

VILLAGE OF LANNON
MINUTES OF THE JOINT VILLAGE BOARD/PLAN COMMISSION MEETING FROM 4/25/19

1. Call to order by presiding officer. President Gudex called the meeting to order at 5:45 p.m.
2. Pledge of Allegiance was recited.
3. Roll call.
 - a. Plan Commission: Gizelbach, Gudex, Janas, Payleitner, Wesell and Yates.
 - b. Village Board: Gizelbach, Gudex, Yates, Reek, Nellis, Manor-Schmidt - no and Barbieri.
4. Statement of Public Notice was confirmed.
5. Village Board: Discussing, reviewing, and possible action on the 2018 audited financial statements. (Presentation to be made by Mrs. Wendi Unger of Baker Tilly Virchow Krause, the Village's Accounting firm.)

Wendi Unger was present to summarize the 2018 financial reports. They issued a Clean and unmodified opinion of the financial reports. The highest level of assurance you can get. Police fines were more than budget as well as the building permits. The Village over budgeted expenses by \$18,000. Overall the Board budgeted to use \$31,000 of fund balance to balance the budget for 2018 and we only used \$12,000. Engineering and legal costs were higher as well as expenses for the TIF districts where there is no revenue. She summarized the utility accounts as well. No cash in the water utility, \$165,000 added to the amount we owe to sewer...1.1 million. Work with Clerk to make some of the audit entries to clear up some of the points. Tom questioned the expense in the water utility, there is a receivable booked. There were some other expenses, the water study, USDA expense, etc. are all in that line item. Yates/Barbieri motioned to accept the audited financial statements. Motion carried unanimously.

6. Application to rezone by twelve29 at 19967 W. Main St. Lannon WI 53046 LANV0067999002 for rezoning from L-I light industrial to B-3 Highway Business.
 - a. Joint Plan Commission and Village Board: Public Hearing. Opened public hearing at 6:00 p.m. Engineer Ben Wood summarized the plan for and the reasons for rezoning of this property. Jacob Van Ruden - 20010 W. Main St. What is it being rezoned for? Hours, headlights, traffic, etc. Is there a plan of operation? Where are all the cars going to go. Is this a final approval? What else in Lannon is zoned B3? Wedding parties on Friday and Saturday nights. There has never been that kind of business there at night. Mike Muehlbauer – 19488 W. Main St. questioned which property this is? Steve Semo – 19420 W. Main St. it has been a daytime operation in the past, night use is not condusive. Not a good precedent to set. Most of the uses are daytime operations. Yates stated it is more Condusive to Business operation for the Village in the future because of the access to Main St. Ross Cheeseman - 19967 W. Main St.– does the current zoning permit what they are proposing? Engineer Ben Wood summarized the permitted uses of Light Industrial and B3. The Plan Commission could have approved it without rezoning. B2 or B3 are basically the same uses the only difference is the location. Janet Muehlbauer – 19488 W. Main St. Would this business have a liquor license, is there enough parking and what is the capacity? Kathy Meyer – 19526 W. Main St. is this just an empty building during the week and during the day and just used Friday and Saturday? What is the benefit to Lannon and the economic value. Reek/Wesell motioned to close the public hearing at 6:23 p.m. Motion carried unanimously.
 - b. Plan Commission: Discussion and possible action on recommendation to the Village Board on Ordinance for rezoning. Gudex stated he realized there is one house across the street and it is unfortunate for them, but there are noise ordinances and things that need to be followed. Doesn't think it will be as big of an issue as it seems. Wesell/Yates motioned to recommend approval to the Village Board for rezoning from L-I to B-3. Motion carried unanimously.

- c. Village Board: Discussion and possible action on approving the Ordinance for rezoning. Jan questioned if there was much difference between b3 and b2. Light industrial and B3 differences were summarized by Engineer Ben Wood. He also explained the LI allows a gentelman's club and B3 does not. Gudex said it will give us more activity in the Village and bring more business. Yates/Nellis motioned to approve the rezoning from LI to B3. Motion carried unanimously.
7. Applications to rezone parcel LANV0065985, LANV0065984, and 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 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. Mr. Gudex has stepped down. Trustee Yates continued the meeting.
- a. Joint Plan Commission and Village Board: Reconvene Public Hearing. Public Hearing was reconvened at 6:31 p.m.
- Mr. Macy outlined the procedure for the public hearing. There is not another presentation by the developer, that was already done. You are welcome to state your comments again for the board however the concerns that were raised last month have been considered and another draft will be presented. Task at hand is rezoning, it will be recommended as conditionally. The text amendments will be more prevelant because rezoning the land there isn't much that has changed. Engineer Ben Wood walked through the current code for development in the Village. Mr. Macy summarized the changes as well as Ben Wood as far as architectural standards. The Developer commented that they would like every two units to have bump outs and will it allow them to have separate CSM's for financial purposes. Also, amend language for LED lights to add sconces that are attached to the buildings. Develop in numerous phases and break up the project through different investors and financial institutions. No other objections. Kevin addressed some of the concerns that were brought up last month. He said that management standard states that they need to make 3 times the amount of the monthly rent. There is yearly inspections to make sure there are not more people living there than the 2 heartbeats per bedroom. Jan stated she is still concerned about parking for the senior living facility; with no garage units and Outdoor parking and the number of spaces. They feel they are well above the standard for assisted living. Open public comments at 7:22 p.m.
- Warren Heir- 19167 W. Main St. was not here for the last meeting, questioned that that is a lot of people to be dumping into the Village. Is it similar to Mammoth Springs? How did that affect the neighborhood around the development. Not hear to stop anyone from making business moves, wants to be informed.
- Janet Muehlbauer - 19488 W. Main St. she thought that there would be answers to the impact of the school district, fire department and police department.
- Amy Martin – read a letter from Sara Johnson 21683 W. Birchwood Dr. 2008 resident of Lannon and is a realtor. Site visibility and access, there is a significant amount of traffic that travels down that road. A traffic study should identify improvements that are needed to support the development. Workforce housing refers to people like nurses, teachers, police, firefighters, etc. This would fit those people perfectly. The Village would be foolish to turn this away.
- Mike Muehlbauer – 19488 W. Main St. - against the apartments and would rather see single family housing. The Village could be run by these temporary people.
- Christine Paulek – 19315 W. Main St.- biggest concern is the amount of people that it will bring in. We are doubling our amount of people in 40 acres of land. It is getting brushed under the rug because it is not affecting everyone else. Too many people for single family

and now it's okay because we need the development. What about our quality of living? You are putting a city behind my house. There will be traffic at all hours of the day, the lighting will be crazy. She feels it should be single family homes. They did not pass the referendum a couple years ago and they had to cut teachers, etc. Not enough money now. Kathy Meyer 19526 W. Main St. wondering about the school and the school system. Was the school board brought in on this decision? They will need additional schools, teachers, etc.

Mike Muehlbauer- 19488 W. Main St. - TIF district, so the Village gets all the tax money and the school district won't receive any money for their improvements.

Steve Semo – 19420 W. Main St.- currently the school districts are divided. The current school doesn't even have water, that is irresponsible and should be taken care of before you approve anything. Upside down on the Water System already and how will that help us or hurt us. That is a lot of traffic to add to this village. Senior vs Assisted living, those are vague terms. He would want more specifics before anything gets approved. There will be a lot of turnover. Have we run a credit report on the developer, he is unable to get financing for projects in Sussex. That can happen here too. Mammoth Springs is a tower in people's back yards. This is a lot of people in a little area. The conflict of interest of the Village President and has filled in the wetlands. Apartments are not money makers for any community.

Don Sommers- 19543 W. Main St. - moved out here to be in the country. Marv Berg answered all our questions. We are looking at 450,000 across the streets and budget apartment across the street. Let's see some black and white, how much will the water tower cost us, how are we paying for it, etc. What will they bring our community? What if they don't complete this?

Marv Berg – Berg development. Summarized his development. He is 40% sold out in phase 1, people are willing to spend money in Lannon. The developments should work together, the other developments should work hand in hand, don't want to negatively impact the other developments. Look at the big picture and the future of more developments down the road. Steve Semo – Zach property was proposed 15 years ago, still a field and no homes. Quality developments and not hurt property values down the road.

Kathy Meyer - 19526 W. Main St. thanked the board for listening to them.

Developer to answer questions. Kevin summarized the site plan and invited them to come and talk to them in more detail at any time. 50/50 split between 1 and 2 bedrooms.

Compared Mammoth Springs to this development. There was discussion on police and fire impact...We can't control what their budget is. Menomonee Falls is growing too, so their growth in comparison to our growth affects our costs. Chief Porter did a call log of the Junction in Menomonee Falls and Mammoth Springs, there was 17 calls for service at Mammoth Springs, 63 for Junction Way. Impact on Police, there won't be that much impact on the department. He spoke on the assisted living situations. No lift, etc. He feels it would still be able to manage a part time department. The school district boundary does go through this development. They will not change that district line. The Financial impact on schools was summarized by Ben Wood as well as the TIF district, etc. Workforce development was explained by Engineer Ben Wood. Workforce housing is housing options to workers in Waukesha County. Need qualified workers to fill jobs in with area employers.

Don Sommers – what effect will the school tax have on us, what percentage of infrastructure cost will be passed to us. Taxes are going to go up but how much? It is hard to compare this proposal to Mammoth Springs. Marv is selling places for \$400,000 +, and that does not compare to apartments with lower income families. Marv has always been responsive to questions.

Kathy Meyer – piggy back on Don’s comments, the higher end development is attracting people with higher incomes, why can’t we attract that to our area. People live in apartments short term.

Steve Semo – Feels like there is a rush to approve this development and appalled that the Village President would go door to door to try and buy peoples properties

Christine Paulek – only positive is the money and taxes, what other positives are coming from this. It may be a good idea but not there.

Janet Muehlbauer – Employers should pay people more so they can afford housing.

Chris Koehnke stated that the changes made to the ordinances have met their concerns.

Jan questioned the good points vs the bad points of the development.

Reek/Wesell motioned to close the public hearing at 8:48 p.m. Motion carried unanimously.

- b. Plan Commission: Discussion and possible action on recommendation to the Village Board on Ordinances for rezoning and text amendments. Village Attorney suggested to approve Conditional upon developers agreement approval and recorded agreement, additionally an approved site plan and agreement to reimburse professional fees from developer. Wesell/Gizelbach motioned to recommend a conditional rezoning and text amendments to the Village Board. Motion carried unanimously.
 - c. Village Board: Discussion and possible action on approving the Ordinances for rezoning and text amendments. Manor-Schmidt/Barbieri motioned to Adopt the recommendation of the Plan Commission conditionally. Motion carried unanimously.
8. Adjourn Plan Commission. Adjourned the plan commission meeting at 8:54 p.m. Motion carried unanimously.
 9. Discussion and possible action to approve the Declaration of Perpetual Easement for Utility Purposes from the Hamilton School District. Engineer Ben Wood summarized the project. May and October reviews easements for the school districts. 25 foot wide easement from the school. Gizelbach/Reek motioned to accept the declaration of perpetual easement for utility purposes for the Hamilton School District subject to the easement document being approved in final form by Village staff after consultation with representatives of the Hamilton School District. Motion carried unanimously.
 10. 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. Barbieri/Yates motioned to go into closed session. Roll call vote: Gizelbach – yes, Reek – yes, Manor-Schmidt – yes, Nellis – yes, Gudex-yes, Barbieri – yes and Yates – yes. Motion carried unanimously.
 11. Reconvene in open session to take action, if any, required as by the closed session.
 12. 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. Reek/Manor-Schmidt motioned to go into closed session at 9:41 p.m. Roll Call Vote: Reek – yes, Manor-Schmidt – yes, Nellis- yes, Barbieri – yes and Yates – yes. Motion carried unanimously.
 13. Reconvene in open session to take action, if any, required as by the closed session.
 14. Adjournment of Village Board. Manor-Schmidt/Nellis motioned to adjourn at 10:12 p.m. Motion carried unanimously.