

**VILLAGE OF LANNON**  
**MINUTES OF PLAN COMMISSION MEETING FROM 5/25/23**

1. Call to order by presiding officer. President Yates called the meeting to order at 6:31 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Bembenek, Grim, Lake, Nellis, Janas, Payleitner, and Yates.
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 5/8/23. Nellis/Janas motioned to approve the meeting minutes from 5/8/23 as presented. Motion carried unanimously.
6. Citizen Comments.  
Terri Grennier – questioned why the Lannon sign is by Willow Springs School when that is Menomonee Falls. It's confusing, can that be moved to the other side?
7. Discussion and possible action on Plan of Operation and Site Plan for CSC Storage at 20172 W. Good Hope Rd. Lannon WI 53046. Engineer Ben Wood summarized his comments. Scott Gissal is also present. Clarify restoration project, dumpster location if there is one, add outdoor light and verify hours of operation. Exterior lighting is listed on Plan of Operation. Just draw on the site plan. There is a dumpster but they will keep it inside. No hours on the weekends. Grim recommended to just list some hours just in case that way everyone is covered. Grim/Janas motioned to approve the Plan of Operation for CSC Storage. Motion carried unanimously.
8. Discussion and possible action on Sign permit application for Buck Buckly W. Good Hope Rd. Lannon WI 53046. Engineer Ben Wood summarized his comments. They have submitted 2 options that both comply with the ordinances. It is not a 2-business sign but they are advertising both businesses on one side. We do not have a formal sign permit application from the applicant. We don't know which option they intend to go with. Do we care which option or are we tabling? Yates stated a lot of municipalities don't allow the pole signs anymore and is more in favor of the monument sign. Grim/Nellis motioned to table this item for more information. Motion carried unanimously.
9. Discussion and possible action regarding a Plan of Operation and site plan for 7291 N. Lannon Rd., Lannon WI 53046. Engineer Ben Wood summarized the project and his comments. Parking can be given flexibility by the Plan Commission. Zoned B-2. Deck would be in the setback but can be conditioned by Plan Commission. Some nonconforming issues. Intent for a future garage with lofted apartment in time may blur the line between multi-family. B-2 does allow residential on second floor. Make use of the building and start small and open TID talks in the future. Commercial space may be leased retail or art studio, which requires a conditional use permit. A Separate Plan of Operation will be required for that business operation. Design standards should be looked at with the Village standards and guidelines. Looking to see if the Village would help with sidewalk plan, but being County right of way and approach it may be difficult. Whose responsibility is it to repair the curb cut and who cuts in the new approach. County rules do apply. Relocate the power coming into the building? May be open for TID funds as part of Phase II. New contractor with a new parking lot layout adding 5 more spaces. Does that still suffice? Ben doesn't have a concern with the layout, etc. Not an issue but would want to see a plan for that. Just want to build a garage there and residential maybe in the future but the garage would come first. 17 feet high is the limit for the garage under B2 zoning. Conditional Use permit would need a public hearing down the road. Lake stated it's a neat property but has a lot of challenges, she likes the more contemporary look. Plan of operation for site modifications as submitted. Layout of site, floor plan, etc. is part of it, not necessarily use. Conditional approval with a final site plan? No action and it comes back based on feedback. Grim wants to see more on landscaping, fencing and screening. They need approval to send to state for state approved plans. Building stuff could be done, parking lot needs to be paved if some of this can be done partially. ROP Business zoning would clean up some setback issues, etc. and give them more flexibility. Possible modification of the zoning map. Grim/Bembenek motioned to approve the plan of operation with conditions, they can proceed with building restoration and modification of interior an exterior of the structure including side porch as shown but must come back for site plan approval

specific to parking lot, landscaping and lighting and screening by the next meeting so they can continue with State approved plans. Motion carried unanimously.

10. Discussion and possible action regarding a Plan of Operation and Zoning complaint related to a contractor storage yard located at 21052 W. Good Hope Rd. Attorney de la Mora summarized the complaint that was received by the Village for HM Brandt, LLC. The process was summarized that the Police Chief and Building Inspector follow up on complaint and talk with person and start with corrective action. Attorney Kay also stated there are a lot of contractors using that storage area with a lot of different equipment back there. The Building Inspector and Police Chief did go there and inspected the same. Ross Barnackle sold that lot to AFW Foundry. AFW should submit a plan of operation for contractors' yard there. Alexander Kay, attorney for HM Brandt clarified that AFW Foundry owns the parcel. That is probably not all of HM Brandt's material. Creative Disposal is a sister company owned by the Brandt family. Who should submit the Plan of Operation? They are happy to do their piece of the pie but not all of AFW Foundry and other contractors there. Grim stated he filed the complaint and he did notice the pile of asphalt shingles. It should be under the AFW Foundry Plan of Operation. There should be limited storage and no crushing of material allowed, dust should be controlled, etc. The concrete pile is there, in order for them to crush that to make the elevation more stable. The shingle pile gets recycled and goes to the asphalt plant. We need to have that specified so the building inspector and chief of police know what is going on there. How do we enforce what is approved and what is not. Just want to clean it up and make sure that everything is being done correctly. It is a recycling operation. Table the complaint for 30 days so the Clerk can notify AFW Foundry of the motion. Any property owner file a plan of operation and when a tenant comes in, each tenant files a plan of operation. Lake/Nellis motioned to table to give the Clerk time to notify AFW Foundry of the need for a Plan of Operation and Plan of Operations for leases. Motion carried unanimously.
11. Discussion and Possible Action regarding a plan of operation for HM Brandt, LLC for parcels LANV0067965, LANV0067965001, and LANV0067965002, located at approximately 20151 W. Main St. Engineer Ben Wood summarized his comments. It's a contractor storage yard and all actions should be based on rezoning of the property. It has been approved to operate out of the building but not operate on the site. Retooled as the owner and not leasing the property. Separate sign application that will need to be addressed when they are ready for that. Quantities, dimensions, etc. of shipping containers should be provided. Plan Commission could allow that under a special use permit. They are improving the screening of the sight substantially. They only have 70 feet of frontage, the rest of the site is screened naturally. Adequately screened and handled through the special use permit. Drainage situation was discussed last time. It depends on land disturbing and what the Plan Commission makes them pave compared to what is there currently. If they are not disturbing more than an acre they don't need Storm water maintenance plan. Grim questioned the picnic table and bushes, any fencing alongside the bug line. They want the people to use those picnic tables as a rest area, etc. There is existing lighting on a pole and some on the building. Brandt isn't even sure if the lighting works. Add to future sight plan any additional lighting. Grim/Bembenek would like to have the rest of the area of recycled asphalt to control the dust. Grim motioned to approve the Plan of Operation contingent upon reclaimed asphalt to control dust, submit interior floor plans, c container information and sign permit application later, also lighting and addressing issues in the staff report. Motion carried unanimously.
12. Discussion and Possible Action regarding a Special Use Permit for HM Brandt, LLC for parcels LANV0067965, LANV0067965001, and LANV0067965002, located at approximately 20151 W. Main St. Engineer Ben Wood summarized his comments. Special Use permits were not always required for contractors' storage yards because the Plan of Operation in industrial properties are addressed there. For example, the shipping containers addressed per this site and this usage doesn't address them elsewhere in the Village. Things that are unique to this site should be addressed in the Special Use Permit. They will revise the narrative and address the shipping containers so that it is all included as once. There are only about 3 containers that will be used for small miscellaneous storage of small tools, etc. Also addressing the recycled asphalt issues, etc. You are allowed to store material

outside but it would have to be on the site plan and approved. Location, what items, size, etc. Gate screening, slats, etc. 90 days from closing as a contingency. They decided to ask for 6 40' shipping containers or equivalent being allowed due to overall/adequate site screening. Grim/Janas motioned to approve Special Use permit with contingencies being met within 90 days of closing incorporating staff comments with no more than 6 40' containers or equivalent, recycled asphalt, etc. Motion carried unanimously.

13. Discussion and possible action regarding the rezoning of parcels LANV0067965, LANV0067965001, and LANV0067965002, located at approximately 20151 W. Main St. from B-2 and Q to L-I, Light Industrial. Long-term intended use/zoning for this site is Light Industrial. Discussion regarding CSM to combine the lots for flexibility. If you want to make improvements you have to consider setbacks for each lot, etc. It is understandable that it cant happen until you own the property. Grim/Bembenek motioned to table until after the public hearing. Motion carried unanimously.

14. Discussion and possible action regarding a revision to Ordinance Section 78-48, Accessory Uses and Structures, to contemplate the total number and area of accessory structures allowed in residential districts that do not have an attached garage. Engineer Ben Wood summarized the recommendations in the Ordinance that should be looked at. Accessory Structure ordinance that applies to detached garages, only one can be above 800 square feet. Grim feels it should be anything before 2000. Assesory structures need to meet setback requirements. Ben questioned if we need a date at all? Need to look at all the possibilities and take the time for the Legislative Committee for review. There will need to be a public hearing. Grim/Bembenek motioned to recommend to the Village Board to consider Section 78.48 correcting item 2, d. and adding sub 3 on parcel constructed 2020 or prior not to exceed 2200 square feet. Motion carried unanimously.

15. Discussion and possible action regarding undesirable storage at the following locations:  
a. 7090 N. Townline Rd. - Artistic Stone  
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

Engineer Ben stated that this left off where Hector asked for current conditions of these properties. Have the Building Inspector and the Police Chief get new evidence on these properties so we can compare a year ago to now. Grim/Bembenek motioned that the Village Board recommend that they re-look at these properties to follow up on non-compliance and any other violations. Hector will meet with Police Chief and Building Inspector to formulize a process and set up for enforcement. Undesirable storage is not in ordinance vs. unscreened property. Motion carried unanimously.

16. Adjournment. Nellis/Janas motioned to adjourn the meeting at 9:57 p.m. Motion carried unanimously.

May 30, 2023  
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.