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Minutes

Village of Summit Plan Commission

December 21, 2023

CALL TO ORDER

Chairperson Siepman called to order the Village of Summit Plan Commission meeting at 5:30 pm, on Thursday December 21, 2023 at Summit Village Hall 37100 Delafield Rd. Summit WI.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk/Deputy Treasurer Sarah LaValliere took roll and confirmed notification to the media as required and requested and posting on the Village of Summit website and posting boards. Commissioners present were: Jim Petronovich, Sandra Murray, Joan Gucciardi, Matt Katz, Jay Obenberger.

Also, present were: Chairperson Jim Siepman, Planner Amy Barrows, & Deputy Clerk Deputy Treasurer Sarah LaValliere

PLEDGE OF ALLEGIANCE

MINUTES

- November 16, 2023

NO MOTION Minutes are not available and will be presented at the January Plan Commission meeting.

Next meeting date – proposed for Thursday, January 18, 2024 at 5:30 p.m.

Alternate - Joan Gucciardi not able to attend January 18

PUBLIC HEARING

Chairperson introduced the first public hearing to:

Receive comments regarding a request from Devin Wolf, on behalf of property owners, DSL Investments and Sean P Wolf & 612 Sawyer Rd LLC to amend an existing Conditional Use for a quarry and associated activities to allow for an existing office building located on the east side of N. Sawyer Road to be used for office space unrelated to the quarry use, amend the ownership, and extend the Conditional Use five years. The request was subject to a public hearing and Plan Commission action on October 19, 2023 and the associated Conditional Use Agreement was approved by Plan Commission on October 30, 2023. However, the public hearing notice did not include the requested ownership change or request to extend the Conditional Use timeframe five years. No additional changes are requested that were not discussed during the October 19, 2023 public hearing. The Conditional Use applies to several properties including, Lot 2 of Certified Survey Map No. 11085, Vol. 108/255, Parcel 1 of Certified Survey Map No. 8561, Vol. 75/151, Lot 1 of Certified Survey Map No. 11648,

Vol. 116/283, and part of the SE ¼ of Section 26, T7N, R17E, Village of Summit, Waukesha County, Wisconsin. The properties are known as 410 Summit Avenue (SUMT0680999002) and 612 N. Sawyer Road (SUMT0675988001).

Planner Barrows provided a review of the information leading up to this public hearing.

Chairperson Siepmann opens the hearing for public comment.

Leonard Jorgensen, 1025 S Squire Ct. – No activity has taken place in the pit in the past 10 years and DSL requests questionable change in ownership. He reported 3 possible violations at the last public hearing in October. After visiting the location following the meeting, he saw the building was vacant and apoloized. Leonard continues to question ownership and conditional use. Mr. Jorgensen makes a request for someone to visit the property in order to properly asses the conditional uses.

Zacahry Rewasiewicz, 34850 Breens Rd -Something has changed on the parcels and last 6 months have noticed increased noise, pounding, excavation dust and traffic. Questions if the conditional use permit is accepted does it mean that activities will continue?

Jason Church, 34954 Breens Rd - Lives across from the quarry. Understands the complaints from the neighbors, and stated the property is zoned A-1 and is trying to bypass zoning and ordinance. Objects to the Conditional use approval and wishes for reconsideration

Planner Barrows reviews conditional and legal non-conforming use currently in place for audience awareness.

Devon Wolf, 716 N Deerfield Lane – Reviews current situation of the quarry and parcels. Claims restoration of the land is what is currently making the bulk of the noise. Devon addresses the quarry heritage and existing activities and name change for the Plan Commission. Stating ownership has not changed only names have for tax purposes. Ultimately the goal is to develop and it would be residential development.

Planner Barrows reads a letter submitted in the mail

Patricia Burns 35008 W Oakshire Dr – (provide copy for minutes) does not agree with changes to conditional use.

Chairperson Siepmann closes the public hearing at 6:00 pm

Chairperson Siepmann then opened the public hearing to:

Receive comments regarding a revised 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.

Planner Barrows provided a review of the activities that led up to this continuation of public hearing opened in November 2023, and provided a review of the proposed changes to the amendment. Stating that the Village has had 2 other requests for Event Venues and both were denied, and the language looked different each time.

Attorney James Hammes – Provided a review of the conditions/changes requested to the text. Which were also included in the meeting packet.

Tents are questioned by the plan commission and it is agreed this is a loose term that can have many meanings.

Atty Hammes agrees to make modifications to language as requested regarding set up and take down.

Steve Hanke, 37124 Delafield Rd – Addressed the Plan commission by reviewing the restrictions he was subjected to upon his application to the Plan Commission for a proposed Agricultural Event Venue. His application was subject to paving a parking lot, connection to City water and City sewer, and sprinkler system.

Brian Porter, 37005 Stillwater Dr- Addressed the Plan Commission regarding size and frequency of events being a concern and stating some of the items in the ordinance are lacking. He did support that the proposed ordinance should eliminate opportunity for someone to turn this into a full-time business operating year-round.

Dave Hotchkiss, 37471 Stillwater Dr- expressed concerns about weddings and provided that they are very loud. The ordinance language allows for latitude to have a crazy party.

Dave Schleif, 1216 N Laurel Ln - Is concerned about ordinances being too specific only applying to one parcel.

The Plan Commission reviewed the points included in ordinance:

NOTE: *This list only a brief overview of the conversation not to be used as a checklist.*

- Time of operation – request for more specific time or operation than 24 hours if continued operation is too long.
- Business Hours and Hours of operation – refinement requested
- 300 attendees – capacity should include staff
- Look at language that addresses event type Private vs Public
- Hours of Alcohol – Village issues Class B License for Alcoholic Beverages on site
- Outdoor sound/ outdoor amplification subject to decibel levels of the nuisance ordinance that the village of summit really has
- Numbers 10 & 15 should be reviewed and adjusted and brought together
- Number 11 Exterior lighting not to exceed 15 ft – no light pollution off of property
- Parking – Surface and materials
- Combine 16 & 13 together – provide tent parameters

Dave Strobel, 37467 Stillwater Dr – Voiced concerns about noise.

Brain Porter, 37005 Stillwater Dr -There is nuisance ordinance for sound, should not let sound levels allowed get to nuisance level.

Dave Schleif, 1216 N Laurel Ln – Noise is important along with light worried about cars on property, parking, and pavement. Site occupancy rate, traffic, stoplight, regulation

Public hearing is held over until next plan commission meeting January 2024

MOTION: (Katz, Murray) to adjourn until next month’s meeting. – Carried

Chairperson Siepmann closes the public hearing at 7:10 pm

REGULAR BUSINESS:

Discussion and action on request from Devin Wolf, on behalf of property owners, DSL Investments, LLC and Sean P Wolf & 612 Sawyer Rd LLC to amend an existing Conditional Use for a quarry and associated activities to allow for an existing office building located on the east side of N. Sawyer Road to be used for office space unrelated to the quarry use, amend the ownership, and extend the Conditional Use five years. The Conditional Use applies to several properties including, Lot 2 of Certified Survey Map No. 11085, Vol. 108/255, Parcel 1 of Certified Survey Map No. 8561, Vol. 75/151, Lot 1 of Certified Survey Map No. 11648, Vol. 116/283, and part of the SE ¼ of Section 26, T7N, R17E, Village of Summit, Waukesha County, Wisconsin. The properties are known as 410 Summit Avenue (SUMT0680999002) and 612 N. Sawyer Road (SUMT0675988001).

Plan commission has additional questions for Devon Wolf, Devon Wolf responded for clarification. The pits are currently being utilized for quarry and restoration once restoration is complete there should be no more disturbance.

MOTION: (Katz, Murray) Approve the proposed Conditional Use Amendment, subject to the enclosed Conditional Use Order being reviewed by the Village Attorney and subject to all signatures. – Carried

Planner Barrows is recommended to visit the site., and to provide reclamation plan on file at next meeting

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 for 7b. Public Hearing continued 01/18/2024

Discussion and action to schedule a public hearing on request of Jessica and Christopher Kadow to amend the text of Chapter 111 Village of Summit Zoning and Shoreland Protection Ordinance, specifically Section 111-431 to define the term “Commercial vehicle parking”, Section 111-358(d)(2) to allow Commercial Truck Parking as a Conditional Use in the A-2 Agricultural District, and other related sections as deemed necessary.

Planner Barrows provided a brief review of the request.

Plan commission requests applicant notify public hearing to his neighbors as well.

MOTION: (Katz, Obenberger) Schedule a Public Hearing to consider text amendments that would allow commercial vehicle parking as a Conditional Use Permit subject to certain conditions being met in the A-2 Agricultural District for the next scheduled Plan Commission meeting - Carried

Report Village Board findings regarding request of Jeff Stoll, Stolley’s Hogg Alley, to vacate a portion of Venice Beach Road.

Planner Barrows provided feedback from Village Board regarding road vacation. Village Board was seemingly interested in road vacation that includes following recommendations: Get feedback from neighbors regarding the proposed parking as part of an open house.

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

Code needs to be reflective of change to mixed use commercial and additional definition.

Report Village Board findings regarding discussion and action on procedures for property owner initiated Zoning Code Text Amendments and procedures for Village Code updates related to Conditional Uses.

Planner Barrows summarized her staff report that was presented earlier to Village Board. The Village Board indicated that property owners should be able to continue initiating text amendments, but staff should prepare project scope to reconsider incorporated uses as permitted or conditional use.

ADJOURN Plan Commission meeting

MOTION: (Murray, Obenberger) to adjourn the Plan Commission meeting at: 8:00 pm

Respectfully submitted,
Sarah LaValliere

Next meeting date: January 18, 2024