



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

VILLAGE BOARD MEETING

Meeting Minutes

April 21, 2026, 7:00 PM

Roll Call

President Dan Quinn called the board meeting to order and conducted roll call. Present were Dan Quinn, Mary Litviak, Brandon Bindl, Darren Klingaman, Brad Seymour, and Brad Wilson. Corey Ewers arrived after roll call.

Also in attendance: Elizabeth Gieck, Lynda Wilke.

ZOOM: Krystal Mitichell, Job Block.

Approve Agenda

Motion: Brad Seymour moved to approve the agenda as presented. Brad Wilson seconded. Motion carried unanimously.

Welcome New Trustee

President Quinn welcomed new trustee Darren Klingaman to the board, thanking him for his service. Quinn noted that Klingaman would learn as he goes and encouraged other board members to provide guidance as needed.

Welcome Back Trustees

President Quinn welcomed back trustees Corey Ewers and Brad Seymour to the board.

Revisit Municipal Group, LLC new Agreement for Assessment Maintenance & Revaluation Services for 2026-2030

Clerk Tammy provided an update on questions Brad Seymour had raised about the Municipal Group contract. She had contacted Ryan from Municipal Group, who clarified that the market drive cost is now built into the annual fee at approximately 30 cents per parcel per year, rather than being a separate charge. Ryan confirmed that property values will remain stable unless there are changes to properties until the next reassessment in 2031 and emphasized that the assessor sets fair market values but does not determine tax rates.

The discussion expanded into a detailed explanation of the assessment process. Clerk Tammy explained that open book will be held on Wednesday, May 6th from 10 AM to noon, where property owners can review their assessments. The board of review is scheduled for Tuesday, May 19th at 5 PM for those who wish to formally contest their assessments after attending open book. She stressed that property owners should attend open book first rather than coming directly to board of review.

Tammy noted that letters will be sent to all property owners whose values changed from 2025, and explained that changes occur due to building permits, property improvements, or area market adjustments. She emphasized that some values decreased this year. The board discussed past experiences with property assessment appeals, and the proper procedures residents must follow.

Brad Seymour asked about how tax increases from the school district referendum would affect individual property taxes. There was discussion about how mill rates are calculated based on the combined levies from the school district, county, village, and technical college, with various credits applied.

Motion: Brad Seymour moved to approve the agreement with Municipal Group, LLC with the provision that the market drive cost provision be removed since that cost is now included in the base annual fee. Corey Ewers seconded. Motion carried unanimously.

Revisit TownWeb renewal contract.

Treasurer Elizabeth explained that the TownWeb contract renewal is for website services, with the option to add ADA compliance features when required. The annual cost is \$1,840 plus an \$800 initial setup fee for any upgrades. The board decided to renew the current service level and delay implementing ADA compliance until 2027 when it becomes mandatory.

Motion: Brad Seymour moved to approve the TownWeb renewal for the upgraded website with the condition that the ADA portion will not go into effect until 2027. Brad Wilson seconded. Motion carried unanimously.

Neighborhood Housing Program – Lynda Wilke

Lynda Wilke from the Neighborhood Housing Program presented information about their services, which include first-time homebuyer assistance, down payment help, foreclosure intervention, and required homebuyer education classes. She highlighted their successful home rehabilitation program with zero-percent interest loans that are forgivable for seniors over 60, particularly through USDA programs applicable to the Lone Rock area.

Wilke explained that they recently built and sold a home in Richland Center and are now working with smaller communities to address affordable housing needs. They currently have seven lots in Lancaster with two houses under construction and five more awaiting infrastructure completion. The organization partners with communities on infrastructure while handling the construction to make housing more affordable for median-income workers like teachers and police officers.

The board expressed interest in the programs, noting they are actively working on housing initiatives in Lone Rock. Wilke confirmed they have already helped several Lone Rock residents and encouraged the board to share information about their services with community members.

4th of July – Nature's Way Porta Potty Service in the amount of \$2,645.00. Using table and chairs from the Community Center

Mary Litviak, representing the 4th of July Committee, presented their official request for village funding of porta potty services and table/chair rental. She explained the committee reduced the number of units from previous years' 24 units to approximately 12 units based on attendance trends from the past three years, resulting in cost savings from over \$4,000 to \$2,645.

Litviak provided an update on the celebration planned for Friday, July 3rd and Saturday, July 4th. She noted they attempted to organize a tractor pull this year due to public interest but were unable to coordinate it with the Southwest Wisconsin Pullers Association due to time constraints and insufficient volunteer support. The event would require 5-6 dedicated people and a coordinator, which they could not secure.

The committee has sent donation letters requesting \$10,000 specifically for fireworks and is working with their pyrotechnician on special arrangements for the nation's 250th birthday celebration. Litviak noted they are having difficulty finding a beer cooler to rent since Budweiser stopped renting them, and asked board members to help locate alternatives. Several suggestions were made, including contacting Viking Liquor and potentially using a semi-trailer setup that had worked in the past.

Motion: Corey Ewers moved to approve Nature's Way porta potty service for \$2,645 and the use of tables and chairs from the Community Center. Brad Wilson seconded. Motion carried unanimously.

Permit fee for Chickens.

The board briefly discussed the existing chicken permit fee structure, which is already established in the village fee schedule at \$25 annually. Seymour confirmed this covers up to the maximum number of chickens allowed based on lot size as specified in the village ordinance, which also covers ducks, quail, and other poultry species. No roosters are permitted, and the permits are non-prorated and expire at the end of each year. The board noted this was informational only as the fee structure was previously adopted.

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

The meeting adjourned at 7:30 PM.

Respectfully submitted: Tammy Christianson, Clerk