

VILLAGE OF LANNON
MINUTES FROM THE SPECIAL VILLAGE BOARD MEETING FROM 2/25/21

1. Call to order by presiding officer. Gudex called the meeting to order at 7:02 p.m.
2. Roll Call: Village Board: Barbieri, Gizelbach, Gudex, Martin, Nellis, Reek and Yates all present.
3. Statement of Public Notice was confirmed.
4. 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.) None.
5. Consideration and possible action on “Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. 1, Village of Lannon, Wisconsin”. Phil Cossen summarized the Project Plan that is being proposed. Hector asked what questions were you expecting to receive tonight. Phil answered with current status questions and how much is it generating compared to phase 1, 2a and 2b. Just those phases creates enough revenue to cover those expenses. Reek/Barbieri motioned to approve the amendment to the project plan for TID 1. Motion carried by majority. Yates abstained.
6. Discussion and possible action to rezone Overstone Development Phase III lands, LANV 0066499040, LANV0066499039, and LANV006499038. Reek/Barbieri motioned to approve the rezoning contingent upon the developer’s agreement being approved. Motion carried majority vote. Yates abstained.
7. Discussion and possible action on a condominium plat for Overstone Development Phase III, LANV 0066499040, LANV0066499039, and LANV006499038. Engineer Ben Wood stated that it was approved by Plan Commission. Nellis/Barbieri motioned to approve the plat contingent upon developer’s agreement. Motion carried by majority vote. Yates abstained. Reek/Nellis motioned to switch items 8 and 9. Motion carried unanimously.
8. Discussion and possible action on a resolution for the Municipal Revenue Obligation and financial incentive related to Overstone Development. Reek/Nellis motioned to table until the next meeting. Motion carried unanimously.
9. Pursuant to Wis. Stat. §19.85 (e) the Village Board may consider going into closed session to deliberate or negotiate the purchasing of property, or conduct other specified public business where competitive or bargaining reasons require a closed session involving the Agreement Amendment No. 1 for the Overstone PUD Phase 3. Reek/Yates motioned to go into closed session. Motion carried by roll call vote. Reek- yes, Nellis- yes, Gudex – yes, Barbieri – yes, Yates – yes, Martin -yes, Gizelbach – yes.
10. Following said closed session, the Board may reconvene in open session and take possible action with respect to the subject of the closed session if any action is required to occur in open session
11. Discussion and possible action on the PUD development Agreement Amendment No. 1 and exhibits for Overstone Development LANV 0066499040, LANV0066499039, and LANV006499038. Attorney de la Mora recommended contingent upon staff discussion with Developer and subject to components such as MRO and financial incentives being approved. Reek/Nellis motioned to approve also with Stormwater agreement. Motion carried by majority vote. Yates abstained.
12. Discussion and possible action regarding amendment to Strand’s Custer Lane Lift Station contract to include design and construction services of upgrades for the existing Main Street and Good Hope Road lift stations. Engineer Ben Wood summarized his proposal for Custer Lane Lift Station. Barbieri/Nellis motioned to approve the lift station estimate. Motion carried unanimously.
13. Discussion and possible action to authorize Strand to prepare a Municipal Separate Storm Sewer System (MS4) report to the Wisconsin Department of Natural Resources. Engineer Ben Wood stated that the Dept of Administration has declared we are urbanized based on the census. We have a MS4 sewer permit with the DNR with certain standards to meet. Annual report submitted every year but now they have changed their standards and updated the report. Take out of general village engineer budget. Yates/Reek motioned to approve Strand completing the report. Motion carried unanimously.
14. Discussion and possible action to amend and re-file Relocation Order pursuant to Wis. Stat. §32.05 (1) to include elements of access and operational rights related to the acquisition of a second source well, its facilities, ground area, and easement previously contemplated by Resolution No. 2020-12. Engineer Ben Wood stated that we have already passed a resolution to take this property and well. Staff have negotiated with the property owner. We will pay electrical, they will plow snow and cut grass, etc. We have never brought them to village board for action. The appraiser stated that those terms need to be part of the relocation order. Table to next meeting. Reek/Nellis motioned to table until the next meeting. Motion carried unanimously.
15. 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 he put it on the Plan Commission so that we could look at any other amendments on property that needs to be changed. If you have any comments that should be changed to get them to Ben by Tuesday. He will provide a proposed amendment on Wednesday. Authorize staff to propose amendment and set a date. Reek/Yates motioned to authorize staff to set a public hearing date. Motion carried unanimously.
16. Consideration and possible action to approve documentation required by the USDA with respect the Loan Resolution/Grant Agreement and related or similar documents in satisfaction of USDA requirements. None.
17. Upon motion duly made and carried, the Village Board of Trustees and consultants/staff may be convened in closed session pursuant to Wis. Stat. §19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, namely to discuss elements of the Development Agreement (“DA”) being negotiated and to formulate a position with respect to the DA and the terms of a Municipal Revenue Obligation (“MRO”) being sought by the developers of the proposed development known as Stonewood Trail LLC and to instruct staff accordingly. Barbieri/Nellis motioned to go into closed session. Motion carried by roll call vote. Reek-yes, Nellis-yes, Gudex – yes, Barbieri- yes, Yates – yes, Martin – yes and Gizelbach – yes.
18. Reconvene in open session to discuss, consider and take possible action, if any is required, with respect to the subject matter of the closed session.
19. Adjournment. Nellis/Barbieri motioned to adjourn the meeting at 8:41 p.m. Motion carried unanimously.

March 4, 2021
Respectfully submitted,
Brenda Klemmer
Village of Lannon Clerk/Treasurer

*Notice is hereby given that the Municipal Building is accessible to elderly and disabled persons.**Notice is also hereby given that members of other governmental bodies from the Village of Lannon may be present at this meeting to gather information about a subject on which they may have decision making responsibility and may constitute a quorum of that governmental body. No action by any of those governmental bodies, except the Village Board of Lannon, will be taken at this meeting.

