

**TOWN OF LEMONWEIR
MINUTES OF THE TOWN BOARD
Volume: [SEPTEMBER 2024]**

MONTHLY BOARD MEETING, Town of Lemonweir, Juneau County, State of Wisconsin, met on September 10, 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 posted in the 9/5/2024, edition of the Star-Times and posted at the Town Hall, Walsh Grain Farms and Hamm Bros. and the website:

**TOWN OF LEMONWEIR
MONTHLY TOWN BOARD MEETING
Tuesday, September 10, 2024
At the Town Hall (N3935 19th Ave)
7:00 p.m.**

- Call To Order
- Public Comments and Concerns
- Minutes of last meeting
- EDP Renewables-update brief and response to Resolution to EDP for Information
- School Board to address Town Board
- Plan Commission Report-including discussion/action:
 - (a) Re-zoning Request by Clayton & Lucy Riffle re: Parcel #2918017.1
 - (b) Land Division proposal by John E Walsh Living Trust S28 T15 R4E
- Road Report including: potholes, mowing, shouldering, Morrissey/Emery Bridge project updates, 35MPH signs, trees and any other road issues
- Ambulance Report
- Set date for Road Committee meeting to prepare for 2025 road work budget
- Set date for 2025 Budget Prep meeting
- Short-term Rental Ordinance Draft
- Cemetery Board Report
- 2023 Auditor's Report
- Administrator's Report: Office Operations, Fire Calls, Shredding progress, Payment Voucher, Website updates, Correspondence & Zoning Permits
- Adjournment

Carin E. Leach, Town Administrator
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PUBLIC COMMENTS were called for by the chair: Joshua Forster asked to address the board regarding their stance on the Juneau Solar Park and if any one of them directly or indirectly will benefit (no benefit), did they know if the electricity generated will serve locally(power will go to grid and then where needed), is there a process in place to protect the soil and well water (EDP has to comply with state regulations for storm water runoff), how much heat will be generated from the panels (no net temperature difference), regarding the posts used he read that high levels of zinc were found (EDP will be using galvanized steel posts), will the panels make noise (sound study is being done and is ongoing), taxes (not know at this time; the town will received utility aid from the State of WI; too many unknowns at this time to give definitive answers), re-assessment in 2025, resale home values are effected -10% decrease before and 5% after project completion, good neighbor agreements—he will not be signing anything and plans to plant trees that will grow to 60 feet tall around his property.

Dan Pokorney told the board he has started a project regarding his property off of Noe Rd. He plans to divert the water which needs to be addressed. Dan's plan was approved in 2012 but it didn't get done. He asked the board to consider helping him out with trucking and he would

move the ditch line over and create a 2ft shoulder and help with the dirt work. Dirt from the city is free and being hauled to his field. Dave Anderson reminded the board the west side of Noe Rd was part of a FEMA project in 2018 on the north end. The town put culverts in the ditch to help with water flow but the 36" culverts now have 12" of dirt in them. The town was going to extend the culverts and fill but has not done so yet. Dirt was stockpiled on Dan's land and hasn't been used and additional soil will also need to be added. This issue should be brought to the Road Committee and put on the Oct 8th town board agenda.

MINUTES of the August 15, 2024 Board meeting were approved as mailed on **motion** by R. Smith/Vaughan. All yes votes.

EDP RENEWABLES-UPDATE BRIEF AND RESPONSE TO RESOLUTION TO EDP FOR INFORMATION: Gunnar Doyle and Matt with EDP were present. Gunnar announced the engineering plan has been submitted to the Public Service Commission (PSC), Docket#9830-CE-100. Go to apps.psc.wi.gov to see the engineering plan. In October they will submit the full plan. They have also submitted answers to the questions from the resolution.

Answers to questions from the last meeting: How deep are the piles driven? 13' deep – a pile driver is used and they will be pulled totally out of the ground in the same manner if decommissioned. They will have decommission plan.

Are the panels toxic? The EPA requires leaching test (TCLP)—materials from the panel are placed with water to run through them and the water is tested. They will have to pass the test and the panels have to be chosen regarding which ones EDP will use.

EDP was a sponsor for the Juneau Co Fair breakfast and Gunnar and team helped serve 460 guests. They also participated in the livestock auction.

Please call Gunnar Doyle if you have questions regarding the Juneau Solar Park at 713-823-0971.

SCHOOL BOARD TO ADDRESS TOWN BOARD: Jim Dillin, MHS principal, addressed the board and meeting attendees regarding the Nov 5th school referendum. A flyer was handed out to the board and audience to help categorize the issues facing the Mauston School District. Dillin noted that 1/3 of the school districts in Wisconsin were doing a referendum. Sue Goyette, Business Manager, stated the referendum limit has been 2.4% since 2013 and has not kept up with inflation. The district is proposing \$1.75million increase to the operations budget. It will increase property taxes by \$7.21 per \$1,000 of value. Questions were taken from the audience. The school budget is online; a grant was received to purchase school vehicles; tours were offered; Mr. Heesch, School Superintendent is available by calling 608-847-5451. Supervisor Carl Miller noted this is will be a 9% increase each year over the next 4 years—he suggested asking for a 9% budget cut across the board over the next 4 years instead.

PLAN COMMISSION REPORT-INCLUDING DISCUSSION/ACTION:

RE-ZONING REQUEST BY CLAYTON & LUCY RIFFLE RE: PARCEL #2918017.1—The Plan Commission met last night and voted in favor of the rezone and recommended the town board approve it.

The Riffle property is currently zoned AG and is 6.166 acre parcel. It is contiguous to other land in the R-R District and is planned for residential use in the Future Land Use Plan (FLUP) map. Riffles intend to build a home on this lot.

A **motion** by Miller/Vaughan to approve the rezoning from AG to RR on the Riffle property as recommended by the Plan Commission. All yes votes, motion carried.

LAND DIVISION PROPOSAL BY JOHN E WALSH LIVING TRUST S28 T15 R4E—John Walsh was present. This land division proposal is to clean up the current property deeds/leases regarding the grain farm and trust land. The division will create two non-conforming lots in

the AG District. The land is shown as industrial on the FLUP. Carin's recommendation is to leave the zoning as AG as long as the Walsh's continue to own it. If new development, a business change or if sold and new ownership wants to develop west side of road then that development will force the rezone. The Plan Commission is recommending the town board approve this land division. A **motion** by G Smith, Jr/Miller to approve land division as proposed. All yes votes, motion carried.

ROAD REPORT INCLUDING: POTHOLES—the county has taken care of any potholes for now
MOWING—Dave is done with the mowing

SHOULDERING—too much grass remains in the shoulder even after mowing and the gravel and or recycled blacktop would not stick—suggested to shoulder in the spring especially in the wedged areas. Shoulder 19th Ave from Hwy 82 to CTH N and do driveways with crushed blacktop, rolled and compacted. Scott's to do 19th Ave under contract and add 19th Ave driveways.

MORRISSEY/EMERY BRIDGE PROJECT UPDATES-Bellson should be done today and then county will do the guardrails

35MPH SIGNS—signs are here—John called Digger's Hotline, he will ask county to assist with the markings of where signs should go.

TREES AND ANY OTHER ROAD ISSUES—Dave asked the board to consider finishing the ditch work on Noe Rd. He reported the county will charge for the extra culverts but may reimburse us for half the cost of the culverts 36" or larger. On the west side of Noe Rd a 60 foot culvert is needed; the ditch will be 4 feet deep; county quote for culvert is \$9,741 plus admin fee and delivery charge. The extra dirt would come from the new apartment complex—it's free but we would pay for hauling it. A **motion** by Miller/R Smith to have town pay for the trucking of dirt for the Noe Rd project. All yes votes, motion carried.

Dave also noted that Neve Ln has road erosion from tractor damage-the 4 feet of fill and crushed blacktop is now eroding.

AMBULANCE REPORT—Liz Anderson reported that Steven Fischer was able to attend the last meeting. The Commission is working on the 2025 budget and it will most likely see a 9.9% increase over last year. The budget proposal will include the option to add another ambulance and six staff. They are working on the by-laws and Liz noted she would like to see it go to a "district" type model. She also noted she will not be able to attend the September 23rd meeting.

SET DATE FOR ROAD COMMITTEE MEETING TO PREPARE FOR 2025 ROAD WORK BUDGET—the Road Committee meeting is set for October 3, 2024 at 6PM

SET DATE FOR 2025 BUDGET PREP MEETING—the 2025 budget prep meeting is set for 6pm on October 8, 2024 prior to the regular monthly town board meeting.

SHORT-TERM RENTAL ORDINANCE DRAFT—the board discussed the STR ordinance draft and thought it looked good so far. Smoke detectors and occupancy were commented on. Carin will continue to work on this and have the attorney review it.

CEMETERY BOARD REPORT—the Cemetery Board met on August 29th. Carin reported the Rose Cemetery accounts were all now under the town in a separate cemetery checking account and a new 12-month CD for the perpetual funds. The financial report was revised to reflect the accounts prior to the town taking over and after the town took over per the auditor's direction. Next year the books for cemetery will be under audit with the town general accounts. Mike's Mowing has continued to mow throughout the summer. There have been no new sales in 2024 but have had a lot of inquiries. The board decided not to have a fall clean-up this year; however the brush pile will be burned when we have snow cover. Dave

will take care of the downed tree and the brush along the fence line. The new sign will be installed soon as well.

The Cemetery Board is asking the Town Board to consider applying at least \$3,500 per year of the town budget to the cemetery to be automatically added to the cemetery checking account for upkeep, miscellaneous expenses and to build up the account for the future as well as consideration to actually have the cemetery surveyed to mark the lots out. The next Cemetery Board meeting is scheduled for January 14, 2025.

2023 AUDITOR'S REPORT—the board reviewed the report. **Motion** R Smith/Vaughan to approve the 2023 Audit Report as written. All yes votes, motion carried.

ADMINISTRATOR'S REPORT

Office Operations—the new fire services contract is being worked on by Daron Haugh. One idea regarding the fire call situation was to take the average of the last 3 years of calls and add that number to the contract amount and then the city would handle the billing. He is open to suggestions as the city council is not in favor of taking over all the billing for the towns. After some discussion the board was not receptive to this idea. The contract is set to go up by 5% each contract year.

In addition many, many phone calls and in-person inquiries regarding short-term rentals, zoning of properties for sale, solar park, special assessment letters and consultation with the assessor and attorney were handled by Carin.

Elections—reminder that the next election is November 5th. Absentee ballots will be going out later this month.

Showed receipts of \$110,763.27, and a balance of \$533,415.05 as of August 31, 2024.

Correspondence:

1. FROM: WTA; RE: Fall Workshops/Webinars 9/23/24-9/26/24 or 2024 Convention Oct 6-8 in Stevens Point
2. FROM: Richards-Bria Law Office; RE: Petition for Annexation filed with the City of Mauston. A tentative hearing date on the adoption of the Ordinance is set for 10/22/24. Property is 10.5 acre vacant lot owned by the Hamm's on the corner of Powers Ave and Hwy 82 E and it abuts and is contiguous to the City of Mauston
3. FROM: JCTreas; RE: August Settlement of 2023 RE Taxes \$106,185.14 settled 8/20/2024
4. FROM: Bk/Mauston; RE: Collateral Register current face value: \$1,260,000.00 as of 8/31/2024
5. FROM: Rural Insurance; RE: revised Business Policy—deleted park area and added new copier. This change reduced our premium by \$49.
6. FROM: Attorney Curran; RE: Special Meeting set for 9/24/2024 @ 6PM at Town Hall

The administrator presented bills in the amount of \$105,677.07, for payment. **Motion** Vaughan/Miller, to authorize payment. All yes votes, motion carried.

ZONING- Permits were issued to Cody & Kristin Porter (new home w/attached garage & porch); Rodney & Patricia Nachreiner (enclosed carport); Andrew Nottestad (storage shed); Peter & Donna Komay (new mfg home w/attached garage)
Building Permits were issued to Emily Hendricks (electric); Caliber Collision (commercial electric (ETZ)); Cody & Kristen Porter (single-family residence); Rhonda Madsen (used mobile home moved to KAE I (ETZ))

Komay's new driveway on 2th Ave should have a culvert. Carin will let them know.
Brandon Ruland—a letter of violation of the zoning ordinance was sent out regarding 2-storage containers and other heavy equipment in the Rural Residential district.

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

APPROVED BY TOWN BOARD 10/8/2024

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

