



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

2025-10-14 Village Board Meeting

Meeting minutes

Roll Call

President Dan Quinn called the Village Board meeting to order and conducted roll call. Present were Dan Quinn, Mary Litviak, Brad Wilson, Brandon Bindl, Adam Reno, Corey Ewers, and Brad Seymour.

Also in attendance: Elizabeth Gieck, Chris Conner, Cameron Quinn, Christa Quinn, Peggy Adank, Pat Christianson, Sandra Creasey, Jen Merrison, Betty Ruhland, Bruce4 Creasey and Ted Greenheck.

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

Approve Agenda

Motion by Brad Seymour to approve the agenda as presented; seconded by Adam Reno. Motion carried unanimously.

Approval of 09/09/25 Meeting Minutes

Motion by Adam Reno to approve the 9/9/25 meeting minutes; seconded by Brad Wilson. Motion carried unanimously.

Proposed 2025 Wastewater Treatment Facility Improvements

MZ construction, Inc. – Pay Application #3

The board reviewed pay application #3 from MZ Construction in the amount of \$33,725.00. It was noted that most of the application was for stored material.

Motion by Corey Ewers to approve MZ Construction's pay application #3; seconded by Mary Litviak. Motion carried unanimously.

Ewers Contracting, Inc. – Pay Application #4

It was reported that pay application #4 from Ewers Contract Incorporated was not submitted in time for this meeting.

Plan Commission approved Shanahan's 18-month Conditional Use Permit for Watchman requesting Board Approval

Brad Seymour explained that the Planning Commission met and discussed granting a conditional use permit to allow Ken Shanahan and his family to reside in a building at their property on Prairie Street. Shanahan is building another house and will only reside at the current location for 18 months. He has already been living there for several years. After the 18-month period, he will no longer be allowed to reside there, and the conditional use permit would be terminated with no new permit being issued.

Motion by Brad Seymour to approve the 18-month conditional use permit for Shanahan; seconded by Mary Litviak. Motion carried unanimously.

LCC Telecom

President Quinn read a letter from LLC Telecom, which has been retained as site acquisition agents on behalf of T-Mobile. The letter requested acknowledgment that T-Mobile can proceed with site modification work on its communication facility on the village water tower. The work will involve reconfiguring the site to better meet customer needs and will consist of removing old equipment and installing new equipment. The work will not interfere with village business or tenants and will comply with all legal requirements.

Motion by Brad Seymour to approve the request from LLC Telecom Services to sign the work agreement regarding the tower in Lone Rock; seconded by Brad Wilson. Motion carried unanimously.

Trick or treat – Friday 10/31 from 4 PM–7 PM

The board discussed the annual trick-or-treat hours.

Motion by Adam Reno to have trick-or-treating hours on Friday, 10/31 from 4 PM to 7 PM; seconded by Brad Wilson. Motion carried unanimously.

2025 League Insurance renewal quote effective 11/1/2025.

The board reviewed the 2025 League Insurance renewal quote. Discussion centered around the current liability coverage limit of \$2,000,000. Brad Seymour expressed concern that this amount was insufficient for a village in today's world, suggesting it should be increased to \$5,000,000. He noted that the premium would only increase by 4% (approximately \$1,479) for significantly more coverage. He pointed out that many individuals have million-dollar personal liability coverage just for themselves, while the village was trying to cover all operations with only \$2,000,000.

Motion by Brad Seymour to approve the proposal for insurance with the liability limit being increased to \$5,000,000 from the current \$2,000,000; seconded by Corey Ewers. Motion carried unanimously.

2025 Johnson Block CPA's engagement letter.

Tammy reported that Johnson Block CPAs had provided their engagement letter for services including PSC reports, water, and Form C reports, as well as potential TID work. She mentioned that their fee had increased by \$1,500 but noted that they provide excellent support. She explained that small municipalities are having difficulty finding auditors willing to work with them because they are small entities. The board discussed whether to table the matter until budget discussions but acknowledged that these services are required regardless.

Motion by Brad Seymour to approve the contract with Johnson Block and Company for their services; seconded by Adam Reno. Motion carried unanimously.

Splash Pad fund raiser on 11/12/25 Spaghetti Dinner requesting Village donate rental cost for Community Center Basement

The board considered a request from the Splash Pad committee to waive the rental fee for the Community Center basement for their fundraising spaghetti dinner on November 12, 2025. It was clarified that any future fundraising events would also need to come before the board for approval of rental fee waivers.

Motion by Adam Reno to donate the rental cost for the Splash Pad fundraiser; seconded by Brad Wilson. Motion carried unanimously.

Vacant Commercial Property

Ted reported that a local taxpayer had approached him about purchasing vacant commercial property on Commercial Street for his business, Crafty Curves. The potential buyer wants to move his business there, build a building, and create some light retail space for contractor equipment. He verbally offered \$35,000 for the 2-acre parcel.

Ted suggested that if the board approves the sale, they should include a developer's agreement requiring development within a certain time limit (suggesting 2 years), with the right to repurchase the property at the same price if no improvements are made. Ted noted that the buyer is eager to begin building yet this year. Ted also mentioned that the property would need to be put back on the tax records.

Brad Seymour mentioned that he had spoken with the buyer and believed that what he wanted to do would comply with zoning regulations. He noted that the buyer planned to include a showroom/retail area, which would make the property more attractive and viable.

The board discussed that they had owned the property for 13 years with limited interest from potential buyers.

Motion by Adam Reno to sell the property on West Commercial Avenue for \$35,000 under a purchase agreement that would include a developer's agreement for buyback if he does not develop it, with the buyer covering all closing costs; seconded by Brad Wilson. Motion carried unanimously.

Security Wall

The board discussed the previously considered security wall for the village office to create separation between the public and employees. There appeared to be differing opinions among staff about whether the wall was needed, and concerns were raised about whether there was sufficient space for the proposed wall. The board decided to table the matter.

Facebook Page

The board discussed creating a Facebook page for the village. Members agreed it could be beneficial for communicating valuable information to residents, such as garbage pickup schedules and upcoming events.

Motion by Adam Reno to approve the village having a Facebook page; seconded by Brandon Bindl. Motion carried unanimously.

Whitewater addresses

The board reviewed a proposal to change address numbers for properties on Whitewater Street. It was explained that the County had decided on new numbering to resolve issues with the 911 system, as there was confusion between east and west Whitewater designations from when Chestnut Street used to be the bridge. Three addresses would be changed—two houses and one vacant property. The affected property owners were aware of the changes and were waiting for their new numbers.

Motion by Brad Seymour to approve the new Whitewater addresses; seconded by Adam Reno. Motion carried unanimously.

Discussion/Recommendations on Ordinance 6.02 Storage and Processing of Firewood

Brad Seymour presented a completely rewritten draft of Ordinance 6.02 regarding storage and processing of firewood. He explained that while dealing with a specific property that had generated complaints, he discovered the current ordinances did not adequately address concerns that had been raised.

The new ordinance would regulate how much firewood can be processed on a residential property, whether for business or personal use. It would limit the size of the processing area and the amount of firewood that could be stored. The current ordinance allows for 15% of side and rear yard to be used for storage, which means larger properties can store significantly more firewood—up to 2,000 square feet in some cases, which is larger than many house footprints in the village. The proposed revision would allow 15% of the side and rear yard up to a maximum of 600 square feet (approximately 24x25 feet).

There was significant discussion about a property at the end of Richland Street where a resident was allegedly processing and selling firewood. One resident questioned why they needed to create new rules for someone just trying to work, while another board member (who lived 300 feet from the property) complained about constant noise from chainsaws, tractors, and equipment. There was debate about whether the operation constituted a business in a residential zone, which would not be permitted under current zoning.

Motion by Brandon Bindl to proceed with the ordinance revision process; seconded by Brad Seymour. Motion carried unanimously.

Zoning Administrator Report

Brad Seymour reported that:

- They were still trying to move forward with Chapter 13 ordinance revisions but were experiencing delays due to Attorney Alan Harvey's health issues.
- He had issued two zoning permits for signs, both for the village: one for a sign at the community center building and another for a ground sign on property at Fireman Lane encouraging people to join Lone Rock EMS.
- A variance was granted by the Zoning Board of Appeals for the community center building sign.
- He was working with a property owner at 444 South Maple Street regarding violations, noting that after a year and a half of dealing with the issue, he might need to involve law enforcement if promised improvements were not made.
- The property at 646 West Richland Street was mostly in compliance.
- He had issued a stop work order for a fence being built without a permit at 209 North Orange Street.
- He had contacted the owner of 358 South Oak Street regarding signs installed without permits and informed them that their proposed business use was not allowed under current zoning.
- He had responded to inquiries about a communications tower project, requirements for a screen porch addition and swimming pool, and had conducted various site inspections.

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

Motion by Brad Seymour to approve the zoning approval for sign approval permits for sign installation at 214 N Broadway Street and property on Fireman Lane, both owned by the Village of Lone Rock: seconded by Adam Reno. Motion carried unanimously.

Motion by Brad Seymour to approve the building permit issued to Bruce and Betty Creasey for a shed at 326 East Union Street: seconded by Corey Ewers. Motion carried unanimously.

Fire District

Brad Wilson reported that the Fire District had discussed budgets and what the village would owe. He also mentioned that the district would be reducing the number of meetings they would be having in the future.

EMS

Jen Merrison reported that there were 19 patient contacts in August and 21 patient contacts in September. The banner for recruiting new members was now up. A retirement open house for Steve Morgenson will be held on Sunday, October 19th at noon at the fire station.

Police

The police report for August showed 16 calls for service in the village and 1 citation issued. A draft of the 2026 contract for law enforcement services was provided for review. The report noted 80 hours of service at a cost of \$4,160.

Library

Brad Seymour reported that according to Library Director Troy Rinehart, there were 118 visitors and 125 checkouts in September. Two upcoming programs were mentioned:

- October 28th: BillyJo from Angel Dream Studios presenting on Freedom Quilts
- October 30th: Third annual eye screening day for homeschool families, conducted by the Ithaca Lions Club, which would also include hearing tests this year at no charge.

The library would no longer be open on Saturdays effective immediately due to lack of patrons, with those hours being reallocated to other days of the week. The library board will be meeting on Thursday to finalize their budget.

Public Works Department – Chris Conner & Cameron Quinn

Chris Conner reported that the parks were closed and winterized for the year, including the splash pad. MZ was beginning work on the seepage cells, which would ramp up over the next couple of weeks as they get their full crew on site.

Cameron reported that the Fireman's Park bathroom had been repainted, as well as the floor.

Public Input

A resident expressed concerns about garbage pickup service, noting that his garbage had not been picked up for a week despite trucks passing by multiple times. Another resident mentioned that their street had not been serviced the previous week. The board acknowledged the issues, noting that the company had reported a truck breakdown. It was suggested that the garbage service representative be invited to the next board meeting.

A resident also raised concerns about the increased sewer charges, noting that bills were significantly higher than expected. Board members explained that the increases were necessary to address the failing wastewater facility, and that previous boards had kept rates artificially low for many years. It was clarified that while the billing cycle would remain quarterly to comply with PSC requirements, the village would collaborate with residents to set up monthly payment plans if needed.

Upcoming Meetings

- Tuesday, October 21st – 2026 Budget Meeting – 6:00 PM - Village Office
- Next Board Meeting – November 11, 2025 - 7:00 PM at the Village Office

Review Check Register/Bills

The board reviewed the check register and bills.

Adjourn

The meeting was adjourned at 7:53 P.M.

Respectfully submitted: Tammy Christianson, Clerk