Plan and the motion was unanimously approved.

Decision on Village of Norwalk Comprehensive Plan Contract

Mr. Bingol reported that the Village of Norwalk has received a Thrive Grant and the first phase of the grant is to complete a Comprehensive Plan and they have contacted the MRRPC to complete the plan. During the second phase the village will be working with UW-Extension and Design Wisconsin for the engineering portion of the grant, and they will begin with a Community Walk and visioning session. The village is having Monroe County act as the fiduciary for the grant. A motion was made by Commissioner Schlesselman and seconded by Commissioner Burke to approve the MRRPC entering into a contract with the Village of Norwalk to create a comprehensive plan. Chairman Kuhn asked if there was and questions or comments and hearing none the motion was unanimously approved.

Decision on City of Osseo Comprehensive Plan Contract

Mr. Bingol reported that the MRRPC has been working with the City of Osseo and has completed a Housing Study and Outdoor Recreation Plan for the city and now the city contacted the MRRPC to complete a comprehensive plan. A motion was made by Commissioner Burke and seconded by Commissioner Silva to approve the MRRPC entering into a contract with the City of Osseo to create a comprehensive plan. Chairman Kuhn asked if there was and questions or comments and hearing none the motion was unanimously approved.

Decision on City of Osseo Strategic Plan Contract

Mr. Bingol reported that he has developed a plan for communities and organizations to create a plan for moving the community or organization forward in 5 or 10 years. He said that the strategic plan is developed in three phases and results in creating an action plan. A motion was made by Commissioner Anderson and seconded by Commissioner Jaekel to approve the MRRPC entering into a contract with the City of Osseo to create a strategic plan. Chairman Kuhn asked if there was and questions or comments and hearing none the motion was unanimously approved.

Decision on 7 Rivers Alliance Contracts (WI, MN, IA) for Industrial Park Studies

Mr. Bingol reported that 7 Rivers Alliance had received a grant through WEDC to create an inventory of industrial parks and look at the amenities and capacity of the infrastructure for each park. He said that this grant would also be looking at future appropriate sites and expansion of existing industrial parks. He said that the commission had approved this contract to work with communities in Wisconsin at the last bimonthly meeting and now the work has expanded into Minnesota and Iowa since there are 3 counties in Minnesota and 2 counties in Iowa that are part of the 7 Rivers Alliance service area. After discussion a motion was made by Commissioner Twidt and seconded by Commissioner Chown to enter into contracts with 7 Rivers Alliance for a Regional Study of Industrial Parks in Wisconsin, Minnesota, and Iowa. Chairman Kuhn asked if there were any questions or comments and hearing none the motion was unanimously approved.

Decision on Town of Jefferson Comprehensive Plan Contract

Mr. Bingol reported that he has been in contact with the Town of Jefferson in Monroe County. He said that it is a township near Cashton and he has been in contact with their board and plan commission. After discussion a motion was made by Commissioner Krachey and seconded by Commissioner Schroeder to enter into a contract with the Town of Jefferson, Monroe County to complete a comprehensive plan. Chairman Kuhn asked if there were any questions or comments and hearing none the motion was unanimously approved.

Decision on offering Administrative Services to TUMMA (The Upper Mississippi Manufacturing Alliance)
Mr. Bingol reported that the organization of area manufacturers, TUMMA), was developed through efforts of the MRRPC through EDA technical assistance grants. TUMMA connects K-12 education and apprenticeships and workforce development in the manufacturing sector. He said that TUMMA has continued to evolve and now the part-time person who was the point person is no longer there and the organization is looking for administrative services to assist the organization. After discussion a motion was made by Commissioner Burke and seconded by Commissioner Andrews to allow the MRRPC to enter into a contract with TUMMA to provide administrative services to TUMMA. Chairman Kuhn asked if there were any questions or comments and hearing none the motion was unanimously approved.

Decision on Crawford County Farmland Preservation Plan Contract
Mr. Bingol reported that Crawford County had applied for and received a DATCP grant to complete a Farmland Preservation Plan. He said that the MRRPC had completed the county's previous plan and the grant's completion date had been extended to December 2029. After discussion a motion was made by Commissioner Anderson and seconded by Commissioner Taylor to allow the MRRPC to enter into a contract with Crawford County to complete a Farmland Preservation Plan. Chairman Kuhn asked if there were any questions or comments and hearing none the motion was unanimously approved.

Decision on City of Osseo Lake Study Contract
Mr. Bingol reported that the City of Osseo has a lake, Lake Martha, within the city limits. He said that the city has asked the MRRPC to assist them with a study of the lake to improve the condition and recreational offerings of the lake. After discussion a motion was made by Commissioner Gulbranson and seconded by Commissioner Andrews to allow the MRRPC to enter into a contract with the City of Osseo to create a lake study of Lake Martha. Chairman Kuhn asked if there were any questions or comments and hearing none the motion was unanimously approved.

Update Clean Cities Grant
Mr. Bingol reported that the work is progressing on the Clean Cities grant which Clean Cities had been awarded through the American Lung Association. The grant's focus is inventorying the availability of the 7 alternative fuels along the Great River Road from Pierce to Grant County. He reported that the survey for freight companies and the survey to the general public will be launching in mid-September.

Placer.ai Update
Mr. Bingol reported that the Placer.ai software has been used to generate reports for Explore La Crosse, the City of Onalaska, and the City of La Crosse. He said that he has also shared the tool with other partners and has generated interest in the reports. He said that he is working on creating a tiered pricing structure for the reports.

Update on La Crosse County HMP
Mr. Zabrowski reported that the La Crosse County HMP was progressing and said that he has met with all the municipalities in La Crosse County to conduct the survey and the draft plan will be going out for review. He said that Jackson County is still waiting for the go ahead from the Wisconsin Emergency Management (WEM) about their Hazard Mitigation Plan update.

Update on Transportation Activities
He said that the MRRPC is also renewing its Title VI plan this year. He said that he continues to serve on the La Crosse Area MPO Technical Advisory Committee, the Mississippi River Parkway Commission, and promotes the ports. He also continues to monitor the Lansing Bridge progress and is currently researching app options for paratransit. The La Crosse Area MPO is pursuing a grant to create a regional transportation authority.

Update on WEDC SBDG Grant (Business Plan & Pitch Contest)
Mr. Bingol reported that the last $81,000 of the grant is left to disburse. He said that there were some prospects in La Crosse and Onalaska with potential deals that fit the grant.

Commissioner Reports
Commissioner Schroeder thanked the staff for arriving early to provide coffee and cookies for the commissioners.

Directors Report
Mr. Bingol reminded the commission about the in-person attendance since it was a recent change to the bylaws. He introduced Michael Taylor, the new commissioner from Buffalo County.

No Old Business

New Business

No new business.

Adjourn at 11:48 am

Chairman Kuhn asked if there was any other new business. Hearing none, a motion was made to adjourn by Commissioner Twidt and seconded by Commissioner Schroeder. The motion was unanimously approved.

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Vicki Burke,
Secretary/ Treasurer Date

MRRPC Bimonthly Meeting Attendees	
Name	**Representing**
Del Twidt	Buffalo County – in person
John Schlesselman	Buffalo County – in person
Michael Taylor	Buffalo County – in person
Craig Anderson	Crawford County – in person
Gerald Krachey	Crawford County – in person
Ron Carney	Jackson County – in person
Brad Chown	Jackson County – in person
Leonardo Silva	La Crosse County – in person
Vicki Burke	La Crosse County – in person
James Kuhn	Monroe County – in person
Remy Gomez	Monroe County – in person
John Andrews	Pepin County – in person
Kim Seipel	Pepin County – in person
Neil Gulbranson	Pierce County – in person
Bill Schroeder	Pierce County – in person
Charles Jacobson	Vernon County – in person
Nancy Jaekel	Vernon County – in person
JoAnn Nickelatti	Vernon County - online
Jon Bingol	MRRPC Staff – in person
Sarah Ofte	MRRPC Staff – in person
Ken Harwood	MRRPC Staff – in person
Jack Zabrowski	MRRPC Staff – in person
Kia Kling	MRRPC Staff – in person
Magnus Davidson	MRRPC Staff – in person
Roxie Anderson	Monroe County Land Conservation
Majel Hein	WEDC