

TOWN OF LEMONWEIR
MINUTES OF THE TOWN BOARD
Volume: [AUGUST 2024]

MONTHLY BOARD MEETING, Town of Lemonweir, Juneau County, State of Wisconsin, met on August 15, 2024. The meeting was called to order at 7:00 p. m., by chairman, John Burch. Supervisors present were: Robert L. Smith, Matthew Vaughan, Carl B. Miller and Guy Smith, Jr. The following notice regarding this meeting was published in the 8/8/2024, edition of the Star-Times and posted at the Town Hall, Walsh Grain Farms and Hamm Bros. and on the town website:

TOWN OF LEMONWEIR
MONTHLY TOWN BOARD MEETING
Thursday, August 15, 2024
At the Town Hall (N3935 19th Ave)
7:00 p.m. AMENDED – posted only

- Call To Order
- Public Comments and Concerns
- Minutes of last meeting
- EDP Renewables-update brief
- Resolution to EDP for Information
- Delmore Consulting—services presentation
- Plan Commission Report—including discussion/action on zoning change request by Rich Leone re: Phillip Nass property from AG to RR
- Ordinance to amend Speed Limit on Town roads-19th Ave
- Road Report including: potholes, shouldering, Morrissey/Emery Bridge project updates, 35MPH signs, trees and any other road issues
- Ambulance committee appointee
- Ambulance Report
- Cemetery Board meeting reminder
- Administrator's Report--Office Operations, Election report, BOR results, Shredding progress, Fire Calls, Payment Voucher, Correspondence & Zoning Permits
- Adjournment

Carin E. Leach, Town Administrator
(608) 847-4786

PUBLIC COMMENTS were called for by the chair: none were offered

MINUTES of the July 9, 2024 Board meeting were approved as mailed on **motion** by Vaughan/G. Smith. All yes votes.

EDP RENEWABLES UPDATE BRIEF—Gunnar Doyle from EDP reported and took questions from the audience:

Gunnar stated the EDP open house in July had a good turnout with a lot of good questions, feedback and conversations. EDP is sponsoring the Juneau County Dairy Breakfast at the Juneau County Fair on August 17, 2024.

A Certificate of Public Convenience and Necessity (CPCN) application was filed with the Public Service Commission of Wisconsin (PSC)—submitted the engineer plan 60 days prior (end of August)—October for the main application. The PSC will notify property owners within one-mile of the project for public input. Website: www.psc.wi.gov

Steve Powers noted comments don't have as much weight after the application is filed.

Julie Graewin asked if EDP gets comments does EDP file them with the state. Gunnar: EDP is not obligated too.

Target life span of the proposed solar park is 35 years

EDP can sell the lease to an electric company or another developer. EDP plans to operate this solar park.

Quarterly and annual financial statements will be available. Environmental studies held over three years. No ground water testing; panels are tested; testing done by an independent contractor; Gunnar will check on which lab EDP is using; there is no buyer yet; no materials have been purchased yet; SE Asia, Vietnam an USA based materials are used to build panels; aluminum and steel piles will be used; Gunnar will check on depth of piles; EDP is familiar with the resolution and doesn't see any issues; will do their best to answer questions in the resolution; they are 2-years out with the build if they are approved; 2-fulltime maintenance techs will be on site; there will be hazmat plan; panels are made of steel, glass, aluminum and are not toxic; there will be 1,800 acres of panels with the balance to be farmed; can farm between the fencing and roads; lease to include the total acreage; decommission plan is backed by a surety bond; EDP has no plan for chemical spraying to be done at this time—the contract will outline this issue.

RESOLUTION TO EDP FOR INFORMATION—the town board adopted a resolution that was suggested by concerned residents of the town on a **motion** by G. Smith, Jr/Miller. All yes votes, motion carried.
(Clerk's note: a copy of the resolution is available upon request.)

DELMORE CONSULTING PRESENTATION—Jeff Delmore gave a power point presentation regarding the road related services his company provides. Delmore Consulting has been in business for 10-years Jeff has an additional 18 years of experience working for a contractor. The company has been hired by 75-80 towns and counties. The presentation covered Road Review and Condition Report; Road Planning and Bids; Culverts and Signs; WISLR; PASER Ratings. Each service price is for the initial plan and then an annual service flat fee. Delmore Consulting also offers to find, fill out and file forms/applications, cost estimates LRIP and other DOT and County contracts; they will take care of bid advertising, reimbursement, engineer and invoices. Projects under TRI, TRI-D, and TRI-S can qualify for up to 80% of the cost of the qualifying project. They have also helped with the use of ARPA funds. For the culvert inventory and signs, Delmore will find, mark with GPS, take photos, size and map it out to show locations, conditions with options to pick out which condition. There will be 4-5 photos inside and out taken of culverts and map locations of each culvert. Jeff noted that the cost of the Road Review is \$14,800 which is equal to ½ mile of chip seal. The board thanked Jeff for coming and will review the handouts.

PLAN COMMISSION RPT--DISCUSSION/ACTION ON ZONING CHANGE REQUEST BY RICH LEONE RE: PHILLIP NASS PROPERTY FROM AG TO RR—Carin reported the Plan Commission met on August 5th to review the proposed zoning change request. The Nass property was surveyed in 1982 and a CSM was recorded. It was not known what the requirements for land division was at the time. The lots are considered legal non-conforming lots by the current zoning ordinance. The Future Land Use Map reflects this area to be Rural Residence so the request falls in line with the Comprehensive Plan. The property has been rented to a local farmer and been planted in crops for many, many years. Phillip Nass lives in Colorado and wants to sell the lots to Rich Leone, who is a Wisconsin realtor. The sale is contingent upon the rezoning as Mr. Leone intends to sell the individual lots. The Plan Commission voted in favor of the rezoning and recommends the town board approve the zoning change. No neighbors attended the meeting. Two of the neighboring property owners called the office to ask what was happening. No objections were filed. A **motion** by Miller/Vaughan to approve the rezoning request from AG to RR. 4-yes votes, 1-no vote (R. Smith), motion carried.

ORDINANCE TO AMEND SPEED LIMIT ON TOWN ROADS-19TH AVE—this ordinance covers 19th Avenue South of Hwy 82 only. A **motion** by Vaughan/Miller to approve and adopt Ordinance #2024-08-15RD-5 to amend speed limit on 19th Ave S to 35MPH. All yes votes, motion carried.

Ordinance #2024-08-15RD-5
ORDINANCE TO LOWER SPEED LIMIT ON TOWN HIGHWAYS
19TH Avenue S

STATE OF WISCONSIN
Town of Lemonweir
Juneau County

The Town Board of the Town of Lemonweir, Juneau County, Wisconsin, has the specific authority under s. 349.11, Wis. stats., to adopt this ordinance.

The Town Board of the Town of Lemonweir, by this ordinance, adopted on proper notice with a quorum and by a roll call vote by a majority of the town board present and voting, provides the authority for the town to reduce the speed limits on certain town highways in the town as follows:

- A. Pursuant to s. 349.11, Wis. stats., effective September 1, 2024, speed limits on certain Town of Lemonweir town highways are reduced or modified as follows:

*19th Avenue S-- from the intersection of State Road 82 E going South on 19th Avenue approximately 0.8 miles running through Sections 9 and 16 T15N R4E to the intersection of County Road N; continuing South .98 miles running through Sections 16 and 21 T15N R4E, to the intersection of Emerson Road. To better insure the safety of the traveling public, the speed limit is reduced to **35 mph** due to the increase in the amount of large truck traffic, motor vehicles and recreational vehicle traffic including requests from the residents currently residing on 19th Avenue.*

- B. Pursuant to s. 349.11 (5), Wis. stats., the town chairperson, or his or her designee, shall place appropriate traffic signs at the above-described locations on or before the effective date of this ordinance.

- C. No person may operate any vehicle on the above-noted town highways, in violation of the above-noted speed limits. Any violation shall be subject to penalties under s. 346.60, Wis. stats.

This ordinance is effective on September 1, 2024

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. Stats.

Adopted this 15th day of August, 2024

Lemonweir Town Board

/s/John J. Burch, Chairman

Supervisors: /s/Robert L. Smith
/s/Guy Smith, Jr.
/s/Carl B. Miller
/s/Matthew Vaughan

Attest: /s/Carin E. Leach, Town Administrator

ROAD REPORT INCLUDING: POTHOLES, SHOULDERING, MORRISSEY/EMERY BRIDGE PROJECT UPDATES, 35MPH SIGNS, TREES AND ANY OTHER ROAD ISSUES: Carin reported that the grading of the gravel on K-L Townline Rd (Lemonweir Oaks) and Pfaff Ln had been done. Work on Neve Ln and Rockwood Rd regarding road wash out is done. The culvert project on Morrissey Rd will

be started next week. Scott Construction has not done the shouldering yet—Steve to be called. The new speed limit signs need to be put up on 47th St.

Carl Miller reported he took care of several downed trees, furniture etc. He also asked about a two-way STOP for 55th St and Morrissey Rd. Carin noted a STOP sign placement has to be done by resolution--this item to be on the September agenda.

AMBULANCE COMMITTEE APPOINTEE—Chairman Burch appointed Steven Fischer to replace Jon Gosda on the ambulance committee. A **motion** by R. Smith/G. Smith, Jr. to approve this appointment. All yes votes, motion carried.

AMBULANCE REPORT—Liz Anderson did not attend. Carin read the highlights of the July 22, 2024 meeting minutes.

CEMETERY BOARD MEETING REMINDER—Carin reminded the committee members there is an upcoming meeting is set for August 27, 2024 at 6p.m. at the town hall

ADMINISTRATOR'S REPORT

Office Operations— decision to email board & committee packets due to postage increase of \$0.73 first class mail, hoping to have STR Ordinance working draft for September 10th meeting.

Election report—there were 295 voters including 46 absentees. There were no concerns as the election ran smoothly. 12 election inspectors worked in split shifts with two inspectors acting as Election Day Registration Deputies.

BOR results—unfortunately Hart Appraisals and Woodside were unable to come to an agreement on the assessed values. Woodside will be going to court.

Shredding progress—this is a slow process but has at least gotten started.

Fire Calls-four fire calls are in tonight's voucher listing. Three have been collected and one is still outstanding at this time.

Showed receipts of \$88,421.76, and a balance of \$452,062.67 as of July 31, 2024.

Correspondence:

1. FROM: Jeremy Phillis; RE: Building Permit report
2. FROM: Bank/Mauston; RE: Collateral Register as of July 31, 2024 Current Face: \$1,260,000
3. FROM: WisDOT; RE: 3rd ¼ GTA \$38,105.12 received 7/1/2024
4. FROM: WisDOR; RE: 15% of Shared Revenue \$23,196.02 rec'd 7/22/2024
5. FROM: WisDOR; RE: Exempt Computer Aid \$27.02 rec'd 7/22/24
6. FROM: St/Wis; RE: 2% Fire Dues \$8,037.27 rec'd 7/18/24 to be divided between LSFD & MFD 25% & 75% respectively
7. FROM: WisDOA; RE: Est. Population as of 1/1/2024 is 1,672 a change of 14 persons since the 2020 Census. Approx. 1,348 of est. pop., is of voting age.
8. FROM: WTA; RE: Fall Workshops—closest one is in Stevens Point on Sept 16th (no one is able to attend). Virtual workshops Mon-Thurs 9/23-9/26 webinars available
9. FROM: WTA; RE: August edition includes WTA Convention in October

The administrator presented bills in the amount of \$28,154.14, for payment (Rural Ins is pending changes and not included in the total). **Motion** by Miller/R. Smith, to authorize payment. All yes votes.

ZONING-permits were issued to: Cody Porter (new home w/attached garage & porch); Rodney & Patricia Nachreiner (enclosed steel carport/shed)

There have been several calls regarding properties up for sale.

ADJOURN - The meeting was adjourned on **motion** by R. Smith/Vaughan. All yes votes.

APPROVED BY TOWN BOARD 9/10/2024

ATTEST: Carin E. Leach
Carin E. Leach, Town Administrator

