

1 VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 3/31/21

1. Call to order by presiding officer. President Sommers called the meeting to order at 6:32 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Plan Commission: Bembenek, Grim, Nellis, Janas, Payleitner, Sommers and Yates were present.
4. Statement of Public Notice was confirmed.
5. Citizen Comments. None.
6. Discussion and possible approval of Plan Commission/Village Board Joint meeting minutes from 1/27/22. Grim/Yates motioned to approve the meeting minutes from 1/27/22. Motion carried unanimously.
7. Discussion and possible approval of Plan Commission from 2/24/22. Payleitner/Grim motioned to approve meeting minutes from 2/24/22. Motion carried unanimously.
8. Discussion and possible action on approval of Plan of Operation for Just Smokin' Barbecue at 20316 W. Main St. Lannon WI 53046. Engineer Ben Wood summarized his comments from the last meeting. Applicant Justin Kahle was present to share his summary of what he is looking to do. Engineer Ben Wood summarized more of his comments and does not have any concerns with the Accessory Use. There would have to be post construction inspection. The only other concern is how the Commission will address any complaints. Jeff O'Connor did talk to a couple of the neighbors and they had no issues. Attorney de la Mora questioned the applicant about his business and the smoke smell. Recommendations from Ben were addressed including fire dept approval, inside floor plan, and plan to address complaints. Payleitner/Janas motioned to approve Just Smokin' Plan of Operation contingent upon final fire dept approval, change hours to 12 a.m. and review the Plan of Operation for any complaints. Motion carried unanimously.
9. Discussion and possible action on approval of sign permit for Just Smokin' Barbecue at 20316 W. Main St. Lannon WI 53046. Engineer Ben Wood summarized his comments for the wall sign. Yates recused himself but can answer any questions. Grim/Nellis motioned to approve the sign permit application for Just Smokin' Barbecue. Motion carried. Yates abstained.
10. Discussion and possible action on Plan of Operation and Site Plan for Kelly's Rock Solid Storage, Town Line Rd. Lannon WI 53046. Legal description for property. Buying portions of neighboring parcels for this purpose. Engineer Ben Wood summarized his comments in regards to the flag lot, but has a long access road. It is a legal non-conforming lot. Cannot be used for anything else, best use of property. Makes unusable land usable because it is not good for much else. Allowing the expansion of a legal non-conforming lot. 12 storage unit buildings proposed for the property. A possible future office is proposed. Parking spaces are shown by office. There is no other parking areas because it is a storage use. 30' emergency access in between each building. All storage will be inside. Landscape is more than what is required and will provide screening. Quarry and light industrial on adjacent properties. Topography change and also a curve in driveway so people driving by wont see the units. All the properties drain the quarry hole and discharges in Lemke Stone and he pumps it out. He also holds a discharge permit with the DNR and is taking on all that drainage. No stormwater management needed. Recommend that agreement with Lemke be contingent upon approval. They are working on a financial agreement with Lemke currently. Catch basins in the asphalt run throughout the property. Ben recommends the applicant do a lighting design, agreement with Lemke Stone, grading permit and no work be done on adjacent lands without permission. A retaining wall will be built on Kelly's Greenscape's property and that Emergency Vehicle access approved by fire department. Grim/Yates motioned to approve the Plan of Operation with recommendations from the Village Engineer with no outdoor storage. Motion carried unanimously.
11. Discussion and possible action on Sign Permit for Kelly's Rock Solid Storage, Town Line Rd. Lannon WI 53046. Engineer Ben Wood summarized the sign permit. 114 square feet, sign face 30 square feet per side. The orientation will be double sided and there will be some lighting on it landscape lighting. Yates/Janas motioned to approve sign permit application that the lighting be run by staff. Motion carried unanimously.
12. Discussion and possible action on approval of Plan of Operation for Cut N Go Tree LLC at 20275 W. Good Hope Rd. Lannon WI 53046. Engineer Ben Wood summarized his comments regarding the

project and previous stormwater issues. Applicant was available and stated they are under contract to purchase the property. They are supposed to close next month. Curb and gutter was never installed. Ben summarized the water run off issues with the applicant. Have had a hard time getting any resolution out of the situation. They have walked the site with Asset Development, Jason Johnson, the Village Engineer and Village President. There are some options to remedy that and it may include some action by Asset Development and the tenant of that building. It is a private property to private property issue. It is in the applicants best issue to reach out to Asset Development to discuss resolution. It is zoned light industrial and this is a permitted use. We want the drainage issue resolved. Everyone is looking for a fresh start. Tried to clean it up and do not keep debris there. Secure lot for their equipment, a quiet operation, equipment leaves for the day and comes back at night. The fuel tanks are existing. Get site plan from Johnson & Sons as a starting point. The site is perfect for what they do. Work on equipment inside. Drainage needs to get handled. Willing to do the stuff on their property but the stuff across the street Asset Development needs to address. Attorney de la Mora summarized the situation at hand and how we move forward from here while giving the applicant the benefit of the doubt and table the matter and let the applicant try to figure out where to go from here and allow to proceed and demonstrate progress. Yates/Nellis motioned to table the Plan of Operation for Cut N Go until the next meeting so they can address Engineers comments. Motion carried unanimously.

13. Discussion and possible action on approval for a Sign Permit Application for Cut N Go Tree LLC at 20275 W. Good Hope Rd. Lannon WI 53046. No concern with it. Patrick would like to see the supports or more detail. Grim/Janas motioned to table the sign permit application for Cut N Go. Motion carried unanimously.
14. Discussion and possible action on approval of Plan of Operation for CSC Storage LLC at 20172 W. Good Hope Rd. Lannon WI 53046. Engineer Ben Wood summarized the situation. They are using the adjacent lands which happens to be the Village property. 1990's site plan showed they wanted to acquire that but that did not happen. Shows that it is zoned commercial, but they show it is zoned residential. Best fix if it is residential, ask applicant to rezone to commercial so it is not legal nonconforming because of the use and size of building. It is storage use and not commercial, not a business operation and had trouble filling out a plan of operation cause there are no employees, etc. Grim/Yates motioned that we table the Plan of Operation and recommend that any action on this property cease, the property be rezoned and a plan of operation be submitted for what it is used for and remove items from village property as soon as possible and invite them to next month's meeting. Motion carried unanimously.
15. Discussion and possible action on approval of Amended Plan of Operation and Site Plan for Lannon Stone Products, W Good Hope Rd. Lannon WI 53046. Engineer Ben Wood summarized his comments. They have an approved Conditional Use and Plan of Operation/Site Plan. Use is consistent with the zoning, conditional use and site plan. Quarry has loose restrictions on Zoning but most uses are conditional use and they have that. 2 structures proposed, one is 8100 square foot facility for repairs of heavy equipment in the pit with some office areas. 2 cranes in the building. Storage of equipment to stay out of the elements. White buildings because of the debris. Nobody will ever see these buildings. Attorney de la Mora questioned the foundation. There is already bedrock there with shallow footings. They will have bathrooms, heating, cooling, etc. Grim/Janas motioned to approve Plan of Operation for Lannon Stone. Motion carried unanimously.
16. Adjournment. Nellis/Bembenek motioned to adjourn at 8:46 p.m. Motion carried unanimously.

April 11, 2022
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.