

VILLAGE OF LANNON
MINUTES OF THE PUBLIC HEARING/JOINT PLAN COMMISSION/VILLAGE BOARD MEETING FROM
6/12/23

1. Call to order. President Yates called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Village Board: Lake, Martin, Nellis, Reek and Yates. Piquette resigned.
Plan Commission: Yates, Grim, Nellis, Lake, Payleitner, and Janas. Bembenek absent.
4. Statement of Public Notice was confirmed.
5. Public Hearing for the Rezoning of parcel LANV0067965, LANV0067965001, and LANV0067965002 at 20151 W. Main St. Lannon WI 53046 from B-2 and Q to L-I Light Industrial.
 - a. Open Public Hearing. Janas/Grim motioned to open the public hearing. Motion carried. Engineer Ben Wood summarized what we are talking about. Property is along Main St. by the bugline trail and currently used as a contractor storage yard. Trailers use it as temporary storage of trailers, materials, office building, garage building. Lannon Tank is using it currently as storage of tanks. Downtown business and Quarry current zoning. Common border with Halquist Stone. The applicant would like to purchase and use for their demolition business. Current Use is nonconforming. The Comprehensive Plan shows the use for that area as Light Industrial so the zoning change would make sense. Will not have an adverse affect on neighboring properties. This is a hearing being held before the Village Board and the Plan Commission with recommend action to the Village Board then Village Board will take action. Alex Kay, Attorney for the Brandt's summarized that they have an offer to purchase and would like to close once this all gets approved. We are a local company and family who is invested in the Community. The use aligns with the Comprehensive Plan. Historically, it has been used as equipment storage, etc. Recycled Asphalt to keep the dust down around the building.
Don Sommers – 19543 W. Main St. He is familiar with their Milwaukee location, they took care of the property, everything was neat and orderly. It would be a vast improvement from the street from what is there now.
 - b. Close Public Hearing. Nellis/Martin motioned to close the public hearing at 7:18 p.m. Motion carried.
6. Discussion and possible action to rezone parcel LANV0067965, LANV0067965001, and LANV0067965002 at 20151 W. Main St. Lannon WI 53046 from B-2 and Q to L-I Light Industrial.
 - a. Recommendation of the Plan Commission. Grim explained that the special use permit should include the recycled asphalt and include 6 C Containers. The area just needs to be defined as to where the materials are stored. Plan of Operation, Site Plan and Special Use permit were approved conditioned on getting the rezoning, closing on the property and updating things within 90 days. They may join the properties down the road. Salt storage on new site plan, any special conditions we need for that. Demonstrate compliance with DOT, DNR storage of salt. Revise the Plan of Operation to include snowplowing. Janas/Grim motioned to add snowplowing to the Plan of Operation. Motion carried. Grim stated he would prefer a 6 foot fence. Grim/Nellis motioned to recommend to Village Board to rezone the parcels to 20151 W. Main St. to Light Industrial Motion carried unanimously. Grim/Janas motioned to recommend the Special Use Permit for recycled asphalt for parking lot surface, sea containers, etc. Motion carried unanimously.
 - b. Action of the Village Board. Reek/Nellis motioned to accept the recommendation from Plan Commission for Rezoning on the condition that they own the property. Motion carried unanimously.
7. Discussion and possible action by the Plan Commission on Plan of Operation and Site Plan for Lannon BP, 20093 W. Main St. Lannon WI 53046. There is a pending purchase of this property and the timing of this did not work with the timeline. If nothing is changing regarding the property and just updating the owners information we are looking at it here. We would like something more professional looking and the use conforms to zoning, etc. They would need to come back for a sign permit separately. Plan Commission should request an updated site plan in a timely manner. Holiday hours? 8 a.m. to 7 p.m. on Saturday and Sunday. Holiday hours are the same as day of the week. Add note that pumps are open 24/7. Amend by July 27th Plan Commission, change paperwork by July 20th. Draw to scale. Existing lights need to be pointed downward instead of out. Grim/Janas motioned to approve the Plan of Operation for Lannon BP with changes to hours, updated site plan, lighting changes, etc. Motion carried unanimously.
8. Adjourn Plan Commission. Grim/Payleitner motioned to adjourn the Plan Commission Meeting at 7:46 p.m. Motion carried unanimously.
9. Discussion and possible action on the reading, correction and approval of the minutes from the 5/12/23 Village Board Meeting. Martin/Nellis motioned to approve the meeting minutes from 5/12/23. Motion carried unanimously.
10. Discussion and possible action on the reading, correction and approval of the minutes from the 3/2/23 Special Village Board Meeting. Nellis/Martin motioned to approve the Special Village Board Meeting Minutes from 3/2/23. Motion carried unanimously.
11. Committee Reports:
 - a. Finance/Personnel - none
 - b. Legislative - none
 - c. Parks and Recreation/Beautification – purchased a swing that was broken at the park
 - d. Public Safety - none

- e. Public Works/Recycling/Sewer streets will be swept this week by the County. Dead trees that will be taken care of in the next couple of weeks
 - f. Quarry – complaint from Whispering Ridge Estates regarding early start and running late. Will look into that. Some of the noise comes from the Lisbon quarry.
12. Department Reports:
- a. Clerk’s Office – Working on the Accounting software training and reports due by the end of the month as well as Utility billing again.
 - b. Police Department – Auto theft, part of the county wide auto theft that has been going around. Doors unlocked and keys in the vehicle so please use precaution. Person was taken into custody that robbed the BP.
13. Citizens Comments:
(This is meant for Public Comments on any subject, without any discussion by Board of Trustee members or action, except for possible referral to a governmental body or Village agent).
Mike Grim – W. Good Hope Rd. Civic Alert should only be used for Lannon Business and not to promote events. There are different types of alerts that can be used, community alerts are one of the preferences.
Cynthia Grim – W Good Hope Rd. Is the historical sign going to get reposted, what about sale of property.
14. Discussion and possible action on appointing Village Board Trustee. Yates stated that he was notified earlier from Kevin Piquette who has resigned from the Village Board effect immediately. President Yates questioned the attorney but that will be up to the board as to how they want to fill the positions. Attorney de la Mora stated that this Board relies on its committees and having two vacancies impairs that. You asked for 3 criteria and you should allow each candidate to state anything else they want to add and asking questions related to the position. President Yates summarized the questions we asked each person to answer. Terri Grennier – lived here for 33 years and has seen a lot of changes, survived the epic chair throwing and has seen the Village grow and would like to see it continue and would like to be a part of it. I did not enter the race in January because she feels like she needs to get the history and get herself out there. Commend her on attending all the meetings. Don Sommers – He gave everything he had for the last 2 years, he listened to the people and played no favorites to anyone and stood up to a lot of things and don’t feel he broke any ordinance. He put in a lot of time, he is retired but is working and a member of the Lion’s Club and pushes those events. Never felt that he did the wrong thing and has lived here 19 years, he has been to most meetings. Anna Robe – She has been coming to meetings since she has moved out here, missed during covid. She did win one term and was only on 3 months and wanted to do more. She is on the Board at Whispering Ridge Condo board, but would like a chance to do this and finish her term and she will run again. President Yates questioned why Sommers didn’t run for both and now wants to be on the board. Sommers stated he didn’t think of it at the time. It takes a lot of time and commitment and feel you all desire and want to do this. Martin/Lake motioned to appoint both Trustee positions tonight with the understanding that one would fill out Trustee Piquettes term and one would be for Mr. Yates two year term using Steve’s guidelines of using a paper ballot. Motion carried unanimously. Anna Robe -2 year term, Terri Grennier – 1 year. Nellis/Reek motioned to accept the results of the voting. Motion carried unanimously. They were sworn in and took places on the board.
15. Discussion and possible action on Plan Commission appointment. President Yates stated that there was an opening spot for Plan Commission. Mr. Neuman brings historical knowledge and knowledge of Ordinances so he feels he would be a good addition to Plan Commission. Nellis/Reek motioned to approve Mr. Neuman to Plan Commission for citizen spot for 1 year. Motion carried unanimously.
16. Discussion and possible action on quote for tree removal at the Village Park. There was some discussion regarding whether this was in the right of way or not. Nellis is waiting to see what they see when they come out. There was a quote from Cut N Go to take it down. Locust next to the dead tree which would need the tree trimmed down and would need to take down both trees. They would also grind the stumps. Lake/Martin motioned to table for further information. Motion carried unanimously.
17. Discussion and possible action on receiving Yamaha UTV for Police Department. There is a program that provides police departments for nothing. It would be a good tool to have for patrolling bug line, car show, trick or treat, etc. Some maintenance is the only expense. Can keep in garage behind the motorcycle. Annual use is minimal. Exempt from Street operations. Doesn’t need to be registered. There is a lot of latitude as a Special purpose vehicle. There are some costs but not many. Is there a benefit? We could get by without it but it would be a nice tool to have. Hector reviewed the application and stated by Statute that the limit the community has is limited under state statute so the application gets away from the statute. If there was an extreme situation it may not hold it up because of the language. There is some risk. Nellis/Reek motioned to table and send chief back to see if they will change language to be more beneficial to the Village and return back if it happens. Motion carried unanimously.
18. Discussion and possible action regarding the Plan Commission’s recommendation to revise 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 revision of the Ordinance regarding attached garage vs detached garage. Total area of accessory structure between 2 different structures. Make a provision for those who cannot have an attached garage plus an accessory structure. It would allow for additional accessory structure. Garage detached or attached and have two other accessory structures with a total of 2200 square feet of structures. We would need to have a public hearing and the legislative committee would need to discuss. Lot area - 30% of rear yard. All existing setback requirements still apply. Reek/Martin motioned

- to recommend to Legislative Committee for review and schedule a public hearing. Motion carried unanimously. Lake/Reek motioned to move Engineer's report to item 19 and move down remaining items. Motion carried unanimously.
- Engineer Report - Hartford Landscape is out and about and will be working on some of the properties. When we did the walk through the areas have increased and look worse but remember we have had no rain. They will water for 30 days and pray for more rain to help the process. 200-220 properties and 60 properties are on rework list. 70% of properties succeeded the first time around. Pending Rain they will water every 2 to 3 days. 1 inch per week. Water truck blocking driveway. It will only be there a few minutes and will move if blocking anyone's driveway. Stonewood Trail – limited work permit by staff to resume work. Insurance, stormwater, etc. was signed by all parties and allows them to do site work for a 4 month period and will be superseded by a Developer's Agreement. Signs are up at both entrances.
19. Discussion and possible action to direct the preparation of an amendment to Lannon Ordinance 78-121(3) (c) to allow commencement of a prosecution in Lannon Municipal Court for violations of the Lannon Code of Ordinances without first seeking authorization from the Village Board and to identify and possibly determine compensation sources to pay the Building Inspector for his participation in prosecutions in the Municipal and Circuit Court. Ongoing Plan Commission issues. There will be a meeting tomorrow regarding the procedural enforcement of code provisions within its jurisdiction. It has been a challenge with follow through. There is no straightforward enforcement protocol. We will identify situations through observation or complaints to Police Chief and Building Inspector and note the contact to start the clock ticking to come into compliance. Set up follow up and then initiate forfeiture action in Municipal Court for action. Hector provided the section of the code for review. Consider making changes to the provision and examine the budget. There are plenty of violations to go around. It would be a financial hardship if we don't manage them appropriately. Village Board and Plan Commission should identify those priorities. Nellis/Martin to table until after meeting tomorrow for more information. Motion carried unanimously.
20. Discussion and possible action on Transient Merchant Application for Kris Ratz of 2635 Golf Ave. Racine WI 53404 for Fireworks Sales at 19010 W. Main St. Reek/Martin motioned to approve transient merchant license to sell fireworks. Motion carried by majority vote. Lake – no, Robe – no. State Statute allows sale of fireworks but bans the use. It is a typical inconsistency that is very common.
21. Discussion and possible action on the approval of Combination "Class B", Class "B" Retail licenses for the period July 1, 2023 to June 30, 2024, to the following:
- a. Scott Birkholz of Dobber's, 20202 W. Good Hope Road
 - b. Michael & Gina Monacelli of Mibb's & Viv's, 7300 N. Lannon Road
 - c. Chris Wright of Twelve29, 19967 W. Main St.
 - d. Ruth Seelig & Destiny Castillo of Henny's Dugout 7273 N Lannon Rd.
 - e. Abigail Zeman of Just Smokin BBQ, 20316 W. Main St.
- Reek/Martin motioned to approve licenses except for Ruth Seelig unless their application comes in before June 30th. Motion carried unanimously.
22. Discussion and possible action on the approval of a Combination "Class A", Class "A" Retail license to Ritu Gupta of Lannon B P & Quick Mart, 20093 W. Main Street, for the period July 1, 2023 to June 30, 2024. Reek/Nellis motioned to approve the dates from June 20th to June 30th. Motion carried unanimously.
23. Discussion and possible action on the approval of Class "B" licenses for the period July 1, 2023 to June 30, 2024 to the following:
- a. Milwaukee Beavers Baseball Team at Joecks Park – Lannon Rd.
 - b. Lannon/Falls Lions Club – 7610 Lannon Rd.
- Nellis/Reek motioned to approve the beer licenses for the Milwaukee Beavers and the Lannon/Falls Lions Club. Motion carried unanimously.
24. Discussion and possible action on the approval of Nonalcoholic Beverage licenses for the period July 1, 2023 to June 30, 2024, to the following:
- a. Scott Birkholz of Dobber's
 - b. Michael & Gina Monacelli of Mibb's & Viv's
 - c. Rita Gupta of Lannon B P & Quick Mart
 - d. Chris Wright of Twelve29
 - e. Ruth Seelig of Henny;s Dugout
 - f. Abigail Zeman of Just Smokin' Barbeque
- Lake/Grennier motioned to approve non-alcoholic licenses with date changed for Lannon BP and pending submission from Henny's dugout. Motion carried unanimously.
25. Discussion and possible action on the approval of Amusement Device Licenses for the period July 1, 2023 to June 30, 2024, to the following:
- a. Scott Birkholz of Dobber's
 - b. Michael & Gina Monacelli of Mibb's & Viv's
 - c. Ruth Seelig of Henny's Dugout
- Reek/Nellis motioned to approve and pending submission of Henny's application. Motion carried unanimously.

26. Discussion and possible action on the approval of Cigarette Licenses for the period July 1, 2023 to June 30, 2024, to the following:
 a. Rita Gupta of Lannon B P & Quick Mart
 b. Mahmoud Khaled/Neveen Lulu of Lux Vape
 Lake/Reek motioned to approve cigarette licenses for changed dates for Lannon BP and submission of Lux Vape. Motion carried unanimously.
27. Discussion and possible action on the approval of Operators Licenses for the period July 1, 2023 to June 30, 2024 to the following:
 a. Daniel Birkholz- Dobbers
 b. Lisa Stoeveken – Dobbers
 c. Jessica Cresea – Dobbers
 d. LeAnne Pomeroy – Dobbers
 e. Rachel Narr – Dobbers
 f. Tina Moore – Lannon BP
 g. Paresh Soni – Lannon BP
 h. Tracy Wolfgram – Lannon BP
 i. Amanda Warner – Lannon BP
 j. Ricky Petrowski – Mibb’s & Viv’s
 k. Tracy Raasch – Mibb’s & Viv’s
 l. Mike Gildemeister – Mibb’s & Viv’s
 m. Tera Smith – Mibb’s & Viv’s
 n. Sandi Scheiber – Mibb’s & Viv’s
 o. Tonia Smith – Optimist Club
 o. Tonia Smith – Optimist Club
 p. Michele Schmitz - Optimist Club
 q. Jeannine Moegenburg - Optimist Club
 r. Deanna Schmidt – Optimist Club
 s. Nancy Tetzlaff – Optimist Club
 t. Terry Kahle-Just Smokin’ BBQ
 u. Justin Kahle – Just Smokin’ BBQ
 v. Christopher Wright – Twelve29
 w. Cali Twet – Twelve29
 x. Lauren Wright – Twelve29
 y. Alexandria Snyder – Twelve29
 z. Gabrielle Tomlin – Twelve29
 aa. Lydia Baas – Twelve29
 bb. Erin Berg – Twelve29
 cc. Shannon O’Dwyer – Twelve29
 Nellis/Reek motioned to approve operator’s licenses as listed. Motion carried unanimously.
28. Discussion and possible action on the approval of Used Auto Dealer Licenses for the period July 1, 2023 to June 30, 2024, to the following:
 a. Allen & Debbie Schlafer of Schlafer Auto Sales, Inc.
 b. David & Lori Bogie of Bogie Enterprises
 c. Mahamond Khaled of Luxury Auto.
 d. Marathek Sulaimanov of Lannon Motors
 Reek/Lake motioned to approve the used Auto Dealers Licenses. Motion carried unanimously.
29. Discussion and possible action for a Temporary Class “B” for the Optimist Club of S-L-L-B for July 30, 2023 for the Car Show. Reek/Lake motioned to approve the temporary licenses for the Optimist Club for the Car Show. Motion carried unanimously.
30. Discussion and possible action on approval of Resolution for CMAR report on Lannon’s behalf for 2023.
 Nellis/Martin motioned to approve. Motion carried unanimously.
31. Discussion and possible action on the payment of bills. Reek/Robe motioned to pay the bills. Motion carried.
19. Engineer’s Report. See above.
33. Attorney’s Report. There are a couple of Bills pending before State Legislature. One is to Increase Shared Revenue by 20%, and one is a change in the regulations for licenses to statewide operator’s licenses.
34. President’s Report. Email from Blake from Parkitecture to have something for people to view the conceptual areas in Lannon. Hopefully we will have something here in Village Hall so people can get us some feedback. Request for a wedding at Twelve29 for fireworks at the Park. There was no concerns there however it is something that needs to be done in advance and look at a policy/permit process.
35. Adjournment. Nellis/Martin motioned to adjourn at 9:34 p.m. Motion carried unanimously.

July 8, 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.

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