

**VILLAGE OF LANNON**  
**MINUTES OF THE VILLAGE BOARD MEETING FROM 3/11/19**

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, Nellis, Reek and Yates were present.
4. Statement of Public Notice was confirmed.
5. Discussion and possible action on the reading, correction and approval of the minutes from the 2/11/19 Village Board Meeting. Yates/Gizelbach motioned to approve the minutes. Motion carried unanimously.
6. Committee Reports:
  - a. Finance/Personnel – item 16 on the agenda
  - b. Legislative - none
  - c. Parks and Recreation/Beautification – Village wide rummage by the Lannon Business Association May 18<sup>th</sup>, there is a group that is gathering info to have a 90th celebration next summer. Jan suggested a meeting for the Parks.
  - d. Public Safety - none
  - e. Public Works/Recycling/Sewer- none
  - f. Quarry - none
7. Department Reports:
  - a. Clerk's Office – Elections coming up.
  - b. Police Department – Chief stated he left his report for review. Steve may be leaving for a different job.
8. 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). Mike Grim – 20545 W. Good Hope Rd. Sidewalks, the Village's is not good. Nobody can walk on it because its too icy. Suggests having a Park meetings for usage of park. There used to be a minimum of 1,000? What are we charging them? Car lot next door is over 40 cars. Charge them a yearly fee. Make water connections mandatory.

Don Somers – In regards to the 300 apartment units near him, it will Increase the Village by 1/3 in the next few years. He doesn't want it to turn into a slum.
9. Discussion and possible action to award Construction Contract 1-2019 for Lannon Road Water Main Extension.

Engineer Ben Wood stated that they estimated \$550,000 and the low bid was \$356,000. They have not worked directly with them in the past but they are based out of Butler. We are waiting on one additional piece of information. They will not start project until school is out. The school was pleased with the bid to come in under budget. Jan stated that Dennis use to be in that business. He talked to some of those from people that he used to work with and heard that Mid City got a lot of complements and has a good reputation. Yates questioned what bid 1 and bid 2 were. Ben explained that the person requesting water pays for the 8" cost, we are installing 12" and 16" pipe. Bid 1 is what the 8" would cost. Some pieces of the project benefit school and some benefits the Village. Bid 2 is the 12", however Menomonee Falls may pay to upsize to 16" to meet their specifications in the future. Reek/Nellis motioned to table until all information is received. Motion carried unanimously.
10. Preliminary discussion of an ordinance to amend the following section of the Lannon Code: Sections 78-86 RM Multiple-family Residence District, Sec 78-48 Accessory uses and structures, Sec. 78-123 Site and Structure design criteria for commercial, industrial, institutional and residential development and 78-50(3)(d) Off-street parking/loading and access requirements, Parking requirements, Dimensional requirement. President Gudex stepped down and Trustee Yates took over the meeting. Attorney Macy summarized the preliminary presentation of the project. The next step was for them to file for a zoning amendment and text amendment. This will be subject for a Public Hearing, like the Halquist Conditional Use. Developer wants to walk through the proposed changes. This is their petition. They are still finalizing the building design. Some things may have gone a little further, they put 24 units in the proposal however they are only looking at 18. There is an assisted living portion that would be a CSM. They may also do a CSM for the phases of the development. He wrote the changes for a CSM recommendation. Multi-family definition to cover the project as a whole, Assisted Living and Elderly housing – they are not sure what that will be. Studio was also added to specify the size. Attorney Macy stated that they are all new definitions, they are not perfect but they are getting close. 78-86 changes. Density was removed from initial purpose section. Permitted uses in Section 3, a special permitted use. 3B for multi-family and includes all the amenities and 3C for the elderly or assisted living. Yates questioned 3B (1) and if the CSM meets those recommendation. They are looking at the project as a whole not each individual CSM. CSM's depending on financing. There are 36 acres for apartments only. The minimum lot size in C, must be over 5 acres. Private park areas, and a connection to the bugline, public/non public access. Chapter 236, establishment of subdivisions within a community. Combining parcels of land for a csm, not individual lots. There will be Private roads also. Density was separated out per permitted use. 9 units per acre, if development is expanded that would be in the calculation. They would not exceed the maximum density. 324 units on 36 acres. Bigger buildings than 6 unit buildings is the ultimate goal. 24 units is the biggest building. 70 units in the senior housing. Living area for studio apartments and 1 bedroom square feet added. Higher ceilings, 2 story building plus clubhouse. E3 height for assisted living – 3 story. Good approach. Accessory uses and structures. Possible covered outside parking.

11. Discussion and Possible Action regarding the Sewer Service Area Study. Engineer Ben Wood summarized the sewer study that was authorized previously. We are looking at the area north of Overstone, and east on Main St. Time sensitive options that exist. Berg could install gravity sewer that could impact how the rest of the Village is served. Lift station along Custer Lane. It would then be capable of serving the Sawall development. We could size it so it serves the areas North of Main St. across the street but the current manhole can serve those areas by gravity. What makes more sense? It would be a TIF project spending, deeper manhole and a stick of pipe if anyone wants to connect later on. It would not be intrusive if the future developments. \$44,000, Village portion should not exceed \$30,000. It does make sense for the future development. It is TID eligible cost. There should be an Amendment to the Development agreement, additional cost to the Village. This item should be tabled for more discussions with the Developer. Manor-Schmidt/Yates motioned to Table. Motion carried unanimously.
12. Consideration and possible action to schedule the holding of a public hearing by the Village Board pursuant to Village of Lannon Zoning Ordinance §78-126(2)(e) in the manner provided by §78-128 for Phase II of Whispering Ridge Estates located at approximately 21236 W. Main Street and involving the following properties with these tax keys: LANV0074472002, LANV0074472004, LANV0074472005, LANV0074465001 from R-2 to NR-4. Engineer Ben Wood explained this was referred to by the Plan Commission. This public hearing would be held on March 28, 2019. There are three additional Tax Key numbers that have existing residences on. Yates/Gizelbach motioned to schedule a public hearing for the rezoning of all 7 tax keys. Motion carried unanimously.
13. Discussion and possible action on approval of a Class B beer license for Milwaukee Beavers Baseball club who has scheduled to use our park this summer. Manor-Schmidt questioned if they are paying for concession stand as well. They will have a license operator as well. Barbieri/Gizelbach motioned to approve the license. Motion carried unanimously.
14. Discussion and possible approval of the 2019 application for Lannon Development Group. Mobile home park application for renewal for 2019. Nellis/Yates motioned to approve the application for Lannon Development Group. Motion carried unanimously.
15. Discussion and possible action on the approval of contract with Ehlers for Developer Negotiations for TIDS 1 & 2. Phil Cossen was present to explain that they are participating in negotiations. These bills are TID eligible expense. Gizelbach/Yates motioned to approve. Motion carried unanimously.
16. Discussion and possible action on the payment of bills. Insurance renewal was not on the agenda. We will put it on for the 28<sup>th</sup> of March. Nellis/Manor-Schmidt motioned to pay the bills. Motion carried unanimously.
17. Engineer's Report. Vine St. property CSM with a special assessment. The property was never hooked up to the sewer. They would have to pull a permit to connect. We will have the Building Inspector look at it.
18. Attorney's Report. Attorney de la Mora stated that he prepared a letter to the County regarding the LED lights. They have already been installed. Vision corners and crosswalks letter will still need to go out.
19. President's Report. May 18<sup>th</sup> Village Wide rummage and 90<sup>th</sup> celebration will be next year.
20. Possible motion to enter into closed session pursuant to Wis. Stat. § 19.85 (1) (e) for the purpose of deliberating or negotiating, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session with respect to Phase II of Whispering Ridge Estates which is located at approximately 21236 W. Main Street and involving the following tax keys: LANV0074472002, LANV0074472004, LANV0074472005, LANV0074465001. Yates/Barbieri motioned to go into closed session. Gizelbach – yes, Reek – yes, Nellis – yes, Gudex – yes, Barbieri – yes, Yates – yes, Manor-Schmidt – yes. Motion carried by unanimous roll call vote.  
Reconvene in open session to take action, if any, required as by the closed session.
21. Possible motion to enter into closed session pursuant to Wis. Stat. § 19.85 (1) (e) for the purpose of deliberating or negotiating, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session with respect to Phase I of Rocky Point Village [ Sawall Development ]to be located at approximately 19421 W. Main Street and involving the following properties with these tax keys: LANV0065990001, LANV0065990002, LANV0065991, LANV0065999002, LANV0065984.  
Reconvene in open session to take action, if any, required as by the closed session. Item not needed.
22. Adjournment. Reek/Gizelbach motioned to adjourn the meeting at 9:58 p.m. Motion carried unanimously.