

VILLAGE OF LANNON
MINUTES OF THE JOINT PLAN COMMISSION/VILLAGE BOARD MEETING FROM 1/29/25

1. Call to order by presiding officer. President Yates called the meeting to order at 6:02 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Plan Commission: Grim, Newman, Lake, Payleitner, and Yates. Janas & Lavold are absent.
Village Board: Lake, Calatola-Robe, Newman, Yates, Grennier and Sommers. Moore absent, Grennier Virtual.
4. Statement of Public Notice was confirmed.
5. Discussion and possible action for approval of Plan of Operation for ChemRite CoPac LLC at 19725 Edgewood Dr. Lannon WI 53046 which includes three separate lots to be utilized by the applicant. ChemRite CoPac LLC Plan of Operations were reviewed. Grim questioned one item, zero handicap spots? The applicant stated they do not have any designated spots. Entry into manufacturing is contained so it's not a public building. The office space may have to have handicap access. We have discretion to accept fewer spaces. There are only 6 regular spaces. They will look into it and comply with whatever they need to do. Grim stated parking areas are not located on the Site Plan which isn't really specific. They should supply that for the file. Newman/Lake motioned to approve the Plan of Operation for ChemRite Copac at 19725 Edgewood Dr. which contains three separate parcels. Motion carried unanimously.
6. Public Hearing for ChemRite CoPac LLC for a conditional use permit to keep a well for production at 19725 W. Edgewood Dr. Lannon WI 53046 or more specifically on the lot where the private well has been established.
 - a. Open Public Hearing
Open public hearing at 6:15 p.m. No comments.
 - b. Close Public Hearing. Newman/Lake motioned to close the public hearing at 6:16 p.m. Motion carried unanimously.Grim/Lake motioned to move item 9 up. Motion carried unanimously.
7. Plan Commission: Review and possible recommendation to the Village Board for a conditional use permit for ChemRite CoPac LLC to keep a well for production at 19725 W. Edgewood Dr. Lannon WI 53046 which includes three separate lots to be utilized by the applicant. There is a current draft of the Conditional Use Permit. The Applicants introduced themselves and gave some background information on themselves and their business background. Tim is from St. Louis and sits on a couple of different boards for these types of businesses. Lewis & Clark Capital is a private investment company. They hire the operators. Will Davis runs a facility in St. Louis. 15 years in management, was previously with Johnson & Johnson before he bought the current business in St. Louis. He is the CEO in both locations. Heather will be leading the site and running the operations. Heather Lyon introduced herself. She is staying on because she is confident the new owners will take care of the current employees and has the opportunity for growth here. President Yates stated he did tour the facility with Commissioner Payleitner. He felt it was a very impressive business. Attorney de la Mora summarized the draft of the Conditional Use Permit. He has not gotten any responses from the Attorney for the new LLC. There have been Safety and regulatory requirements of the municipal water system, we may have a 3rd source through the Village of Sussex. The working group was also concerned about the disposal of water from the premises. There is some disposal through the Village Sanitary system. The Village is then covering the cost of the processing of that waste. The Applicant will meter the wastewater that is being disposed of through the sewer system. We are currently waiting for Sussex to get back to us if they can treat it. Clean water is currently going through the system, and the other water is being trucked off for treatment. With the third source we would be able to provide all the water that the facility needs for production and therefore the applicant would need to connect to the municipal system. Grim questioned the section around line 80+. It states that once connected to municipal water, the well can only be used for production materials. General comments about the concept. Robust, growing community, they understand that the Village needs to get the money back and understand you need to get recovery of your investment. No matter what quality and

what flow, you have to take that. If we fail to deliver products to our customers' needs or we don't survive. We may have days when our surge is greater than others. Can the system handle it without disrupting the other customers. How many of your other facilities rely on private wells? Most are on municipal systems. We are not pushing you to hook up today because we don't have that other source, and we understand that if you are down for a couple hours there are financial problems for both of us. These provisions help protect both of us. Once we hook up, after 90 days this CUP goes away and then we have to apply, why don't we just put it in there now, so it is all documented. Someone needs to put a meter in for the discharge by the end of March. That is a separate issue, but it needs to be completed. Nobody wants to be adversarial. This will go through, and section K can be modified easily. The timeframe of the transition and the use of their private well. They are prepared to move forward subject to how things felt. They feel the Village is willing to work with them and the document will be tweaked and we can easily approve this. Newman/Grim motioned to table this matter pending submission by the applicant. Motion carried unanimously.

8. Village Board: Discussion and possible action on Plan Commission's recommendation for a conditional use permit for ChemRite CoPac LLC to keep a well for production at 19725 W. Edgewood Dr., Lannon WI 53046 or more specifically on the lot where the private well has been established. Lake/Newman motioned to table for more information. Motion carried unanimously.
9. Village Board: Discussion and possible action regarding approval of the State/Municipal Agreement for the DOT and Village of Lannon funded (80%/20%) Good Hope Rd. .84-mile road reconstruction project involving a Village financial commitment of not less than \$1,401,716.00. The WISDOT grant for Good Hope Rd. The Village has to commit to a portion of the funding for this project. It is a TID project plan so the funding will be there. Authorize President to Approve this. Attorney de La Mora stated you are committing a big obligation, and you would need to have the funding available. Lake/Newman approve the action for state DOT Good Hope Rd project and commit the funding and have President execute the contract. Motion carried unanimously.
10. Adjournment of Village Board. Newman/Lake motioned to adjourn the Village Board. Motion carried unanimously.
11. Discussion and possible action on Plan of Operation for A&J's Liquor at 20316 W Main St. Ste 106. Lannon WI 53046. Justin Pakusta, was present and stated they would like to open a family-owned liquor store. He has lived here for 4 years, works for Lannon Stone Products. They will provide a wide variety of products including some unique items. They want to provide the standard options and supplies, finer wines, better bourbons and barrel picks. It will be more upscale as Lannon is a growing area. They are not intending to sell tobacco products at this time. Lake/Newman motioned to approve the Plan of Operation for A&J liquor at 20316 W. Main St. Motion carried unanimously.
12. Discussion and possible action on Sign Permit Application for A&J's Liquor at 20316 W Main St. Ste 106. Lannon WI 53046. President Yates recused himself from discussion. Grim/Newman motioned to approve the sign permit application for A&J Liquor at 20316 W. Main St. Motion carried unanimously.
13. Adjournment. Grim/Payleitner motioned to adjourn at 7:57 p.m. Motion carried unanimously.

January 21, 2025
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.