

VILLAGE OF LANNON
MINUTES OF THE JOINT MEETING BETWEEN THE VILLAGE BOARD AND PLAN COMMISSION ON
4/8/19

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 Village Board: Barbieri, Gizelbach, Gudex, Manor-Schmidt, Nellis, Reek and Yates all present.
Roll Call Plan Commission: Steve Payleitner, Mike Janas, and Rob Wesell all present.
4. Statement of Public Notice was confirmed.
5. Village Board: Discussion and possible action on the reading, correction and approval of the minutes from the 3/11/19 Village Board Meeting. Yates questioned the second closed session, that was not acted on at that meeting. Gizelbach/Yates motioned to approve the minutes. Motion carried unanimously.
6. Village Board: Committee Reports:
 - a. Finance/Personnel – met earlier, items later on the agenda
 - b. Legislative - none
 - c. Parks and Recreation/Beautification – item later on
 - d. Public Safety – item 15
 - e. Public Works/Recycling/Sewer – item 19, generator maintenance
 - f. Quarry - none
7. Department Reports:
 - a. Clerk’s Office – Open Book is April 18th from 9:00 a.m. to 11:00 a.m., Board of Review will be May 8th from 6:00p.m. to 8:00 p.m. Utility bills went out last week.
 - b. Police Department – monthly report left on the desk.
8. Village Board Public Hearing to approve Rezoning of parcel LANV0074472004, LANV000074472005, and LANV0074472002 located on W. Main St., Lannon, WI consisting of approximately 12.2 acres from R-2 to NR-4 and
Rezoning of parcel LANV0074465001 located at 21236 W. Main St., Lannon, WI consisting of approximately 3.1 acres from R-2 to NR-4 and Rezoning of parcel LANV0074468 located at 21308 W. Main St. Lannon WI., LANV0074467001 located at 21282 W. Main St. Lannon WI, and LANV0074466001 located on W. Main St. Lannon WI Consisting of approximately 1 acre from R-2 to NR-4.

Engineer Ben Wood summarized the rezoning for Whispering Ridge Estates. He broke out the group A parcels vs the group B parcels. Joe Buchovich would like rezoning contingent upon the developer’s agreement approval. Group B which is initiated by the Village will have no contingency and should be rezoned regardless. Joe Buchovich summarized the layout of the proposed subdivision for the extension of Whispering Ridge Estates. Proposing 10,000 sq. foot lots instead of the 9,000 allowed in NR4. There will be one primary entrance off of Main St. and a connecting road off of Flagstone Pass. They are targeting late summer to late fall for home sites to be ready.

Steve Mosey- 21308 W. Main St. Rezoning of the group B parcels have any tax implication? We don’t assess the property, that is up to the Assessor however it should not be enough to change the value of the property.

Don Somers – 19543 W. Main St. - at what point are we forced to add a second water source? When does the DNR step in and say we need to do that. With all this development we are going you will have to do something. Engineer Ben Wood stated that we are operating on borrowed time but they are allowing us to add more customers at this time. We are doing an emergency response plan that is helping us nail down a time frame.

Steve Warman - Where will the surface water run?

Steve asked about the water that sits in the back of his house. Joe Buchovich stated that the house will be above the road. They are required to drain the water off so it doesn’t flood out current owners. That will be in the design for the stormwater management.
9. Close Public Hearing. Yates/Nellis motioned to close the Public hearing at 7:21 p.m. Motion carried unanimously.
 - A. Plan Commission: Approval and Recommendation of rezoning LANV0074472004, LANV000074472005, LANV0074472002, LANV0074465001, LANV0074468, LANV0074467001 and LANV0074466001 to NR-4.
We would like 2 separate motions for group A and group B

Yates/Wesell motioned to approve the Rezoning for LANV0074465001, LANV0074468 and LANV0074467001 (group B) from R-2 to NR-4. Motion carried unanimously.

Wesell/Yates motioned to Approve rezoning for LANV0074472004, LANV000074472005, LANV0074472002 and LANV0074465001 to NR-4 limited to a maximum of forty (40) single-family lots for the property and submittal of a preliminary plat by the Developer in a layout generally consistent with the conceptual plan presented to the Plan Commission and Village Board meeting on April 8, 2019 and approval of the preliminary plat by the Village Board, rezone approval subject to submittal of a Developers Agreement by the Developer and approval of a Developers agreement by the Village Board, subject to submittal of a Homeowner's documents by the Developer and approval of a Homeowners agreement by the Village Board, and The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Lannon for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of Lannon by the Subject Property Owner and/or Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Village of Lannon must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of Lannon, pursuant to Section 66.0627, Wisconsin Statutes.. Motion carried by unanimous voice vote.

B. Village Board: Discussion and possible action to approve the Ordinance to rezone parcels LANV0074472004, LANV000074472005, LANV0074472002, LANV0074465001, LANV0074468, LANV0074467001 and LANV0074466001 to NR-4. **Reek/Barbieri Motioned to adopt the recommendation of the Plan Commission to rezone group B. Motion carried unanimously.**

Nellis/Manor-Schmidt motioned to approve the recommendation of the Plan Commission to rezone conditionally group A tax keys. Motion carried unanimously.

10. Adjourn Plan Commission. Gudex/Wesell motioned to adjourn the Plan Commission at 7:32 p.m. Motion carried unanimously.
11. Public Hearing to approve Rezoning of parcel LANV0065985, LANV0065984, and LANV006599002 located at approximately 19421 W. Main St., Lannon, WI consisting of approximately 31.3 acres from A-1 to R-M and Rezoning of parcel LANV0065990001, LANV0065990002, and LANV0065991 located at 19509 and 19461 W. Main St., Lannon, WI consisting of approximately 15 acres from R-1 to R-M and Village of Lannon Ordinance Amendments to the Lannon Code: Sections 78-86 RM Multiple family Residence District, 78-48 Accessory uses and structures, Sec 78-123 Site and Structure design criteria for commercial, industrial, institutional and residential development, 78-50 off street parking/loading and access requirements, parking requirements, and dimensional requirement and 78-8. Patrick Yates took over control of the meeting for this item. Tom Gudex stepped down. Kevin Sawall was present to summarize the development and passed out color copies to the Board. This is not approval of the project itself just of the rezoning. Are there conditions of rezoning these lots? That will be up to the Board itself. Engineer Bend Wood stated that the two items would be rezoning and text amendment is separate. They are proposing 271 townhouse style apartments. It would be a Market Rate Workforce housing development. Not as high end as Mammoth Springs but more affordable. They will each have individual garages. Kevin summarized the proposed text amendments. Density did not change however the building size did. Attorney Hector de la Mora questioned if the tracts of land will all be under one ownership. They will create a couple CSM's for financing purposes. Their intention is to own the entire property. Nellis stated the only thing we are doing right now is approving the rezoning and the text amendment. Mike Muehlbauer – 19488 W. Main St. - questioned the apartment layout. Parking was also discussed. Kathy Meyer – questioned the zoning. The rezoning is based on this actually being approved. It depends on how the Board conditions it.

Kristine Paulik – 19315 W. Main St. Cheaper rents scares her because she doesn't want those kind of people renting behind her. Explain the fencing and screening with abutting properties. People don't take as much pride in their apartment. Worry about the crime, policing and traffic.

Kathy Meyer – 19526 W. Main St. What does the village have in mind as far as public service, this will double the size of Lannon. If it was better quality, we would be bringing in better people into the Village.

Mike Muehlbauer – 19488 W. Main St. Army barracks on Townline Rd. are \$550/month. We all know what those look like.

Amy Martin – 21789 W. Birchwood Dr. Mortgages in this town are less. These apartments will be new and in better shape than some of the single family homes.

Don Somers- 19543 W. Main St. It is in our backyards, what protections are there for our homes and wells. We moved out to a rural area and we are now talking about doubling the population. That is a lot of people. What if the economy goes down and this doesn't get finished, what about our property values then. Every homeowner wants to protect their investment. Think about us. Where will the wild life go?

Kristine Paulik- 19315 W. Main St. will they all be level as far as grading?

Janet Muehlbauer – 19488 W. Main St. proposed site plan for elderly building. Where is the site plan for that? It would be coming off of Custer.

Kathy Meyer – 19526 W. Main St. As far as the road itself, is there any sketch as far as Main St. Traffic analysis will be done later.

Amy Martin – 21789 W. Birchwood Dr. some of the village people are political. Nobody really understands how the police department works or the impact of fire service, etc.

Kevin Sawall addressed the rental price, \$1100 for one bedroom at Mammoth Springs, here it is \$600. No more than 4 people in a 2 bedroom people.

Engineer Ben Wood stated that there is municipal water available. Slab on grade buildings. They would be excavating for utility trenches.

Increase the tax base which will help with fire and police.

Discussion to address issues with landscaping, garages, ownership for next meeting. Adjourn public hearing to April 25, 2019 at 6:30 p.m.

12. Close Public Hearing. Nellis/Reek motioned to table until 4/25/19. Motion carried.

- a. Discussion and possible action to approve the Ordinance to rezone parcels LANV0065985, LANV0065984, LANV0065999002 located at approximately 19421 W. Main St. Lannon WI consisting of approximately 31.3 acres from A-1 to R-M and Rezoning of parcel LANV0065990001, LANV0065990002, and LANV0065991 located at 19509 and 19461 W. Main St. Lannon WI consisting of approximately 15 acres from R-1 to R-M. Nellis/Reek motioned to table until 4/25/19. Motion carried.
- b. Discussion and possible action to approve amendments to the Village of Lannon Ordinance Section 78-86 RM Multiple family Residence District, 78-48 Accessory uses and structures, Sec 78-123 Site and Structure design criteria for commercial, industrial, institutional and residential development, 78-50 off street parking/loading and access requirements, parking requirements, and dimensional requirement and 78-8.

13. 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).

Don Somers questioned if anyone has figured out the tax benefits will be? 30% increase in the assessed value of the Village.

Mike Muehlbauer – 19488 W. Main St. is there a different tax rate for apartments. It is based on assessments.

Roxey – 20179 W. Good Hope Rd. How is the property taxed? Each unit?

Kathy muehlbauer – 19488 W. Main St. what school district will it be. Where is that line?

14. Discussion and possible action on the 90th Anniversary celebration. Amy Martin stated they are planning it for 2020. The first event is January 20th at Lannon School, last event is August 20th at the Village Park. They have some people who are creating events and looking for sponsors and donations. They will do a new booklet. Village should look at that for the budget process. Thank Mr. Nellis and Officer Porter who was given the fire department memorabilia and scanned 600 pictures for the village.

15. Discussion and possible action to hire 2 part time police officers and the promotion of 2 current officers. He would like to hire Darren and Derrik. They are qualified and will need little training. Nellis/Manor-Schmidt motioned to approve hiring the officers and approve the promotions. Motion carried unanimously. Bell promote to Captain, and Bethia to Lt.

16. Discussion and possible action to amend the Development Agreement by and between the Village of Lannon and Overstone Condominiums, LLC., Section III K 2 – Village Improvements. Engineer Ben Wood summarized the changes in the Developer's agreement. They did some additional things that would help in the future but would cost more to come back and do it later. Now it is done. If there are additional cost sharing things down the line it may have to come back. Yates/Nellis motioned to amend the developer's agreement. Motion carried unanimously.
17. Discussion and possible action on approving employment application for Karl Mathiak. Manor-Schmidt stated that the position should be parks and village maintenance. Manor-Schmidt/Reek motioned to hire Karl for part time in the Parks. Motion carried unanimously.
18. Discussion and possible action on approval of Operator's Licenses for Kenneth Washington, Amanda Warner, and Kristin Westby. Chief Porter stated they were all ok. Gizelbach/yates motioned to approve the operator's licenses. Motion carried unanimously.
19. Discussion and possible action on approval of contract for maintenance of the back-up generators at the Village Hall and the Pump House. There has been no maintenance done on these. Alex received two different quotes. The Cat quote was a couple hundred dollars cheaper. They will take off more money if we deliver them. Reek/Nellis motioned to accept the quote from Cat for maintenance to the generators for a maximum \$4502.40. Motion carried by majority voice vote. Gudex abstained.
20. Discussion and possible action on the payment of bills. Yates/Reek motioned to pay the bills. Motion carried unanimously.
21. Engineer's Report. Overstone has a few weeks left to finish water/sewer/stormwater. They are a few weeks out from starting first building. They have 11 sold. Water Main Extension has been approved. They will start June 17th, looking at cost sharing agreement with the school. Paving engineer looked at Good Hope Rd. and Custer Lane and looking at mill and overlay fixes for those roads. Lannon Rd will have a detour and be closed.
22. Attorney's Report. None.
23. President's Report. They received a Thank you from sled bugs for letting snowmobile trail go through the park.
24. Presentation by Village Engineer and possibly other consultants to report on status of exploration of the availability of financing assistance from third party sources such as the United States Department of Agriculture [USDA] and technical and procedural challenges associated with the expansion of the water system within the Village of Lannon. Engineer Ben Wood had a Status update. Table or dismiss these items. They ran some preliminary numbers but we don't have everything sorted out. April 17th or May 13th for a meeting for Ehlers to have a financial model ready. Reek/Nellis motioned to table item 25 and 26 until May. Motion carried.
25. 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 the procurement of financing assistance as may be available from other possible third party sources. Village consultants will likely be invited to participate in closed session if one is held.
26. Reconvene in open session to take action, if any, required as by the closed session.
27. Adjournment. Manor-Schidt/Gizelbach motioned to adjourn at 10:11 p.m. Motion carried unanimously.

April 30, 2019
Respectfully submitted,
Brenda Klemmer
Village of Lannon Clerk/Treasurer

*Notice is hereby given that the Municipal Building is accessible to elderly and disabled persons.

**Notice is also hereby given that members of other governmental bodies from the Village of Lannon may be present at this meeting to gather information about a subject on which they may have decision making responsibility and may constitute a quorum of that governmental body. No action by any of those governmental bodies, except the Village Board of Lannon, will be taken at this meeting.