

VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 11/19/25

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, Battist, Janas, Lake, Payleitner, Lavold and Yates were present.
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 10/15/25. Janas/Battist motioned to approve the meeting minutes from 10/15/25 as corrected. Motion carried unanimously.
6. Citizen Comments.

Terri Grennier – mentioned Good Hope Rd still has some waves in it. Commissioner Battist stated nothing more will be done out of warranty work.
7. Discussion and possible action on the approval of an Amended Plan of Operation and Site Plan for Lannon Tank, 20134 W. Main St. Lannon WI 53046. Engineer Ben Wood summarized his comments on this item. The intent is to do a partial demolition and an addition. One of the concerns was in regard to Flood Plain. Their proposed plan addresses that because it is built higher on the Flood Fringe which is adjacent to the Flood plain and still allows development. Menomonee Falls Fire Department had some concerns regarding sprinklers, access way around the building and fire lane clearance. Zoning, everything complies as does storage and drainage. Landscaping requirements would be hard to conform to but there may be some ideas along the bug line. Some concession could be reached instead of exempting them from it. Outdoor lighting should be provided. Grim stated he looked at the bug line and theirs is the only one that the parking lot is on the bug line right of way. It is inches off of the bug line. Not available to plant along there but they could in a different space. The Commission recommends that they should get something from the County as easement for being on their property. They should paint the front of building at time of addition. Plan of Operation hours have changed. Starting at 4 a.m. is a problem and as needed needs to be clarified. State approved plans need to be obtained. Not changing any impervious surface area by adding the building because it is currently gravel area. Plan Commission concerned with approving a 4 a.m. start time for a business like this. Grim/Janas motioned to approve the site plan addition for Lannon Tank as submitted. Motion carried unanimously. Grim/Lake motioned to table the Plan of Operation until December for more information on concerns. Motion carried unanimously.
8. Discussion and possible action on outstanding/open items.
 - a. Lakeshore Burial Vault - Engineer Ben Wood stated they were determining if they were going to widen the entry or leave it the same. By the time they figured it out the weather changed and they were unable to finish. Grim/Lake motioned to give them until May 1, 2026 to finish the driveway at the original width. Motion carried unanimously.
 - b. Lannon Elementary School - Regarding the lighting at the school, a meeting is being set up by the Village Engineer. They are waiting for WE Energies to take out a light pole and fixture. They were going to tilt some of the fixtures to see if it helps. The lighting that was installed was not the lighting plan that was approved.
 - c. McDugout - Commissioner Grim approached the businesses about the signage issues and some have removed them, however McDugout's banner for the fish fry has not been removed and are only allowed for 30 days. Is the perforated signage

on the front door and side door, is it advertising or is it the area to see into the building. The ordinance states 1 window at 100%? It's very vague and how do we handle this? The dumpster/shed issue will have to be sent to the owner to address. Safety concern for Police entering the building. Advertising Signage should be put into our Ordinance with more specifics. President Yates will have a discussion with the owners and have correction action be taken in the next couple of weeks or they can be cited.

d. HM Brandt – Regarding the property on the East end by the BP Station. 90 days from closing will have gates, fencing, screening and signage installed. Nobody was available to install fencing the first year they moved in. They realized that they are running out of room quickly and need to reorganize their buildings and are working with the Architect to redesign the space so that it can all fit on the property. They will take down the sign. The Commission is frustrated because they are not seeing progress. The crushed asphalt was put down at the new site. There were some concessions made that would allow them to crush at the AFW site. They stated they could not get the Letter of Credit through their bank, so they did not pursue that. AFW never came to the Plan Commission with their Plan of Operation to allow the storage off this material. Proposed plans/expansion to be submitted and discussed next month. Attorney de la Mora asked the owner to stop hauling material into the site. The material is mitigated and regulated by the DNR. Is there a report that states the material is clean. Grim asked what the intention of the crushed material is. She stated that it could be used on site or be sold. Grim/Lake motioned to 20151 W. Main St. that the sign be removed, and they return to the Plan Commission next month with plans for expansion. Motion carried unanimously.

e. Others –

1. Legal is working on the AFW project. Put them on next month's agenda.
2. Dugout property should be put on Agenda for dumpster screening and shed situation.
3. Marker property regarding the construction company and the businesses he leases to. Dumpsters and parking lot are the responsibility of the owner of the property. Plan of Operation needs to be updated for the Owner and other businesses they lease to.

9. Adjournment. Lake/Janas Motioned to adjourn the meeting at 8:41 p.m. Motion carried unanimously.

<p>November 20, 2025 Respectfully submitted, Brenda Klemmer Village of Lannon Clerk/Treasurer</p>	<p>*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.</p>
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