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Summit Village Hall • 37100 Delafield Road • Summit, WI 53066

MINUTES

Village of Summit Plan Commission Thursday, November 16, 2023 5:30 p.m.

CALL TO ORDER

Chairperson Siepmann called to order the Summit Plan Commission meeting at 5:30 p.m. on Thursday, November 16, 2023 at the Summit Village Hall, 37100 Delafield Road, Summit, Wisconsin.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk LaValliere took roll call and confirmed notification to the media as required and requested and posting on the Village of Summit website and posting board.

Commissioners present were: Sandra Murray, Matt Katz, Jim Petronovich, Annette Kaja, Paul Schmitter, and Alternate Joan Gucciardi

Also, present were: Chairperson Jim Siepmann, Planner Amy Barrows, and Deputy Clerk/Deputy Treasurer Sarah LaValliere

MINUTES

- October 19, 2023
- October 30, 2023

MOTION: (Petronovich, Schmitter) *To approve October 19, 2023 & October 30, 2023 minutes.* - Carried

Next meeting date – proposed for Thursday, December 21, 2023 at 5:30 p.m.
All in attendance will be here except Commissioner Schmitter.

PUBLIC HEARING

Chairperson Siepmann opened the public hearing at 5:37 pm to:

Receive comments regarding a request from Rebecca Carsey on behalf of White Stag 1894 to amend the text of the Village of Summit Zoning and Shoreland Protection Ordinance to allow the rental of agricultural buildings in the A-1 Agricultural District as a Conditional Use. Specifically, the applicant is proposing to create Section 111-357(d)(3) to allow rental of agricultural buildings for activities or events in the A-1 Agricultural District as a Conditional Use and create Section 111-321(7) to provide the standards and conditions that must be met in order for the rental of agricultural buildings to be considered.

Attorney James Hammes provided overview of the meetings had with neighboring properties and requests that the Plan Commission Adjourn the public hearing until December 21 and during that time republish notice regarding Public Hearing with amended information.

Planner Barrows added that if the Plan Commission would have any comments regarding the original application, it would be acceptable to make any statements and recommendations.

ADJOURN the public hearing until December 21, 2023

MOTION: (Katz, Schmitter) *to adjourn the public hearing until December 21, 2023 pending Village of Summit Attorney approval.* - Carried

REGULAR BUSINESS:

Discussion and action on request from Rebecca Carsey on behalf of White Stag 1894 to amend the text of the Village of Summit Zoning and Shoreland Protection Ordinance to allow the rental of agricultural buildings in the A-1 Agricultural District as a Conditional Use. Specifically, the applicant is proposing to create Section 111-357(d)(3) to allow rental of agricultural buildings for activities or events in the A-1 Agricultural District as a Conditional Use and create Section 111-321(7) to provide the standards and conditions that must be met in order for the rental of agricultural buildings to be considered.

No motion is made, this is tabled until the next meeting December 21, 2023

Discussion and provide feedback on request of Jessica and Christopher Kadow to amend the text of Chapter 111 Village of Summit Zoning and Shoreland Protection Ordinance to allow tree service operations in the A-2 Agricultural District.

Planner Barrows provided a review of prior events leading up to this meeting.

Michael Van Klunen for the Kadow's proposed conceptual discussion for tonight and turn into feedback and draft ordinance in order to prepare for a public hearing.

Atty. Van Klunen provided a review of the applicable proposed restrictions on this parcel that could be included in the text amendment.

- Dedicating a certain portion or percentage and or location of the property to Tree Cutting Service
- Structure that relates to use and all equipment when not used stored in the structure
- Associated structure attached to a principal structure
- Establish minimum lot area of 5 acres
- Vehicles or associated equipment has to be owned or leased by owner of the property
- Vegetation and tree cutting that would be perhaps generated offsite collected by the owner and processed at an alternate location that is owned by the individual.
- Within a certain number of feet from a county or state trunk highway
- Not looking for excessive commercial activity on site where money is transacted this is ancillary to larger use that is not occurring on the property

As part of the Site plan and plan of operation

Parking for employees would be limited to 8 – screened by fencing or natural buffer

Site plan and plan of operation would be submitted to staff for review.

Feedback is requested from the Plan commission regarding the proposal.

Planner Barrows interjected that one item to consider is a 15-acre minimum which would help restrict and limit it to state highways both will tighten up the number of properties impacted by the amendment.

Additional conversation is had and there is recommendation to reorganize the text amendment and resubmit for the next meeting. An additional recommendation is made to approach neighboring properties and provide feedback and input at the next meeting to gauge response from neighboring properties which can impact the public hearing.

Possible action to schedule a public hearing based on the request of Jessica and Christopher Kadow for an amendment to the text of Chapter 111 Village of Summit Zoning and Shoreland Protection Ordinance to allow tree service operations in the A-2 Agricultural District.

Applicant, requests to bring back an updated amendment/application at the next plan commission meeting. There is no motion made at this time.

Discussion and provide feedback on request of Mackenzy and Megan Raabe, agent, on property owned by Amy Raabe, to divide a property into two properties located at 38758 Genesee Lake Road (SUMT0655992) & to acquire acreage owned by the Village of Summit.

Planner Barrows provided an overview of the information contained in the Plan Commission Pack

The Plan commission provided feedback regarding the applicant's proposal to create a lot that does not properly abut a public road and the request to rezone the property to allow the land division.

Feedback as follows:

- work with petitioner to rezone R-1 & CSM
- If possible, put in a public street
- If no street the property cannot be further divided this should be listed on CSM

Discussion and provide feedback on request of Jeff Stoll, Stolley's Hogg Alley, to install parking at 34311 Venice Beach Road (SUMT0669056).

This topic is skipped since applicant is not present moved to the end of the agenda.

Discussion and provide feedback regarding potential viable uses on property owned by Johns Living Trust-Family Trust located at 2133 N. Sawyer Road (SUMT0670997).

Planner Barrows reviewed information related to the property owned by Johns Living Trust – Family Trust located at 2133 N Sawyer Road (SUMT670997).

The Plan Commission discussed potential and viable uses on the property, and the potential of Tax Incremental Financing.

It is determined the Village Board is the body to consider Tax Incremental Financing if it is determined that it would be brought into consideration.

It is recommended the Planner is involved with discussion with neighboring properties (at the expense of the parcel owner), and have a conversation with DOT about access. Planner Clarified that access would be from County Highway.

Discussion and provide feedback on request of Jeff Stoll, Stolley's Hogg Alley, to install parking at 34311 Venice Beach Road (SUMT0669056).

Planner Barrows reviewed the proposed options provided in the Plan Commission packet.

Jeff Stoll
Solley's Hogg Alley
Stated his parking preference would be Option #2

Plan Commission prefers option #2, and makes recommendation to:

- to have Western Lakes fire District look at it right away
- get Village Board position on parking options
- Applicant should get neighbor feedback on options prior to next meeting

ADJOURN Plan Commission meeting

MOTION: (Schmitter, Katz) to ADJOURN the Plan Commission meeting at: 7:00 pm

Respectfully submitted,

Sarah LaValliere
Deputy Clerk/ Deputy Treasurer

Next meeting date: December 21, 2023