

**VILLAGE OF LANNON**  
**MINUTES OF THE PLAN COMMISSION MEETING FROM 10/29/20**

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, Gudex, Janas, Payleitner, Wesell and Yates were present. Gizelbach absent.
4. Statement of Public Notice was confirmed.
5. Citizen Comments. None.
6. Discussion and possible action on approval of minutes from the 9/24/20 Plan Commission meeting. Yates/Wesell motioned to approve the meeting minutes from the 9/24/20 Plan Commission meeting. Motion carried unanimously.
7. Discussion and possible action for sign permit for Lux Vape at 20220 W. Main St. Lannon WI 53046. Yates feels this is a formality. They updated the awning sign, it was just installed without a permit. Yates/Janas Motioned to approve the sign application contingent upon the Village Engineer approval of square footage. Motion carried unanimously.
8. Discussion and possible action on a Plan of Operation and special Use Permit application for 21124 W. Good Hope Rd. Lannon WI 53046. Engineer Ben Wood summarized the history of this property. State approved plans have never been approved for its use and approval from the Menomonee Falls Fire Department is still needed. Roofing Company and basement finishing company would be run out of these buildings. Would like to store materials outside, contractor's storage yard – special use permit. This will probably need another meeting to review the rest of the submittal. Attorney de la Mora questioned if the state approved plans requirement has been relayed to the applicant. Make it contingent upon receiving the State approved plans. Architect for the project has stated that on the cover sheet for the plans was a state approved seal. He is trying to contact the State to confirm. It is set up for a sprinkler system. Without municipal water they could not hook it up. They have extra smoke detectors, etc. and will hook up to municipal water once it is available. Buck Buckley started the business 10 years ago after working for Owens Corning. 8 employees for the total basement finishing business. Mold, mildew and moisture system – no drywall. They do not store materials outside. They get a semi and get one load and put in trailers and build the basements, each semi is about 5 basements. They are a dealer and buy United States products. The roofing business is just the same. They go above and beyond what is needed and have a 50 year warranty on their shingles. No debris, nothing stored outside either. 4 roofing crews and growing. 600 square foot office currently and 2500 square feet of warehouse. He is growing and needs more room. He hires subcontractors, they are not employees. They are the marketing and sales company. Project Manager and production manager who oversees the sub-contractors to control the quality of work. November 18<sup>th</sup> meeting for Plan Commission at 6:30 p.m. Yates/Wesell motioned to table this item to our next Plan Commission meeting for more review. Motion carried unanimously. Yates/Wesell motioned to adjust the next plan commission to November 18<sup>th</sup> at 6:30 p.m.. Motion carried unanimously.
9. Discussion and Possible action on a rezoning application by Overstone Condominiums, LLC to rezone tax key LANV0066499040 and a portion of LANV0066499038 to NRD, two family residential, with a Planned Unit Development overlay. Engineer Ben Wood summarized the project. It needs to go to a public hearing and the Plan Commission meetings are getting interrupted by the Holidays. We can set the Public Hearing upon receipt of the Developer Agreement. They are anticipating getting that together in a couple weeks. Authorize Staff to set the date for the public hearing when information is received. We may see it at the next Plan Commission meeting but don't want to wait until the next meeting to schedule it. Janas/Wesell motioned to have Staff set the public hearing upon receipt of the documentation. Motion carried unanimously. Yates abstained.

Engineer Ben Wood wanted to make a couple general comments regarding the water system with the financial impact to each property. Impact fee to connect to municipal water. \$7700 to

connect, unpaid will be put on next years tax bills. Special Assessment is \$15,000. Questions on qualifications for the grants. The table breaks it down after assistance. Half the cost of well abandonment. \$925 is 50% for the well abandonment cost. Impact fees pays for water main in front of their house, the rest is common storage to everyone. \$1300 applies to everyone in the Village. Public hearings are taking place on November 5<sup>th</sup> at 5:30 p.m.

10. Adjournment. Wesell/Janas motioned to adjourn the meeting at 7:42 p.m. Motion carried unanimously.

October 29, 2020  
Respectfully submitted,  
Brenda Klemmer  
Village of Lannon Clerk/Treasurer