

VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 10/27/22

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, Janas, Payleitner, Sommers and Yates were present.
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 8/25/22. Grim/Yates motioned to table. Motion carried unanimously.
6. Discussion and possible approval of Plan Commission meeting minutes from 9/29/22. Yates/Janas motioned to approve the meeting minutes from 9/29/22. Motion carried unanimously.
7. Citizen Comments. None.
8. Discussion and possible action on Landscaping updates from Sawall Development and Whispering Ridge. Clerk has not heard anything from Whispering Ridge. They were doing a self-assessment to make sure it was okay according to approved Landscape Plan. There were a couple of trees cut down and not replaced and that was the concern. They were asked to respond by August meeting and still have not heard anything. Grim/Nellis motioned to tell Whispering Ridge to be at next Plan Commission meeting to explain their assessment or why it is not complete. Motion carried by majority vote. Janas abstained.

Walk thru on October 18th at Sawall Development. Dog park seeding by November, road for Phase III yet this year. Reworking berms and planting prairie grass in between properties to the West. Bushes look week on berms. This whole thing could have been done without a walk thru. Berms need better or more bushes, putting stone around to stabilize ground. Street Signs need to be installed. Removing one berm and putting trees in. Engineer Ben Wood summarized what was proposed by them on the site plan to address the problems. Lighting complaints on Crosby property. May need shields added to the lights. There should be dumpster screening which is usually done at the end of the project. Prairie grass to deter the other dogs from going onto Don's property. Accomplish adequate screening without a barrier you don't need a fence. People wander down there and the plantings would take 5 to 7 years to grown in. Natural barrier. The berms are thin on plantings. He has not tallied the number of plantings was more concerned with quality and intent. More plantings along the borders. He will also add signs to show where private property is. Sommer's stated that he doesn't want the grasses planted there because of the snakes, rodents, etc. that he finds on his patio. He wants street signs up now, amazon is in Don's yard and people looking for the apartments. Why are there not signs there? He is irritated. Nellis questioned why he didn't say anything during the walk thru. Nellis stated he has not heard Jeanne complain. Grim doesn't object with Sawall adding plantings from original plan, he isnt taking screening away. No encroachment on neighbor property. What are we trying to achieve, some kind of barrier – if visual isnt the intent, maybe split fence etc. to show barrier. Jeanne wants trees planted along her property line, so she doesn't have to see the buildings and people. So do we just wait for the trees to grow and forget the grass as a temporary barrier, but it seems that will be a source of complaints as well. Grim asked if Don replaced his trees yet? They have achieved what was in the plan and maybe short a few things. Now we should go back and Kevin may say forget it don't plant the grass and everyone will have to wait for trees to grow? Adding more is better than not having enough. Hector stated there is a substantial level of occupancy in this project, why hasn't dog park been done. They had stockpiled material there and it is now level and graded and seeded. Sawall needs to communicate with the tenants as to boundary lines, etc. Rodents impact health of neighbors and complex, etc. Maybe a split-level fence with other plantings. Green Giant arbor vitae was suggested by the two landscapers at the meeting. Create a visual delineation as a boundary. It will take time and money. Grim/Bembenek motioned to have Village Engineer that Plan Commission is not in agreement with Indian grasses on the border and more interested in green Giant arbor vitae at 6 to 8 feet apart staggered to create a longer screening. Motion failed.

Grim/ motioned to table to take pictures to see what is there and measure to lot lines. No second. Nellis/Grim motioned to recommend to developer to install a minimum of 2 4' green giant arbor vitae between existing plantings and Main St. and no grass along Sommer's property and all other plantings and improvements are responsible of neighboring properties. Motion carried unanimously.

9. Discussion and possible action on Site Plan for Kelly's GreenScapes, 21661 W. Good Hope Rd. Lannon WI 53046. Engineer Ben Wood summarized the meeting minutes from January 2017. Neighboring communities don't allow without conditions, how many do you want, need engineering calculations for commercial properties, etc. Ben also summarized accessory structure ordinance. Kelly's GreenScapes is asking to install some of these, this is industrial and down a hill, etc. Do we allow them or not. If you allow it, why and will you allow it somewhere else, etc. Yates stated that here it is not as visible as the one over by Industrial park. If it is screened enough it won't matter. It has to meet structural building code. Sean Kelly stated their salt storage needs to be protected. They had one for 6 years and nobody knew about it. They want to protect top soil and salt. It is expensive to build separate buildings. If they tarp them it looks gaudy and it creates impervious area and ruins the material. Runoff with salt storage for DNR? Hector stated if you allow these, then disallow the storage of salt. Water will get in there with these canopies. Water will be drawn away from the materials. Three-year inspection? Ground under salt hut – asphalt. Yates stated it is about visibility and an inspection period is a good idea. Controlling the runoff is the important part. Hector suggested not allowing them at all. Insufficient application to decide on the standard. Aesthetic in nature. You will have an influx in these buildings with not enough enforcements, etc. You won't be able to keep them out. Trying to enforce after the fact. Engineer Ben Wood did some googling regarding salt storage. Wis. DOT has control over storage facilities. Impermeable pad and waterproof covering. Nellis/Yates motioned to temporarily approve the structures for 1 year pending an ordinance allowing them with structural engineering and DOT regulations regulating salt storage. Motion carried unanimously.
10. Discussion and possible action on Amended Plan of Operation for Ideal Property Management, 20316 W. Main St. Lannon WI 53046. Grim stated portable restrooms should be for public and employee. Shorewood and White Fish Bay for 20 years. Seasonal? Nellis/Janas motioned to approve the Christmas tree lot for ideal property management and everything that goes with it. Motion carried unanimously.
11. Discussion and possible action on Sign Permit Application for Ideal Property Management, 20316 W. Main St. Lannon WI 53046. Discussion regarding signs. Grim/Bembenek motioned to approve sign permit application. Motion carried unanimously.
12. Discussion and possible action on Sign Permit Application for Sunnyside Cemetery Association, 19011 W. Main St. Lannon WI 53046. Yates stated it is a big improvement from previous one. Yates/Janas motioned to approve. Motion carried unanimously.
13. Adjournment. Yates/Grim motioned to adjourn at 8:34 p.m. Motion carried unanimously. Grim/Yates motioned for Next meeting will be November 17th and December 15th at 6:30. Motion carried unanimously.

November 10, 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.