

**VILLAGE OF LANNON**  
**MINUTES OF THE PLAN COMMISSION MEETING FROM 1/30/2020**

1. Call to order by presiding officer. President Gudex called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll call: Bembenek, Gizelbach, Gudex, Janas, Payleitner, and Yates. Wesell was absent.
4. Statement of Public Notice was confirmed.
5. Citizen Comments. None.
6. Discussion and possible action on approval of minutes from the 10/31/19 Plan Commission meeting. Yates/Gizelbach motioned to approve the meeting minutes from 10/31/19. Motion carried unanimously.
7. Discussion and possible action on Ideal Property Management amended Plan of Operation and site plan at 7468 Circle Dr. Lannon WI 53046. Engineer Ben Wood summarized his comments. Some of the major issues include drainage and grades so we know it does not drain toward neighboring property. Setbacks are also an issue. They are 15 feet within that zoning district. Plan of Operation and site plan do not conform with our ordinances. Relocate building or review setbacks and change the ordinance. Shipping container ordinance, temporary storage containers prohibited for more than 6 months. Convert to accessory structure – relocate and modify. Engineer Ben Wood recommended the submittal be denied. Gizelbach questioned if there is a preference regarding setbacks. It doesn't matter to him, 10 vs 15 feet probably doesn't matter in this situation and others throughout the Village. Applicant states 3 of the 4 storage containers were there when he purchased the property. Gudex recommended doing an ordinance change to make the setback 10 feet. If he converted the storage containers to accessory structures they may be allowed. Attorney de la Mora suggested looking at the setbacks but also make this property owner take action. The Commission would like to see them removed or modified into accessory structures, even if the setbacks changed. The applicant is frustrated because he inherited this problem. Gizelbach/Yates motioned to recommend to the Village Board to change the setback to 10 feet in LI and Commercial and also to deny the application submitted for Plan of Operation and site plan. Motion carried unanimously.
8. Discussion and possible action on site plan for for Rock Pointe Village to be located at approximately 19421 W. Main St. Lannon WI 53046 involving the following tax keys: LANV 006599001, LANV 006599002, LANV0065991, LANV 0065999002, and LANV0065984. President Gudex removed himself from the Commission for this item. Engineer Ben Wood started with some comments. They have presented a site plan several times of Rock Pointe Village. They are expanding more on the elderly housing component of the site plan. They are drafting a developer agreement to go before the Village Board. Kevin Sawall was present to summarize the site plan. Phase 1 is 5 buildings and clubhouse. August 1<sup>st</sup> through May 1<sup>st</sup>. The senior housing component is being pushed up. Chris Aubrey owns electrical company in the State and has developed 20+ elderly housing throughout the State. Senior Assisted Living Facility. Provide benefits for the aging. 15 years of creating elderly housing. Single story and not feel institutional. Promote activities, activity, library, salon, etc with private suites and private bathroom area. 2 phases. 52 units for phase 1 and phase II would be more memory care. 24/7 operation. 8 to 10 first shift employees for first/second shift – 8 to 10

for second shift and depending on occupancy 4-5 for night watch. Try to keep them local and social. 20 units for memory care depending on need. 34 parking spaces, double what is needed but accommodates for holidays, etc. Assisted Living facility. CNA level 1 licensing. They provide the transportation but there is no need for them to have a vehicle. Shift change, parking is scattered. Arbor View in Pewaukee, Legacy assisted living in Pewaukee, etc. He no longer operates them but built them. He owns 7 facilities and consults but not part of the day to day operations. Hire someone to operate facility. Costs vary on the care plans, typically 3500 to 7000/month. 4 CMS's for the property. Ben summarized the logical sequence of the infrastructure, etc. when the project gets approved the lift station will need to be done. If we can do Custer Ln. at that time it would be ideal but not necessary until phase III. There is also a grant application for that from the State. Age restrictions?? 55+ community. Hector asked for a list of facilities and contacts. This is still Site Plan review and we are still waiting for Developer agreement. It all has to come back together. Urban Scape development, create a separate company with Sawall. Aubrey Electric.

9. Adjournment. Giselbach/Janas motioned to adjourn the meeting at 8:40 p.m. Motion carried unanimously.

January 30, 2020  
Respectfully submitted,  
Brenda Klemmer  
Village of Lannon Clerk/Treasurer