Village of LONE ROCK Est. 1887 Wisconsin

P.O. Box 338 - 314 E Forest St. - Lone Rock WI 53556 - (608) 583-0088.

2025-07-08 Village Board Meeting

Meeting minutes

Roll Call

Dan Quinn, Mary Litviak, Brad Wilson, Brandon Bindl, Adam Reno, Corey Ewers, and Brad Seymour were present at the meeting.

Also in attendance: Elizabeth Gieck, Chris Conner, Cameron Quinn, Christa Quinn, Sandra Creasey, Pat Christianson, Jen Merrison, Peggy Adank, Steve Morgenson, Don Brander, and Bart Nies.

ZOOM: Linda Schwanke (Independent Star News), Valley Sentinels AI Notetaker and Whispering Hope.

Approve Agenda

A motion was made to approve the agenda.

Adam Reno made a motion to approve the agenda. Mary Litviak seconded. The motion carried unanimously.

Approval of 06/10/25 Meeting Minutes

A motion was made to approve the minutes of the June 10, 2025, meeting.

Brad Wilson made a motion to approve the minutes from June 10, 2025. Brad Seymour seconded. Corey Ewers and Adam Reno abstained. The motion carried.

Proposed 2025 Wastewater Treatment Facility Improvements – Lone Rock

Wisconsin DNR Clean Water Fund (CWF)

Bart Nies presented information about the DNR Clean Water Fund loan. He explained that it was a 20-year loan at 1.48% interest, locked in for the full term. The loan amount was $2,814,923.00. Bart noted that this was part of the formalities required to close the loan and receive the funds, with the first disbursement scheduled for July 23rd.

Approval of Resolution #2025-03: Authorizing the Issuance and Sale of Up to $2,814,923.00 Sewerage System Revenue Bonds, Series 2025 (Clean Water Fund Loan), and Providing for Other Details and Covenants with Respect Thereto

Adam Reno made a motion to approve Resolution #2025-03. Brad Wilson seconded. Corey Ewers abstained. The motion carried.

Approval of DNR CWF Bond Related Documents

Bart explained that there were multiple documents related to the Clean Water Fund sewage revenue bond that needed approval. He clarified that a single motion could be made to approve all the bond-related documents rather than addressing each one individually.

Adam Reno made a motion to approve the DNR Clean Water Fund sewage revenue bond documents. Brad Seymour seconded. Corey Ewers abstained. The motion carried.

Approval of DNR CWF Financial Assistance Agreement (FAA)

Bart described the Financial Assistance Agreement as a 40-page document outlining the village's agreement with the DNR to use the loan funds and follow DNR rules. He noted that he would be responsible for administering and ensuring compliance with the agreement.

Mary Litviak made a motion to approve the DNR Clean Water Fund Financial Assistance Agreement. Brad Wilson seconded. Corey Ewers abstained. The motion carried.

MZ Construction, Inc. – Pay Application #1

Bart presented the first pay application from MZ Construction for the sewer plant project, totaling $14,002.50. He explained that the work completed so far included installing silt fencing and beginning fence removal. Bart noted that the project had to start by June 30th to meet CDBG requirements, but more intensive work was expected to begin in August.

Adam Reno made a motion to approve Pay Application #1 for MZ Construction. Brandon Bindl seconded. Corey Ewers abstained. The motion carried.

Ewers Contracting, Inc. – Pay Application #2

Bart presented Pay Application #2 for Ewers Contracting, totaling $168,002.45. He reported that the railroad boring had been completed successfully and connect the force main was progressing. Bart noted that landscaping was being done as the project moved forward, and any necessary repairs or renovations to affected areas would be addressed.

Adam Reno made a motion to approve Pay Application #2 for Ewers Contracting. Brad Wilson seconded. Corey Ewers abstained. The motion carried.

Proposed 2025 Infrastructure Improvements – Plans, Specifications, and Estimates

Bart presented preliminary plans for the old school forest property area improvements infrastructure. He detailed the streets that would be constructed, including Forest Street, Dr B Street, Pearl Street, Sumner Street, and water main installation on County Line Road. Bart explained that the project would include 24-foot-wide asphalt streets, 8-inch sewer and water mains, and stormwater infiltration systems.

Bart provided cost estimates for the project, totaling $2,270,000 if all components were completed. He broke down the costs for each section of the project and explained that TIF funds would be used to help pay off a loan for the improvements.

The board discussed funding options, the potential timeline for the project, and the possibility of phasing the work. They decided to gather more information about financing and reassessment impacts before making a final decision. The board agreed to revisit the topic at the August meeting after obtaining additional financial data.

Intersection of West Union St, North Mill St, and South Tamarack St.

The board discussed the proposed changes to the intersection of West Union Street, North Mill Street, and South Tamarack Street. It was explained that Union Street would continue to Tamarack Street, where drivers would then make a left turn onto Mill Street. The board confirmed that this change had been included in previously approved plans but wanted to ensure it was formally approved as a separate item.

Brad Seymour made a motion to vacate the intersection of Mill and Union Street and approve the reconfigured intersection of Tamarack, West Union, and North Mill Street as included in the 2025 wastewater treatment plans. Adam Reno seconded. The motion carried unanimously.

Bartenders' (Operators') License 7/1/2025-6/30/26

The board reviewed and approved bartenders' licenses for various establishments in the village.

Adam Reno made a motion to approve the bartenders' licenses as presented. Corey Ewers seconded. The motion carried unanimously.

Renewal of Mobile Home Park License

The board discussed the renewal of mobile home park licenses for Prairie Summit Community LLC (75 units) and Willow River Rock MHP LLC (42 units).

Adam Reno made a motion to accept the renewal of mobile home park licenses. Corey Ewers seconded. The motion carried unanimously.

Discussion and Approval of Sellers' Permits, Driveway Permit, Zoning Board of Appeals and Plan Commission Fees

Brad Seymour introduced the topic, explaining that new fees needed to be established for sellers' permits and driveway permits. He also noted that the current fees for the Zoning Board of Appeals and Plan Commission were not covering the costs incurred by the village.

After discussion, the board agreed to set the following fees:

- Sellers' permit: $150 annually, reduced to $75 if applied for after July 1st.
- Driveway permit: $50
- Zoning Board of Appeals and Plan Commission fees: $500 each

The board also discussed the process of approving sellers' permits and the requirements for applicants.

> *Adam Reno made a motion to set the Planning Commission and Zoning Board of Appeals fees at $500, create a sellers' permit fee of $150 annually (reduced to $75 after July 1st), and set a $50 fee for driveway permits, effective immediately. Brad Wilson seconded. The motion carried unanimously.*

Zoning Administrator Report

Brad Seymour provided a detailed report on his activities as Zoning Administrator since August 29th of the previous year. He reported issuing 25 zoning approval requests and provided updates on ongoing zoning issues, including:

- Work on reformatting new ordinance chapters
- Recent zoning approvals issued.
- Zoning Board of Appeals decisions
- Ongoing compliance issues with specific properties
- Inquiries about permitted uses in various zoning districts.

Zoning (B. Seymour) and/or Building (D. Butteris) Permit(s): Approved

Brad Seymour noted that all zoning approval permits would require secondary approval by the board per ordinance.

> *Brad Seymour made a motion for the required secondary approval for zoning approval permits for 356 West Commercial Street, 223 West Buck Run Road, the Filling Station Bar and Grill, and 33831 US Highway 14. Adam Reno seconded. The motion carried unanimously.*

The board reviewed and approved the building permits as listed on the agenda.

> *Brad Seymour made a motion to approve the building permits as listed on the agenda. Adam Reno seconded. The motion carried unanimously.*

Fire District

No discussion.

EMS

It was reported that there were 22 patient contacts for the month of June.

Police

Clay Porter's report for May and June was presented. In May, there were 20 complaints, and 12 citations issued. In June, there were 17 complaints, and no citations were issued. The police department logged 59.5 hours from June 1st to June 28th. The invoice for June totaled $3,094.

Library

The library report for June was presented by Brad Seymour. There were 150 library visitors, 117 in-library checkouts, and 85 online Libby checkouts. Summer programs were reported to be going well, with upcoming events including melted crayon butterflies and a paranormal investigation of the Lone Rock Cemetery. The new library hours, which include some Saturdays, were reported to be well received.

Public Works Department – Chris Conner & Cameron Quinn

Approval of the Driveway Over 24 Feet in Width for Michael Allgor

Chris presented a driveway permit request for a 40-foot-wide driveway at 749 South Pine Street. He explained that it was a pre-existing gravel area that the owner wanted to pave with concrete. Chris recommended approval, noting that it would improve the appearance of the property.

> *Brad Seymour made a motion to approve the 40-foot-wide driveway for the property at 749 South Pine Street. Mary Litviak seconded. The motion carried unanimously.*

Public Input

The board was informed of a potential sale of the Plain old school building to South Prairie Health for use as a rehabilitation facility. The board discussed the potential benefits to the community and considered sending a letter of support for the project.

Upcoming Meetings

An Ordinance Committee meeting was scheduled for Thursday, July 31st at 6 PM at the Village Office.

Next Board Meeting – August 12, 2025 - 7:00 PM at the Village Office

Review Check Register/Bills

Adjourn at 8:04 P.M.

Respectfully submitted by Tammy Christianson, Clerk.