

1 VILLAGE OF LANNON
MINUTES FROM PLAN COMMISSION MEETING FROM 7/28/22

1. Call to order by presiding officer. President Sommers called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Plan Commission: Bembenek, Grim, Nellis, Payleitner, Sommers and Yates were present. Janas absent.
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 6/30/22. Eliminate dollar sign, Jerry recommends \$100/day by village board should be struck. Nellis/Grim motioned to approve. Motion carried unanimously.
6. Citizen Comments. Dan Voss – 20075 Cut N Go update in person this month. Miscommunication in changes. See a final draft of Stormwater plan. Waiting on Landscape Plan. Working away on it. Kelly Jensen- walked into a meeting at the park last week and saw Patrick Yates, Ben Wood and Parkatechure at the park, what changes are being made.
Mike Muehlbauer – Sawall Development issues. Have not completed dog park, dogs are on her property. The Berm was not put in so that will run off into her property. Already 300 people there with dogs and the weeds are unbelievable, he is a bad neighbor. Talked to guy cutting grass and cant cut berms because finish landscaping isnt done. How did he get occupancy. Weeds are 3 feet tall.
Ron Esser – Carl’s Landscaping lights need to be adjusted.
7. Public Hearing to consider the proposed amendments to the Project Plans for the Tax Incremental Districts 1 & 2 for the Village of Lannon. Jon Cameron gave an overview of each amendment then will open it up to the public. Senior Housing in the future. The Village is getting close to the 12% of total equalized value. The incremental value when it was created. None of these project costs are committed by the Village but if development should occur it is there. TID 2 created in 2018 under blighted district so the lifespan is 27 years. First amendment. They are looking at adding property and removing property to help future development. If we kept Barnes property in we would go over the 12%. Later on there is a proposal from Parkitecture that was discussed in previous meeting. Scoping meeting. He recommended incorporating if there was room for a Village Center area. Kelly Jensen questioned why Parkitecture is telling us what properties we should put into our TID. When we modified these boundaries, he questioned including these properties for future development down the road to create a downtown area. The 12% would not work from a number’s standpoint. There was room in the TID. It doesn’t mean anything is happening to these properties, but it opens the door for future development and clean up. Hector questioned if the value exceeds the 12% what does that mean. Jon stated they can’t do any changes or TID changes until a TID closes. Existing incremental value plus base value can not exceed the 12%. Each tax key gets identified and calculated out. Muehlbauer questioned how do you know Barnes wont develop. Yates stated that there is a better chance of Halquist developing before Barnes. What does a downtown center consist of. There is no plans or pre conceived plans. Yates sees it as Mr. Newman envisioned. Light office buildings, clinics, etc. It would require a developer to come in and present something. Mixed use concept. Chris Barber asked when Halquist plans on finishing quarrying the Cawley Property. They have 10 years to complete. It was singed in 2018. That would include site preparedness. Mike Muehlbauer questioned if Halquist is still getting good stone? Does Halquist need to pave that driveway going back as an access road, how do you keep the stone out of the sewer? Where does it run off too? Public hearing was closed at 7:02 p.m.
8. Discussion and possible action to approve Resolution 2022-6 to approve amending the boundaries and project plan amendment for Tax Incremental District No. 1. Yates/Nellis motioned to approve Resolution with the inclusion of the additional tax keys discussed during public hearing. Grim asked why we are adding these parcels 8, 9, 10, 11, etc. These already add sewer/water lines and don’t see any of these buildings going anywhere in the next 20 years. Same as Circle S. Lannon and Good Hope. Rd parcels. The first batch including the Lannon and Main parcels would allow them to do

streetscapes which is included in a project plan for the TIDs. If private property owners wanted to do something with their façade, they could petition to use TID money for those improvements. Circle S was included because of possible contamination issues if there was anything there that makes any improvements cost prohibited. Boundaries have to be continuous so there are parcels included for that reason. Nothing may never happen on Circle S within the life however we will be TIFed out and cant make anymore amendments to those boundaries. It doesn't mean anything will happen to these properties but if you want that tool available, they needed to be added now. Grim no. Motion carried.

9. Discussion and possible action to approve Resolution 2022-7 to approve amending the boundaries and project plan amendment for Tax Incremental District No. 2. Yates/Nellis motioned to approve resolution for TID 2. Grim says we should not include 1 and 2. Not enough land to build anything on it so we included 1 and 2 if that were to be developed in the future. Owner does not want to sell it. Motion failed. Grim No. Payleitner abstained. Sommers No. Bembenek no. Grim/Payleitner motioned to send it to the Village Board less parcel 1 and 2. Motion carried unanimously.
10. Discussion and possible action regarding a proposal from Parkitecture to provide streetscape and related planning services. Yates summarized the proposal. Met with staff and looked at properties to get a sense of the village. Look at it from a cost and plan for future improvements. Ben stated that the Plan Commission was on board with doing some street scaping. Blake wanted to get a comprehensive plan so when you are looking at doing the work there is concepts available. It would include extensive public involvement. ARPA committee was looking at ways to use these funds for Preliminary plans. There is funding in TID plans for streetscaping efforts for beautification. \$65,000. Plan Commission doesn't care about money but the Village Board should. Steve stated it is broken down into areas and it is what we asked for. Is there other companies that do this? Do we look at other options? Grim/Payleitner motioned to recommend to the Village Board for approval. Motion carried unanimously.
11. Discussion and possible action on signs for Lannon Lions Club. They currently have one sign up by the parks. They would like one on every entrance to Lannon but don't want to block any other signs for the Village. Not a lot of circular signs so they could do a rectangular sign so it would blend it with others that is not a problem. 6 to 8 week lead time for materials. Do they make a smaller round? 30 is the smallest. Grim feels it should be round because that is their symbol across the country. Do we need County approval for the County Road locations. Restricting the regulation of signs by communities on basis of content. Municipalities can control the right of way for safety purposes. Not to allow signage in public right of ways. We have been able to work it out to have the sign placement work it out with property owner. Hard to determine right of way in many communities. Don't want to create any safety issues or have someone else remove them. Most of the locations are no brainers. Need Waukesha County approval. Grim/Yates motioned to table. Motion carried unanimously.
12. Discussion and possible action regarding a plan of operation site plan for Filtration Concepts, LLC located at 19806 W. Main St. Jordan from Ruckert Mielke was present to summarize the project for the owner. Engineer Ben Wood stated that they have looked at the run off, etc. onto the Overstone pond. Some of the water runs down into the County right of Way and some runs down into Overstone and accounts for that runoff in his plan. Box Trucks, how many? Add to Plan of Operation. Lighting on outside? Protect the people in the Condos so lights are not flooding them out. Transplant trees. Landscape Plan to make sure we are protecting residents. Sprinkling system with added square footage? They were planning to sprinkle the whole thing but with inflation and supply issues they made it a fire wall to help. Addition is for cold storage. Grim/Nellis motioned to table the plan of operation for Plan of Operation for more information. Motion carried unanimously. Grim/Nellis motioned to send Stormwater maintenance to Village Board. Motion carried unanimously.
13. Discussion and possible action regarding a Plan of Operation for CS Storage located at 20172 W. Good Hope Rd. Engineer Ben Wood summarized the submittal. They did not address the Village portion of the property that they are using. They are asking for outdoor storage use. Pallets, dumpster, etc. is that one someone gets done building his place, when is that? 30 days to get it off. B2 does not allow for outside storage, it belongs in light industrial. Screen dumpster. Grim/Payleitner motioned

that CSC Storage should remove outside storage within 30 days of notice and any other items within Village property and deny the Plan of Oepration. Motion carried unanimously.

14. Discussion and possible action regarding sign permit for Henny’s Dugout LLC at 7273 N. Lannon Rd Lannon WI 53046. Yates/Grim motioned to table for more information. Motion carried.

15. Discussion and possible action regarding undesirable storage at the following locations:

a. 7090 N. Townline Rd. - Artistic Stone

Nellis/Grim Issue cease and desist order and give them 60 days to clean it up for a plan for removal out of quarry section, failure to do so we will have him come before us or issue citations to 7090 N. Townline Rd. Motion carried unanimously.

b. Tax Key LANV0068980 - MARCY FARMS LLC (immediately east of Halquist Stone at Village border)

c. Tax Key LANV0068999002 - CHERYL KOCHMAN, W185N7487 NARROW LN (Village border along ATC corridor)

d. Tax Key LANV0068999001 - Wandsnider Landscaping (Village border along ATC corridor)

e. Others

Grim/Bembenk motioned to be sent to Village Board for action. Motion carried unanimously.

16. Discussion and possible action regarding site alterations at K-Kom. Grading issues. Dumpster still there. Need to have a point person for the enforcement so we can have someone to testify. If you are just looking for a fine or are you going to seek injunctions. Building Inspector to build a case. Grim/Yates motioned to send to Village Board for action. Motion carried unanimously.

17. Discussion and possible action regarding landscape review of recent developments.

a. Overstone Condominiums

Engineer Ben Wood stated that he was in touch with Marv Berg and received notification that they would be addressed.

b. Rock Pointe Village Apartments

Engineer Ben Wood reached out to Kevin Sawall. He was glad we called things to their attention. They reviewed their site with Landscaper and will come back in August with update. They are redoing the berms and will look at overall landscape plan and add to the site. Refuse to reduce letter of credit is an option.

Grim/Yates motioned to direct Ben to send a letter of deficiency to property owner and state that they may not get a reduction in letter of credit if deficiency is not taken care of. Motion carried unanimously.

18. Discussion and possible action regarding previously tabled item related to Cut N Go Tree LLC at 20275 W. Good Hope Rd. They will try to get everything done for next month. Grim/Bembenek motioned to table for next month. Motion carried unanimously. His updates have been very appreciated.

19. Adjournment. Yates/Grim Motion to adjourn at 8:51 p.m. Motion carried unanimously.

July 25, 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.