



Lone Rock Economic Development Committee

Meeting Notes

Monday, November 30, 2023 at 6:00 PM

in the Village Office Conference Room, 314 E Forest St.

Members Present: Mary Litviak (Chair); Pat Christianson, Sandy Creasey, Dan Quinn, Christa Quinn and Brad Seymour. Also in attendance: Tom Frieberg, Stef Morrill (River Valley Commons), Dan McGuire (Richland County Board), Misty Molzof (Southwest Wisconsin Regional Planning Commission, TID application manager), Steve Morganson, Harry Pulvermacher, George Strugariu and Tony Strugariu.

8/21/23 Meeting Notes correction: First paragraph sentence should read: *“The cost for their services will be included in the TIF **fund**” (being it is a TIF-eligible expense and will be paid out of that fund.)*

TIF/TID District Update – Mary opened the meeting with a brief update of where the village is at on the TID application process. Misty Molzof was then introduced, who gave a presentation about what TID is and what it means to Lone Rock over the next 20 years. She also distributed an updated copy of the “TID NO 3 TIMELINE” (10/4/23) that outlines the set dates of different phases of the process, and a draft copy of the “Tax Increment District Plan for Village of Lone Rock TID No. 3 (3/24)” which is an overview of the intended plan going forward, which is what Lone Rock will follow, in order to complete the application process with the state.

Planning past the application process – There was active discussion and questions following Misty’s presentation, especially regarding the development and sale of the school forest land, with interest in immediate developing of the lots for both new home and businesses, as they are most needed in our region. She noted some important points and responses:

- Sites can be sold and developed prior to the TID application being approved, but they would then not be qualified to benefit from the TID when it becomes approved.
- It is in the best interest of the village/owners and the buyers to have a well-established, developer agreement in place prior to any sale which clearly defines terms and sales agreements appropriately. The village attorney is recommended to vet any contract prior to acceptance.
- Recommend developing village amenities such as electric car charging stations and preparing for fiber Internet.
- When asked about what properties will be targeted, Misty presented a top-view of the village map showing the various sites throughout Lone Rock that will be included as TID land, with sites being joined together in some areas in order that the map remains contiguous.



- Intentional planning is essential. The school lots are in a mixed-use zoning category meaning for TID, three units per acre is maximum for residential housing. If there is interest in placing a large house on a lot, for example, that would be deferred to whatever the zoning ordinance dictates.
- It was suggested to bring in a village engineer who can professionally advise so that lots are sectioned off smartly. A financial analysis is also recommended to get estimates on water and sewer expansion costs. The village would likely bring in partners at Delta3 to be part of these insights and estimates.
- Rentals in new housing structures are in high demand, but rents are ranging from \$1,200 to \$2,000 per month, too high for this area and not practical for our needs. However, new businesses that move to Lone Rock could bring those renters who would pay that amount.
- Sewer and water are not part of the forest lots at this time, so in order to develop at these sites, sewer & water expansion would be necessary and included in the TID plan as an eligible expense.
- Building according to the village's needs relative to the village's comprehensive plan will remain the central focus as it is a central, regulatory document. A Planning & Zoning Commission meeting is scheduled for December 13 which Misty will attend as part of next steps on the schedule. The Planning and Zoning Commission is working on updating the zoning ordinances.

2023 Wisconsin Act 12 Information – Misty briefly summarized the 2023 Wisconsin Act 12 Information document that went out to all members to inform them of how this and innovation grants affect Lone Rock and TID plans; In summary, it mostly affects emergency and other shared services among municipalities.

River Valley Housing Coalition – Stef Morrill was introduced, who talked about the coalition project and its importance to the growth of River Valley housing availability in the future. She announced the first kickoff meeting will be held on Monday, December 18, 2023 at 6:30 PM at the Frank Lloyd Wright Visitors Center and anyone with interest is encouraged to attend. Mary is already the designated representative for Lone Rock for the River Valley Housing Coalition.

Farmers Market – There was mention that the Richland Center Farmers Market has been very successful through the years and they have a good location to draw visitors. Another suggestion was to explore the voucher program, which Spring Green utilizes, that also creates a market for people over 60 who use these vouchers on a regular basis.

For the next meeting, the agenda will include an update on the TIF/TID application and a review of comprehensive plan objectives for 2024. The Q1 meeting date has been set for **Monday, March 25, 2024 at 6 PM** at the village office. Meeting was adjourned at 8:00 PM.

Notes by Mary Litviak