

VILLAGE OF LANNON
MINUTES OF THE VILLAGE BOARD MEETING FROM 2/11/19

1. Call to order by presiding officer. President Gudex called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Barbieri, Gizelbach, Gudex, Manor-Schmidt, Reek and Yates were present. Nellis was absent.
4. Statement of Public Notice was confirmed.
5. Discussion and possible action on the reading, correction and approval of the minutes from the 1/14/19 Village Board Meeting. Yates/Reek motioned to approve the meeting minutes as submitted. Motion carried unanimously.
6. Discussion and possible action on the reading, correction and approval of the minutes from the Joint Village Board and Plan Commission meeting on 11/29/18. Gizelbach/Yates motioned to approve the meeting minutes as submitted. Motion carried unanimously.
7. Committee Reports:
 - a. Finance/Personnel – Payment of bills later on the agenda
 - b. Legislative - none
 - c. Parks and Recreation/Beautification - none
 - d. Public Safety - none
 - e. Public Works/Recycling/Sewer- none
 - f. Quarry - none
8. Department Reports:
 - a. Clerk’s Office – Auditor was here last month, I have received the adjusting entries and we will be setting up a time for Wendi to give her report.
 - b. Police Department – Chief Porter left the report for review.
9. Citizens Comments:

(This is meant for Public Comments on any subject, without any discussion by Board of Trustee members or action, except for possible referral to a governmental body or Village agent).

Ross Cheeseman – Sussex Tool building. At the last meeting they said there would be no problem with rezoning of that building and now it seems there is a problem?
10. Discussion and Possible Action to Authorize the Engineering Services and cost to Re-Bid the Lannon Elementary School Water Main Extension. Engineer Ben Wood summarized the water system issues with the School. There was a consent meeting with the DNR and the School. They would like to rebid the project. We are advertising it and have set the bid opening on February 28th. We will approve a contract at the March meeting for the project. Yates asked what rebid work needs to be done? They are trying to get approvals from the County for different specifications on the water main, hydrants, and distance of water main, cistern removal, etc. Gudex/Yates motioned to authorize the rebidding of the project. Motion carried unanimously.
11. Consideration of and action on a resolution ratifying the advertisement for bids for a water main extension for the Lannon Elementary School. DNR has issued a consent order to the school to have compliant water in the school by September. The Village will cosign on that order because they are doing the project of bidding, etc. There will be an Agreement with the school and the Village discussing costs and who pays for what. The Village would be responsible for things like an upcharge for the pipe, hydrants, curb stops, etc. Yates/Barbieri motioned to approve the resolution ratifying the advertisement for bids. Motion carried unanimously.
12. Consideration and action to adopt a resolution for a public participation procedure for the amendment of the Village’s Comprehensive Plan to modify its map to allow the rezoning of certain parcels currently zoned industrial to categories of Commercial zoning as identified in the Comprehensive Plan Amendment prepared by Strand and identified as Figure 1. This is being referred to by the plan Commission from their January meeting. Engineer Ben Wood summarized the project. There are several properties that are operating more like Business than Industrial and because they have frontage on Main St. it makes sense for the Comprehensive Plan to show them as Business. Instead of amending the Ordinance to allow these types of businesses in Industrial it will be cleaner to amend the plan. Once the property is amended on the map, it can be rezoned. It can’t happen concurrently it has to happen consecutively. There are other parcels that are being updated, it won’t change the zoning of those parcels it is just land use for future development. These will be rezoned as owner’s request. Reek/Gizelbach motioned to adopt the resolution to update the Comprehensive Land Use Plan. Motion carried unanimously.
13. Report and discussion regarding the status of the work and progress on the Overstone Condominiums, LLC development. Engineer Ben Wood had a general report on the status of the Project. They are tying into the sanitary system in a different spot that was approved. North side of lift station is where they will connect. They hit the main line and realized the original spot wasn’t going to work. We may have them put a portion of the pipe out of their manhole for future development. He has 7 units sold. They will be back working on utilities once the weather clears.

14. Discussion and possible action on the CSM for Lot 14 of Hadfield (aka Lannon) to combine parcels LANV0072014 and LANV0072015 located at 7324 and 7328 Vine St upon receipt of a recommendation from the Plan Commission. Engineer Ben Wood stated this was before the Village Board last fall. The property was split with a separate Tax Key, there was a sewer assessment charged to a non-conforming lot. They went through the CSM process. All properties are the same size once this is approved. Yates/Reek motioned to approve the CSM to combine the lots on Vine St. Motion carried unanimously.
15. Discussion and possible action to withdraw one Sewer Connection Charge from Lot 14 of Hadfield (aka Lannon) due to combination of parcels LANV0072014 and LANV0072015 located at 7324 and 7328 Vince St. There was a separate assessment charge for Sewer installation from the non-conforming lot. Barbieri/Manor-Schmidt motioned to withdraw the sewer assessment charge for the vacant lot. Motion carried unanimously.
16. Consideration and action to accept a Warranty Deed from Wirth Tool & Die, Inc. for a tract of land north of Dudovich Dr. within which Village owned sewer pipe was previously installed. Dudovich Dr. doesn't go all the way up to the Halquist Property but because of the sewer installation, they did not own that. Wirth Tool will give it to us so Halquist can continue. Halquist did all the work and paid for it. Reek/Barbieri motioned to accept the Warranty deed from Wirth Tool & Die. Motion carried unanimously.
17. Discussion and possible action concerning the Emergency Access Easement from Halquist Stone, Inc. on parcel LANV0072997 upon clarification of legal description. This is part of the Conditional Use permit, no guarantee they are going to build Dudovich Dr. but they need the access when they close off their current Quarry. Gizelbach/Reek motioned to accept the Emergency Access Easement from Halquist Stone. Motion carried unanimously.
18. Report and discussion regarding the status of the Conditional Use Permit for Halquist Stone Inc. Attorney John Macy summarized the status of the project. He went through the Conditional Use document to update the status of those items. Things are moving along.
19. Discussion and possible action on awarding the Direct Grant to the Developer of Overstone Condominium, LLC pursuant to Section XIX of the Development Agreement. Engineer Ben Wood read his comments regarding the Overstone Condominium project. Village Board should award the grant to the developer as he has met all of his qualifications. Gizelbach/Reek motioned to approve paying Overstone Condo the money for their project. Motion carried unanimously.

President Gudex recused himself from the next item, Trustee Yates took over the meeting.

20. Discussion only of a Conceptual Plan to Develop Parcels LANV0065999002, LANV0065984, and LANV0065985 by Sawall Development. Engineer Ben Wood stated that this developer would like this development approved by the June Village Board meeting. The Plan Commission got this presentation at their last meeting. There will be meetings over the next few months that the Board will need to know about. They are proposing a 280 unit Workforce housing development. They would like this to be more affordable. They are calling it Rock Point Village and want to create a community. There will be 3 different sizes of buildings. There are nice features to this property and want to enhance the beauty of the land within this development. There is a lot of demand. 55+ housing may be in phase 3. \$850 for 1 bedroom and \$1250 for 2 bedroom is what they are approximating for rent. Have to do some market research for 3bedrooms and studio units. There will be community gardens, swimming pools, club houses, gyms, picnic areas, gas grills, onsite management, walking paths, etc. Manor-Schmidt questioned the time-line. Break ground in August and finish around 2023-2024. Senior living would be the final phase of approximately 30 to 50 units. Attorney John Macy summarized the changes we need to have. RM district needs to be changed, may not need a conditional use for the 55+ housing. They are working on a text amendments for code changes. It would only allow this in the RM district. It will be designed around this development. Engineer Ben Wood stated the intent that anyone would have to go through would be 6 units will be the most anyone else can do. Amendments would be development specific. Will they turn into low income or federal funding units in the future? That is a concern. Require a higher level of income in order to qualify. Comprehensive Land Use plan process. You cannot prevent multi-family development on the whole, but be careful about planning them and control the code enough to prevent that from happening. Ben stated the schedule will require some special meetings but they are trying to keep it on Plan Commission nights or regular meeting nights so we can minimize the amount of meetings needed.

President Gudex resumed control of the meeting.

21. Discussion and possible action on the payment of bills. Yates/Barbieri motioned to pay the bills. Motion carried unanimously.

22. Engineer's Report. Engineer Ben Wood summarized some of the things going on. Jr. Schultz property, no need for discussion there so there will be no need for closed session. Himalayan is working on their final report. Whispering Ridge Estates would like to initiate development of the Lemke property and the Schultz property. Rock Pointe Village, some meetings needed. Water system finance plan – Ehlers is working on analysis to evaluate to build out water system, no new information. Lannon Interceptor agreement – agreed to an updated agreement, waiting on approvals from other communities. That will be on a future agenda for that approval.
23. Attorney's Report. None.
24. President's Report. Sewer agreement was approved, some grammar was corrected but we will let you know if it needs to come back for another approval.
25. Possible motion to enter into closed session pursuant to Wis. Stat. § 19.85 (1) (e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, namely (a) the possible acquisition of property believed to be contaminated with the intent of using TIF funds to elevate the value or development potential of the area where the property is located;(b) the instruction of consultants of the Village with respect to responses to be given to potential developers with respect to commitment of TIF or other funds, if any, that the Board is willing to entertain in the course of negotiations regarding targeted real property. Reconvene in open session. No action
26. Consider and take any action deemed appropriate pursuant to the previously held closed session. No action
27. Adjournment. Reek/Gizelbach motioned to adjourn at 8:21 p.m. Motion carried unanimously.

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