

**VILLAGE OF LANNON**  
**MINUTES OF THE PLAN COMMISSION MEETING FROM 1/31/19**

1. Call to order by presiding officer. President Gudex called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll call: M. Grim, Gizelbach, Gudex, Janas, Paylietner, Wesell and Yates were present.
4. Statement of Public Notice was confirmed.
5. Citizen Comments. Mike Grim – Emergency access roads need to be plowed?
6. Discussion and possible action on approval of minutes from the 10/25/18 Plan Commission meeting. Grim/Yates motioned to approve meeting minutes from 10/25/18. Motion carried unanimously.
7. Discussion and possible action on approval of minutes from the 11/12/18 Plan Commission meeting. Item number 5, connected to sewer and municipal water, not septic. Grim/Gizelbach motioned to approve meeting minutes with correction. Motion carried unanimously.
8. Discussion and possible action on approval of minutes from the 11/29/18 Joint Plan Commission Village Board meeting. Grim/Wesell motioned to approve the meeting minutes from 11/29/18. Motion carried unanimously.
9. Discussion and possible action on Sign Permit Application for Overstone at 20316 W. Main St. Lannon WI 53046. Engineer Ben Wood read his comments. This is a sign for Overstone, which is Marv Berg's development. Yates questioned if we cared that it is not the same as the other tenants in that building. He didn't feel it was a complete application. Do we care if they mix and match signs? They will cast light onto the building from behind so it is reverse lit, the lights are on the back. Gudex/Wesell motioned to approve the sign permit application for Overstone. Motion carried by majority voice vote. Yates – no.
10. Discussion and Possible Action to Amend the Comprehensive Land Use Plan to Change Parcels LANV0067998, LANV0067999002, and a Portion of LANV0065987 from Industrial to Commercial. Steve Payleitner would like to abstain from discussion since he has interest in one of the parcels. Sussex Tool is zoned Industrial but has been run more as a business. The property should be rezoned vs changing the Ordinance. A property has to be rezoned to be consistent with the Comprehensive Land Use plan. We didn't think of this property when we approved that plan. It would allow this property to be rezoned for the proposed use. Engineer Ben Wood read his comments. Payne and Dolan, Rams, L&R and Rams frontage to Main St. They have access directly off of Main St. Don't have to drive past other Industrial properties to access them. In the future it could be commercial along the Main St. Procedure to amend Comprehensive Plan is a public hearing and approval of the Village Board. Modify the Comprehensive portion of the map, do not need an in depth study to amend the plan. Need contiguous properties so it is not spot zoning. Modify the plan and have each property rezone on an individual business when the time is needed or rezone all at once. Plan Commission should make a recommendation to the Village Board to pass a resolution to amend the Comprehensive Plan map. Publish to allow the public to comment and have input, oral or written comments for the Village Board to review. It requires a Class 2 publication, current

owners objecting should be considered. Grim questioned if M&D Auto has the same driveway access as L&R Lawn equipment, should that be considered. B3 allows those activities as well as Light Industrial. Include M&D as long as we are doing it. Grim/Gizelbach motioned to recommend to the Village Board to change Comprehensive Land use map for M&D, L&R, Payne and Dolan, Sussex Tool and Rams from Industrial to Commercial. Motion carried unanimously.

11. Discussion and Possible Action to Rezone Parcel LANV0067999002 from L-I to B-3. An application was received. Engineer Ben Wood read his comments. They want to close on the building on March 12<sup>th</sup>, but will depend on the process per the Attorney's recommendation. Rezone these other parcels with input first for the other properties. Village should use caution and follow the requirements. We can't start the second step before the first step is completed. The Village can initiate that request and take over the expense. The current owner would need to sign off to rezone the property and pay for professional fees, etc. Gudex questioned the timeline and suggested that the TID take up the expense. Grim stated we need to amend the Comprehensive Land Use first and then start this rezoning. The Owner needs to sign off on the application. Move forward to change the land use plan then take this rezoning up and initiate the rest if they wanted to. Discussion regarding timeline. No action taken.
12. Discussion and possible action on Plan of Operation for twelve29 at 19967 W. Main St. Lannon WI 53046. Engineer Ben Wood read his comments. Revised Plan of Operation site plan was submitted to include parking, lighting, etc. Plan Commission does have flexibility on the parking restrictions. Sign locations need to be updated on site plan. Time is of the essence on them. The sooner the better for them to try to book weddings out for 2020. Interested in connecting to Village Water potentially and they are proposing to take down the Sussex Tool sign. We will have to table this until the process goes through to amend the Comprehensive Plan Map. We will need to look at the decibel levels when they come back, it should be measured from the property line. Site plan and plan of operation will be updated by next approval. Gizelbach/Yates motioned to table the Plan of Operation until March for more information. Motion carried unanimously.
13. Discussion and possible action on Sign Permit application for twelve29 at 19967 W. Main St. Lannon WI 53046. Engineer Ben Wood read his comments. One ground sign and one wall sign. Taking down the Sussex Tool sign. Two signs for each business is allowed. Landscaping around the sign, 50 sq. ft. allowed. 100 sq. feet for wall sign. Yates questioned their plans for the building. Neutral paint for façade. Any details on the sign? Will get a sign company on board for final drawings and illuminated sign. Need an updated application and materials of sign, etc. Yates/Wesell motioned to table sign application until the March meeting. Motion carried unanimously.
14. Discussion Only of a Conceptual Plan to Develop Parcels LANV0065999002, LANV0065984, LANV0065985 by Sawall Development. Tom Gudex stepped down and Patrick Yates led the meeting. Engineer Ben Wood read his comments. It is a discussion item only. We will need to modify ordinance or petition a Planned Unit Development. Art Sawall and his son Kevin summarized the development. Mammoth Springs in Sussex is their development. Looking at rent ranging from \$800 to \$1200 so it is more affordable for the middle class working people. It will contain walking paths, park areas, picnic areas, and clubhouses. They may include 55+ portion of the development in stage 2 or 3. Workforce housing is needed in the area. Current work force housing is older

buildings. Not going to put in granite countertops, stainless steel, etc. to make it more affordable. They will have their own maintenance staff 4 maintenance people, a manager, assistant manager and a lease agent. 7 employees total. They questioned if there would be retail here. Art Sawal stated he has a hard time filling retail in Sussex, he does not feel retail would go well here. He summarized the phases. He wants to do a PUD for this development. Fastest process with private roads throughout the development. There was positive feedback from the Plan Commission.

15. Adjournment. Yates/Grim motioned to adjourn at 8:24 p.m. Motion carried unanimously.

February 14, 2019  
Respectfully submitted,  
Brenda Klemmer  
Village of Lannon Clerk/Treasurer