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

MINUTES Village of Summit Plan Commission November 21, 2024

NOTE: THE THREE PUBLIC HEARINGS NOTICED IN THE OCONOMOWOC ENTERPRISE FOR THE NOVEMBER 21, 2024, PLAN COMMISSION MEETING WILL BE REPUBLISHED AND HEARD AT THE DECEMBER 19, 2024, PLAN COMMISSION MEETING

CALL TO ORDER

Chairperson Siepmann called the Village of Summit Plan Commission meeting to order at: 5:30 pm. On Thursday November 21, 204 at Summit Village Hall 37100 Delafield Rd, Summit WI.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk/Deputy Treasurer Sarah LaValliere took roll and confirmed the posting of the meeting to the local media as required and requested and posted on the Village posting board and website. The following commissioners were present: Jim Petronovich, Sandra Murray, Matt Katz, Jay Obenberger, Paul Schmitter, Annette Kajal, and Alternate Joan Gucciardi.

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

MINUTES

- September 19, 2024
- October 3, 2024 – Joint VB & PC
- October 17, 2024

Alternate Gucciardi requested clarification of language related to the project details of the potential zoning ordinance text amendments.

MOTION: (Petronovich, Obenberger) *to accept the September 19 & October 19 minutes as presented.* – Carried

The October 3, 2024 minutes will be brought back for consideration.

Next meeting date – proposed for Thursday, December 19, 2024, at 5:30 p.m.
Alternate Gucciardi will not be at the December meeting.

REGULAR BUSINESS:

Discussion and action on a request of Kamron Nash, Village of Summit Public Works Director, for Site Development approval to install a brine tank at Village of Summit Hall. The property is located at 37100 Delafield Road (SUMT0640998002).

Planner Barrows reviewed the request of Kamron Nash for a salt brine tank on the property at the Village of Summit.

Director of Public Works Nash reviewed the request for a brine tank and location at the Village of Summit.

There was discussion regarding the location, color of the tank and how it could be screened from the church property. Director Nash advised against fencing to ensure they have access to the site, but would be willing to consider landscaping closer to the lot line. She also added that the location was proposed based on avoiding traffic collision with the salt shed and to keep it as close as possible to electrical connections. The tank is filled from the top with a hose that will be stored on-site.

MOTION: (Kaja, Schmitter) *to approve the site plan improvements, including the installation of a 6,250-gallon salt brine storage tank, upgraded electrical pump, and underground electrical service to efficiently serve the community by having a commonly used product for de-icing public roads and parking lots readily available and accessible. With consideration for landscape screening facing the church as part of the installation of the salt brine storage tank.* Carried

Discussion and action on a request of Bruce Gallagher, applicant, to combine two lots of record and modify the Primary Environmental Corridor restrictions, on behalf of the property owner, Big Chiefy Holdings, LLC, on property located at 2313 N. Mill Road and the adjacent property to the south (SUMT0669982 & SUMT0669983).

Planner Barrows reviewed the request of Bruce Gallagher to combine two lots of record and modify the Primary Environmental Corridor restrictions.

Leslie Gallagher had a question about the suggestions from the planner for the lot not to be divided again. Planner Barrows stated that the density requirements wouldn't be met with further land division.

Bruce Gallagher approached and clarified that he is the agent and not the applicant for the plan commission.

MOTION: (Katz, Schmitter) *to recommend that Village Board approve the Certified Survey Map to combine two lots into one lot and modify the Primary Environmental Corridor restrictions, subject to the following conditions:*

- A. ***APPROVALS FROM ALL OBJECTING AND APPROVING BODIES:*** *Petitioner shall satisfy all comments, conditions and concerns of the Waukesha County Department of Public Works, 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 combination of lots. Therefore, this condition does not apply.***

D. *BUSINESS OR COMMERCIAL USE. There shall be no commercial or business use on this lot, except as specifically permitted within or pursuant to the applicable Zoning Code.*

E. *ONE YEAR TO SATISFY CONDITIONS. Subject to the Petitioner satisfying all the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM's.*

Carried

Discussion and action on appointments to Zoning Code Land Use advisory committee.

Chairperson Siepmann reviewed his recommendations for members of the advisory committee. He is recommending Matt Katz and Paul Schmitter because they have been on the Plan Commission for a long time and have both been on committees with other communities bringing additional experience.

Planner Barrows reviewed the general meeting purposes and goals for the advisory committee.

MOTION: (Obenberger, Murray) *to appoint two members Matt Katz and Paul Schmitter from the Plan Commission to the advisory committee.* Carried

UPDATE regarding Village Board action on Plan Commission matters.

- Residential Text Amendment in Neighborhood Commercial District – Tabled
- Village of Dousman Regional Water Quality Plan – Intermunicipal agreement with Dousman
- Sewer availability to areas west of Village Hall through Oconomowoc
- Approved Zoning Code Project Scope

ADJOURN Plan Commission meeting.

MOTION: (Schmitter, Murray) *to adjourn the Village of Summit Plan Commission meeting at: 6:15 pm.*
Carried

Respectfully submitted,
Sarah LaValliere
Deputy Clerk/Deputy Treasurer

Next meeting date: December 19, 2024