



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

Regular Village Board

Meeting Minutes

August 4, 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, Peggy Adank

2. Approve Agenda

The agenda was approved with two revisions: Item 6b (MZ Construction Change Order #2) was removed as Delta 3 did not have it prepared in time, and Item 11 (4th of July Committee Report) was removed as final numbers were not yet available.

Motion to approve the agenda with revisions as stated was made by Seymour and seconded by Wilson. The motion carried.

3. Approval of 7/14/2026 Meeting Minutes

Motion to approve July 14, 2026, meeting minutes as presented was made by Seymour and seconded by Wilson. The motion carried.

4. Finance Committee Update Concerning School Forest Subdivision

The Finance Committee reported that, following a review of financial records and borrowing capacity, it unanimously recommended proceeding with Phase 1 of the sewer and water installation along the School Forest Subdivision. Phase 2 will be considered as additional lots are sold.

Motion to approve the Finance Committee's recommendation and proceed with implementation of Phase 1 of the sewer and water project was made by Seymour and seconded by Ewers. The motion carried.

5. Water Simplified Rate Case Increase

The Village's auditors, Johnson and Block, advised that the Public Service Commission (PSC) has authorized a 3% water rate increase. A required public notice will be published, after which the increase will take effect October 1, 2026. It was emphasized that water rates are regulated by the PSC and the Village has no independent authority over rate changes. Members noted the importance of incremental annual increases to avoid large single-year adjustments.

Motion to proceed with the simplified water rate increase as recommended by the PSC was made by Seymour and seconded by Klingaman. The motion carried.

6. Proposed 2025 Wastewater Treatment Facility Improvements

a. MZ Construction, Inc. – Pay Application #12

The project is nearing completion. A 5% retainage of approximately \$155,000 is being held pending the punch list. The current pay application amount is \$30,498.

Motion to approve Pay Application #12 for MZ Construction, Inc. in the amount of \$30,498 was made by Seymour and seconded by Klingaman. The motion carried with Ewers abstaining.

b. MZ Construction, Inc. – Change Order #2

This item was removed from the agenda prior to the meeting.

7. Proposed 2026 Sidewalk Extension – S.T.H. '130'/'133'

a. Ewers Contracting, Inc. – Pay Application #1

Pay Application #1 in the amount of \$23,821 was presented, with 5% retainage being withheld. The project is funded in part through a TAP grant.

Motion to approve Pay Application #1 for Ewers Contracting, Inc. in the amount of \$23,821 was made by Seymour and seconded by Bindl. The motion carried with Ewers abstaining.

8. EMS – Wage Increase Effective 8/1/2026

EMS requested an increase in the hourly wage from \$15 to \$25 per hour. It was noted that wages had not been increased in five years, and that EMS rates had already been raised in May 2026 to support the financial feasibility of this increase. The requested rate was described as consistent with comparable services in the region.

Motion to increase the hourly wage rate for EMS to \$25.00 per hour was made by Seymour and seconded by Ewers. The motion carried.

9. Operator's License for Heidi Stolpa at Lone Rock Mart

Motion to approve the operator's license for Heidi Stolpa at Lone Rock Mart, contingent on all documentation being in order, was made by Seymour and seconded by Wilson. The motion carried.

10. Police

No report was received from the Police Department.

11. 4th of July Committee Report

This item was removed from the agenda prior to the meeting.

12. Approval and Adoption of Village of Lone Rock Ordinances Forfeiture Schedule August 2026

The Zoning Administrator presented a revised Village forfeiture schedule adding penalties for violations of the zoning code, a category previously without established forfeitures. The 1st offense forfeiture was set at \$100 base plus costs, totaling approximately \$263.50. The 2nd offense was set at the maximum allowable \$200 plus costs, totaling approximately \$389. The schedule was characterized as a last-resort enforcement tool following voluntary compliance efforts, with the intent of deterring non-compliance rather than generating citations.

Motion to adopt the Village of Lone Rock Ordinances Forfeiture Schedule dated August 2026 as presented was made by Seymour and seconded by Bindl. The motion carried.

13. Zoning Administrator Report

The Zoning Administrator reported that revisions to Chapter 13 of the zoning ordinance remain in progress. A sign approval permit was issued to Ray and Alice Hatfield for Hatfield Hollow. A permit request from Tim Quinn for an additional garage at 253 East Commercial Street was denied, as the property already contains the maximum permitted number of accessory buildings. The Zoning Board of Appeals will meet on August 10th to consider a variance request from the Community Congregational Church of Lone Rock for a handicap-accessible ramp, and again on August 31st for a variance request from Tim Quinn regarding the same garage denial. The ongoing zoning violation at the Acker property at 444 South Maple Street has been partially resolved. The unfinished modular home at 254 East Richland Street remains under review with the Village Attorney.

14. Zoning (B. Seymour): Approved

Secondary approval, as required by Village ordinance, was provided for the sign approval permit previously issued to Ray and Alice Hatfield for the Hatfield Hollow ground sign on North Oak Street.

Motion to approve the secondary approval for the sign permit issued to Ray and Alice Hatfield for Hatfield Hollow was made by Seymour and seconded by Litviak. The motion carried.

15. Building (D. Butteris) Permit(s): Approved

Zoning approval had been granted for the project. The building permit was for a pool and deck at 222 West Pearl Street for Michael Haight, dated June 16, 2026 (Permit No. 26-0005-52-146).

Motion to approve the building permit for Michael Haight for a pool and deck at 222 West Pearl Street was made by Seymour and seconded by Wilson. The motion carried.

16. Library

The Library Director reported 203 visitors and 233 total checkouts in July, including 99 digital checkouts. Summer reading events drew 82 attendees. Upcoming programs include an American Conservation program on August 12th and a summer reading finale on August 20th. A flag retirement ceremony is scheduled for August 19th; the library is collecting worn flags in their entryway. Renovation planning is ongoing, pending architectural documentation.

17. Fire District

New officers were announced: Floyd as President and the reporting member (Bindl) as Vice President, with the Secretary position remaining unchanged.

18. Splash Pad

The Splash Pad Committee reported that shade structure options were reviewed, with pricing ranging from \$5,300 to \$7,800 per unit, and four units are anticipated. Fundraising efforts are planned, including a spaghetti dinner and puzzle competition. A potential grant opportunity was noted for further review. The committee will coordinate with Public Works regarding installation coordination.

19. Public Works Department – Chris Conner & Cameron Quinn

The Public Works Director reported that the sewer project is complete, with only punch list items remaining including fencing and seeding. DNR compliance numbers were described as excellent.

20. Public Input

The Chair reported that the Wisconsin DOT contacted the Village regarding the Highway 130 reconstruction project through Lone Rock. A preconstruction meeting is scheduled for August 17th from 1:00–2:30 PM via Microsoft Teams. Key concerns noted include traffic detours, coordination with EMS and the Fire District regarding road closures, railroad crossing work, manhole adjustments, and school notifications. It was also confirmed that the completed sidewalk along STH 130 was constructed in full compliance with DOT specifications, and that raising the grade would have required retaining walls at a cost of approximately \$15,000 for a 70-foot section.

21. Upcoming Meetings

- Monday, August 10th – Zoning Board of Appeals, 6:30 PM, Village Office.
- Tuesday, August 11th – Partisan Primary Election, 7:00 AM–8:00 PM, Village Office.
- Monday, August 31st – Zoning Board of Appeals, 6:45 PM, Village Office.

22. Next Board Meeting – Tuesday, Sept 8th, 7:00 PM, Village Office

23. Review Check Register/Bills

The check registers and bills were reviewed by the board.

24. Adjourn

The meeting was adjourned at 7:37 PM.

Respectfully submitted: Tammy Christianson, Clerk.