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

MINUTES

Village of Summit Plan Commission August 22, 2024 5:30 p.m.

CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 p.m. on Thursday, August 22, 2024 at 5:30 pm at the Summit Village Hall, 37100 Delafield Rd, Summit, Wisconsin.

ROLL CALL AND CONFIRM POSTING

Deputy-Clerk/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: *

- Sandra Murray
- Jim Petronovich
- Paul Schmitter
- Annette Kaja
- Matthew Katz

Absent:

- Jay Obenberger
- Alternate Joan Gucciardi

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

MINUTES

- July 18, 2024

MOTION: (Petronovich, Katz) *to approve the minutes of July 18, 2024 Plan Commission meeting.* Carried

Next meeting date – proposed for Thursday, September 19th, at 5:30 p.m.

Not Available:

- Matt Katz
- Annette Kaja

PUBLIC HEARINGS

Chairperson Siepmann opened a public hearing at 5:40 pm to:

Receive comments and discuss a proposed text amendment of the Village of Summit Zoning and Shoreland Protection Ordinance initiated by the Plan Commission of the Village of Summit. The request includes an

amendment to Section 111-354(c) and possible other related sections to allow single-family or multi-family residential as a permitted accessory use in the NC Neighborhood Commercial District subject to conditions.

Planner Barrows reviewed the proposed text amendment of the Village of Summit Zoning and Shoreland Protection Ordinance initiated by the Plan Commission of the Village of Summit. Plan commission requested flexibility in determining development based on construction and design. Planner Barrows reviewed the conditions that the Plan Commission requested at the July Plan Commission meeting

Chairperson Siepmann opened the hearing up for public comment.

Kent Brooks

34306 Venice Beach Rd

Would a commercial property be able to put up a multi-family house?

Planner Barrows responded that plan commission would consider the proposal, and decide what is appropriate.

There was additional conversation about Multi Family and Single-Family options and how those would be proposed and how they would be considered.

Kent Brooks

34306 Venice Beach Rd.

Expressed concern about a residential neighborhood having multi family units by his back door.

Public Hearing is closed 5:45 pm

Chairperson Siepmann opened the public hearing at: 5:45 pm to:

Receive comments and discuss a proposed request by Margaret Daigneau, applicant on behalf of Lake Country Classical Academy, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the IN Institutional District in order to accommodate a day school on property currently owned by Pabst Farms Land Company located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011). The property is more specifically described as Lot 2 of Certified Survey Map No. 11510, Book 114, Page 310-319, part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N R17E.

Commissioner Katz recused himself and left the room during this agenda item.

Planner Barrows provided a refresher for the Plan Commission and audience on the activities to date with this project and reviewed the four (4) conditions:

- Land Use plan amendment is not effective until rezoning
- Property shall have all necessary permits within 1 year of the Land Use amendment
- Property shall be occupied within 2 years
- Future Land Use map not affected until wastewater agreement is amended

Applicant is moving on with next step to propose to rezone the specific property.

Chairperson Siepmann opens up the hearing for public comment.

Tom Schermerhorn
Principal Excel Engineering
LCCA

Provided an overview of the school, and provided a project review and images of the proposed school.

Randy Godsell
N31 W234 Woodstream Ct – Pewaukee WI 53072
Responded to questions about student enrollment.

Mr.Schmermerhorn
Stated that the school is currently using 2 campuses to house all of the student body, and that there are two (2) phases to the project. The initial phase is K-8, and the second phase will be high school.

Mr.Schermerhorn continued his presentation of the proposed campus and facilities. Referring to architecture as “Federalist” style. There would be a one-way drive enter and exit on to county road. Traffic study needs to be completed at this time. In addition, he reviewed some of the planned stormwater, and infiltration and outflow on the site. Future phases are reviewed, and considered for cuing on the property as traffic comes on and off the site. Athletic facilities are proposed and are on the long-term plan. Building plans and site plans are reviewed for the Commission.

Laura Zielski
35263 Yahara Drive
Loves the plans.

John Prokop
34563 Hartwell Place
Asked if this was charter school? If it is a non-profit, are they making payment in lieu of taxes?
Will there be bussing or strictly automobiles with drop off and pick up? He followed that 300-500 vehicles are a concern with the pattern of traffic. What is the ADT they are figuring for this complex?

Brian Bigari
2938 Kegonsa
Great for property value people are going to want to get closer to the school and lead to increase in tax base.
Compared to other uses it would be the same amount of traffic.

Mr. Schermerhorn replied that the school is non-profit, and the school has proposed a pilot program to the Village of Summit.

The current traffic plan is for all vehicle traffic no buses at this time.
Traffic studies were taken during school year at the other locations in order to understand their current traffic load.
There was a meeting with county and traffic engineer last week, and traffic study will be completed next week.

Amy Klein
34619 Mariner Circle
Requested access to traffic report once it is complete. She stated that currently the road is heavily travelled.

Lee Gunther
4350 Mariner Circle
Requested bike path or sidewalk on s curve going north as a biker.

Charter school question if they get money from the state, and is curious how-to fund the project?

Mr. Schermerhorn responded that funding is from the state and through project fundraising that will take place.

Additional questions about traffic and cueing are had and there is a request to share traffic reports and plans with the Police Department.

Additional public comment is provided by:

Brian Bigari

2938 Kegonsa Drive

Will school start at different times in order to stagger traffic?

Chairperson Siepman closes the public hearing at 6:24 pm

Chairperson Siepman opens the public hearing at 6:25 pm to:

Receive comments and discuss a proposed request by Jeff Stoll to rezone lands from the R-4 Cottage Residential District to the NC Neighborhood Commercial District in order to accommodate a parking lot for Hogg Alley on property owned by 34311 Venice Beach Road LLC and located at 34311 Venice Beach Road (SUMT0669056) & on property owned by 2008 N. Venice Beach Road LLC and located north of Delafield Road (SUMT0669031002).

Commissioner Katz returns to the room.

Planner Barrows provided a review of the proposed request by Jeff Stoll to rezone lands from the R-4 Cottage Residential District to the NC Neighborhood Commercial District in order to accommodate a parking lot for Hogg Alley on property owned by 34311 Venice Beach Road LLC and located at 34311 Venice Beach Road (SUMT0669056) & on property owned by 2008 N. Venice Beach Road LLC and located north of Delafield Road (SUMT0669031002).

Jeff Stoll

2008 N Venice Beach Road

Opened himself up for questions. Stating that everything is in the works and working on making it neighborhood friendly.

Steven Libbey

34339 Venice Beach Road

Commented about development and water on property and is satisfied with water engineering, and any questions he has had have been resolved.

Planner Barrows reviewed the current plan for Venice Beach Road stormwater management.

Kent Brooks

34306 Venice Beach Road

Supports Jeff doing this and stated Jeff has been a good neighbor, but is concerned about lighting and runoff. Asked for clarity regarding the text amendment and implications and asks, that the commission get Jeff what he needs and limit the zoning in case someone would purchase property.

Planner Barrows reviews the conditions of approval and implications of the rezone.

Chairperson Siepmann closes the public hearing at 6:37 pm

REGULAR BUSINESS:

Discussion and action on a proposed text amendment of the Village of Summit Zoning and Shoreland Protection Ordinance initiated by the Plan Commission of the Village of Summit. The request includes an amendment to Section 111-354(c) and possible other related sections to allow single-family or multi-family residential as a permitted accessory use in the NC Neighborhood Commercial District subject to conditions.

There was conversation about multi-family and limiting where multifamily, and how multi-family fits with the amendment. Multi-family would have to be attached or connected to the commercial property in Neighborhood Commercial. Is there wording that could be added in order to indicate housing consistent with surrounding zoning.

Planner Barrow provided insight as to how to achieve this. It could be limited to one (1) unit per property or attached to the business on the property.

There was additional conversation is had about legal nonconforming, multi family units and components of larger structures.

The recommendation was to bring back next month with clean language. Indicating that Multi-family as part of commercial structure, with single family allowable at one (1) per parcel.

This will be brought back next month with clean language for the commission review.

MOTION: (Schmitter, Katz) *to table the recommendation for the Village Board adopt a text amendment to create Section 111-354(c)(4) of the Zoning and Shoreland Protection Ordinance, adding single-family or multi-family residential uses as an accessory use in the NC Neighborhood Commercial Zoning District subject to certain conditions, in accordance with the enclosed draft ordinance subject to Village Attorney review. Carried*

Discussion and action on a proposed request by Margaret Daigneau, applicant on behalf of Lake Country Classical Academy, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the IN Institutional District in order to accommodate a day school on property currently owned by Pabst Farms Land Company located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011). The property is more specifically described as Lot 2 of Certified Survey Map No. 11510, Book 114, Page 310-319, part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N R17E.

Commissioner Katz recused himself and left the room during this agenda item.

Planner Barrows reviewed the two (2) motion conditions, and clarified that the Land Use Plan is subject to rezoning as well.

MOTION: (Schmitter, Murray) *to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning Code from the A-1 Agricultural District to the IN Institutional District to accommodate a day school in accordance with the enclosed draft ordinance subject to Village Attorney review on property located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011). The property is more specifically described as Lot 2 of CSM No. 11510, part of the NE*

¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N, R17E. Carried

Discussion and provide feedback regarding request by Margaret Daigneau, applicant on behalf of Lake Country Classical Academy, for a concept submittal of a Site Plan for a day school and associated outdoor facilities on property currently owned by Pabst Farms Land Company located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011). The property is more specifically described as Lot 2 of Certified Survey Map No. 11510, Book 114, Page 310-319, part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N R17E.

Planner Barrows stated that since the plans were dropped off just before the meeting there was not time to review and that staff review will take place upon formal submittal. This is an opportunity for high level feedback from the Commission.

Chairperson Siepmann provided feedback at the meeting and reviewed the recommended roofline instead of flat roof, that HVAC will be hidden, materials should be refined, and that the current parking cue proposal is appreciated and makes sense.

Plan Commission provides additional feedback regarding emergency vehicle access and Wi-Fi. Plan Commission likes the look of the buildings but might question location of athletic fields to the north.

100' off property line would be the start of structures and fields and there is a berm which would provide a barrier to residential properties.

Feedback is requested about parking and if there are options. It is stated that 15' is standard in ordinance for parking and requested pedestrian traffic and vehicle traffic be kept separate. The existing Ordinance would have to be reviewed to see if there is any flexibility in the code. There are safety provisions in the code that means that safety services would be sourced by the school that should be presented to the police department. This is separate from PILOT as it is a safety provision.

The timing for the project is forecast December for January start and completed fall of 26 and are optimistic to move into phase 2 right after.

Commissioner Katz rejoined the meeting at this time.

Discussion and action on a proposed request by Jeff Stoll to rezone lands from the R-4 Cottage Residential District to the NC Neighborhood Commercial District in order to accommodate a parking lot for Hogg Alley on property owned by 34311 Venice Beach Road LLC and located at 34311 Venice Beach Road (SUMT0669056) & on property owned by 2008 N. Venice Beach Road LLC and located north of Delafield Road (SUMT0669031002).

Planner Barrows reviewed that if the Plan Commission make a motion to approve the rezone, it is subject to draft ordinance and attorney review.

Jeffrey Stoll

Hogg Alley 2008 Venice Beach Rd

The primary activity this fall will be to get the drainage pipe under the road.

MOTION: (Katz, Kaja) *to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning Code from the R-4 Residential District to the NC Neighborhood Commercial*

District to accommodate a parking lot and shed for Hogg Alley in accordance with the enclosed draft ordinance subject to Village Attorney review on property located at 34311 Venice Beach Road (SUMT0669056) & the adjacent lot described as Out lot 1 CSM #11806 (SUMT0669031002). Carried

Discussion and action on a proposed request by Jeff Stoll to reconfigure lots by Certified Survey Map on property owned by 34311 Venice Beach Road LLC and located at 34311 N. Venice Beach Road (SUMT0669056) & on properties owned by 2008 N. Venice Beach Road LLC and located north of Delafield Road & west of N. Venice Beach Road (SUMT0669031002) and north of Delafield Road & east of N. Venice Beach Road with an address of 2008 N. Venice Beach Road (SUMT0669031001).

Planner Barrows reviewed the combination of legal lots of record in addition to the out lot. There are restrictions on the CSM that state that Lot 1a can't be sold separately from Lot 1.

Jeff Stoll

2008 Venice Beach Rd

Stated that he is rethinking this process and doesn't want to be handcuffed into activity that might not fit the future. Hogg Alley itself is a big investment, wants to make sure that they are not pricing themselves out of the game.

Planner Barrows stated he has one year to record the CSM if he does not the process will start over.

MOTION: (Katz, Schmitter) *to recommend that Village Board approve the Certified Survey to reconfigure lots, subject to the following conditions:*

- A. **APPROVALS FROM ALL OBJECTING AND APPROVING BODIES:** *Petitioner shall satisfy all comments, conditions and concerns of the Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.*
- B. **SUBJECT TO REIMBURSEMENT OF EXPENSES.** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
- C. **UTILITY CONNECTION FEES.** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note: **The CSM results in the reconfiguration and combination of lots. Therefore, this condition does not apply.***
- D. **BUSINESS OR COMMERCIAL USE.** *Commercial or business uses are limited to uses that have obtained Site Plan and Business Plan of Operation approval from the Village of Summit Plan Commission.*
- E. **ONE YEAR TO SATISFY CONDITIONS.** *Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.*

Carried

Discussion and provide feedback regarding request by Jeff Stoll for a concept submittal of a Site Plan for parking lot improvements to accommodate a parking lot for Hogg Alley on property owned by 34311 Venice Beach Road LLC and located at 34311 Venice Beach Road (SUMT0669056).

Planner Barrows reviewed conceptual overview to the site plan for parking lot, lighting, and improvement.

The request is for Jeff Stoll move ADA spot if it is necessary, to Hogg Alley parking lot.

Everyone is comfortable with stormwater and pipe proposed.

UPDATE regarding Village Board action on Plan Commission matters

Planner Barrows reviewed the Village Board Agenda items from August 8, 2024

Village Board approved

- Zahn CSM NE Corner of Golden Lake
- Wold CSM - approved
- Text Amendment for day school was approved - 1 nay vote

ADJOURN Plan Commission meeting

MOTION: (Schmitter, Murray) to **ADJOURN** the plan commission meeting at 7:30 pm. Carried

Respectfully submitted,

Sarah LaValliere

Deputy Clerk/Treasurer

Next meeting date: September 19, 2024