



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

Village Board

Meeting Minutes

October 13, 2026, 7:00 PM

Public Hearing

1. Roll Call.

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

Also Present: Christa Quinn, Sandra Creasey, Pat Christianson, Jen Merrison, Logan Hoppman, Jordan Fure, Isaac Gerber, Chris Conner, Cameron Quinn, Elizabeth Gieck, Tammy Christianson, ZOOM: Michael Miller, Meighan Adams, Joe Biba, Joe Block (Independent Star News)

2. Discussion on Floodplain Protection Zoning Ordinance 2026.

The Zoning Administrator, who also serves as the village's floodplain zoning administrator, explained that the DNR and federal government required the village to replace its floodplain zoning ordinance, which dates from 2016. The revised ordinance was prepared with DNR assistance. Only a very small area near Fireman's Park lies in the floodplain, and a portion of one residential lot, so the impact on the village is minimal. Floodplain Administrator Seymour noted that the village is required by law to have the ordinance. No written comments were received and no one else spoke.

3. Adjourn Public Hearing.

The public hearing was adjourned at 7:02 PM and the Village Board meeting was reopened.

Board

1. Roll Call.

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

2. Approve Agenda.

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

3. Approval of 9/8/2026 Meeting Minutes.

Motion to approve the minutes of the previous meeting as presented was made by Brad Seymour and seconded by Brad Wilson. The motion carried.

4. Proposed 2025 Wastewater Treatment Facility Improvements – Delta 3

Jordan of Delta 3 Engineering, project engineer for the wastewater treatment facility and force main project, presented the items below.

a. MZ Construction, Inc. – Final Change Order #2

Item A reduced quantities of pipe and asphalt, a deduct of \$24,960.80. Item B added generator receptacles and transfer switches at the other two lift stations, an increase of \$10,762.50. The net change was a deduct of \$14,198.30, and the new contract price is \$3,056,945.40.

Motion to approve Final Change Order #2 for MZ Construction, Inc. was made by Brad Seymour and seconded by Mary Litviak. The motion carried.

b. MZ Construction, Inc. – Final Pay Application #13

This final payment closes Contract 1, which covered lift station No. 2 and the Sewer plant unit, with the alternate. Contract 2 (the force main) was closed out earlier in the summer. The punch list is complete, and a one-year warranty period began October 13, 2026. Most of the payment is retainage.

Motion to approve the final payment for the sewer project construction in the amount of \$173,965.80 was made by Brad Seymour and seconded by Brad Wilson. The motion carried on a voice vote.

c. MZ Construction, Inc. – Certificate of Substantial Completion

Substantial completion certificates for both contractors were presented for signature, and no motion was required. Construction came in about \$186,000 under the original budget, which maximized the CDBG grant; the remainder was covered by interim loans. Staff reported that the Sewer system is performing well and the effluent is notably clearer.

5. Proposed 2026 Infrastructure Improvements – Lone Rock – Delta 3

a. Award of Construction Bid

Logan of Delta 3 presented the East Forest, Reynolds, and Sumner Street improvements and utility extensions project. Ewers Construction submitted the low bid of \$837,382 including Alternate A, about 0.3 percent below the construction budget. Alternate A removes Myrtle Street in Phase 1 rather than Phase 2, which opens two residential lots for buildings. Substantial work is expected to start in early spring, with a completion deadline of July 2, 2027. Only the Myrtle Street blacktop removal and landscaping may occur this fall.

Utilities will be extended along the south half of Forest Street, and Sumner Street will be relocated about five feet west within the existing right-of-way. The project is fully eligible for TIF reimbursement, but the village must pay costs first. The original budget was about \$955,000 including contingency and engineering, and the board anticipated borrowing \$1 million over about 19 years.

Motion to award the construction bid to Ewers Construction in the amount of \$837,382, including Alternate A, was made by Trustee Seymour and seconded by Trustee Klingaman. Trustee Ewers abstained. Motion carried.

Delta 3 also reported on the sidewalk project. The crosswalk beacons were due for delivery the next day, with bases to be poured Friday and beacons erected on Monday. Pavement markings were scheduled for Thursday, or the following Monday or Tuesday if delayed.

6. Adopting Floodplain Zoning Ordinance 2.14.

Floodplain Zoning Administrator Seymour stated for the record that the ordinance is being placed in the current zoning code for now and must be incorporated into Chapter 13 when the zoning code revision is completed.

Motion to adopt Floodplain Zoning Ordinance 2.14 as an addition to the current zoning code was made by Brad Seymour and seconded by Mary Litviak. The motion carried.

7. Proposed Amendment to Ordinance Sec. 8-1-6 Regulation of Length of Lawn and Grasses.

At the request of Public Works, the Zoning Administrator drafted new subsections 3 and 4. For a property with two or more violations in the same calendar year, the village may abate the violation without repeating the full notification process and bill the property owner. This avoids delays of up to three weeks between violations. Board members expressed support for encouraging compliance through charges.

Motion to adopt Ordinance 2026-3, covering Sec. 8-1-6(e), Abatement of Nuisance, as presented, was made by Brad Seymour and seconded by Brandon Bindl. The motion carried on a voice vote.

8. Plan Commission recommends the rezoning of the subject parcel from B-1 Retail Business District to R-1 Single Family Residential District requesting Board Approval.

The Zoning Administrator explained that the vacant lot on Richland Street, east of the Mobil station and formerly a blacksmith shop, is an island of commercial zoning in an otherwise residential block. The future land use map designates it residential, and commercial inquiries have not led to development. The prospective purchaser, Joe, proposes a 1,300-square-foot, three-bedroom home.

Motion to rezone the parcel from B-1 Retail Business District to R-1 Single Family Residential District was made by Brad Seymour and seconded by Brad Wilson. The motion carried on a voice vote.

The applicant was directed to submit zoning approval forms through the Clerk, and the zoning map will be updated by the Zoning Administrator.

9. Trick or treat – Saturday 10/31 from 4 PM–7 PM.

Trick-or-treat will be held Saturday, October 31, from 4:00 to 7:00 PM, with Fire Department festivities in the evening. No motion was required.

10. 2026 League Insurance renewal quote effective 11/1/2026.

The renewal quote covers all village property, liability, workers' compensation, and vehicles. Premiums increased modestly. Property coverage rose to reflect the new lift station and sewer plant, while deductibles and other coverage remained the same.

Motion to accept the League insurance renewal quote was made by Brad Wilson and seconded by Trustee Seymour. The motion carried on a voice vote.

11. Johnson Block CPA's 12/31/2026 Engagement Letters.

The engagement letters cover the annual audit work plus the PSC report for clean water funds, the DNR Form C, and TIF filings, including the PE-300. Total fees increased about \$1,600 due to the added TIF work. One letter showed an estimated fee of \$5,775, up \$275. Staff noted a recent \$1,200 training session with the firm and that a new contact, Quinn, will replace the retiring Jay.

Motion to approve the Johnson Block CPAs engagement letters for 12/31/2026 was made by Mary Litviak and seconded by Trustee Seymour. The motion carried on a voice vote.

12. Discussion on current location of duck pen/coop on 154 W. Commercial St.

The Zoning Administrator reported that his site inspection found the coop and run clean and well screened by vegetation, with no nearby homes, apart from the location. Because the lot is a corner lot, the roadside area counts as a front yard, where the current ordinance prohibits coops and runs. The facility was built in May 2023, before the current zoning ordinance took effect in October 2023. The Zoning Administrator recommended grandfathering the location, noting that permits are annual and can be reviewed if problems arise. The deputy present confirmed there had been no complaints, and the only contact was a warning letter for lacking a permit.

Motion to grandfather the location of the duck pen/coop at 154 W. Commercial St. was made by Trustee Corey Ewers and seconded by Trustee Seymour. The motion carried.

13. Discussion on sizes of poultry coops for Zoning Approval.

The Zoning Administrator noted that structures up to 16 square feet are exempt from zoning approval, but a run sized for five chickens (30 square feet) would technically require approval at a \$50 fee. He recommended against requiring approval for small structures and asked for discretion to require it for unusually large coops or runs. The five-bird limit makes very large coops unlikely.

Motion to leave the decision on whether zoning approval is required for chicken coops and runs to the discretion of the Zoning Administrator, subject to further review if it becomes a problem, was made by Brad Seymour and seconded by Corey Ewers. The motion carried on a voice vote.

14. Discussion on vacating half the alley between On the Rock Tavern.

The tavern owners hold the property on both sides of the alley and wish to close it to the public, partly to allow exhaust venting from a new cooler and to expand north. Board members raised concerns about delivery access, through traffic, snow plowing, DOT approval, the need for a legal description and survey, and the required hearing notice. The Zoning Administrator noted that closure could address speeding complaints in the 10-foot alley, and that access to the remaining alley should be restricted if closure proceeds. The board agreed that the owner must provide detailed written plans before any further consideration. No action was taken.

15. Zoning Administrator Report.

The Zoning Administrator reported that Chapter 13 zoning revision continues slowly. Next steps are updating the zoning map, working with Southwest Regional Planning on future land use plan changes, and holding required public hearings. Permits issued were a zoning approval to Discover Driftless for a 20-foot-diameter grain-bin gazebo in the B-4 district, and a sign permit with variance to the Lone Rock Area Historical Society/Wisconsin 6th Battery for four signs in Battery Park (R-1). No permits were denied. He also reported that enforcement continues at a problem property, that the modular home at 254 East Richland Street is progressing, and that he performed two chicken permit site inspections.

16. Zoning (B. Seymour): Secondary approval on Zoning Permits.

Motion to give secondary approval to the zoning approval permit for Discover Driftless for the grain-bin gazebo and the sign permit for the Lone Rock Area Historical Society/Wisconsin 6th Battery for four signs in Battery Park was made by Trustee Brad Seymour and seconded by Trustee Mary Litviak. The motion carried on a voice vote.

17. Building (D. Butteris) Permit(s): approved.

Trustee Seymour reported on building permits issued, including a manufactured home on East Richland Street. The building inspector placed performance conditions on the permit, and the permit may be revoked if work stops.

Motion to approve the building permits as presented was made by Brad Seymour and seconded by Trustee Litviak. The motion carried on a voice vote.

18. EMS

Chief Jen Merrison reported 27 patient contacts in the last 30 days. She is working with Middleton on a paramedic intercept agreement and on cross-credentialing with neighboring services, including Avoca. A meeting with Spring Green and surrounding chiefs was scheduled for the following evening to address staffing shortages.

19. Police

The deputy reported 28 calls for service and nine citations, all traffic-related, with the contracted 50 hours met. Sheriff Porter sent the 2027 agreement, with changed amounts and simplified wording, and is willing to attend a meeting before January 1. The Clerk will distribute the agreement to board members. At the property 444 S Maple St, three of nine vehicles have been removed, and the deputy will follow up in a month. Citations will resume if progress stops.

20. Fire District

No report.

21. Library

The Zoning Administrator read the report from Library Director Troy Reinhart. September circulation was 112 in-person checkouts plus 76 electronic (Libby) for a total of 188, with 129 visitors. An eye and hearing screening program for homeschool families is planned for October 29 at 11:30 AM. The remodel project is moving forward, with a request for proposals expected and construction anticipated in 2027.

22. Splash Pad

The board approved by consensus use of the community building basement for a Splash Pad Spaghetti Dinner Fundraiser on Wednesday, November 18, and for puzzle competitions through April, at no charge. These events raise funds for a shade structure for next year. No conflicts were identified.

23. Public Works Department – Chris Conner & Cameron Quinn.

Chris Conner reported that the village's cell phones were switched from T-Mobile to AT&T because of poor service. A tower-related notice concerning the water tower was distributed to members. Trustee Litviak thanked Public Works for its help with the Farmers Market, which ended the previous Thursday. She will give a final report in November.

24. Public Input.

No public input was offered.

25. Upcoming Meetings:

The 2027 Budget Meeting will be held Tuesday, October 20, at 6:00 PM at the Village Office.

26. Next Board Meeting – Tuesday, November 10th, 7:00 PM, Village Office.

27. Review Check Register/Bills.

28. Adjourn at 8:19 PM

Respectfully submitted by Elizabeth Gieck.