

VILLAGE OF LANNON
MINUTES OF THE JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING FROM 3/28/19

1. Call to order by presiding officer. President Gudex called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance was recited.
3. Roll call.
 - a. Plan Commission: M. Grim, Gudex, Janas, Payleitner, Wesell and Yates.
 - b. Village Board: Gudex, Yates, Nellis, Manor-Schmidt.
4. Statement of Public Notice was confirmed.
5. Comprehensive Plan amendment for properties located at 7700 Becker Ct., 7533 F&W Ct., 19915 W. Main St., 19967 W. Main St. and 19995 W. Main St. from L-I to Commercial use.
 - a. Joint Plan Commission and Village Board: Public Hearing.

Engineer Ben Wood summarized the properties that were going to be changed in the Comprehensive Plan. These properties are changing from Light Industrial to Business Use based on the characteristics of the current business uses. Alex Gizelbach arrived at 6:08 p.m. Their current zoning does not change unless the owner initiates a rezoning for commercial use. These properties have visibility and access to Main St. so it makes more sense for their use to be commercial. Open Public hearing at 6:10 p.m. no comments from the public, close public hearing at 6:11 p.m. Ben summarized the differences between Industrial and commercial.
 - b. Plan Commission: Discussion and possible action on adopting the resolution and recommending approval to amend the Village of Lannon Comprehensive Plan and Map to the Village Board. Grim/Yates motioned to recommend to the Village Board to adopt Ordinance for amending the Comprehensive Plan map for the Village of Lannon. Public Participation Plan requirements have been satisfied. Motion carried unanimously.
 - c. Village Board: Discussion and possible action on approving the Ordinance to Amend the Comprehensive Plan and Map for the Village of Lannon. Nellis/Gizelbach motioned to adopt the Ordinance to amend the Comprehensive Plan and Map for the Village of Lannon. Motion carried unanimously.
6. Rezoning Application by twelve29 at 19967 W. Main St. Lannon WI 53046 LANV0067999002 for rezoning from L-I light industrial to B-3 Highway Business.
 - a. Plan Commission: Discussion and possible action to recommend approval to the Village Board. Engineer Ben Wood summarized the process for rezoning this property. The Comprehensive Plan has now been amended to allow for the use of this property for the proposed Plan of Operation. It has direct access to Main St. and conforms to the B3 Business district. Grim/Wesell motioned to recommend to the Village Board that this property be rezoned from L-I to B-3. Motion carried unanimously.
 - b. Village Board: Discussion and possible action on setting a public hearing for the rezoning application at 19967 W. Main St. Lannon WI 53046. LANV0067999002 from L-I Light Industrial to B-3 Highway Business. Yates/Gizelbach motioned to set the public hearing for April 25, 2019 for the rezoning of 19967 W. Main St. Motion carried unanimously.
7. Plan of Operation and site plan by twelve29 at 19967 W. Main St. Lannon WI 53046.
 - a. Plan Commission: Discussion and possible action on the Plan of Operation and site plan by twelve29 at 19967 W. Main St. Lannon, WI 53046. It will allow for 80 spaces. The grassy areas will be paved in the future to add parking. There are currently 2 lights, if they need to add another one they will. The sign would be in the same location as it is currently. Entrances would be landscaped around. There will be a lot of impervious area when new parking is allowed. Ben checked with the Stormwater management plan ordinance and they should comply with the

ordinance. Parking set backs are closer than the 10 feet but it abuts a light industrial area with screening that should not affect their neighbors. They are asking for flexibility in landscaping requirements from the County. The way it is laid out presents a better appearance. It would be low vegetation and not big trees. Ben recommends approving the site plan and map contingent upon the county agreeing to the landscaping plan. Lighting options were discussed. There was discussion on enclosing the dumpster and construction details. Grim/Wesell motioned to approve the Plan of Operation for twelve29 contingent upon Engineering reviewing the grading and the parking lot and updated lighting plan. Motion carried unanimously.

8. Sign Application by twelve29 at 19967 W. Main St. Lannon, WI 53046.
 - a. Plan Commission: Discussion and possible action on the sign application by twelve29 at 19967 W. Main St. Lannon WI 53046. Grim/Yates motioned to table for more information. Motion carried unanimously.
9. Liquor license application for Christopher Wright at twelve29 at 19967 W. Main St.
 - a. Village Board: Discussion and possible action on the sign liquor license application for Christopher Wright at twelve29 at 19967 W. Main St. Lannon WI 53046. There will be one license left in the Village after this one. Manor-Schmidt/Nellis motioned to approve the application provided background comes back ok. Motion carried unanimously.
10. Rezoning application by Sawall for text amendments to the Village of Lannon Zoning Code. Gudex stepped down, Yates let the meeting.
 - a. Plan Commission: Discussion and possible action to recommend approval to the Village Board. Engineer Ben Wood has stated that staff has looked at these extensively. It was presented at the Board meeting informally. This is the formal presentation. The Plan Commission has the opportunity to accept them and forward on to the Village Board to set a public hearing. Kevin Sawall was present and summarized the project and the amendments to the ordinance. Grim questioned if sprinkling was required. Has anyone contacted the Fire Department for height requirement for clarification to see if they have access? Kevin stated they will be sprinklered units. Parking was also discussed. Attorney Macy asked the Petitioner to review the definitions for input. Grim/Wesell motioned to recommend approval to the Village Board with noted exceptions (3) (b) (5) (c) (d) (f) and (h) clarified, public amenities are within the 1 acre minimum. (7) (e) (3) that building height to clarify from fire department, 78-123 and 78-50. Motioned carried unanimously.
 - b. Village Board: Discussion and possible action on setting a public hearing for the text amendments to the Village of Lannon Zoning Code. Gizelbach/Nellis motioned to set a public hearing on April 8, 2019 for text amendments. Motion carried unanimously.
11. Rezoning application by Sawall/Gudez for 19421 W. Main St. Lannon WI 53046 consisting of approximately 31.3 acres from A-1 to R-M and 19509 W. Main St. and 19461 W. Main St. consisting of approximately 15 acres from R-1 to R-M.
 - a. Plan Commission: Discussion and possible action to recommend approval to the Village Board. Attorney Macy stated it rezones the land; it does not approve the development. Engineer Ben Wood summarized the rezoning of the land from R-1 and A-1 to R-M and read his comments from the January meeting regarding planned neighborhood developments. CSM's were also discussed. Grim/Wesell motioned to recommend to the Village Board to hold a public hearing for rezoning. Motion carried unanimously.
 - b. Village Board: Discussion and possible action on setting a public hearing for the zoning map amendments. Manor-Schmidt/Gizelbach motioned to set he public hearing on April 8, 2019 for rezoning. Motion carried unanimously.

12. Discussion and possible action on approval of minutes from the 02/28/19 Plan Commission meeting. Grim/Yates motioned to approve the meeting minutes. Motion carried unanimously. Grim is resigning from the Plan Commission; there are areas around town that need to be reviewed. We live here, let's clean this town up. Grim stated don't get caught up in the developments, if there nice, approve them.
13. Adjournment of Plan Commission. Grim/Wesell motioned to adjourn at 7:42 p.m. Motion carried unanimously.

Village Board meeting (continued)

14. Discussion and possible action to award Construction Contract 1-2019 for Lannon Road Water Main Extension. Engineer Ben Wood summarized the contracts for the Water Main Extension projects. All information has been received. Manor-Schmidt/Gizelbach motioned to award contract 1-2019 to Mid-City Construction. Motion carried unanimously. Nellis abstained.
15. Discussion and possible action to accept the proposal by Intertek-PSI to conduct geotechnical testing for Lannon Rd. Water Main Extension Project. Geotechnical compaction for the road work, they comply with the county requirements. Yates/Gizelbach motioned to accept the proposal by PSI for the testing. Motion carried unanimously.
16. Discussion and Possible action to amend Task Order 19-01 with Strand Associates, Inc. to provide construction engineering services for the Lannon Road Water Main Extension Project. Engineer Ben Wood summarized the task order. Re-bid effort was 19-01; this includes all the construction engineering and services. Gizelbach/Nellis motioned to amend the task order with Strand. Motion carried unanimously.
17. Discussion and Possible action to amend the Agreement for Technical Services contract and Task Order 15-01 with Strand Associates, Inc. for Engineering Services. Agreement for technical services doesn't authorize the work and billings. Billings are authorized through task order. Date for original contract is up, extend for another term. Manor-Schmidt/Gizelbach motioned to amend the agreement for task order with Strand for engineering services. Motion carried unanimously.
18. Discussion and Possible action to approve Task Order 19-02 with Strand Associates, Inc. for TID Support Services. Separate the billings in a formal fashion. Yates/Manor-Schmidt motioned to approve the task order 19-02. Motion carried unanimously.
19. Discussion and possible action on approving the Insurance renewal for the Village of Lannon. Nellis/Yates motioned to accept the insurance for the next term. Motion carried unanimously.
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/Gizelbach motioned to enter closed session. Roll Call Vote: Gizelbach-yes, Nellis- yes, Gudex – yes, Manor-Schmidt - yes and Yates – yes.
21. Reconvene in open session to take action, if any, required as by the closed sessions. No action taken. President Gudex left.
22. 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 Rock 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. Nellis/Gizelbach motioned to go into closed

session. Roll Call Vote: Gizelbach – yes, Nellis-yes, Manor-Schmidt – yes, Yates – yes. Motion carried by unanimous vote.

23. Reconvene in open session to take action, if any, required as by the closed sessions. No action taken.

24. Adjournment of Village Board. Nellis/Gizelbach motioned to adjourn the meeting at 9:35 p.m.

April 26, 2019
Respectfully submitted,
Brenda Klemmer
Village of Lannon Clerk/Treasurer