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

MINUTES
Village of Summit Plan Commission
April 18, 2024

CALL TO ORDER

Chairperson Siepman called to order the Plan Commission meeting at 5:30 p.m. on Thursday, April 18, 2024 at the Summit Village Hall, 37100 Delafield Rd, Summit, Wisconsin.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk/Deputy Treasurer LaValliere took roll call and confirmed posting of the meeting to the local media as required and requested and posting on the village website and posting board. Commissioners present were: Jim Petronovich, Sandra Murray, Jay Obenberger, Paul Schmitter, Matthew Katz, Annette Kaja, Alternate Joan Gucciardi. Also present were: Chairperson Jim Siepman, Planner Amy Barrows, Deputy Clerk/Deputy Treasurer Sarah LaValliere

MINUTES

- February 15, 2024
- March 21, 2024

Minutes were not presented at this meeting and will be included at the next plan commission meeting.

Next meeting date – proposed for Thursday, May 16th, at 5:30 p.m.

Alternate Gucciardi will not be in attendance

Items taken out of order:

REGULAR BUSINESS:

7A

Discussion and action on request of William and Laura Flood, property owners in the Town of Sullivan at N4615 Indian Point Road, for a Certified Survey Map to create two lots and an out lot within the extraterritorial limits of the Village of Summit.

Planner Barrows provided a brief summary of extraterritorial jurisdiction for newer plan commissioners. She then provided additional description to the request as included in the Plan Commission Pack. In the past the Village has only acknowledged CSM's and has not signed it but moving forward the Plan Commission and Village will sign these documents to formalize their action.

MOTION: (Petronovich, Murray) *to acknowledge the proposed CSM for William and Laura Flood at N4615 Indian Point Road and report no objections to the Town of Sullivan and Jefferson County.* Carried

7B

Discussion and action on request of Robert Zahn to reduce a portion of the road rights-of-way of N. Golden Cedar Lane and Cedar Lane adjacent to property owned by Colton and Victoria Ziemanski located in the northwest corner of N. Golden Cedar Lane and Cedar Lane (SUMT0695039).

Planner Barrows reviewed the information provided in the Planner Summary for the Plan Commission Pack. Engineering and Public Works would like to include the existing platted road right-of-way, as well as 5 ft. from edge of pavement. She explained that the reduction needs to consider both sides of the road. However, the Village cannot require a dedication on the south side since the applicant does not own that property. Therefore, an exhibit will need to be provided with a legal description. She provided a modified motion, which was accepted by Plan Commission.

Conversation is had about right of way, use and road paving.

MOTION: (Schmitter, Katz) *to recommend Village Board approve the road right-of-way reduction of N. Golden Cedar Lane from 66 ft. to an area legally described by exhibit which must be prepared by the applicant, that is inclusive of the platted Road Right of Way and at least 5' from pavement on both sides of the road. Cedar Lane shall continue to have an established road right-of-way width of 66 ft. A Certified Survey Map dedicating the appropriate road right-of-way on the subject property shall be prepared by the property owner, reviewed and approved by the Village of Summit, and recorded with Waukesha County Register of Deeds prior to the road right-of-way reduction being acknowledged.* - Carried

PUBLIC INPUT regarding a proposed amendment to the Village of Summit Future Land Use Map, which is part of the Village of Summit 2045 Comprehensive Plan, from the Industrial/Business Park designation to the Institutional designation on property located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011).

Planner Barrows provides an introduction of the topic to the Plan Commission that is included in the Plan Commission packet.

Planner Barrows provided insight into potential next steps in the process for those in attendance.

If the Plan Commission supports the amendment a resolution for consideration by the Village Board would be prepared and a public hearing would take place with notification 30 days prior to the Public Hearing date. Per Village's public participation policy, all residents within 500' would be notified of public hearing. If the category is ultimately approved the property would need to be rezoned and rezoning would require notification and a public hearing. Everyone within 300' of property would be notified.

If the school is proposed a Conditional Use public hearing would be held and notification sent to those 300' from the parcel.

If the conditional use is pursued a text amendment would be pursued.

Discussion as part of the land use amendment has to be kept high level and details take place during conditional use.

Chairperson Siepman opened the meeting to PUBLIC INPUT.

Rodger Northouse, 35197 Genesee Lake Rd - Potential Crown Jewel for a community

Tom Shermerhorn, 100 Camelot Dr, Fon Du Lac WI – Architect, Great to work with

Jake Peterson, 36595 Country Cove Ct - Support

Meranda Peterson, 36595 Country Cove Ct - Ditto

Laura Zieslski, 35263 Yahara Dr – 100% Behind

Peter Zielski, 35263 Yahara Dr - Ditto

Tracy & Bryan Bigari, 2938 Kegonsa Dr – Live in Lake Country Village and support school.

Mary Claire Lanser, Lanser Public Affairs, 14550 W Meadowshire, New Berlin
Reviewed her process for collecting feedback. She provided a report to the Plan Commission for consideration (the Plan Commission was not provided the report as it contained property use specific information). However, Mary Claire provided her own summary of the report. She requested all in favor of the proposal stand, most of the room stood up.

Greg Szajna, 37343 Bartlett Rd - Institutional land use category doesn't mean it will ultimately be a school.

Chairperson Siepmann closed the public input @ 6:00 pm

REGULAR BUSINESS:

7C

Discussion and action on request of Margaret Daigneau, Lake Country Classical Academy, for property owned by Pabst Farms Land Company, to amend the Village of Summit Future Land Use Map, which is part of the Village of Summit 2045 Comprehensive Plan, from the Industrial/Business Park designation to the Institutional designation on property located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011).

Planner Barrows reviewed the information included in the pack regarding the proposed land use and Village considerations.

Chairperson Siepmann reviewed the 2045 Village of Summit Future Land Use Map for the team and audience.

Margaret Daigneau, Principal LCCA, introduced herself and offered to assist with answering questions or providing information.

Plan Commission had discussion regarding fiscal impact and land uses that may or may not be taxable.

Margaret Daigneau discussed payment in lieu of taxes and the opportunity of payment in lieu of taxes.

There was additional conversation regarding sewer and water availability and that land use changes would require sewer and water approval and availability prior to final planning.

Clarification is made regarding the action needed for this meeting.

There is a concern regarding changing land use and the applicant not having final ownership of land, which might change the final product on the land.

Planner Barrows provided additional conditions that could be considered to help control variety of proposals that could be submitted, such as requiring development to occur within a certain timeframe or the use would revert to original.

Margaret Daigneau, indicated to the Plan Commission that there is a sense of urgency to this as they are looking to be in a new location for the start of school year 2025. Ultimately, consolidating 2 locations into one location in Summit.

Plan Commission eludes that if there is a land use change they would like it to be specific for this use. Fiscal impact and traffic come into play with this request.

Recommendation to take back to plan staff to discuss how to ensure that with land use change, this specific proposal is considered, payment in lieu of taxes is managed and traffic is considered. Continue to direct staff to prepare a resolution in order to continue to move the project forward. This does not ensure support.

DOT traffic impact analysis – TIA (Traffic Impact Analysis) for development to the west in Oconomowoc potentially is available.

MOTION: (Schmitter, Katz) *to direct staff to prepare a resolution for consideration at a future Plan Commission meeting recommending that Village Board approve the proposed Village of Summit Future Land Use Map amendment of the Village of Summit 2045 Comprehensive Plan from the Industrial/Business Park designation to the Institutional designation on property located in the northwest corner of the Pabst Farms Boulevard and N. Sawyer Road intersection, more specifically Lot 2 of CSM 11510, located in Section 14, T7N, R17E, Village of Summit. Motion does not imply support or commitment. Carried*

7D

Discussion regarding potential zoning ordinance amendments to allow residential uses in the NC Neighborhood Commercial Zoning District.

Planner Barrows reviewed the Village Board denial to vacate a portion of Venice Beach Rd. The Village will have to find out how to pair the residential and parking with existing circumstances. At some point the Village would consider whether or not to support residential units in a neighborhood commercial district. Combining residential use in commercial districts as a mixed use will have to be looked at.

Chairperson Siepmann polls the Plan Commission to gauge comfort on topic. A question regarding “exposure” or how to protect from old to new arises.

All members agree that it is a topic that should be moved forward on.

UPDATE regarding Village Board action on Plan Commission matters.

Information regarding zoning code project update for appropriate permitted and conditional uses was provided. Goal is to present a process to move forward at plan staff and schedule a joint meeting with the Plan Commission and Village Board to discuss.

ADJOURN Plan Commission meeting

MOTION: (Kaja, Schmitter) *to adjourn the Plan Commission meeting at: 6:55 pm.* Carried.

Respectfully submitted,

Sarah LaValliere
Deputy Clerk/Deputy Treasurer

Next meeting date: May 16, 2024