

VILLAGE OF LANNON
MINUTES OF THE LEGISLATIVE/VILLAGE BOARD AND PLAN COMMISSION MEETING
FROM JULY 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: Plan Commission: Bembenek, Gizelbach, Gudex, Janas, Payleitner, Wesell and Yates were present.
Village Board: Barbieri, Gizelbach, Gudex, Martin, Nellis, Reek and Yates were present.
Legislative: Barbieri, Reek, Yates were present.
4. Statement of Public Notice was confirmed.
5. Citizen Comments. Don Somers- call from neighbor regarding second road from Berg Development. Who is responsible for the road? Was that road approved?
6. Discussion and possible action on approval of minutes from the 6/25/20 Joint Plan Commission/Village Board meeting. Plan Commission only. Gizelbach/Wesell motioned to approve the meeting minutes from the 6/25/20 Joint Plan Commission/Village Board meeting. Motion carried unanimously.
7. Discussion and possible action on approval of minutes from the 7/2/20 Joint Plan Commission/Village Board meeting. Plan Commission only. Janas/Wesell motioned to approve the meeting minutes from the 7/2/20 joint Plan Commission/Village Board meeting. Motion carried unanimously.
8. Discussion only of a Conceptual Plan by Berg Development, LLC for Phase 3 of Overstone Condominiums on Tax Parcels LANV0066499039 and LANV0066499040. Marv Berg was present to summarize phase 3 concept. Phase 1 and phase 2 – 60 of 80 sold. Things are going well. Starting to pave 2a and constructing 2b. 2b is the last approved project. They own a portion of the land and have an offer to purchase the adjacent land. They are working with where the road will end up coming out depending on the DOT. They are proposing 45 buildings – 90 units. They anticipate selling out pretty well. They are working on the club house in phase 2 right now. That includes a Gym, pool, fire pits, etc. Question about road location and secondary access. Floor plans and materials will all be the same. Timeline for this phase? He would like to get final plans and developers agreement done. May do multiple phases but is not sure yet. They would like to get grading done and maybe some infrastructure over the winter to be ready to dig basements in Spring/Summer of next year. Construction costs are rising so there will be some increase in the price of units. They are getting about \$400,000 to \$600,000 with a finished basement. The Plan Commission was favorable to the concept.
9. Discussion and possible action on the proposed use identified in the Plan of Operation application for Lakeshore Burial Vault Co. Inc. at 21319 W. Good Hope Rd. Lannon WI 53046. They thought they needed more information for the bank to purchase but the minutes were enough. Reek/Barbieri to table indefinitely. Motion carried unanimously.
10. Discussion and possible action on a temporary sign for Rock Point Village at to be located at approximately 19421 W. Main St. Lannon WI 53046. The Commission discussed the signs and location for the new development. Yates/Janas motioned to conditionally accept the sign permit for Rock Point Village with the intent the V sign on Custer and a single, double sided constructed near south boundary on Hwy. F. Motion carried unanimously. Gudex abstained.
11. Adjournment of Plan Commission. Gizelbach/Wesell motioned to adjourn the Plan Commission at 6:52 p.m. Motion carried unanimously.
12. Discussion and possible action on additional infrastructure improvements adjacent to the USDA-RD Water System Expansion work areas. Presentation by Strand Associates, Inc. Emily from Strand summarized the infrastructure protection plan for the water system expansion. See attached. She summarized the rehabilitation projects that they recommend fixing during the water expansion project while roads are open, etc. They are looking at

approximately \$500,000 for infrastructure protection. Ehlers will present at the August meeting to discuss funding and borrowing for this project. Yates/ motioned to approve the sanitary sewer rehabilitation recommendations, the manhole rehabilitation recommendations and the storm sewer recommendation as presented by Strand and conditionally approve milling and overlay, and ditching projects and approval of financial information presented by Ehlers and authorize Strand to use up to \$3,000 for preliminary engineering for draining issues on Forest View Dr. Motion carried unanimously.

13. Discussion and possible action of text amendments to Village Ordinance 74-159 regulating well operation permit. Engineer Ben Wood who was present by phone summarized the changes. Changed the ordinance that they needed to connect within 6 months so we need to discuss the well operation of the homeowner's keeping their wells. It is the preference of the DNR to cap off these wells however the public is interested in keeping their private wells. The ordinance would put the burden on the property owner to prove, maintain their wells under current standards. If it conforms the migration is less but can still suck up bacteria but won't affect other wells as easily. There is money to help with well abandonment now and if something goes wrong down the road it will be the owner's responsibility to abandon the well. Right now there are grants available to homeowners to change over the well to municipal water. If they keep their well they are responsible for separating the plumbing to the well. They also have to take samples that there is no bacteria in the water currently. If it does not conform to current standards the homeowners are responsible for that prove. They would have to test twice a year and be taken by certified contractor and have results certified. If at anytime the well does not conform it will have to be abandoned and that is the owners responsibility. The permit would be approximately \$500.00. Term of permit can be decided. Reek questioned if it is even worth it to allow them to keep their well with all the paperwork, etc. Maybe we should just mandate that they abandon them. Only conforming wells are allowed to be kept.

A. Discussion and Possible action by the Legislative Committee. Yates/Barbieri motioned to have staff revise the language to say only commercial production wells and private wells without municipal water can continue to be operated. Motion carried unanimously.

b. Discussion and Possible action by the Village Board. Gizelbach/Nellis motioned to accept the Legislative Committee recommendations on keeping commercial production wells and private wells without municipal water. Motion carried unanimously.

14. Discussion and possible action of text amendments to Village Ordinance 74-158 regulating abandonment of wells. Engineer Ben Wood summarized the two options. Production wells only. They will have to revise and bring it back. Staff needs to have a more internal discussion.

A. Discussion and Possible action by the Legislative Committee. Barbieri/Yates motioned to table until the 10th. Motion carried unanimously.

B. Discussion and Possible action by the Village Board. Yates/Gizelbach Motioned to table until the next meeting for more information. Motion carried unanimously.

15. Adjournment of Legislative Committee. Yates/Barbieri motioned to adjourn the Legislative Committee meeting. Motion carried unanimously.

16. Adjournment of Village Board. Nellis/Gizelbach motioned to adjourn the Village Board meeting at 8:34 p.m. Motion carried unanimously.