

VILLAGE OF LANNON
MINUTES OF THE VILLAGE BOARD MEETING OF 4/7/2025

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, Calatola-Robe, Newman, Moore, Grennier, Sommers and Yates were present.
4. Statement of Public Notice was confirmed.
5. Discussion and possible action on the reading, correction, and approval of the minutes from the 3/10/25 Village Board Meeting. Newman had a correction for SCADA being done in 2026 under the Public Works report. Newman/Grennier motioned to approve the minutes of the 3/10/25 Village Board Meeting as corrected. Motion carried unanimously.
6. Committee Reports:
 - a. Finance/Personnel – item 15
 - b. Legislative - None
 - c. Parks and Recreation/Beautification – Easter Bunny Saturday the 12th at 11:00 a.m. Also, the Rummage Sale is first weekend in May. Contact Colleen for Map and signs.
 - d. Public Safety - None
 - e. Public Works/Recycling/Sewer – Scada upgrade underway, progress meeting later in the week. Pavement sealing and striping next month.
 - f. Quarry – Working on setting up a meeting with Halquist in the near future
7. Department Reports:
 - a. Clerk's Office - Utility Bills should be out by the end of this week. Working on tying up the audit and working on many reports that are due in April.
 - b. Police Department – Monthly activity Report. Trying to schedule CCW in May and some Rec Safety meetings coming up here.
8. 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).

Steven Schmit – 20091 Overstone Dr. Item 14 regarding rezoing of the property for Elderly Residential Facility. Need to have it clear regarding the effect on the tax base and what is that going to do with our services and the increase in costs.

Don Sommers – Spaghetti Dinner from 2 to 6 at Lions Center. He heard that the study for developments has been received. There is no border between properties and has had an incident with a dog in his yard going after his dog again.
9. Discussion and possible action on approval of Operator's License Application for McDugout. Lake/Calatola-Robe motioned to approve the Operator's License Application for Carlee Carini for McDugout. Motion carried unanimously.
10. Discussion and possible action regarding consultant ranking and selection for the WisDOT Transportation Alternatives Program funded Village Wide Pedestrian Plan and Safe Routes to Schools Study. Note, proposal copies are available for viewing at Village hall. Engineer Ben Wood summarized the DOT grant for the Safe Routes to School study and Pedestrian Plan. The contract needs to be submitted by May 1st. RFP was sent out to the entire DOT contact list; we received 8 proposals. Difficult to review during Village Board meeting, Patrick, Jerry and Tina reviewed the proposals and scored them. MSA was the highest ranked firm. Toole was 2nd and Civil Tech as the 3rd firm. No fee was involved because it is a DOT funded project. We negotiate with the firm and come to an agreement with one of the top 3. Estimated to be a \$125,000 project. Newman/Grennier motioned to submit the top 3 firms MSA, Toole and Civic Tech to the DOT. Motion carried unanimously.
11. Discussion and possible action regarding a condominium plat amendment for the Stonewood Trails development. Engineer Ben Wood gave some background on the Sawall development. In Phase II the decks are a little bigger and getting closer to the lot lines. They are not encroaching on the drainage easement but getting close. If this was a single-family development the plot would have a building pad however the condo plat is different because of the common area outside the walls. In practice they are minor changes, however in Overstone we had a change in a corner on one of the buildings and we went through a plat amendment. It is a PUD so the zoning and development agreement are one in the same. Zoning changes require a public hearing. In order to move forward we could take conditional action so they could keep moving at their own risk while they work through procedures. We need a revised condo plat recorded no matter what, even though they are within the 10% change. Attorney de la Mora stated that he feels it is an unusual request however if they could save some time with mobilization costs and the Village isn't at risk of losing anything. Indemnification agreement would benefit the owner and developer and protect the Village. They are slight changes but could change the use of the area for those owners of those units. It is a policy agreement for the Board. An indemnification agreement should be a condition as well as the striking of Phase I and Phase II replacing modifications, amend declarations and record documents with register of deeds. Sommers stated we need a timeline and there needs to be a penalty. Hector suggested that no Occupancy Bonds be issued without amended agreements for units 11-32. Newman/Calatola-Robe motioned to approve the conditions as spelled out by the Engineer. Recommend approval of the proposed condominium plat amendment and allow the Developer to continue construction with normal building permits, conditioned upon the following: 1. Address the Village Engineer's comments on the condominium plat 2. Provide indemnification for a 10-year period as requested by the Village Attorney 3. Amend the PUD agreement following the Village's procedures to reflect the changes including striking references to phase 1 and phase 2 and replace modified exhibits 4. Amend the condominium declarations to reflect the changes 5. Record the amended documents with the registrar of deeds and 6. No occupancy permits for units 11 through 32 can be granted until the amendment process is complete. Motion carried unanimously.
12. Discussion and possible action regarding a 2026 budget commitment to cover Village costs for a stormwater management plan update, up to \$85,000 or 50% of the total project cost, contingent that the WDNR Urban Nonpoint Source Planning Grant is awarded to the Village. Engineer Ben Wood summarized the grant process which is due April 15th. The Board had approved the Clerk to submit that application when it is available. There are planning grants available, and the Village has to go through this process no matter what. With the Grant it covers 50% of the work. It may not all hit in 2026 as we have 3 years to complete it. Lake/Newman motioned to approve the 2026 budget commitment to allocate up to \$85,000 or 50% of the project cost for a stormwater project plan update contingent that the DNR Urban Nonpoint Source Planning Grant. Motion carried unanimously.

10/14/24 VILLAGE BOARD AGENDA

2

13. Discussion and possible action regarding preparation of the Municipal Separate Storm Sewer System (MS4) annual report. Engineer Ben Wood summarized the MS4 erosion control, salt on the road, etc. The DNR extended to April 18th. Lake/Calatola-Robe motioned to Authorize Strand to prepare the MS4 annual report not to exceed \$4,000 to be completed on or before April 18th. Motion carried unanimously.
14. Discussion and possible action to set a public hearing date for the rezoning application for LANV0032495 located at approximately 19115 W. Main St. from A-1 Agricultural to I-Institutional. Property Owner and Developer have been asked to have zoning conditionally approved before they move forward with plans, engineering, architecture, etc. Zoning Classifications are under our ordinances. Institutional is more restrictive but could be multifamily. If they get conditional zoning but don't proceed with development agreements, etc. the current zoning falls back. Newman/Lake motioned to schedule the public hearing for May 12th Village Board, joint Plan Commission meeting. Motion carried unanimously.
15. Discussion and possible action on the payment of bills. Grennier/Lake motioned to pay the bills. Motion carried unanimously.
16. Engineer's Report. None.
17. Attorney's Report. None.
18. President's Report. Happy Birthday Ben!! Jerry and Anna's last meeting, Thank you for your time and commitment. Congratulations to Mr. Battist and Mr. Willard. Public Information meeting May 3rd in the garage for public feedback on conceptual pocket park from 10 to noon.
19. May convene into a closed session pursuant to Wis. Stat. § 19.85 (1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is likely to become involved in with respect to the failure of certain properties to connect to available municipal water service in the Village of Lannon by the commencement of enforcement actions seeking the imposition of fines and/or injunctions compelling their connection. Lake/Calatola-Robe Motioned to go into closed session. Lake-aye, Calatola-Robe-aye, Newman -aye, Yates – aye, Moore -aye, Grennier- aye, and Sommers- aye. Motion carried by unanimous voice vote.
20. Reconvene in open session to take action, if necessary, with respect to closed session agenda item 19. No action.
21. Adjournment. Grennier/Sommers motioned to adjourn the meeting at 9:04 p.m. Motion carried unanimously.

April 7, 2025

Respectfully submitted,

Brenda Klemmer

Village of Lannon Clerk/Treasurer