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

MINUTES

Village of Summit Plan Commission

December 19, 2024

CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 p.m. on Thursday, December 19, 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, Matthew Katz, and Paul Schmitter

Commissioners not present: Alt. Joan Gucciardi, Jay Obenberger, Annette Kaja

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

MINUTES

- October 3, 2024, Joint PC/VB meeting (REVISED MINUTES)
- November 21, 2024 – were not available for this meeting.

MOTION: (Petronovich, Schmitter) *to approve the October 3, 2024, Joint PC/VB minutes as presented.* - Carried

Next meeting date – proposed for Thursday, January 16, 2025, at 5:30 p.m.

PUBLIC HEARINGS:

Chairperson Siepmann opened the public hearing to:

Receive comments and discuss a proposed request by Jon Spheeris to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance to add EC Environmental Corridor Overlay to a portion of property owned by Lang Residential Investment LLC and N Susanne Lang in order to allow the construction of a residence on Lot 2 of CSM #11759. The subject property is known as part of Lot 4 of CSM #11759, located in part of the NW ¼ of Section 25, T7N, R17E (SUMT0674031004).

Planner Barrows reviewed the staff report that was provided in the packet.

Plan Commission Comments:

Regarding out lot 1 ownership; will Lot 3 maintain ownership of outlot with opportunity to transfer or to add owners? Planner Barrows clarified that they can include additional owners from Shakerville, but Lot 3 needs to be part owner, which is how the original agreement was written.

Proposal meets threshold for Environmental Corridor density requirements.

Jon Spheeris

S1W33587 Abbitz Rd, Oconomowoc, stated this was the intent when the lot was created and approved by the Village, it would be buildable. i

Chairperson Siepmann opened the hearing up for public comment:

Jason Church

34954 Breens Rd

Provided his comments to the Plan commission.

Stating that the Sinise foundation purchased his lot. After the foundation started building on the lot, Mr. Lang pressed him to buy Lot 2. Mr. Church told Bob Lang to leave him alone for a while. Mr. Church brought up EC and the idea being to preserve and not allow disturbance in area. Jason stated that he believes most of Lots 1 and 3 are disturbed and stated that even if you add acreage to corridor, it would be over the amount allowed in normal circumstances. He continued his presentation of information and closes with the reason he is upset and attending the Public Hearing is he didn't think he would have to be dealing with some of the things he is dealing with, including allowing the extension of the environmental corridor. He asks the plan commission to take into account the intent of the ordinance and statutes. He also mentioned that Mr. Lang already has a building on his property, which may constitute another residential building. Construction also requires an access point to a county road.

Chairperson Siepmann asked Mr. Church if he knew that the lot north of him was a buildable lot. Mr. Church stated that the foundation was aware that Mr. Lang was pressuring them to buy something but he didn't otherwise know.

Daniel Kempel - 1345 N 70th St, Wauwatosa, WI 53213-2815

They are the owners of Lot 2 and he explained how stressful the process is because they purchased the lot based on faith that it was a buildable lot.

Jon Spheeris stated the Lang outbuilding is a detached garage and when the home was built it was before environmental corridor and therefore preexisting. The drive access has been approved by Waukesha County.

Public Hearing closed at: 5:50 pm.

Chairperson Siepmann opened the public hearing to:

Receive comments and discuss a proposed request by Mackenzy Raabe to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-2 Agricultural District to the R-1 Estate Residential District to accommodate an additional lot for single-family residential construction on property owned by Amy Kathryn Raabe. The subject property is known as Lot 1 of CSM # 7025, and a portion of unplatted lands, located in part of the SW ¼ of Section 20, T7N, R17E, at 38758 Genesee Lake Road (SUMT0655992 & part of SUMT0655993).

Planner Barrows provided a review of the staff report that was provided in the packet.

There were no Plan Commission Comment.

Public Comment: No Public Comment

Planner Barrows provided additional clarification that the strip that's going to go to the Village of Summit on the south side of the road will remain in the agricultural district.

Public Hearing closed at: 5:56 pm

Chairperson Siepmann recused himself and left the room for the next two public hearings and first two agenda items.

MOTION: (Schmitter, Petronovich) *to appoint Matt Katz as Chair pro tem* - Carried

Acting Chair Katz opened the public hearing to:

Receive comments and discuss a proposed request by John Siepmann, Siepmann Realty, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the R-3 Village Residential District and the A-2 Agricultural District in order to accommodate a 12-lot single-family conservation type subdivision on property owned by Mark and Eileen Lurvey Trust. The subject property is in part of the NW ¼ & SW ¼ of Section 35 T7N, R17E, at 543 S. Wayfare Trail (SUMT0714999001).

Planner Barrows reviewed the staff report that was provided in the packet. Planner Barrows also reviewed the conditions of the A-2 Agricultural district request.

John Siepmann, Siepmann Realty, stated that at this time the owners do not want to commit to paving all the trails, paths may or may not be paved.

The Plan Commission asked for clarity regarding forestry and orchards in the conditions.

Planner Barrows reviewed the condition and stated no to forestry and no to orchards. The intention of the condition is to allow plantings for private use.

Acting Chair Matt Katz opens the public hearing up for Public Comment:

Jack Riley, 35791 Whitaker Lane provided his comments and concerns for the plat regarding walking paths and access to the barns and traffic. He is concerned that Whitaker will be more of a cut-through road and the Village should consider the matter.

Mr. Siepmann replied that at this time the paths are just placeholders, and the locations are not finalized yet.

Hearing no additional public comment, Acting Chair Matt Katz closed the Public Hearing at 6:25 pm.

Acting Chair Matt Katz opens the next public hearing to:

Receive comments and discuss a proposed request by John Siepmann, Siepmann Realty, for a Preliminary Plat

to accommodate a 12-lot single-family conservation type subdivision on property owned by Mark and Eileen Lurvey Trust. The subject property is located in part of the NW ¼ & SW ¼ of Section 35 T7N, R17E, at 543 S. Wayfare Trail (SUMT0714999001).

Planner Barrows provided clarification of subdivision process for the Plan Commission and audience.

John Siepmann the applicant reviewed information about paths and locations stating they are preliminary, and they will locate them in the field where they work best for the topography and neighbors. Specific surface should be driven by developer and would prefer that easement is recorded.

He also addressed the perceived traffic challenges saying that they are not driven by this project, and he would hesitate to offer land or anything like a cul-de-sac since there is no relationship between traffic and development of this parcel.

Jack Riley

35791 Traeger Lane

Did not imply that there should be cul de sac, just generate awareness and the Village should consider it in the future. Maintain landscaping if possible and, no homeowner's association in Lincolnwood but thinks that there will be in new subdivision. The bridge remains in question. Likes subdivision layout, parking on corner of 18 & Whitaker. Would like to see something for parking to provide public access to the river.

Chair pro temp Matt Katz closes the Public Hearing at: 6:37 pm

REGULAR BUSINESS:

Discussion and action on a request by John Siepmann, Siepmann Realty, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the R-3 Village Residential District and the A-2 Agricultural District in order to accommodate a 12-lot single-family conservation type subdivision on property owned by Mark and Eileen Lurvey Trust. The subject property is located in part of the NW ¼ & SW ¼ of Section 35 T7N, R17E, at 543 S. Wayfare Trail (SUMT0714999001).

Plan Commission discussed whether trail requirements needed to be included as a condition of the rezone or if it could be part of the preliminary plat review. Plan Commission decided to wait until making a motion on the preliminary plat.

MOTION: (Murray, Schmitter) *to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the A-2 Agricultural District and R-3 Village Residential District on property located at 543 S. Wayfare Trail, more specifically, the areas to be zoned A-2 Agricultural District are legally described in Exhibit A and B and the areas to be zoned R-3 Village Residential District are legally described in Exhibit C and D. The Wetland Conservancy District and Environmental Corridor and Floodplain Overlay Districts will remain unchanged. The recommended zoning map amendment is subject to the conditions of the staff report and exempting dairy farming from Condition 2.A.2.*

The conditions are listed below for reference.

- 1. This rezone is not effective until a Subdivision Plat is reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds in substantial conformance with the Preliminary Plat revised on November 26, 2024, and presented at the December 19, 2024, Plan Commission*

meeting. A note shall be placed on the subdivision plat that no further land division is allowed unless a public road is constructed.

2. *Lot 12 is conditionally rezoned to the A-2 Agricultural District subject to the property being limited to the following uses:*

A. Principal permitted uses:

- 1) Apiculture (beekeeping).*
- 2) Grazing or pasturing of agricultural animals for the commercial purpose of food or fiber production, except for dairy farming.*
- 3) Raising of field crops.*
- 4) Raising livestock, except commercial feed lots and fur farms, for the commercial purposes of food or fiber production, except for dairy farming.*
- 5) Single-family residential dwelling.*

B. Accessory uses:

- 1. Barns, sheds, and similar structures customarily accessory to permitted agricultural use. Note: Agricultural structures may be permitted as principal permitted use in accordance with Section 111-100(b)(4) a.*
- 2. Guest houses, provided such structure shall not be rented, leased or used continually for permanent habitation.*
- 3. Not more than three dogs or three cats, or a combination thereof, which are over the age of 12 months.*
- 4. Home occupation.*
- 5. Attached or detached private garages.*
- 6. Private greenhouses.*
- 7. Private residential outdoor recreational facilities.*
- 8. Private residential stable.*

C. No conditional uses are allowed.

3. Out lot 1 is conditionally rezoned to the A-2 Agricultural District subject to the out lot being owned in an undivided fractional ownership by all lot owners of the proposed subdivision for open space purposes. The out lot may include limited amenities to enhance the space for open space purposes, such as the construction of a recreational trail, play area and fire pit. Provisions identifying the permitted uses and long-term maintenance responsibilities shall be included in the Subdivision Declaration of Restrictions and Open Space Management Plan, which shall be reviewed and approved by the Village of Summit as part of the Final Plat review.

Staff was directed to prepare a draft ordinance in accordance with this motion, subject to Village attorney review, for consideration by Village Board.

-Carried

Discussion and action on a request by John Siepmann, Siepmann Realty, for a Preliminary Plat to accommodate a 12-lot single-family conservation type subdivision on property owned by Mark and Eileen Lurvey Trust. The subject property is located in part of the NW ¼ & SW ¼ of Section 35 T7N, R17E, at 543 S. Wayfare Trail (SUMT0714999001).

Planner Barrows reviewed the conditions for the recommended motion:

1. Approval of the subdivision plat is subject to the rezoning being approved by Village Board.
2. The Fire Department is reviewing the need for any fire suppression requirements. Any recommended conditions of the Fire Department shall be considered by the Village Board.
3. The subdivision shall be subject to no further land division unless a public road is constructed.
4. The trees that were planted along the existing public roads shall be protected via a landscape easement granted to the HOA or through restrictions stated in the subdivision declaration of restrictions.
5. A copy of the subdivision declaration of restrictions and open space management plan shall be submitted to the Village for review and approval prior to the submittal of a Final Plat.
6. It is recommended that the areas of wetland, floodplain, primary environmental corridor, and a potential trail buffer be placed in a conservancy easement granted to either Waukesha County or a nonprofit organization.
7. Wetland, Floodplain, and Primary Environmental Corridor resource restrictions shall be added to the Final Plat. The restrictions should allow the construction of a trail subject to approvals from the Village of Summit, DNR, and ACOE.
8. The resource boundaries shall be clearly labeled. These boundaries may need to be shown on separate sheets.
9. "SL" shall be labeled.
10. The dotted area shall be labeled.
11. The building envelopes can be revised on Lots 1-11 to be 20 ft. from the local subdivision roads in accordance with the R-3 Residential standards. If the developer would like to be more restrictive, the setback shall be noted on the plat and a statement shall be added that the setback is more restrictive than the Village of Summit Zoning Ordinance and cannot be modified.
12. Written documentation shall be presented to the Village from the Waukesha County Environmental Health Division stating that each lot is suitable for a septic system. The soil tests shall be reviewed by Village Staff to determine if minimum basement elevations need to be pre-established to prevent high groundwater from entering basements.
13. All septic systems shall be pre-planned and shown on the Final Plat.
14. A Master Grading Plan shall be submitted for review and approval by Village Staff at such a time the Final Plat is submitted.
15. If signage is proposed, the location, type, and size, shall be included as part of the Final Plat submittal.
16. If any additional landscaping is proposed, including the installation of fencing, a plan shall be submitted as part of the Final Plat submittal. (They may put fencing in to border the lots from the outlot areas.)
17. Easements shall be clearly marked. Document #'s shall be referenced.
18. Previous discussion was held by the Plan Commission encouraging a note be added on the face of the Final Plat disclosing the Village of Dousman's Land Use Plan categories on adjacent lots. A note could be added that states: "The adjacent subdivision located in the southwest corner of this plat, known as Lincolnwood West, will be transferred to the Village of Dousman on or before 2048. Said land is designated on the Village of Dousman's Land Use Plan as Business. The existing farm field located directly north of the Bark River will be transferred to the Village of Dousman on or before 2048. Said land

is designated on the Village of Dousman's Land Use Plan as a Business Park. These land use categories are subject to change." (The applicants are asking to be more vague with the land use description in case the land use categories change).

19. A determination shall be made by the Village regarding the parking lot placement, construction, and long-term maintenance responsibilities.
20. The Village Board shall determine if there is any interest in constructing and maintaining a public parking area for access to the river. Additional requirements may apply.

There was some discussion by the Plan Commission that the north side of the river may be a better spot for access if it is designated as commercial in the future.

MOTION: (Murray, Schmitter) *to recommend Village Board conditionally approve the Preliminary Plat subject to the following conditions:*

1. *Compliance with all conditions of objecting and approval authorities.*
2. *Subject to all conditions of the Village Surveyor, Engineer, and Planner being met prior to the submittal of a Final Plat.*
3. *Subject to the proposed rezoning amendment being conditionally approved by the Village Board prior to the submittal of a Final Plat.*
4. *Modify point 16 of the planner conditions to state that a landscaping plan, including vegetation, trails, and fencing, shall be submitted as part of the final plat submittal.*

Carried.

Chairperson Siepmann returned to the meeting at 7:00 pm.

MOTION:(Schmitter, Katz) *to reinstate Jim Siepmann as Chair of the meeting.* Carried.

Discussion and action on a request by Jon Spheeris to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance to add EC Environmental Corridor Overlay to a portion of property owned by Lang Residential Investment LLC and N Susanne Lang in order to allow the construction of a residence on Lot 2 of CSM #11759. The subject property is known as part of Lot 4 of CSM #11759, located in part of the NW ¼ of Section 25, T7N, R17E (SUMT0674031004).

Planner Barrows reviewed the conditions and added other comments about Lots 1 & 3. If there is disturbance that exceeds the ordinance, they are independent violations. She recommended an addition to condition #2 in her staff report to include Lot 3's heirs and assigns.

The applicant will be responsible for the cost of plantings and the submittal of the letter of credit. The specifications report prepared by Kier Peckham has been submitted to SEWRPC for review.

Chairperson Siepmann clarifies that corridors are not just woodlands. They can include prairies, woodland, slope and topography. The Village may be giving up on some woods, but will be getting a nice prairie.

MOTION: (Katz, Schmitter) *to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance by adding the EC Environmental Corridor Overlay District to a 3.195-acre portion of property legally described in Exhibit A.*

The recommended zoning map amendment is subject to the following conditions as proposed in the staff report:

- 1. This rezone is not effective until a Certified Survey Map is reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds in substantial conformance with the Certified Survey Map revised on December 02, 2024, and presented for consideration at the December 19, 2024, Plan Commission meeting.*
- 2. The Certified Survey Map shall designate at least 11.4 acres as an out lot that must be owned in common with proposed Lot 3 of the Certified Survey Map and it heirs and assigns.*
- 3. The use of proposed Out lot 1 of the Certified Survey Map is limited for passive recreational purposes, aesthetic enhancement of the surrounding subdivision, and for growing agricultural crops only. No buildings or construction of any kind may be constructed in the out lot, and the use of trail bikes, or any other off-street motorized vehicles of any type are prohibited. This restriction shall be noted on the Certified Survey Map.*
- 4. The Certified Survey Map shall designate the 3.195-acre area that is being added as part of the EC Environmental Corridor Overlay District.*
- 5. The Certified Survey Map shall be inclusive of Lots 2, 3, and 4 of CSM #11759.*
- 6. The Certified Survey Map shall be subject to no further land division of any lot or out lot. This restriction shall be noted on the Certified Survey Map.*
- 7. This rezone is not effective until such time an Environmental Corridor Overlay District Specifications Report is reviewed and approved by Village Staff and recorded with Waukesha County Register of Deeds as an Exhibit to a Declaration of Restrictions drafted by the Village of Summit. The Declaration of Restrictions shall remain in perpetuity. The Declaration of Restrictions shall also include the specifications for the available uses and ownership of proposed Out lot 1. The site preparation and planting installation shall be completed prior to January 1, 2026. A financial guarantee for the cost of site preparation and installation, plus 15%, shall be submitted to the Village of Summit prior to this rezone being effective and prior to the Certified Survey Map being recorded.*
- 8. The Environmental Corridor Overlay District Specifications Report, and recorded Declaration of Restrictions Document Number, shall be referenced on the Certified Survey Map.*

The staff is directed to prepare a draft ordinance in accordance with this motion, subject to Village Attorney review, for consideration by Village Board.

Carried

Discussion and action on a request by Jon Spheeris for a Certified Survey Map that reconfigures Lot 4 of CSM #11759 as a buildable lot and an out lot that is to be owned in common with the buildable lot. Lots 2 and 3 of CSM #11759 are included in the CSM, but no changes to the lot configuration of these lots are proposed. The subject properties are owned by Robert & Susanne Lang AKA Nancy Susanne Lang, Lang Residential Investment LLC and N. Susanne Lang, and Daniel & Kelley Kempel. The subject properties are known as Lots 2, 3, and 4 of CSM #11759, located in part of the NW ¼ of Section 25, T7N, R17E (SUMT0674031002, SUMT0674031003, & SUMT0674031004).

Planner Barrows recommends the plan commission recommend the Village Board approve the CSM subject to the conditions in the staff report.

MOTION: (Katz, Schmitter) *to recommend that Village Board approve the Certified Survey Map 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, and 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 properties in this CSM are served by private septic systems and wells. Therefore, this condition does not apply.

D. BUSINESS OR COMMERCIAL USE. There shall be no commercial or business use, 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.

F. REZONING. The application to rezone the property to incorporate 3.195 acres of Environmental Corridor Overlay District shall be reviewed and conditionally approved by Village Board prior to this CSM being signed by the Village.
Carried

Discussion and action on a request by Mackenzy Raabe to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-2 Agricultural District to the R-1 Estate Residential District to accommodate an additional lot for single-family residential construction on property owned by Amy Kathryn Raabe. The subject property is known as Lot 1 of CSM # 7025, and a portion of unplatted lands, located in part of the SW ¼ of Section 20, T7N, R17E, at 38758 Genesee Lake Road (SUMT0655992 & part of SUMT0655993).

Planner Barrows reviewed the recommended motion from the staff report.

MOTION: (Petronovich, Murray) *to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-2 Agricultural District to the R-1 Estate Residential District on property described as Lot 1 of CSM # 7025, and adjacent unplatted lands, more specifically described in the Rezone Exhibit. The Wetland Conservancy District and Environmental Corridor and Floodplain Overlay Districts will remain unchanged. The recommended zoning map amendment is subject to the following conditions:*

1. This rezone is not effective until a Certified Survey Map is reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds to create two lots and an out lot in substantial conformance with the Certified Survey Map dated October 21, 2024, and presented for consideration at December 19, 2024, Plan Commission

meeting.

2. *The Certified Survey Map shall be subject to no further land division unless a public road is constructed. This restriction shall be noted on the Certified Survey Map.*

3. *Out lot 1 shall be dedicated to or acquired by the Village of Summit, as determined by the Village Board.*

Staff is directed to prepare a draft ordinance in accordance with this motion, subject to Village Attorney review, for consideration by Village Board.

Carried

Discussion and action on a request by Mackenzy Raabe for a Certified Survey Map to accommodate an additional lot for single-family residential construction on property owned by Amy Kathryn Raabe. A portion of the subject lands is owned by the Village of Summit. The subject property is known as Lot 1 and Out lot 1 of CSM # 7025, and a portion of unplatted lands, located in part of the SW ¼ of Section 20, T7N, R17E, at 38758 Genesee Lake Road (SUMT0655992 & part of SUMT0655993).

Planner Barrows reviewed the conditions of the recommended motion from the staff report.

MOTION: (Petronovich, Murray) *to recommend that Village Board approve the Certified Survey Map 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 properties in this CSM are served by private septic systems and wells. 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.

F. REZONING. The application to rezone the property to the R-1 Estate Residential District

shall be reviewed and conditionally approved by the Village Board prior to this CSM being signed by the Village.

Carried

UPDATE regarding Village Board action on Plan Commission matters:

- A. Residential use in the neighborhood commercial district was approved. Conditions amended:
 - i. Residential units cannot be occupied until commercial use is operational. Planner read new condition.
 - ii. As part of a site building and operation plan of approval, the plan commission may be more restrictive than the conditions above.
- B. Mill Road CSM approved.
- C. Appointed Jeff Lee & Jack Riley to zoning code land use sub-committee.

ADJOURN Plan Commission meeting.

MOTION: (Schmitter, Katz) *to adjourn the Plan Commission meeting at: 7:40 PM* Carried

Respectfully submitted,

Sarah LaValliere

Deputy Clerk/ Deputy Treasurer

Next meeting date: January 16, 2025