

VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION/VILLAGE BOARD MEETING FROM 4/12/21

1. Call to order by presiding officer. President Gudex called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Village Board: Barbieri, Gudex, Martin, Nellis, Reek and Yates were present. Gizelbach was absent.
Plan Commission: Bembenek, Gudex, Payleitner, and Yates were present. Gizelbach, Janas and Wesell were absent.
4. Statement of Public Notice was confirmed.
5. Plan Commission: Discussion and possible action on adopting the resolution and recommending approval to amend the Village of Lannon Comprehensive Plan and Map to the Village Board. Attorney de la Mora stated that this is more for the Village Board. Engineer Ben Wood summarized the map to be amended. There were a number of properties that were not being used for original purpose or had a different zoning to adjacent parcels. Board directed staff to prepare an ordinance to show that. He circulated the ordinance that recites those changes. By adopting this ordinance, it does not change the zoning of those properties. Yates/Payleitner motioned to recommend to the Village Board to approve the ordinance and exhibits as presented by counsel. Motion carried unanimously.
6. Plan Commission: Discussion and possible action regarding architectural plans for proposed Village of Lannon Lift Stations. Engineer Ben Wood gave some examples of the lift station options for the Custer Lane lift station. We are upgrading the other lift stations as well. He did not have cost estimates at this time. They have a 100 year life span so they will not have to be replaced. Looking for direction from the Plan Commission or to give us a different direction. Payleitner questioned the timelines. Advertise for bids at the end of this month. 2 months for other lift stations. Yates doesn't see a need to spend the extra money if they are not visible from the road. C or D on Main St. Make as bid alternatives? We need to know what material to spec out. Doesn't make more sense to bid them all at the same time. We need this lift station to operate within the next year. Need is not as imminent and you can gauge the price later on but still have time to figure out design. Yates/Payleitner motioned to recommend option D or a minor variation depending on construction costs, demands for lift stations on Custer Lane, Main St. and Good Hope Rd. Payleitner would like to see it in the setting, maybe want it to look a little different on Main St. Color selection will be determined after bids have been awarded. Motion carried unanimously.
7. Adjourn Plan Commission. Yates/Payleitner motioned to adjourn the Plan Commission at 7:30 p.m. Motion carried unanimously.
8. Discussion and possible action on the reading, correction and approval of the minutes from the Village Board meeting from 3/8/2021. Reek/Nellis motioned to approve the meeting minutes from 3/8/21. Motion carried unanimously.
9. Committee Reports:
 - a. Finance/Personnel – items later on the agenda
 - b. Legislative – item 15 later on the agenda
 - c. Parks and Recreation/Beautification -none
 - d. Public Safety – more graffiti at Lannon Tank and at the Park. We have a Camera fund and reward fund set up. 2 more covid cases in April
 - e. Public Works/Recycling/Sewer - none
 - f. Quarry - none
10. Department Reports:
 - a. Clerk's Office – Utility Bills will go out by the end of the week.
 - b. Police Department – Report has been submitted, let Chief know if you have any questions.
11. Citizens Comments:

(This is meant for Public Comments on any subject, without any discussion by Board of Trustee members or action, except for possible referral to a governmental body or Village agent). (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.) **Jan Schmidt** – she asked about safety signs at the Bugline and Good Hope Rd. for Pedestrian crossing. People walk in front of cars. Need those signs as soon as possible. Can be moved in the winter for plowing. **Don Sommers** – After checking with Hector, he needs the board permission to talk with Hector and Ben to get up to speed. Feels his comments have been disregarded, and we should not have to be affected by it and nothing has been done. No water truck, sweeper shows up too late. **Jake Jensen** – 7328 N. Lake St. Also, Lannon Rd. crossing needs signs too. **Amanda Tarantino Jax** – feels they are treated unfairly. You have a goldmine with your car show, I have offered help. You can have more Lannon vendors at the car show, have picnic tables set up. It can be a lot better than it is to bring in more money. Community vendors and artists. Beer sponsor to help pay for things. Bring money into the Village. The car show is great but it can bring in more money into the community. Lannon has a lot to offer and can do more events. Jan already gets vendors but doesn't want to take up spaces for the cars. It is a car show. Spends money for equipment for parks, to remodel building, etc. **Anna Calatola Robe** – Whispering Ridge plowing issue. Talked to Village and Menomonee Falls, it is property of the Village and Lannon should have it paid to have it plowed. A resident almost got hit because the snow banks were too high. Our contractor had to take care of it and had to be charged to condos. It cost \$237.20. Make sure it gets taken care of for the next car show. **Chris Barber** – why is the water project continuing to go on when according to state statute it is past the deadline. Why are people paying for it when we all have water? Jan commented that the buildings for the lift stations look nice, but you should consider the vandalism we have had.
12. Discussion and possible action on approving the Ordinance to Amend the Comprehensive Plan and Map for the Village of Lannon. Nellis/Reek Motioned to approve ordinance and map for the Comprehensive Plan. Motion carried unanimously.
13. Discussion and possible action regarding a final plat for Whispering Ridge Estates North. Engineer Ben Wood summarized that Whispering Ridge is moving on to the Phase II. Yates/Martin motioned to approve final plat for Whispering Ridge North contingent upon Engineers concerns are addressed. Motion carried unanimously.
14. Discussion and possible action on CSM to combine two lots for Theodore Hoffarth Trust at 20514 W. Main St. Engineer Ben Wood summarized where he wanted the lots combined. The issue on this one is that the County right of way shows it on top of the house. This needs to be sorted out before we can approve it. In concept there is no issue with combining the lots but would like to see this get investigated a little further. Approve contingent that this is represented with the legal documents. Barbieri/Reek motioned to approve contingent upon the right of way line being marked correctly. Motion carried unanimously.
15. Discussion and possible action on amending Village Ordinance Section 50-11 regarding signs. Yates stated that they want subsection b to revert back to not placing signs in the right of way without the permission of the property owner. It was amended in 2013 to take out the right of way completely. They were also looking at square footage of 16 sq. feet, and take out last sentence. Attorney de la Mora asked for the opportunity to prepare an ordinance and give some thought to how we can tweak it. Reek/Barbieri motioned to table until the next meeting. Motion carried unanimously.

- 16. Discussion and possible action regarding the Sawall Condo project and developers agreement by ECT II. Kevin Sawall came back with an updated sight plan for the Condo project along Main St. 32 units instead of 28. They are ranch condo's. 2 bedrooms with 9 foot ceilings, etc. Price ranged between \$350,00-\$400,000. He feels they do not need a PUD overlay. It will add 12 million dollars of value to the Village. Gave an overview of what they will look like. Added screen porches to the balconies as well. They hired a consultant to get the most efficient use of space. Upgrades will include a 3 car garage or finished basement with a bedroom and bath. They are going to extend the sidewalk to increase walkability for all the residents. Expect to build out in 2 to 3 years as a maximum build out. It is a single phase development. A Club house is not cost effective. Engineer Ben wood stated that the comprehensive land use map allows them to rezone to 2 family. They own the parcel and have a CSM. They have made the rezone application so we need to schedule the rezoning Public Hearing. Can the rezone being contingent upon developers agreement? If no PUD is needed the rezone has to wait for public hearing but developers agreement can be approved contingent upon rezoning. Yates questioned if Attorney de la mora had time to review. There are some things that need to be sorted out. Should not approve the agreement until you have the rezoning of the entire parcel approved. Schedule for rezoning and then the developer's agreement. Reek/Nellis motioned to schedule the rezoning by staff. Motion carried unanimously.
- 17. Discussion and possible action on Stonewood Trail Developer's agreement. There has not been enough time to review the developer's agreement before the meeting. Nellis/Barbieri motioned to have a special meeting on April 19th for the developer's agreement approval. Hector is advising not to approve agreement before rezoning. Motion carried unanimously.
- 18. Discussion and possible action on development of a Community Needs Assessment for the American Rescue Plan funds. Yates stated that there are some funds coming our way for the Covid money. Some of us had attended the webinar stating some of the ideas the money can be used for. The amount and when we are getting it is still up in the air. We have until fall of 2024 and we need to come up with a plan for the use of money. Transfers to non-profits, grants to impacted businesses, or infrastructure. They have sent us a checklist and outlines the steps we need to take as a community to prepare to use these funds. What the group should look like and who it should include. Board members, Clerk, citizen involvement and business owner's representatives since it affects us all. Should not be taken lightly. 2 board members, 2 citizens, 2 business leaders plus the president.
- 19. Discussion and possible action to direct the Village's Municipal Financial Advisor, Ehlers, Inc., to prepare a contract for professional services to revise the TID 2 boundaries and project plan and to contemplate the creation of TID 3. Engineer Ben Wood stated Ehlers proposed two different contracts. To explore the third TID or change the boundary on TID 2. Ben summarized the maps of the TIDS and areas that could be changed. Identified other areas of development. Cawley farm and along Good Hope and take out Barnes property. It is just a concept, the numbers have to work favorably first. Where would TID 3 be? Possibly Circle B storage? Is there mixed use residential potential? Lower value parcels into the TIF. It only includes 4 parcels. Have to look at the 12% option. Mixed use near the Village Hall is another possibility. It may not work, or Ehlers may say it doesn't make sense or pass the test. The only time to explore that is now. Amendments need to be done by the middle of August. Village gets base line value as well as all the taxing jurisdictions and any increment get paid to the Village. Reek/Nellis motioned to contract Ehlers to look into the amendments for the TIDS and evaluate those costs. Motion carried unanimously.
- 20. Discussion and possible action on approving pay application for Mid-City for Contract 2033. Yates/Barbieri motioned to table until next month. Motion carried unanimously.
- 21. 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. Yates/Nellis motioned to table until next month. Motion carried unanimously.
- 22. Discussion and possible action on payment of the bills. Yates/Reek motioned to pay the bills. Motion carried unanimously.
- 23. Engineer's Report. None.
- 24. Attorney's Report. None.
- 25. President's Report. Should look at stop issues at the bugline. The bikes and pedestrians are supposed to stop as well. Thank everyone that has helped out over the last 4 years and helping to make the community what it is. Police department, Brenda and Nicole, Building Inspections, Strand, Waukesha County offices, Wendi ,officials, Lannon Stone and Halquist Stone, etc. Blasé construction for installation of new signs and the quarries for donating the signs, etc. Thank you and God Bless.
- 26. 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)(c) for the purpose of considering employment or performance evaluation data of any public employee(s) over which the Village Board has jurisdiction. Reek/Barbieri motioned to go into closed session. Reek- yes, Nellis-yes, Gudex-yes, Barbieri -yes, Yates-yes and Martin- yes. Motion carried unanimously.
- 27. Reconvene into open session to take action, if any, with respect to matter(s) considered during closed session including the possible giving of notice pursuant to Wis. Stat. §19.85(1)(b) before final action is taken. None.
- 28. Adjournment. Reek/Nellis motioned to adjourn the meeting at 9:41 p.m. Motion carried unanimously.

<p>April 13, 2021 Respectfully submitted, Brenda Klemmer Village of Lannon Clerk/Treasurer</p>	<p>*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.</p>
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