

**VILLAGE OF LANNON**  
**MINUTES OF THE PLAN COMMISSION MEETING FROM 2/25/21**

1. Call to order by presiding officer. Gudex called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll call: Plan Commission: Bembeneck -no, Giselbach - no, Gudex, Janas, Payleitner, Wesell and Yates.
4. Statement of Public Notice was confirmed.
5. Citizen Comments. (Except as otherwise allowed by motion of the Board, citizen comments will be limited to 3 minutes per person although written comments of any length may be submitted prior to the meeting to the Village Clerk.) Don Sommers- 19543 W. Main St. He responded to the letter from his neighbor and was an insult to the Village of Lannon. He dismissed all of his comments and feels that is really sad for a major developer. The Sheriff's Dept has been called, pictures have been taken. He dismisses every complaint. You should not let him start another project. Mud and rocks on the street and they were watching the traffic. Where is the sweeper? Village Board has done nothing about complaints. Partial resolution with Ben. He is paying the price for this development. We are just letting him make money and don't care about residents.
6. Public Hearing regarding the proposed amendment of project plan for Tax Incremental District No. 1. Phil Cossen summarized the amended project plan proposal. Phase III is inside and outside the existing boundaries of the TID. It will spur around 25 million inside and outside the district. We are adding 4 projects, the development incentives, Updating lift stations capacity for flow, and the pedestrian path. Phil summarized those projects. Adding about 6 million in costs for the District. Went through the cash flow, a lot more development has to happen to get to that point. No public comments, no questions from Plan Commission. Don Sommers asked what the value is from Berg Development in 2020. We don't have those numbers yet. He complimented Marv because he handles complaints well and is doing a nice job. Closed the public hearing at 6:47 p.m. Yates/Wesell. Motion carried.
7. Consideration and possible action on "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 1, Village of Lannon, Wisconsin". Phil summarized the resolution and the process for approval. You would be approving it and passing it on the Village Board for action. Gudex/Janas motioned to approve the project plan and passes it to the Village Board. Motion carried by majority vote. Yates abstained.
8. Discussion and possible action to rezone Overstone Development Phase III lands, LANV 0066499040, LANV0066499039, and LANV006499038. No action needed, previously approved.
9. Discussion and possible action on a condominium plat for Overstone Development Phase III, LANV 0066499040, LANV0066499039, and LANV006499038. Engineer Ben Wood stated that they had gone through the Plat and have addressed the comments and have re submitted and non substantive. Recommend a motion to recommend to Village Board conditioned upon getting document in final form per village staff. Janas/Wesell motioned to recommend to the Village Board to approve the final plat in final form per village staff. Yates abstained. Motion carried.
10. Discussion and possible action on the PUD development Agreement Amendment No. 1 and exhibits for Overstone Development LANV 0066499040, LANV0066499039, and LANV006499038. Attorned de la Mora stated we have had this before them and the exhibits are almost finalized, the financial components are all that is left and that will be discussed by the Village Board. Approve it as submitted. Wesell/Janas motioned to approve as submitted and forward to the Village Board. Motion carried. Yates abstained.
11. Discussion and possible action regarding an amendment to the Comprehensive Land Use Plan to enable rezoning for the Stonewood Condominium Development and other potential re-development within the Village. Engineer Ben Wood stated that this was on the agenda at the last meeting. But it was stated on the agenda for just those lands of the Sawall Development. He has marked up some other areas that may be considered as part of the amendment as long as we are doing them. Industrial to Commercial. Land adjacent to Stonewood change to 2 family? Utility parcel what

should that be changed to? Email Ben with any suggestions and we will update that notice. We have to publish it within 30 days. Gudex/Yates motioned to have staff set the public hearing. Motion carried unanimously.

12. Adjournment. Janas/Wesell motioned to adjourn at 7:00 p.m. Motion carried unanimously.

February 18, 2021  
Respectfully submitted,  
Brenda Klemmer  
Village of Lannon Clerk/Treasurer