



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

# Regular Board Meeting

## Meeting Minutes

**May 12, 2026, 7:00 PM - 8:00 PM**

### 1. Roll Call

Present: Dan Quinn (President), Mary Litviak, Brandon Bindl, Darren Klingaman, Brad Seymour Absent: Brad Wilson Note: Corey Ewers arrived shortly after the meeting was called to order.

Also in attendance: Elizabeth Gieck, Chris Conner, Cameron Quinn, Christa Quinn, Jen Merrison, Sandra Creasey, Pat Christianson, Issac Gerber, Connie Risch, Dion & Holly Puzon.

ZOOM: Michael?, Joe Block, Floyd Bartow.

### 2. Approve Agenda

Motion to approve the agenda as presented was made by Trustee Seymour and seconded by Trustee Bindl. The motion carried.

### 3. Approval of 4/14/26 & 4/21/26 Meeting Minutes

Motion to approve April 14 and April 21, 2026, meeting minutes as presented were made by Trustee Seymour and seconded by Trustee Litviak. The motion carried.

### 4. Proposed New Lift Station #2

The Clerk provided background, noting that the bond term was set at 22 years rather than 20 years to avoid an increase to sewer rates. At 20 years, rates would have required an increase; the additional two years allows the Village to maintain current rates. The Clerk also noted that closing is scheduled for May 27th, that over \$40,000 in previously paid expenses will be reimbursed, and that acceptance of the bond will be published in the local newspaper.

#### a. Wisconsin DNR Clean Water Fund (CWF) Approval of Resolution #2026-01: Authorizing the Issuance and Sale of Up to \$678,444.00 Sewerage System Revenue Bonds, Series 2026 (Clean Water Fund Loan), and Providing for Other Details and Covenants with Respect Thereto

Motion to approve Resolution #2026-01 authorizing the issuance and sale of up to \$678,444.00 in Sewerage System Revenue Bonds, Series 2026 (Clean Water Fund Loan), for the Village of Lone Rock, was made by Trustee Seymour and seconded by Trustee Ewers. The motion carried.

#### b. Approval of DNR CWF Bond Related Documents

Motion to approve the DNR CWF bond-related documents was made by Trustee Seymour and seconded by Trustee Ewers. The motion carried.

#### c. Approval of DNR CWF Financial Assistance Agreement (FAA)

Motion to approve the DNR CWF Financial Assistance Agreement as presented was made by Trustee Seymour and seconded by Trustee Ewers. The motion carried.

### 5. Proposed 2025 Wastewater Treatment Facility Improvements

#### a. Contract #1 MZ Construction, Inc. – Pay Application #9

The Clerk noted that MZ Construction is requesting \$566,415.00 for Pay Application #9. A signature was required to process the request.

Motion to approve Contract #1, Pay Application #9 for MZ Construction, Inc. in the amount of \$566,415.00 was made by Trustee Ewers and seconded by Trustee Bindl. The motion carried.

b. Contract #2 Ewer's Contracting, Inc. – Pay Application #5

Ewers Contracting is requesting \$18,223.00 for Pay Application #5. Trustee Corey Ewers abstained from the vote due to his familial relationship with the contractor.

Motion to approve Contract #2, Pay Application #5 for Ewer's Contracting, Inc. in the amount of \$18,223.00 was made by Trustee Seymour and seconded by Trustee Bindl. The motion carried, with Trustee Ewers abstaining.

6. Permission to Connect to the Village Sewer System – Don Pulvermacher

Don Pulvermacher addressed the Board, explaining that he had experienced a sewer problem and had a contractor investigate, finding no blockage. He referenced a prior request dating back to 1984 in which he was told the Village would not extend sewer service to his property because a lift station would be required. He requested the Board now consider extending the sewer to his property, noting that Highway 130 is planned for reconstruction and that the timing would be opportune to do the work concurrently.

Board members discussed the feasibility of the connection. It was noted that a private lift station on Mr. Pulvermacher's property pumping to an existing main may be the most practical approach, like other properties in the Village. President Quinn indicated he would contact Bart Nies at Delta 3 Engineering to assess the options, including whether routing the connection behind the property toward Hatfield Hollow or underneath the highway would be viable.

Trustee Ewers clarified that any connection to the Village sewer system would be at the property owner's expense, not the Village's. Trustee Ewers noted there is an application process and an associated fee. Mr. Pulvermacher also raised concerns about difficulty reaching Village contacts, which was acknowledged. No formal action was taken; President Quinn directed that Delta 3 Engineering be consulted and that findings be reported back to the Board.

7. Discover Driftless & On the Rocks Tavern LLC – Requesting a "Class B" Liquor License

The Clerk informed the Board that both Discover Driftless and On the Rocks Tavern LLC had submitted requests for a Class B liquor license. The Village currently has three active Class B liquor licenses and has historically held up to four, though the exact quota the Village is permitted under Wisconsin statute has not been definitively confirmed.

The Clerk explained that the state has not provided a clear answer on the allowable number of licenses for the Village, with inquiries repeatedly redirected back to the local level. It was noted that Class B licenses (on-premises consumption) are counted separately from Class A licenses (off-premises/package goods). Board members discussed the history of liquor licenses in the Village, recalling that at one time there were four bars on Main Street.

A representative of Discover Driftless clarified that their request is for a limited scope—primarily to serve cocktails at weddings and special events at their venue—and that they are not intending to compete directly with existing tavern operations. It was noted that a recent change in state law eliminated temporary event liquor permits, leaving venues with no option to serve hard liquor at events unless they hold a permanent license.

The Board acknowledged it could not act on either application at this meeting, as all liquor license renewals and new licenses must be approved together and published in the newspaper simultaneously, with the renewal period beginning July 1st. The Board agreed to pursue answers through the Village attorney regarding the Village's legal quota and any liability that could arise from issuing more licenses than permitted. The Tavern League was also suggested as a resource. No action was taken; the matter was tabled pending further research.

8. Forfeitures for Village Ordinances

Trustee Seymour explained that he had prepared a list of approximately 21 additional ordinances—developed in coordination with the Sheriff's Department—for which forfeiture amounts need to be established before the department can enter them into their citation system. He asked whether the list needed to go through the Ordinance Committee first or could be brought directly to the full Board.

After brief discussion, it was agreed that a short Ordinance Committee meeting would be scheduled prior to the next regular Board meeting. The Ordinance Committee meeting was set for June 9, 2026, at 6:30 PM, immediately preceding the regular Board meeting, so that the forfeiture schedule can be reviewed and recommended for Board approval.

9. Zoning Administrator Report

Trustee Seymour, serving as Zoning Administrator, reported that work continues updating Chapter 13 zoning ordinance. He noted that updating the future land use and zoning maps has been delayed due to cost concerns from a prior quote from Southwest Regional Planning, and that alternatives are being explored to accomplish the work at a lower cost.

Three zoning permits were issued since the last meeting, all requiring secondary Board approval (addressed under Item 10a):

- A sign permit was issued to Johnny Harrison/Chef at 452 County Line Road.
- A permit for David and Mary McDonald at 452 Whitewater Street for an unattached garage, stairway enclosure, front deck, and fencing.
- A permit for Ronald and Teresa Bass at 862 South Pine Street for an above-ground swimming pool and adjacent deck.

No zoning permits were denied and there was no activity from the Zoning Board of Appeals. Code violation work is ongoing at 444 South Maple Street in coordination with the Sheriff's Department. The police department is also pursuing warning letters and potential enforcement for additional properties. Informational inquiries were addressed regarding a structure at 315 South Elm Street proposed for demolition and permitted commercial use at 358 South Oak Street.

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

##### a. Second Approval of Zoning Permits

Motion to approve the required secondary approval for the zoning permit for a sign at 452 County Line Road; the zoning permit for an unattached garage, stairway enclosure, front deck, and fencing at 452 Whitewater Street; and the zoning permit for an above-ground swimming pool and adjacent deck at 862 South Pine Street was made by Trustee Seymour and seconded by Trustee Ewers. The motion carried.

#### 11. Fire District – Brandon Bindl

Trustee Bindl had no report, noting it was his first Fire District meeting.

#### 12. EMS – Jen Merrison

Merrison reported on behalf of EMS: there were 17 patient contacts during the previous month. The department voted for one new EMT, one trainee, and one driver, bringing total membership to 10.

#### 13. Police – Officer Gerber/Ewers

Deputy Gerber reported 25 calls for service in the Village for the prior month, with 12 citations issued for various violations. He and Deputy Ewers together logged approximately 50 hours of service in the Village, noting that figure does not include hours from other responding deputies.

A significant portion of activity involved ordinance enforcement. Thirty-two warning letters were sent to 32 different properties toward the end of April. The response has been positive—only one property owner expressed strong objection—and many recipients have already begun or completed corrective action. Deputies plan to re-inspect properties mid-month to assess compliance and determine whether additional time is needed or whether citations should be issued.

Trustee Seymour commended the working relationship with the Sheriff's Department, calling it "outstanding," and noted that the Village is well served by having two dedicated officers assigned to the community.

#### 14. Splash Pad – Sandra Creasey

Creasey reported that the nameplates on the benches and the instruction sign—which had sustained fire damage at some prior point—will be replaced. The committee is also researching shade structure options, with information having been provided by the Clerk regarding a vendor in Verona. Two new splash pad features, a crab and a duck, are also in progress. The splash pad is scheduled to open on May 20th.

#### 15. Library – Brad Seymour – Approval for Building Improvements

Trustee Seymour, speaking in his capacity as Vice President of the Library Board, presented the results of a library needs assessment. After reviewing population projections for Richland County and the local school district, which indicate a declining population over the next 30 to 50 years, the Library Board determined that expanding the building's square footage was not necessary.

Instead, the Library Board developed a wish list of improvements to improve the building's appearance and functionality, all of which would be funded entirely through previously donated private funds at no cost to Village taxpayers. Proposed improvements include:

Exterior: Replacement of building siding with possible brick wainscoting or two-tone steel to improve visual appeal; installation of additional sidewall insulation to address cold spots near floor-level walls and improve energy efficiency; redesign of the entry vestibule with a revised roofline and updated doors to address existing roof leaks and icing issues near the entrance; installation of gutters where needed, possibly with heat tape; and addition of an electrical outlet near the flagpole.

Interior: Installation of HVAC in the entryway/closet area; installation of a bulletin/folding board in the entryway; extending the interior meeting room walls to the ceiling for improved soundproofing, which has been a recurring request from potential users; mounting a TV in the meeting room; replacing the circulation desk; updating shelving and interior signage; painting; and cleaning or replacing carpeting as needed.

Trustee Seymour emphasized that exterior work is the top priority, and that interior improvements would proceed as funds allow. He stated that the Library Board wanted explicit Board approval before soliciting proposals, so as not to waste contractor time on work the Board might not sanction. Board members raised no objections.

Motion to authorize the Library Board to solicit proposals for the building improvements as described was made by Trustee Seymour and seconded by Trustee Bindl. The motion carried.

Trustee Seymour reported the following statistics for April from Library Director Troy: 204 visitors, 160 items checked out, and 40 additional checkouts through the Libby app. The summer event schedule runs from June 11 through August 20, with free weekly events available on the library website. Director Troy extended special thanks to Cameron Quinn for spreading mulch around the library's exterior flower bed.

#### 16. Public Works Department – Chris Conner & Cameron Quinn

Public Works Director Chris Conner reported the following:

Two driveway permits were approved: one at 202 East Commercial, which will serve as a parking lot for a church on their own adjacent property (no Village maintenance impact), and one at 238 East Union.

Significant progress has been made at the sewer plant as part of the 2025 Wastewater Treatment Facility Improvements project. Curtains are installed, aerators are all in on Pond 1, and the head works building is complete. Final start-ups of equipment are anticipated in the coming weeks.

Park bathrooms are now open, and the splash pad is scheduled to open May 20th.

Cameron Quinn had nothing additional to report.

#### 17. Public Input

Electrical at Garrison Park / Fireman's Park: A community member raised the issue of insufficient electrical capacity at both Garrison Park and Fireman's Park (the concession building), noting that the Farmer's Market would like to help fund electrical upgrades. The inability to run multiple Nesco roasters simultaneously limits the ability to rent these facilities. It was noted that an electrician is needed to assess and upgrade the electrical service. Trustee Bindl suggested the possibility of separating circuits but acknowledged the underlying wiring may need to be evaluated. Public Works Director Conner was directed to contact a couple of electricians for quotes. The certified electrician Josh was mentioned as a potential candidate.

Garbage Pickup Service: A community member raised ongoing concerns with garbage pickup reliability, noting that trucks frequently bypass properties on Forest Street without collecting. President Quinn acknowledged the issue, noting that the service provider had been present at a prior meeting to address similar complaints. Discussion ensued regarding the consolidation of waste haulers in the region under large corporations such as Republic Services, leaving few competitive alternatives. The matter was noted but no formal action was taken.

Fourth of July Committee Meeting Rescheduled: A community member announced that the Fourth of July Committee meeting previously scheduled for Tuesday, May 18th had a conflict and would need to be rescheduled to either

Monday May 26th, Tuesday May 27th, or another date the following week, excluding Memorial Day (May 25th). It was indicated the community would be notified of the confirmed date.

Note: The Fourth of July Committee meeting, originally scheduled for May 18th, is to be rescheduled. Members will be notified of the new date.

19. Next Board Meeting – June 9, 2026 - 7:00 PM at the Village Office

20. Review Check Register/Bills

The check register and bills were reviewed.

21. Adjourn

The meeting was adjourned at 7:58 PM.

Respectfully submitted: Tammy Christianson, Clerk.