

VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 9/26/24

1. Call to order by presiding officer. President Yates called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Grim, LaVold, Newman, Janas, Payleitner, and Yates were present. Lake absent
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 7/25/24. Grim made a correction under citizen comments to remove wording “favor” and add “permit.” Hector added some language under item 6. Grim/Payleitner motioned to approve the meeting minutes as corrected from 7/25/24 items through number 9. Grim/Payleitner Motioned carried unanimously.
6. Discussion and possible approval of Plan Commission meeting minutes from 8/29/24. Newman/Grim Motioned to approve the meeting minutes from 8/29/24. Motion carried unanimously.
7. Citizen Comments. None.
8. Discussion and possible approval of the Plan of Operation for Frantl Industries, 7482 Circle Dr. Lannon WI 53046. Engineer Ben Wood summarized his comments. Site Plan didn’t include the operational site plan. Ben spoke with applicant earlier today, Mr. Wnuk will prepare a markup on that and get that submitted. Ben also stated parking area needs to be paved. Screening needs to be included for outdoor storage. Employee parking will be on the east side of the building, back where the trailers will be. Grim questioned how the parking lot will be finished, parking stalls need to have lines and if you don’t use part of it he should seed it. Also, interior floor plan should be reviewed. The main area is shop and just a little office area that won’t be changed. In the process of purchasing the building. They will buy the building and rent it to the business. It is a permitted use and zoned LI – Light Industrial. Parking of trailers and not outdoor storage and mostly for parking. Property connected to Municipal water. Applicant stated their may be well that is there, it either has to be abandoned or get a permit to keep the well. Grim/Newman motioned to approve the plan of operation for Frantl Industries contingent upon parking lot getting paved by June 30, 2025, show screening of parking area where trailers will be and if the well will be used or abandoned. Motion carried unanimously.
9. Discussion and possible approval of Sign Permit Application for Frantl Industries, 7482 Circle Dr. Lannon WI 53046. President Yates stated we need more specifics for sign. We should have dimensions, color and material. Grim/Janas motioned to table for more information. Motion carried unanimously.
10. Discussion only regarding a conceptual plan review for a senior living complex on Tax Key LANV0032495 located at approximately 19099 W. Main St., Lannon WI 53046. Engineer Ben Wood summarized his comments for this discussion. This is proposed to be an Elderly living facility. The applicants will explain that further. The property is zoned agricultural but it is considered for Planned Neighborhood, mixed residential, institutional, etc. in the Comprehensive Land Use Plan. It could be rezoned to institutional, multi-family residence which would need conditional use permits for elderly housing use. Planned Unit Development for any other uses that could be proposed. It is in a TIF district which is more up to the Board on if there were funds for that and would have to be revisited. Conceptual Plan review for feedback, etc. A formal rezone application, Plan Commission and Village Board approvals, etc. David Glazer, real estate agent and Ben Ganther is the owner and general contractor who would build the project were present. Concept plan is 56 units total, 20 would be memory care and 36 assisted living. CVRS under the state. Property is under contract with the Gross brothers. They have been in the business for over 20 years and owns and operates over 30 of these properties in the State. Market study has been done, there is a strong demand in the area. There is a 120 unit in Sussex and they are already full. It will creates a tax base for this property, full time jobs and the aging population the ability to stay in the community. Building based off of current buildings, identical to other facilities throughout the state. They put their money in to keeping their residents comfortable. In floor heat, areas to walk, etc. There will be a sprinkler system in the building. It could be reimbursed from TID to install water/sewer. Site improvements may need some funding.

Why only 56 units, you could have more? Its what they could handle for staffing. Walking paths in the green space and the rest just green space. Care Partners are from Oshkosh. They will form a LLC to own the property. They are not tax exempt. Pilot agreement so that it is not transferred to a tax exempt entity. Cost projections? Is it affordable? Parking will need to be addressed. Residents will not drive, but will have visitors. 85 years and up facility. Detail the submission and give us a good look at who is operating it and how things will look and what are the staffing ratios.

- 11. Adjournment. Newman/Janas motioned to adjourn the meeting at 7:41 p.m. Motion carried unanimously. Payleitner asked about the AFW property and where they are at getting plan of operation for leasing the back of the property to others.

September 26, 2024
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.