

MINUTES OF THE ANNUAL TOWN MEETING
Volume: [APRIL 2024]

ANNUAL TOWN MEETING, Town of Lemonweir, Juneau County, State of Wisconsin, was held on April 16, 2024. The meeting was called to order at 7:04p. m., by chairman, John Burch. Supervisors present were: Carl B. Miller and Jon Gosda. Robert Smith did not attend. Matthew Vaughan was unable to attend due to downed trees in the road, however came in as the meeting was wrapping up. Carin Leach, Town Administrator was also in attendance. The following notice regarding this meeting was published in the April 11, 2024, edition of the Juneau County Star-Times and posted at the Town Hall, Walsh Grain Farms, and Hamm Bros. and on the town website:

TOWN OF LEMONWEIR
ANNUAL TOWN MEETING
Tuesday, April 16, 2024
at the Town Hall
(N3935 19th Ave.)
7:00 p.m.

ANNUAL TOWN MEETING begins at 7:00 p. m. Agenda includes: Oaths of office of newly elected Town Supervisors, Annual reports by the Ambulance Association, Assessor report, Tourism Commissions reports, Broadband update, reports of the Town Board, EDPR/Juneau Solar Park update and any and all other items permitted by law to be brought to the Annual Town Meeting.

Carin E. Leach, Town Administrator
608-847-4786
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There were 9 electors present including the members of the board. (John Burch, Carl Miller, & Jon Gosda, Barb Baker, Doug Lindner, Guy Smith, Jr., Scott & Julie Graewin, Steve Powers). Also in attendance were John Walsh and EDP Renewable reps.

INTRODUCTION OF OFFICERS: Oath of Office: The Clerk swore in Supervisor (seat #4) Guy Smith, Jr. Supervisor (seat #2) Matthew Vaughan had been sworn in earlier. Each newly elected supervisor repeated the Oath of Office.

AMBULANCE REPORT—Chris Leopold was unable to attend, however he dropped off the 20223 Annual Report—which Carin read a message from Chris reporting that MAAA had now been joined by another nine municipalities and by the New Lisbon Correctional Institute as of January 1, 2024. Carin offered a copy the full report to be sent to anyone that wanted a copy as it is 25 pgs.

ASSESSOR REPORT—Pat Hart was unable to attend due to attending another meeting. Carin gave the report. Lemonweir is out of compliance (69.49%) at this time due to the housing market craze. The residential and commercial classes are out of compliance at this time. We legally must be at 90% in the major classes once every five years. We have been below 90% the last four years. Pat noted that a revaluation will be done in 2025 as we have not had one since 2018. He briefly touched on valuation of solar farms stating that any solar farm producing under 50 megawatts is assessed locally. The panels and hardware are exempt and the land beneath the panels will be assessed as commercial to the owner of the property by the local assessor. If a solar farm is over 49 megawatts the Utility division of the Department of Revenue will assess the farm—State Assessed. New in 2024 is a law change that deletes "Personal Property Tax". This change will cause the landowner to be responsible for the value of all buildings on their property, thus forcing

the landowner to collect the taxable value from the owner of the building on leased land. Another complicated situation the state has created.

The Open Book is scheduled for May 14th from 10am-12pm and the Board of Review is scheduled for May 21st from 5-7pm. Pat encourages property owners to call him if they have questions on their property values or to make an appointment for the Open Book by calling his office at 608-372-2964.

CRPLA ROOM TAX REPORT—Barb Baker handed out the financial report for Castle Rock Petenwell Lakes Association (CRPLA). Barb thanked the board for the opportunity to promote the area. This year new maps are being printed and CRPLA has again partnered with Midwest Living and Parent magazines. Many, many different states are asking for maps which should be published by the end of May. This year marks the 75th anniversary for CRPLA. Juneau County is a “go to” destination. The tourism industry is the 3rd largest economic impact in Wisconsin. In 2019 \$22.2Billion was spent supporting 174,000 jobs in tourism. Tourism dollars account for approximately \$600 being deducted per property owner from property taxes.

CRPLA has attended tourism conferences including the Governor’s Conference where Wisconsin River Meats was recognized for a service of excellence award. Marketing through 13 radio stations, visitor map, visitor centers, and magazines, Discover Wisconsin, Dept. of Tourism, and Travel Wisconsin and support of local events are some of the ways the area is being marketed. Partners include: WI Agricultural Tourism/WATA, Petenwell and Castle Rock Stewards/PACRS (\$300K in grants), Warrens Cranfest, River Alliance, Outdoors Radio, Magnum Radio, Adams County Radio 106.1. Currently the Mauston Chamber is defunct. CRPLA has joined the Necedah Chamber and supports Pork Fest at Wis River Meats (this year’s event is May 5, 2024), and a Japanese Exchange Delegation. Room Tax is imperative to the organization’s function.

JCAIRS ROOM TAX REPORT—the financial report and a letter from treasurer, Rundi Delmore was available. JCAIRS reported they continue to work with a local marketing/website designer to purchase advertising banners and updating social media accounts promoting the use of the fairgrounds. In addition room tax funds were used to renew annual memberships of local chamber of commerce offices, purchase communication equipment for grounds events, sponsorship of the annual Breakfast at the Fair event serving approximately 425 local and out of town attendees. As reported last year the Room Tax Committee took on a large marketing project. They updated and redesigned the current JCAIRS booklet which promotes the fairgrounds and the future of the fairgrounds and how to support JCAIRS. The booklet was sent to 9 different zip codes, which touched 13,000+ residential and business mailboxes. In September, JCAIRS hosted the 1st annual Barn Dance and Pizza Party. This family friendly event was open to all residents and visitors, promoting the fairgrounds and facilities.

The board was thanked for the opportunity to receive room tax funds.

BROADBAND UPDATE—Lynxx has opened all zones in the grant area. The town hall now has Lynxx broadband. They encourage anyone who wants the service and has a drop nearby to apply for services and get on the schedule for installation. If they don’t have a drop then folks should still sign up for fiber so that they get included with the 2024 construction list. Lynxx also notes the City of Mauston is approximately 60% complete at this time and encourages residents to sign up for services even though they won’t be hooked up until the latter part of 2024 and into 2025. Go to the website www.getlynxx.com for more information.

BUILDING & ZONING PERMIT REPORT—Carin Leach reported—33-zoning permits & 3-ETZ permits were issued in 2023 including 8 new homes plus additions, accessory structures,

remodeling projects and storage units. This new construction totals over \$2.8 million in estimated value. The building inspector also issued 13-new electrical pedestal permits. The zoning permit & building permit report was available.

TOWN BOARD FINANCIAL REPORT—Carin Leach reported. Copies of the Annual Report were sent in the board packets. Copies were also made available to the public. The town took in over \$2.2 million. This figure includes state & federal aid & grants, lottery credits, permits, fire call reimbursements, property taxes and other taxes charged by the town and county. The town paid out over \$2.3 million. This figure includes tax settlements, insurance, recycling fees, emergency services, payroll and payroll taxes, retirement match, cemetery expenses, ARPA grant expenses, legal services, road maintenance, snowplowing, assessor contract, auditor, bridge loan, election expenses and town hall maintenance. There is \$128,903 in reserves leaving a \$334,996 balance to start the new year.

OTHER BUSINESS: EDPR/Juneau Solar Park Update—Stephanie Buway and two other reps were present. Stephanie noted they attended the Juneau County Board meeting this morning. She touched on the community meeting held in February noting there was lots of feedback on the mix and mingle event. 75 attended this event. They plan to have another event in early summer. Stephanie spoke about finalizing the design and survey of the area of what is there now. They are looking at June or July to submit to the state for permitting. The engineers review glare, environmental factors, and wetland. The plan is roughly a year out and can be denied. Fourth quarter of 2025 is the ground prep start and 2026 would be construction start. They have created a new website: www.juneausolarpark.com. They are looking for a new name and asking for community participation for ideas. EDP is marketing to two WI utilities at this time as the solar park must be under contract. When asked why here? The main reason is the proximity to the ATC line and the open land available by landowners. This power will go where it's needed on the grid. It was commented that it was a terrible use for prime farmland.

TIME AND DATE OF NEXT ANNUAL MEETING—the next meeting will be 3rd Tuesday or April 15, 2025 (this date or within 10 days) at 7 p.m. at the town hall. A **motion** by Jon Gosda/Guy Smith, Jr., to set date and time of next annual meeting for April 15, 2025 at 7p.m. All yes votes, motion carried.

ADJOURN—**Motion** to adjourn the annual meeting by Guy Smith, Jr. /Jon Gosda at 7:46p.m. All yes votes, motion carried.

***Copies of the 2023 reports are available upon request: MAAA, Assessor, CRPLA & JCAIRS/Room Tax; Building & Zoning, Broadband and Financial.**

Respectfully submitted by:  6/11/24
Carin E. Leach, Town Administrator

