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

MINUTES
Village of Summit Plan Commission
April 17, 2025

CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 pm on Thursday, April 17, 2025 at the 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: Jim Petronovich, Sandra Murray, Jay Obenberger, and Matthew Katz. Also present were: Chairperson Jim Siepmann, Planner Amy Barrows and Deputy Clerk/Deputy Treasurer Sarah LaValliere.

MINUTES of March 20, 2025

MOTION: (Petronovich, Obenberger) *to approve March 20, 2025, minutes.* Carried.

Next meeting date – proposed for Thursday, May 15, 2025, at 5:30 p.m.
Sandra Murray will not attend the May meeting.

REGULAR BUSINESS:

Discussion and action on a request by Genesee Lake Road LLC, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the R-1 Estate Residential District in order to accommodate a 19-lot single-family conservation type subdivision on property owned by Mary Alice Eschweiler. The areas designated as wetland, floodplain, and environmental corridor will remain unchanged. The subject property is located on the south side of Genesee Lake Road, south and east of the Ravinia Park Subdivision. The property is part of the NW ¼ and NE ¼ of Section 26, T7N, R17E (SUMT0678996).

Planner Barrows provided a brief summary to the Plan Commission regarding the request by Genesee Lake Road LLC to amend the zoning map of the Village of Summit Zoning and Shoreland Protection Ordinance. She also reviewed public comments provided at the last meeting.

Planner Barrows read the letter provided by property owner Mary Alice Eschweiler.

The Commission reviewed density calculations and determined that the proposed density of 2.3 acres per unit is consistent with the Village of Summit's 2045 Comprehensive Plan.

Concerns were raised about public access to a small pond on the property; the applicant stated their intent is to transfer ownership of the pond area to an adjacent property owner to ensure restricted access.

There was discussion about public comments from the previous meeting that addressed concerns about lot sizes and stormwater management; the applicant confirmed a stormwater plan is in place.

Planner Barrows addressed components of Conservation Subdivisions and public access requirements to the pond that abuts property on the southeast corner of the subdivision.

MOTION: (Katz, Schmitter) *to take off table.* Carried

The applicant discusses access to the lake at the south side of the property stating that they don't want access to it. The preferred option would be to deed the land to an adjacent landowner. The Homeowners' association would be responsible for maintenance of the outlots. Transferring parcels will not count against the conservation open space area.

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 from the A-1 Agricultural District to the R-1 Estate Residential District – Conservation Development on property located south of Genesee Lake Road and east of Ravinia Park, more specifically described as part of the NW ¼ and NE ¼ of Section 26, T7N, R17E (SUMT0678996). 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. **COMPLIANCE WITH PLAT**: 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 February 26, 2025 and presented at the March 20, 2025 Plan Commission meeting, with the exception that the layout may be modified to comply with Condition #2: Residential Density.
2. ***RESIDENTIAL DENSITY/PRESERVATION LANDS:*** *This rezone is not effective until the Village Board, following a recommendation from Plan Commission, confirms that the density calculations are consistent with the 2045 Comprehensive Plan and comply with the Zoning Ordinance, and that Plan Commission has approved the establishment of "preserved lands" pursuant to the criteria and development goals set forth in subsection 111-129(2)(c) & 3. Compliance with the preservation of lands criteria will be determined as part of the Preliminary Plat review by Plan Commission and Village Board.*
3. ***SUBJECT TO REIMBURSEMENT OF EXPENSES****: As a condition precedent to this conditional rezone 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 rezone approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
4. ***OWNER & APPLICANT ACKNOWLEDGMENT****: The property owner and applicant shall acknowledge and accept all conditions of this approval. This condition will be satisfied upon the property owner and applicant signing the ordinance after adoption by the Village Board.*

Plan Commission indicated they have determined the proposed density of 2.3 acres per unit, as provided in the conservation subdivision criteria of the R-1 Residential Zoning District standards, to be consistent with the Village of Summit's 2045 Comprehensive Plan SF Residential 2.4-acre per unit density category. The comprehensive plan serves as a guide to future growth and development in the Village of Summit (Section 9.1 of the Village of Summit's 2045 Comprehensive Plan).

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

Carried.
(Commissioner Murray Abstained)

Discussion and action on a request by Genesee Lake Road LLC, for a Preliminary Plat to accommodate a 19-lot single-family conservation type subdivision on property owned by Mary Alice Eschweiler. The areas designated as wetland, floodplain, and environmental corridor will remain unchanged. The subject property is located on the south side of Genesee Lake Road, south and east of the Ravinia Park Subdivision. The property is part of the NW ¼ and NE ¼ of Section 26, T7N, R17E (SUMT0678996).

Planner Barrows reviewed the conditions of approval for the Plan Commission and discussed the frontage requirements related to the navigable pond in the southeast corner of the property. Each lot is required to have 150 feet of lake frontage. It may be in the best interest of the property owner to transfer the land adjacent to the pond to an adjacent property or create a separate out lot for the pond area and have it held in common ownership with Lot 7, the closest lot to the pond. The Commission agrees that either option is viable.

MOTION: (Katz, Obenberger) to take off the table. Carried

MOTION: (Katz, Schmitter) to r*ecommend Village Board conditionally approve the Preliminary Plat 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, and all other objecting and approval authorities. Village Staff comments shall be addressed prior to submitting a Final Plat for consideration by the Village.*
B. ***SUBJECT TO REIMBURSEMENT OF EXPENSES****. As a condition precedent to this preliminary plat approval, 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 preliminary plat approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
C. ***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 preliminary plat.*
D. ***REZONING.*** *The application to rezone the property to the R-1 Estate Residential District shall be reviewed and conditionally approved by Village Board prior to submitting a Final Plat for consideration by the Village.*
E. ***LAKE FRONTAGE****. The developer shall either transfer the land directly adjacent to the navigable lake located in the southeast corner of the property to an adjacent property or create a separate outlot for the area that has lake frontage and restrict the outlot so that it must be held in common ownership with Lot 7 with no construction of piers.*

Plan Commission acknowledges that they have determined the proposed density of 2.3 acres per unit, as provided in the conservation subdivision criteria of the R-1 Residential Zoning District standards, to be consistent with the Village of Summit's 2045 Comprehensive Plan SF Residential 2.4-acre per unit density category. The comprehensive plan serves as a guide to future growth and development in the Village of Summit (Section 9.1 of the Village of Summit's 2045 Comprehensive Plan).

Plan Commission approved the establishment of "preserved lands" on the subject property pursuant to the criteria and development goals set forth in subsection 111-129(2)(c) & 3. The provisions are included in the meeting packet.
Carried

(Commissioner Murray Abstained)

Discussion and action on a request by John Siepmann, Siepmann Realty, for a Final 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).

Item 6C. Taken off agenda for tonight at the applicant's request

UPDATE on Zoning Code Land Use Project

- Discussion on contractor's yard, commercial storage of barns, commercial truck parking, and family business restrictions
- A public listening session for zoning updates is scheduled for May 29, 2025, at 6:00 pm

UPDATE regarding Village Board action on Plan Commission matters.

- Jim Siepmann was reelected as Plan Commission Chair
- Village Board was provided an update on the zoning code project

May 29 @ 6:00 pm listening session Plan Commission members able to attend are:

- Matt Katz
- Paul Schmitter
- Jay Obenberger
- Sandra Murray
- Jim Petronovich

ADJOURN Plan Commission meeting

MOTION: (Schmitter, Katz) *to adjourn at 6:35 p.m.* Carried.

Respectfully submitted,

Sarah LaValliere
Deputy Clerk/Deputy Treasurer

Next meeting date: May 15, 2025