



Lone Rock Economic Development Committee

Discussion Notes

**Q3 Meeting, Tuesday, September 24, 2024 – 6:00 PM
in the Village Office Conference Room, 314 E Forest St.**

Members Present: Robin Anderson, Pat Christianson, Sandra Creasey, Mary Litviak, Christa Quinn, Dan Quinn and Brad Seymour. Guests: Troy Maggied and Misty Molzof (Southwest Wisconsin Regional Planning Commission) and Ted Greenheck (Driftless Area Group.)

The meeting opened with a special board meeting agenda and board members present were (in addition to board members named above): Brandon Bindl, Tammy Christianson (Clerk), Corey Ewers and Adam Reno.

The meeting opened at 6 PM and roll call was taken.

Forest lot segmenting

Continued discussion from the Q2 meeting: Ted Greenheck distributed a newer draft for how the forest lots can be segmented so they can be put up for sale. The original plan, in comparison, had the lots drawn out in eight segments per block to maximize potential tax revenue per lot. The board discussed that this plan would create very small and narrow lots which could turn away prospective buyers who are looking for ample space between themselves and neighbors. It will also provide space for potential businesses.

The new plan Ted submitted includes two of the blocks with five lots (3 on one side, 2 on the other) and two blocks with four, equal lots per block. After some discussion, the board acted unanimously on approving the newer plan, and it was also decided to close Myrtle Street between two of the blocks, merging two of the blocks together, to provide even a wider space per lot for those lots along Forest Street. Ted will make the adjustments and prepare for them for posting.

Updating Lone Rock's wastewater treatment system

At the September 10 regular board meeting, the board approved a contract with Delta3 to upgrade the village's wastewater treatment system in 2026. In addition, another grant was awarded that will run a sidewalk from the Bertha Reynolds Street area up to the Shell station and will be built when Highway 130 is re-paved also in 2026-27.

Modernizing Village ordinances to provide flexibility for new developments

Brad said he has been examining the old and new ordinances together over the last few weeks, and found that zero lot lines are included in the new ordinances, and it is a viable option for developers to share a lot as two separate properties. A modular home would need to be a minimum of 24' x 36' to meet the ordinance. There are other ordinances that provide some flexibility on building, as well, that can be done.

Developer agreements

Lone Rock will draft a standard, developer agreement that will set the parameters of building on open lots. Some examples of incentives that can be offered with an agreement are things such as: that buildings need to



be constructed within a certain amount of time, etc. Some agreements may have to be adjusted depending on the building project's unique parameters.

TIF/TID application update

Misty reported that the board approved the TID and it has been active since January, 1 2024. It is approved and is moving forward. The application is still making its way through the WDOR will be and is due October 31. Lone Rock is obligated to submit a TID report to the State every year, usually in Spring and will include things like a cashflow analysis. She explained that records need to be carefully maintained, as money goes back into the TID from the tax roll, and it will take 2-3 years for a return to come back to the TID fund. Additional money built up in the TID helps support the additional projects like, sewer and water lines needed for the new properties among other important projects the village needs done. Tammy and Misty have already worked on setting up an account in Workhorse that will accommodate cashflow for the TID.

Richland County Comprehensive Plan Villages meeting on 9/11/24

Southwest Wisconsin Regional Planning Commission conducted a series of meetings that included towns and villages throughout Southwest Wisconsin in order to gather feedback that will help update the county-wide comprehensive plan. Mary attended the meeting and completed a questionnaire on behalf of the village, which was also approved by the village board prior to this meeting that reflect Lone Rock's data.

River Valley Housing Coalition: Survey results for Lone Rock and RV

Mary went through some highlights of the presentation with final data by Vierbecker & Associates at a September housing coalition meeting. The presentation consisted of the final data from almost 400 River Valley residents. Mary will post the presentation to the Lone Rock website on the Economic Development page so people can look at the results.

Lone Rock Farmers' Market

The Farmers Market committee in attendance gave an update on the recent success of the farmers market. The hours were changed from 4-8 to 3-7. The market will run through October 24. They are looking at potentially running the market through the Winter months. Two picnic benches were donated by Ethel Fitzgibbons to use for the weekly event so people can enjoy the park during the event. Dan said he would pave an area and anchor the tables down to the ground next season so that they don't have to be moved and put up and taken down every week.

Opportunities available

Mary distributed information to the committee about various seminars and classes that are available in the area about economic development like, *Connect Communities*, *Vibrant Spaces* and *Wisconsin Economic Development* grants. If members are interested in attending, costs can be reimbursed somehow.

Continued discussion on these topics will be reviewed and then revisited on the agenda for the Q4 Economic Development meeting set for **Tuesday, January 7, 2025 at 6 PM** at the village office. There was no further business and Dan Quinn adjourned the special board meeting at 8:40 PM.

Notes by Mary Litviak