



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

## Village Board 10-Mar-2026 Meeting minutes

### Roll Call

Corey Ewers called the Lone Rock Village Board meeting to order and conducted roll call. Board members present included Brad Wilson, Brandon Bindl, Adam Reno, Corey Ewers, and Brad Seymour. Dan Quinn and Mary Litviak were marked as ill and absent.

Also in attendance: Elizabeth Gieck, Chris Conner, Cameron Quinn, Christa Quinn, Jen Merrison, Jake Kleckner, Jessica Wannicke, Jeremial Ringelstetter, Sandra Creasey, Pat Christianson, Michael and Tami Allgor, Ted Greenheck and Delta 3 rep.

ZOOM: Michael?

### Approve Agenda

Motion: Adam Reno moved to approve the agenda. Brad Seymour seconded the motion.  
Motion carried unanimously.

### Approval of 2/10/26 Meeting Minutes

Motion: Brad Seymour moved to approve the February 10th meeting minutes as presented.  
Brandon Bindl seconded the motion. Motion carried unanimously.

### Ted Greenheck – explanation on Certified Survey Maps (CSM's)

Ted Greenheck provided a comprehensive explanation of why certified survey maps are needed for the two properties being considered. He explained that both the Michael Allgor property (the former village-owned site) and the Brander property were originally platted in the 1800s with multiple individual lots, alleys, and portions of vacated streets.

Greenheck detailed how the county historically assigned single tax ID numbers to properties with the same owner rather than creating separate tax IDs for each individual lot, making administration simpler. However, this created complications when the properties needed to be developed because each individual lot would be subject to separate zoning setback requirements.

He explained that under the original platting, each lot would require 20-foot setbacks on all sides, making practical development impossible on the small lots that were typically 30 feet wide in the 1800s. The certified survey maps eliminate the interior lot lines and create new consolidated parcels where setback requirements apply only to the exterior boundaries of the newly created lots.

For the Brander property, they are consolidating four lots into two practical building lots. Greenheck noted that when alleys and streets are vacated, ownership typically splits 50/50 between adjacent property owners.

Board members asked questions about how this affected other village properties, and Greenheck confirmed that the entire village was originally platted on 66-foot-wide lots that were 132 feet deep, though most do not show the interior lines on modern GIS mapping systems.

## Approval of CSM Draft for Michael Allgor & Glen Brander

Motion: Adam Reno moved to accept both certified survey maps. Brad Seymour seconded the motion. Motion carried unanimously.

Greenheck noted that he would obtain Dan Quinn's signature and that Michael Allgor had received state approval for his building project and could proceed with his foundation once the CSM is recorded and building permits are obtained.

## Proposed 2025 Wastewater Treatment Facility Improvements

### MZ Construction, Inc. – Pay Application #7 and Change Order #1

The project engineer presented Change Order #1, which included two items totaling \$23,945. The first item was a 15 kVA transformer for modine heaters that was not included in the original bid, costing \$3,500. The second item involved supply and installation of fill sand for seepage cells totaling 2,044.5 tons at \$10 per ton, costing \$20,445.

The engineer explained that when they surveyed the project area, they shot the perimeter and several points in between, but during construction they discovered additional bevels and dips in the beds that required more sand fill than originally anticipated. The change order costs are covered by the project's contingency funds and will be covered under the clean water fund.

The engineer provided a construction update, noting that the building is up with roofing and exterior finishes underway, interior finishes in progress, and that lift station number 2 should begin by the end of the month, weather permitting.

Motion: Adam Reno moved to approve Pay Application #7 and Change Order #1 for MZ Construction. Brad Wilson seconded the motion. Motion carried unanimously.

## Temporary Liquor License for Buena Vista Lions Club on April 4th Benefit for Oman's from 9 AM-10 PM

Motion: Adam Reno moved to accept the temporary liquor license for Buena Vista Lions Club on April 4th. Brad Seymour seconded the motion. Motion carried unanimously.

## Zoning Administrator Report

Zoning Administrator Brad Seymour reported that attorney Harvey has not yet completed the Chapter 13 ordinance revisions, but he was able to work with Elizabeth to create both revised paper and electronic copies of Chapter 13. The next step involves reviewing and amending land use and zoning maps to match the proposed zoning code changes. Village attorney Eric Hagen recommended completing the maps before approving the ordinance revisions.

The plan commission will need to meet to provide recommendations on proposed changes, followed by a required public hearing before the village board can vote on the new ordinances.

Seymour issued a zoning approval permit to Miranda Quinn for additions to an existing house at 358 East Union Street, requiring board concurrence. No zoning permits were denied, and there were no issues from the zoning board of appeals.

He reported ongoing zoning code violations at 444 South Maple Street. Under miscellaneous items, Seymour responded to various inquiries including uses for 358 South Oak Street, provided information to a homeowner at 105 South Elm Street about canopy regulations under the new zoning code, and discussed various residential projects throughout the village.

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

## Zoning Approval

Motion: Brad Seymour moved to approve the required secondary approval of the zoning approval permit for Miranda Quinn for two additions to an existing home at 358 East Union Street. Adam Reno seconded the motion. Motion carried unanimously.

## Building Permit Approval

Motion: Brad Seymour moved to approve the building permit for 358 East Union Street. Brad Wilson seconded the motion. Motion carried unanimously.

## Fire District

Brad Wilson reported on the January 27th fire district meeting, noting it was brief with only one main topic - amending the fire protection agreement to change meeting schedule times. The chief provided his report, and the next meeting is scheduled for April 28th.

## EMS

EMS Director Jen Merrison presented proposed rate increases for billing services, noting they have not had rate increases since 2022. She provided a comparison sheet showing their proposed rates alongside what similar-sized services charge, indicating their rates have been on the low side. The increases are intended to cover rising costs for supplies and fuel.

Board members discussed billing procedures, particularly how to handle situations when fire departments assist EMS calls. Merrison clarified that they bill patients directly rather than billing other departments. She also explained the difference between "treat no transport" calls (like accidents where treatment is provided but no transport occurs) and "lift assist" calls (simply helping someone up with basic vital signs).

The EMS service has placed 25 new yard signs around their service area for recruitment purposes and reported that current staff members are in the middle of refresher training at Avoca, expecting to complete certification within two weeks.

The board agreed to place the rate increase proposal on the next meeting agenda as a formal action item.

## Police

Deputy P. Ewers reported that Clay's email indicated 15 calls for service in February with 6 citations issued. The deputy noted uncertainty about whether they can issue ordinance citations yet, though they can view them in the tracking system. The current patrol schedule with two deputies works well when both are available, but creates coverage challenges when one is off duty, requiring the remaining deputy to cover additional hours.

## Library

Brad Seymour reported 135 visitors in February with 136 checkouts, including 79 through the Libby app. The 2025 annual report is complete and has been provided to the village office. A cybersecurity class will be offered on March 17th at 2:00 PM to help people learn safer internet usage and avoid scams. The board thanked Cameron for reinstalling the library directional sign at the intersection.

Public Works Department – Chris Conner & Cameron Quinn

Chris Conner reported receiving complaints about the trash truck leaving debris around town and hydraulic fluid leaks. Board members discussed having witnessed trucks making duplicate pickups of the same containers. The board directed Conner to document the issues with photographs and have the village clerk email the trash company to create a paper trail for addressing these problems.

Board members noted additional issues with glass breakage from recycling trucks, with several reporting glass debris in front of their properties. They observed that problems seemed to increase when older trucks without side barriers were used instead of the newer enclosed trucks.

Quinn announced that he will be painting floors in the village office this week, requiring the office to be closed on Thursday.

#### Public Input

A representative (Sandra Creasey) from the historical society requested permission to place a microwave and basic utensils, towels, and supplies at the community building for users who frequently need these items. Discussion ensued about organization, including where to place the microwave, available counter space, electrical outlets, and responsibility for washing reusable items like towels. The board suggested working directly with Chris Conner to address these practical concerns rather than requiring formal board approval.

#### Upcoming Meetings

The board noted the following upcoming meetings:

- Tuesday, April 7th: Spring Election from 7:00 AM to 8:00 PM at the Village Office
- Tuesday, April 14th: Public Hearing for CDBG Update on Wastewater Treatment Facility Improvements at 6:30 PM prior to the regular board meeting, with detailed updates on the sewer system and opportunity for public input.

Next Board Meeting – April 14, 2026 - 7:00 PM at the Village Office

#### Review Check Register/Bills

The board reviewed the check register and bills.

#### Adjourn

The meeting adjourned at 7:31 PM.

Respectfully submitted by Tammy Christianson, Clerk.