

LAKELAND SANITARY DISTRICT NO. 1

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NOTICE OF MEETING – REGULAR MEETING

TITLE OF GROUP MEETING: LAKELAND SANITARY DISTRICT NO. 1

PLACE: LAKELAND SANITARY DISTRICT NO. 1 OFFICE
8780 MORGAN RD.
MINOCQUA, WI 54548

DATE: APRIL 22, 2025

PURPOSE: REGULAR BOARD MEETING

TIME: 4:00 P.M.

AGENDA:

1. CALL MEETING TO ORDER.
2. APPROVAL OF 4-22-25 AGENDA
3. APPROVAL OF 4-8-25 MEETING MINUTES
4. APPROVAL OF ANNEXATION OF MI 2142-1 – M. RITCHIE APARTMENT COMPLEX PROPOSAL
5. APPROVAL OF ANNEXATION OF AV 2-706 – K. SCHULTZ MOBILE HOME COMMUNITY PROPOSAL
6. TEAMS MEETING - BAKER TILLY 2024 AUDIT REVIEW
7. P. MORROW – MSA WWTP FACILITY UPGRADE UPDATES
8. SIGN CHECKS/PAY BILLS
9. INFORMATION/CORRESPONDENCE

TIME OF POSTING: APRIL 18, 2025

NAME AND TITLE OF PERSON
DIRECTING THAT THIS NOTICE
BE POSTED: TOM WIPPERFURTH
PRESIDENT

Upon reasonable notice, efforts will be made to accommodate the needs of the disabled individuals through appropriate aids and service. Contact the Lakeland Sanitary District @ 715-356-4454.

NOTICE OF MEETING.doc

LAKELAND SANITARY DISTRICT NO. 1
REGULAR MEETING
April 22, 2025

Present: T. Wipperfurth, M. Killian, R. LaPlante

Absent:

Others: W. Peters, J. Benson, A. Schlieve, R. Ansari – MSA Professional Services, Brian Jopek – Lakeland Times, Keaton Schultz, Matthew Ritchie, John Wagman, Tyler Hall

The meeting was called to order by President T. Wipperfurth on April 22, 2025 at 4:00 P.M. All public notices have been posted to meet with the open meeting law and the building is accessible for the handicapped.

Approval of 4-22-25 Agenda: R. LaPlante made a motion to approve the 4-22-25 agenda. M. Killian seconded the motion. All in favor, motion carried.

Approval of 4-8-25 Regular Meeting Minute: R. LaPlante made a motion to approve the minutes for the 4-8-25 meeting minutes; M. Killian seconded the motion. All in favor, motion carried.

Agenda Item #4: Approval of Annexation of MI 2142-1: Matt Ritchie was present to propose the annexation of parcel MI 2142-1 for a new apartment complex with 112 units. T. Wipperfurth referred to R. Ansari in regards to approving large complexes and the concern that the plant upgrades will be enough to handle additional large flows. R. Ansari presented the board with a handout to demonstrate how MSA calculated the WWTP upgrade and being able to handle the population growth and increasing inflows to the treatment plant. He explained that the upgrade will be able to handle these increases. He advised the board that every time an annexation/ addition to the district is presented that they should revisit the calculated inflows to make sure there is still ample room. M. Ritchie stated that he is ready to start on construction of the apartment complex and is looking at completion in 18 months, but realistically it may be 24-26 months from the start date. R. Ansari stated that the WWTP upgrade will be ready and complete with all equipment operating by December 2026. M. Ritchie asked the board about the connection application fees and if there would be any negotiations on the high cost of connecting into the district. W. Peters stated that the fees may seem high but the district's treatment plant will be handling all of the wastewater coming from the new apartment complex and the new plant upgrade is needed and direct result of population growth. M. Ritchie explained that he is wanting to create more affordable housing in the area that is greatly needed. The board explained that the connection fees are what are needed and designed to help offset costs to the district. T. Wipperfurth explained that all the district's customers had to pay connection fees, the district does not give discounts in this aspect. There was discussion on the process of the applications and fees and it was agreed that as each building and connection is needed, M. Ritchie can then apply and pay, breaking the payments into phases. M. Killian made a motion to approve the annexation of MI 2142-1; R. LaPlante seconded the motion. All in favor, motion carried.

Agenda Item #5: Approval of Annexation of AV 2-706: Keaton Schultz was present to propose the annexation of AV 2-706. The proposed annexation is for the development of an 175 unit mobile home community. K. Schultz explained to the board that he too is looking providing affordable housing in the area. He will be developing a mobile home community park with double-wide and single-wide housing. He is prepared to have 2800' of sewer forcemain to be installed at this parcel to be connected to the district's forcemain near the

AVW school's property. He also is planning on doing the development in phases and asked if he can do the application and fees in phases as well. M. Killian motion to approve the annexation of parcel AV 2-706. R. LaPlante seconded the motion. All in favor, motion carried.

Agenda Item #6: Teams Meeting – Baker Tilly 2024 Audit Review: Megan Cahill of Baker Tilly was present via Teams Meeting to present and review the 2024 Lakeland Sanitary District's Audit. M. Cahill went over the 2024 audit and went over highlighted areas for the district's revenue and expenses. She explained certain areas that will need to be monitored through 2025 for the CWF loan as well. The board thanked her for her time and work done on the 2024 audit.

Agenda Item #7: R. Ansari – MSA WWTP Facility Upgrade Updates: R. Ansari presentation of the WWTP upgrades was incorporated with the questions brought forward for the annexations of the previous stated parcels and additional developments coming to the community. He also informed the board that the dewatering wells that were installed were not pumping as much water as hoped so now they are installed silt board but everything is going well and on time as planned. The board thanked R. Ansari for his time and the thorough information given.

Agenda Item #9: Sign Checks/Pay Bills

Agenda Item #9: Info/Correspondence: There being no further business, the meeting was adjourned at 5:42 P.M., on a motion by M. Killian, seconded by R. LaPlante.

Clerk:

Rick A. LaPlante