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

MINUTES

Village of Summit Plan Commission

February 20, 2025,

CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 p.m. on Thursday, February 20, 2025 at Summit Village Hall, 37100 Delafield Road, Summit, WI.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk LaValliere took roll call and confirmed that the meeting was noticed to the local media as required and requested and posted on the Village posting board and website. Commissioners present were: Matt Katz, Paul Schmitter, Jim Petronovich, Jay Obenberger, Sandra Murray, Annette Kaja, and alternate Joan Gucciardi. Also present were: Chairperson Jim Siepmann, Planner Amy Barrows and Deputy Clerk/Deputy Treasurer Sarah LaValliere.

MINUTES

- November 21, 2024
- December 19, 2024
- January 16, 2025

MOTION: (Petronovich, Schmitter) *to approve the minutes as presented.* Carried.

Next meeting date – proposed for Thursday, March 20, 2025, at 5:30 p.m.
Sandra Murray & Joan Gucciardi not there Jay Obenberger questionable.

REGULAR BUSINESS:

Discussion and action on a request by Andy Fieber, Aldo Partners, to combine two lots by Certified Survey Map for property owned by Christian and Katherine Kosch located at 34651 and 34647 Sugar Island Road (SUMT0671022 & SUMT0671023).

Planner barrows reviewed the lot information.

MOTION: (Katz, Schmitter) *to recommend that the Village Board approve the Certified Survey Map to combine two legal lots of record, 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 does not result in the creation of any new 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 of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.

Carried.

Discussion and action on a request by Andy Fieber, Aldo Partners, to record a revised Certified Survey Map for two existing properties owned by Madden Revocable Living Trust located at 1506 Sugar Island Road (SUMT0671034002) & Justin Beres & Andy Fieber located on the adjacent property to the north (SUMT0671034003).

Planner Barrows reviewed the CSM information.

MOTION: (Obenberger, Schmitter) *to recommend that the Village Board approve the Certified Survey Map to combine two legal lots of record, 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 does not result in the creation of any new 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 of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.

Carried.

UPDATE on Zoning Code Land Use Project

Planner Barrows reported on the first meeting of the sub-committee.

UPDATE regarding Village Board action on Plan Commission matters

Planner Barrows reported that the Village Board took the following actions:

- Extraterritorial CSM - Approved
- Stein CSM - Approved

ADJOURN Plan Commission meeting

MOTION: (Schmitter, Murray) *to adjourn at 5:25 p.m.* Carried.

Respectfully submitted,

Sarah LaValliere
Deputy Clerk/Deputy Treasurer

Next meeting date: March 20, 2025