

VILLAGE OF LANNON
MINUTES OF THE JOINT PLAN COMMISSION/VILLAGE BOARD MEETING OF MAY 12, 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: Battist, Grennier, Lake, Sommers, Willard and Yates. Moore will be late.
Plan Commission: Yates, Lake, Lavold, Janas, Grim, and Paylietner were present.
4. Statement of Public Notice was confirmed.
5. Public Hearing to conditionally rezone vacant land on Main St., LANV 0032 495 from A-1 Agricultural to I-Institutional.
Open Public hearing at 7:01 p.m.
Kim Brizendine – 7926 E. Stone Ridge Dr. Lack of knowledge about TIF’s. She doesn’t totally understand them, however if someone wants to do a video to post on website then people could watch it there. Engineer Ben Wood stated Development is part of the TID. Institutional can vary widely. It could be a school, church, public building, etc. All for progress in the Village. She questioned what if the Senior Development goes bankrupt, etc. What happens with that property or to a non-profit what happens to the tax base? Yates stated that Ehlers will be here next month to present a brief on TIDS. Engineer Ben Wood stated that we could all benefit from the background knowledge regarding the project. He summarized the proposal. Conditionally rezone Gross property. It is currently Ag. Only development the property to the zoning code and a use for the comprehensive land use plan. Conditionally rezoning, if the processes and conditions are not met the property doesn’t get rezoned. The applicant stated that tonight they are just looking at the conditionally rezoning. They are not addressing the TIF and the specifics regarding the project tonight.
Robert Kneifl – 19864 Overlook Ct. With this development going into the TID, when do Lannon residents benefit from the tax dollars. It can be put toward the levy when the TID closes. Engineer Ben Wood summarized the question as far as value, etc. TID funds can only be spent on project plans identified in the Plan while those TIDS are open. These projects will be done while the TID is open and can only be used for specific things. There are some benefits along the way as well.
Dennis Sherkus – 19926 Overlook Ct. Income and expenses. Will any expenses come out of General Fund for the development? No.
Janet Perry Overstone Dr. – Fire Department is always expensive enough, adding these people is that going to increase all of those cost? Do we know how many dollars are in the TID funds? TID 1 is performing very well because of the growth and development.
Battist asked about capacity regarding Sewer and Water for this Development. We should sell as much water as possible if we have the ability to. How do we move forward with the rezoning without having the water? Ben suggested that the better question would be how do we plan for the development without the water? We are just looking at rezoning not approving the development.
Conditions of rezoning. Receiving development agreement, plan of operation, ownership of land, engineering plans and conditional use permit.
Cynthia Grim 20545 W Good Hope Rd. The plan commission and Village board have done a good job with these districts, and they have done a good job with the developments, and she is for the rezoning. Overstone was Agricultural.
a. Recommendation of the Plan Commission. Grim/Lake recommend to the Village Board to rezone property with the conditions identified by Engineer. Motion carried unanimously.
b. Village Board Action. Trustee Willard believes that the conditional rezoning of the property is premature and should wait until the development agreement and all due processes are complete and we are assured that no general funds would be used. Willard motioned to table until formal development plan is received, the cost is understood, time phase study done and Village Engineer provides water is available without any modifications to our current system. Motion failed, no second. Lake/Grennier motioned to conditionally rezone vacant land from A1 to Institutional based on conditions recommended by the Plan Commission. Battist has similar concerns, are we wasting their time if we cannot provide the services they need. President stated this is the process and there is a lot of time and work for it to continue. Lake-yes, Battist – no, Grennier- yes, Sommers- no, Willard – no and Yates – yes. Motion fails. Yates/Lake motioned to table until item 26 when the full board is available. Motion carried unanimously.
6. Plan Commission. Discussion and possible action on Sign Permit for A&J Liquor at 20316 W. Main St. Suite 106, Lannon WI 53046. Engineer Ben Wood did not have any comments regarding the sign. Questions regarding the lighting. Grim/Janas motioned to approve the sign permit application. Motion carried. Yates abstained.
7. Plan Commission. Discussion and possible action regarding a proposed parking slab at 21682 W. Birchwood Drive and consideration of review procedures moving forward. Engineer Ben Wood summarized the proposal. Repave existing driveway area, relay the culvert and add a parking slab adjacent to the driveway. The Building Inspector and the Engineer have reviewed the plan and would like the Plan Commission’s input if they would like to see these proposals. Are they open to reviewing this procedure further? Grim stated he will approve this and also recommend that they can remove PC from this part of the ordinance. Grim/Janas motioned to approve the driveway and recommend that the Village President move the matter in section 58 until the next Plan Commission meeting for more input. Motion carried unanimously. Attorney de la Mora stated there are a lot of details in this section that PC should review. In the past the out of compliance driveways were questioned.
8. Plan Commission. Discussion and possible action regarding partial adoption of the Village of Lannon Downtown Vision Plan and Development Guidelines. Engineer Ben Wood summarized the Vision and the Guidelines. Zoning district guidelines to move forward so when opportunities come forward, it would be quite helpful to set a standard for development in certain areas. The Engineer would like Plan Commission and Village Board to consider a revision to 78-

123 that would establish the downtown area that would address that these properties would conform to the guidelines at a future meeting. We would like to set a standard in these areas. Grim/Payleitner recommend to the VB that it direct the Village Engineer and Village Attorney to prepare a draft modification of 78-123 to incorporate details of the Plan labeled downtown division plan and downtown guidelines. Motion carried unanimously. Also, a TID expense, however developers would be paying for the professional and staff expense.

9 Plan Commission Adjournment. Janas/Grim motioned to adjourn at 8:19 p.m. Motion carried unanimously.

10. Discussion and possible action on the reading, correction and approval of the minutes from the 4/07/25 Village Board Meeting. Lake/Grennier motioned to approve the meeting minutes from 4/7/25. Motion carried unanimously.

11. Committee Reports:

a. Finance/Personnel – item 25

b. Legislative - none

c. Parks and Recreation/Beautification – Lake thanked everyone in the rummage sale, 23 families. Lannon Business Association helped with that event which was cross-promoted with Sussex. Thanked Terri for helping with the Easter Bunny event. National Night Out -August 14 and run/walk in September. Hydrant Flushing this week. Thanked Dennis and Jeff regarding changes in schedule and the condition of the ball field. She has gotten compliments.

d. Public Safety – none.

e. Public Works/Recycling/Sewer - none

f. Quarry – Cawley property language needs to be looked at.

12. Department Reports:

a. Clerk's Office – Board of Review is May 22nd from 4:00 to 6:00 p.m. If anyone has a problem with their Assessment they should contact the Assessor before coming to the meeting. ACH payments will be processed this week along with filing the Municipal Finance report. The PSC report will be filed in June.

b. Police Department – Thank you for drug take back day. We collected 15 lbs of unwanted drugs. Our box is always available during office hours in the lobby. We have several classes coming up: a CPR class, a CCW class and Boat and ATV classes coming up. Contact the Police Department directly for the CPR and CCW class.

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).

Shirley Willard – 19953 Overstone Dr. Seems there are frequent requests for part time officers why the turnover, tax for assisted living, pocket park-what about the current eye sores not being addressed and when do citizen comments get addressed.

Cynthia Grim- W good Hope Rd. Please speak into the microphones, it's hard to hear. Just as hard at home when you don't talk into your microphone. AFW and HM Brandt, how big does the pile have to get for someone to do something about it. Bette Annes and Dronen is working on stuff and the big pile of rubbish keeps growing.

Mike Grim – when you zoom in on the meeting, do we have a way for them to have a public comment. We should offer them a chance to make comment.

14. Discussion and possible action on hiring a new part-time officer for the Police Department. Jenna Herenda, a Lannon Resident. Works at Muskego, she wants to work here part time and go back to school. She would like to fill the number of shifts we have open. Possible motor officer and high activity at Muskego Police. Lake/Grennier motioned to approve hiring Jenna. Motion carried unanimously.

15. Discussion and possible action on approval of a Resolution for MIU agreement. Chief Bell summarized the background of the County Departments. If something happens here we have backup and we can provide our expertise as well. The program is similar to mutual aid. Lake/Grennier motioned to adopt the MIU agreement Resolution. Motion carried unanimously.

16. Discussion and possible action on approval of Committee and Plan Commission appointments. Proposed Committee assignment and Plan Commission appointments. Grennier/Lake motioned to accept the appointments as submitted. Motion carried unanimously.

17. Discussion and possible action on approval of a Temporary Class "B" license for the Lannon Stonemen Hit a thon. Lake/Moore motioned to approve the hit a thon application for the Lannon Stonemen. Motion carried unanimously.

18. Discussion and possible action on approval of Operator's Licenses. Lake/Grennier motioned to approve the operator's licenses for Brandi Meyer. Motion carried unanimously.

19. Discussion and possible action on the approval of Used Auto Dealer Licenses for the period July 1, 2025 to June 30, 2026, to the following:

a. Allen & Debbie Schlafer of Schlafer Auto Sales, Inc.

b. David Bogie of Bogie Enterprises

c. Mahamond Khaled of Luxury Auto.

d. Maratbek Sulaimanov of Lannon Motors

Lake/Moore motioned to approve the Used Auto Dealer License renewals. Motion carried unanimously.

20. Discussion and possible action on approval of a Temporary Class "B" License for the Lannon Stonemen Baseball Tournament. Lake/Grennier motioned to approve the Temporary Class "B" License for the Baseball Tournament. Motion carried unanimously.

21. Discussion and possible action regarding Lannon Interceptor Sewer cleaning, televising, and spot repair. Engineer Ben Wood summarized the quotes he received. Lannon owns the Interceptor, so we are responsible to televise and maintain it and the costs is shared between the communities. \$33,000 which is operation and maintenance expense breaks down to approximately \$7200 for the Village of Lannon. Lake/Moore motioned to direct the Engineer to pursue the arrangements to schedule the televising of the Interceptor and authorize President Yates to approve proposal. Motion carried unanimously.
22. Discussion and possible action regarding the Innovation Planning Grant to study the potential of municipal water supply from the Village of Sussex. Third source for the water utility has been discussed at great length and over many meetings. There have been many discussions with the Village of Sussex as to sharing capacity of a new well. We have not heard anything regarding the grant application approval at this time. Willard/Sommers motioned to pursue the innovation planning grant for the water from the Village of Sussex if it were granted. Motion carried unanimously.
23. Discussion and Possible Action regarding change order no. 3 on contract 2-2024, Whispering Ridge Well House Upgrades to change the location of the standby generator. New generator is bigger and building codes have changed. We can't have it as close to the building as we would like. Utility markings report that the utility comes in under the trees. Move generator in grassy area behind parking stall. It is an easement for the Village in that area. Allowance item. We need to reach out to Condo Association for their approval. Sommers/Willard motioned to approve change order No. 3 and direct the Village Engineer to coordinate. Motion carried unanimously.
24. Discussion and possible action to enter into the State-Municipal Agreement with WisDOT for funding related to pedestrian bridge and path improvements from Joeck's Park to Village Hall. Engineer Ben Wood summarized the agreement. We were awarded a grant. No expense is awarded this year. We are coordinating the study to work it's course and then issue a request for proposals next year and then WIS Dot would construct. They move very slowly but they are paying 80% of the cost. We have to commit to the agreement to fulfill the project in the timeframe. Lake/Moore motioned to enter into the SMA for funding agreement for the pedestrian path. Motion carried unanimously.
25. Discussion and possible action on the payment of bills. Grennier/Lake motioned to pay the bills. Motion carried unanimously.
26. Item 5 from above to Rezone parcel. We did not have our full board present at the time of the vote. Engineer Ben Wood summarized the conditional rezoning and the steps in the process. It does not approve any part of the plan or their project. David Glazer clarified some of the items on their end. They asked for conditional because this doesn't guarantee a project. It guarantees that they spend money to move forward so they asked for conditional rezoning. TIF funding is primarily to extend sewer and water beyond their frontage to make the project viable. The developer is fronting the cost of that, no impact on the village. Will ask to get reimbursed from the taxes they create. Lake/Moore motioned that the Village of Lannon approve the conditional rezoning from AG to Institutional conditioned upon Conditional Use Permit, developer's agreement, architectural plan, Plan of Operation and ownership. Lake-yes, Moore-yes, Battist – no, Yates – yes, Willard-no, Grennier-yes, Sommers-no. Motion carried by majority vote.
26. Engineer's Report. Complaints regarding restoration. Telling them they are responsible since the project is closed out.
27. Attorney's Report. None.
28. President's Report. Public Information meeting was well attended, he wants to do another one. Will make it available at car show and will get survey out online. Has to receive the comments from Parkitecture. Hydrant Flushing will take place this week.
29. Adjournment. Moore/Sommers at 10:44 p.m. to adjourn the meeting. Motion carried unanimously.

May 15, 2025
 Respectfully submitted,
 Brenda Klemmer
 Village of Lannon Clerk/Treasurer