



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

Regular Village Board

Meeting Minutes

June 9, 2026, 7:00 PM

1. Roll Call

Present: Dan Quinn, Mary Litviak, Brad Wilson, Brandon Bindl, Darren Klingaman, Corey Ewers, Brad Seymour.

Also in attendance: Elizabeth Gieck, Chris Conner, Cameron Quinn, Christa Quinn, Jen Merrison, Sandra Creasey, Pat Christianson, Issac Gerber, Bart Nies.

ZOOM: Michael Miller.

2. Approve Agenda

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

3. Approval of 5/12/26 Meeting Minutes

Motion to approve May 12, 2026, meeting minutes as presented was made by Seymour and seconded by Ewers. The motion carried unanimously.

4. Proposed 2025 Wastewater Treatment Facility Improvements

a. Ewers Contracting, Inc. – Final Pay Application and Change Order

The engineer from Delta 3 presented Pay Application #6 (final) in the amount of \$57,164.21, inclusive of Change Order #1, which resulted in a net deduction of \$3,322.79 due to quantity adjustments. Approval was recommended contingent upon Ewers Contracting completing re-landscaping along the force main/water main route and providing all final lien waivers to Delta 3.

Motion to approve contractor's application for payment number 6 (final) and Change Order #1 for Ewers Contracting, Inc., contingent on completion of landscaping work and submission of required lien waivers to Delta 3, was made by Seymour and seconded by Wilson. Corey Ewers abstained. The motion carried.

b. MZ Construction, Inc. – Pay Application #10

The engineer noted the project remains on track to meet the July 25, 2026, contract deadline. Pay Application #10 was presented in the amount of \$303,980. Key milestones reported include seepage cells 100% complete, headworks building ~90% complete, mechanical screen operational, lagoon cells fully desludged, and lift station #2 approximately 70% complete.

Motion to approve contractor's application for payment number 10 for MZ Construction, Inc. in the amount of \$303,980 was made by Seymour and seconded by Wilson. The motion carried unanimously.

5. Set Special Board Meeting in June

Following the June 11 bid opening for the State Highway 130 sidewalk project, a special board meeting was set for Wednesday, June 17, 2026, at 6:00 PM at the Village Office to award construction bids prior to the June 30, 2026, DOT grant allocation deadline. Virtual participation via Teams/Zoom for the engineer will be explored.

6. Resolution 2026-02 Vacating & Discontinue a Portion of an Unpaved Alley in the Village

The public hearing was held as required, with proper notice published per attorney Eric Hagen's guidance. No public objections were received. The Zoning Administrator noted the alleyway serves no practical purpose and vacating it resolves a longstanding housekeeping issue for the property owner (Bristol family, County Line Road), who wishes to subdivide and sell portions of the block.

Motion to approve Resolution 2026-02 vacating and discontinuing a portion of an unpaved alley in the Village was made by Ewers and seconded by Bindl. Upon roll call vote, all members voted aye. The motion carried unanimously.

7. Resolution 2026-03 CMAR (LR Wastewater Treatment Facility)

The Compliance Maintenance Annual Report (CMAR) for the 2025 Lone Rock Wastewater Treatment Facility was presented for board approval. The report is to be published in the paper the following Thursday.

Motion to approve Resolution 2026-03, the Compliance Maintenance Annual Report for the 2025 Lone Rock Wastewater Treatment Facility, was made by Seymour and seconded by Litviak. The motion carried unanimously.

8. Ordinance Committee Recommended for Board Approval on Forfeiture Schedule

The Ordinance Committee met earlier in the evening and unanimously approved the Village of Lone Rock Ordinance Forfeiture Schedule dated June 2026. The schedule had been distributed to all board members in advance and was confirmed as approved by law enforcement.

Motion to adopt the Village of Lone Rock Ordinance Forfeiture Schedule dated June 2026 was made by Seymour and seconded by Ewers. The motion carried unanimously.

9. Ordinance 2026-1 to Amend Sec. 1-3-1 & 5-2-10(a) Ambulance Fees

The base ambulance fee was increased from \$700 to \$900, remaining below the rates of surrounding EMS units. Notably, the adopted ordinance also allows future ambulance fee adjustments to be made via fee schedule rather than requiring a separate ordinance each time, simplifying the process going forward.

Motion to adopt Ordinance 2026-1, amending Sections 1-3-1 and 5-2-10(a) of the Municipal Code of the Village of Lone Rock relating to ambulance fees, was made by Seymour and seconded Ewers. The motion carried unanimously.

10. All Star Elevator, LLC Service Agreement for Lift Renewal (3/1/26-2/28/27)

The service renewal agreement was presented at \$450, the same rate as the prior year.

Motion to approve renewal of the All-Star Elevator, LLC service agreement for the period March 1, 2026, through February 28, 2027, was made by Wilson and seconded by Litviak. The motion carried unanimously.

11. 4th of July – Temporary Liquor License for July 3rd & 4th 2026

All operator license applications were reviewed and found to be in order. The Village President noted he would separately sign the fireworks permit for the event.

Motion to approve the temporary liquor license for the 4th of July celebration on July 3rd and 4th, 2026 was made by Ewers and seconded by Seymour. The motion carried unanimously.

12. Liquor Licenses 7/1/26-6/30/27

The clerk confirmed the village holds four Class B liquor licenses, verified through historical records dating to 1956. Licenses were approved for the three bars and Discover Driftless (Zon Investments, LLC). Dollar General and convenience stores hold beer/retail licenses separately.

Motion to approve Class B liquor licenses for the period July 1, 2026 through June 30, 2027 for Dolgencorp LLC d/b/a Dollar General Store #17665, Lone Rock Shell, Sandhu Convenience II Inc. d/b/a Lone Rock Mart, The Woods Bar, The Filling Station Bar & Grill LLC, On the Rocks Tavern LLC, and Zon Investments LLC d/b/a Discover Driftless was made by Seymour and seconded by Ewers. The motion carried unanimously.

13. Bartenders' (Operators') Licenses: 7/1/26-6/30/27

The clerk noted that not all applicants had submitted required paperwork by the deadline and advised that any bartender failing to complete their application would not receive a license and their employer would not be able to operate on July 1st.

Motion to approve all bartenders' (operators') licenses for July 1, 2026, through June 30, 2027, as listed on the agenda, contingent upon all required paperwork being submitted to the clerk as required by law, was made by Seymour and seconded by Wilson. The motion carried unanimously.

14. Tobacco Licenses 7/1/26-6/30/27

Motion to approve tobacco licenses for the period July 1, 2026, through June 30, 2027, for Dollar General, Lone Rock Mart, and Lone Rock Shell was made by Seymour and seconded by Ewers. The motion carried unanimously.

15. Renewal of Mobile Home Park License

Motion to renew mobile home park licenses for Prairie Summit Community LLC (75 units) and WILO River Rock MHP, LLC (42 units) was made by Ewers and seconded by Seymour. The motion carried unanimously.

16. Garbage Collections – Darren Klingaman

Trustee Klingaman reported on a conversation with a former Town and Country supervisor, now with Republic Services, addressing ongoing community concerns. Key points: hydraulic leaks are addressed immediately by removing trucks from service until repaired; seal failures causing glass/debris scatter are being addressed similarly; missed pickups on Richland Street were communicated to the driver's supervisor; and driver hour limits (60-hour DOT cap) can occasionally result in incomplete routes. Residents were encouraged to contact Republic directly when issues arise. On a positive note, the garbage collection crew was commended for navigating the challenges created by the dewatering pipeline on Maple/Union Street.

17. Appointing Adam Reno to the Zoning Board of Appeal (ZOA)

Adam Reno was appointed to fill the vacancy created when Darren Klingaman joined the Village Board, making him ineligible to serve concurrently on the Zoning Board of Appeals.

Motion to confirm the Village President's appointment of Adam Reno to the Zoning Board of Appeals was made by Seymour and seconded by Litviak. The motion carried unanimously.

18. Zoning Administrator Report

The Zoning Administrator reported a busy month with four zoning approval permits issued: an aboveground pool and deck at 222 West Pearl Street (R-2); a garden shed at 1032 Fairview Court (R-1); a backup generator and equipment cabinets at the Verizon/Vertical Bridge cell tower site on Lagoon Road/North Mill Street (A-1, leased from the village); and a deck with handicap access ramp at 134 East Forest Street, Lot 37 (R-3, contingent on property owner

approval). Work on the new Chapter 13 zoning ordinances is ongoing. The property at 444 South Maple Street, subject to a zoning citation, showed some improvement. No permits were denied.

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

Motion to approve the four zoning approval permits as described in the Zoning Administrator's report was made by Seymour and seconded by Wilson. The motion carried unanimously. No building permits were reported.

20. Fire District

No report.

21. EMS

EMS responded to 18 calls in May. Recruitment is underway for an August EMT class, with 5–6 candidates committed. The EMS unit will hold its annual chicken barbecue on the 4th of July.

22. Police

The Richland County Sheriff's Department reported 40 hours billed (the agreed-upon monthly amount), 5 citations issued, and 24 calls for service in May. Officers are conducting follow-up checks on properties that received warning notices 1.5–2 months ago. A board member commended the village's assigned officer for arriving on scene before the fire department during a recent house fire and assisting with crowd control and fire support duties. Regarding 4th of July coverage, the board was asked to send a schedule of events to Chief Deputy Wallace and Sheriff Porter to facilitate staffing and traffic control planning.

23. Splash Pad

The splash pad duck and crab features are scheduled for delivery on Friday. Public Works had not yet been contacted by the driver regarding delivery time. A photo opportunity and article for the Richland Center Observer are planned upon arrival. Lighting at the splash pad has been installed.

24. Library

The library reported 148 visitors and 203 checkouts in May. Summer programming runs from June 11 through August 20. Latest programs include an "Adopt a Dino" initiative and a guessing jar contest running all summer. The library director created a collection of local authors featuring writers from Southwest Wisconsin and is participating in the Books for Babies program with Spring Green. The library board noted that preliminary cost estimates for proposed building improvements are significantly higher than anticipated, and full implementation may not be feasible without community fundraising support.

25. Public Works Department – Chris Conner & Cameron Quinn

Sewer lines were televised and found to be in good condition in lined areas. Bids for park improvements will be sought in the coming months. New wood chips — totaling 16 yards across three loads — were installed in both park playgrounds. The dewatering project on Union Street continues, with completion of pipe removal anticipated by Friday or early the following week.

26. Public Input

The Zoning Administrator commended the Sheriff's Department's ordinance enforcement efforts, noting visible improvement in compliance with junk vehicle and property maintenance regulations. The Village Clerk raised the issue of designating the Richland Observer as the primary newspaper for legal notices in place of the Independent Star News, citing community feedback that the latter is rarely purchased or read locally. No action was taken; the matter was flagged for future consideration, noting that the village's current ordinance may still reference the now-defunct Home News.

27. Upcoming Meetings

- Wednesday, June 17, 2026, at 6:00 PM – Special Board Meeting, Village Office: Award sidewalk bids (State Trunk Highway 130 TAP Grant project)
- Monday, June 22, 2026, at 6:00 PM – 4th of July Committee Meeting, Village Office
- Monday, June 29, 2026, at 6:00 PM – Richland County EMS Meeting, Willow Community Center, 31401 Community Street, Cazenovia, WI

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

29. Review Check Register/Bills.

The check register was reviewed.

30. Adjourn

The meeting was adjourned at 8:06 PM.

Respectfully submitted by Tammy Christianson, Clerk.