

**1 VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 6/30/22**

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. Bembenek and Yates absent.
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 5/26/22. Janas/Payleitner motioned to approve the meeting minutes from 5/26/22. Motion carried unanimously.
6. Public Hearing for Whitt Diversified Interest, LLC (Chemrite CoPac, Inc.) for a conditional use permit to keep a well for production at 19725 W. Edgewood Dr. Lannon WI 53046.
 - a. Open Public Hearing Raul Er attorney for Chemrite and President present. He summarized the facilities and the well use for production to manufacture product. 50 full time people and 50 to 100 part time people. Well is designed to produce well, softened and conditioned for USP usable. Tap water is critical for their business. RO system is very controlled. Contained system, used on demand. Current well is about 280 feet and functional. If the aquifer is disrupted by quarries digging deeper, we would need to go down to 800 feet. If the well goes down for a day they have to close. They monitor it and it has been working well. 30,000 gallons per day. Reservoir for emergency. The rest of the buildings are on municipal water for domestic use. Ben doesn't feel this will affect our municipal well. DNR monitors those wells. Lannon Stone won't go deeper for 5 years so they are being proactive. \$65,000 gallons/minute is a lot of water. Half of the flow rate would be big swings in demand on our municipal system. Want to put it in this year. December 1, 2024 to see if deeper well is functional enough. The two wells give them more security of the water. They are not drawing more water just drawing it from two sources. Jerry Newman gave background on the water system. Horizontal fishers and our own wells are at 220 feet when we were going to take the high capacity well at pipe plant. 8 to 10 inches wide in the 220 feet fisher.
 - b. Close Public Hearing. Public hearing closed at 7:12 p.m.
7. Citizen Comments. Chris Barber – questioned that people wanted to keep their wells but they didn't conform. They need to meet the standard when the well was built.
8. Review and possible recommendation to the Village Board for a conditional use permit for Whitt Diversified Interest LLC to keep a well for production at 19725 W. Edgewood Dr. Lannon WI 53046. Grim/Janas motioned to recommend to the Village Board to approve a conditional use permit for Whitt diversified Interest with changes that were discussed, Hector to draw up and share with applicant. Motion carried unanimously.
9. Discussion and possible action regarding undesirable storage at multiple locations. Engineer Ben Wood has received some complaints on some issues throughout the Village. CS Storage says they are just letting their friends use it for storage. Needs to be rezoned, etc. They were not ready for tonight. Go to Village Board to take action. Jerry recommends \$100/day that should be approved by the Village Board. Hector summarized the situation. Artistic Stone – No knowledge of Plan of Operation. Outside Storage. Kelly's Storage said engineer was concerned with soil quality for leaking fluids, etc. ATC Powerline Corridor – outside storage in wetlands. Halquist brought it to Ben's attention. Disturbance wetland, can be reported to DNR. Dilapidated building on Narrow Lane with stuff scattered around. It is zoned ag so no use issue, but it has a lot of stuff. Wandsnider Landscaping needs rezoning but there is stuff scattered about. Waste material just gets piled up here. Other complaints about hoop huts, etc. There are many complaints, but nobody puts it in writing. If you have probable cause you can review the Plan of Operation or speak to owners about situations. Impermissible activity taking place. Outreach effort to contact property owners and walk the property with their consent get pictures and get voluntary compliance. Screening Ordinance is a strong argument to clean things up. Building inspector and Police Chief to these locations to start enforcement. Payleitner/Nellis motioned to have Building Inspector and Police Chief to put these properties on notice by visit these 4 properties plus CS Storage to inform property owners about

violations and include the Village Engineer report and report back for July meeting. Motion carried unanimously.

- 10. Discussion and possible action regarding site alterations at K-Kom. Village Engineer stated Trustee Nellis brought this up. There have been some alterations to the sight. Ron Nellis stated there are many tables and benches, some grading has been done. We should send the police and building inspector to visit his site as well. The elevation has been changed. Isn't included in Plan of operation. Nellis/Grim motioned to send Police and Building Inspector to review property. Motion carried unanimously.
- 11. Discussion and possible action regarding landscape review of recent developments. Engineer Ben Wood gave us some letters to explain the recent developments and if they meet their landscaping plans. Obnoxious weed ordinance and 12-inch grass ordinance to enforce. Distressed trees should be removed was put in the letter. Janas/Nellis motioned to send these letters out for their review and action before July meeting. Motion carried unanimously.
- 12. Discussion and possible action regarding landscape review of Whispering Ridge Condominiums. Engineer Ben Wood summarized what he had found regarding the Whispering Ridge Condominiums Landscape Plan. Site landscaping vs the building landscaping. Grim/Nellis motioned that Whispering Ridge Homeowners association be made to do an inspection of their property as to what is missing by the August meeting. Motion carried by majority. Janas abstained.
- 13. Discussion only regarding previously tabled items related to Cut N Go Tree LLC at 20275 W. Good Hope Rd. Lannon WI 53046 and CS Storage at 20172 W. Good Hope Rd. Lannon WI 53046. Engineer Ben Wood reported that they have reached out and are planning on adding another building. He is looking at drainage and engineering on building and stormwater, etc. He is working on it and checking in. CS Storage was discussed earlier. They will prepare something for July meeting.
- 14. Adjournment. Nellis/Grim Motioned to adjourn at 8:18 p.m. Motion carried unanimously.

<p>June 27, 2022 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>
-----------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------