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

MINUTES

Village of Summit Plan Commission Meeting

June 19, 2025

CALL TO ORDER

Chairperson Jim Siepmann called the Village of Summit Plan Commission meeting to order on Thursday June 19, 2025, at 5:30 p.m.

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, Annette Kaja, Jay Obenberger, and Alternate Joan Gucciardi.

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

MINUTES

- May 15, 2025

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

Next meeting date – proposed for Thursday, July 17, 2025, at 5:30 p.m. Everyone on site will be in attendance.

PUBLIC HEARINGS:

Chairperson Siepmann announced a public hearing to receive comments and discuss a request by Robb Brinkmann Construction to amend an existing Conditional Use Permit to allow indoor and outdoor storage of landscape and commercial equipment and materials and to renew the Conditional Use Permit for another five years on property that currently has a Legal Nonconforming Conditional Use Permit for the storage of trucks, trailers and the operation of a landscape business for the storage of nursery stock, sand, stone, gravel, bark, and the storage and repair of related landscape equipment. The subject property is owned by LILO Properties LLC and located at 38510 Delafield Road (SUMT0653996002).

Planner Amy Barrows provided a review and history of the request by Robb Brinkmann Construction and Tina Kummrow to amend an existing Conditional Use Permit to allow indoor and outdoor storage of landscape and commercial equipment and materials and to renew the Conditional Use Permit for another five years on property that currently has a Legal Nonconforming Conditional Use Permit for the storage of trucks, trailers and the operation of a

landscape business for the storage of nursery stock, sand, stone, gravel, bark, and the storage and repair of related landscape equipment. The subject property is owned by LILO Properties LLC and located at 38510 Delafield Road (SUMT0653996002). Planner Barrows presented the existing and proposed site plan Exhibit A. Recommendation was made to the Plan Commission that outdoor storage should be limited based on the berm size and height in the conditions if approved.

Chairperson Siepman expressed concerns related to the appearance of the old truck that is displayed along the road.

Tina Kummrow, 1421 N Golden Lake Road, addressed questions from the Plan Commission regarding “old” truck on the property and stated that there are plans to relandscape and clean up the “old” truck.

Concerns were expressed about the use of the property allowing outside storage for random equipment for extended amounts of time.

Chairperson opened the hearing for public comment.

David Kaiser, 2383 N Daystar Lane, recommended the community embrace and support businesses like the Brinkmann’s. Utilizing the existing location makes total sense and approves of the request. The proposed use is similar to existing business operations that are already allowed.

Doug Orman, 2317 N Daystar Lane had questions about the pool business and well on the Brinkmann property and asked if it is permitted or monitored. Planner Barrows explained this request is not for the Brinkmann property across the street from Village Hall but a different parcel that would be utilized for storage. Additionally, she stated that the well located on the Brinkman property is permitted through the DNR.

Chairperson Siepman closed the hearing at 5:45 pm.

Chairperson Siepman announced a public hearing to receive comments and discuss a request by Steve Hanke to amend the Zoning District Map from the R-1 Estate Residential District to the BP Business Park District to accommodate a conference center on property located at 37214 Delafield Road (SUMT0640998001).

Planner Amy Barrows provided a review of the request by Steve Hanke to amend the Zoning District Map from the R-1 Estate Residential District to the BP Business Park District to accommodate a conference center on property located at 37214 Delafield Road (SUMT0640998001).

Steve Hanke applicant, 37412 Delafield Road, reviewed the presentation included in the packet and gave input regarding the proposal.

Questions from the Plan Commission included serving alcohol, and whether there were kitchen facilities. Mr. Hanke provided additional clarity stating that there would be a request for a liquor license, catering would replace kitchen or on-site facilities, and the facility will also be utilized as an event venue, similar to the Brookfield Conference Center.

Plan Commission asked if Steve would consider food trucks. Mr. Hanke mentioned that he hadn’t thought of that but if food trucks were requested, he would allow them to operate on site. Outbuildings would remain on site for storage and the barn is proposed to be razed and rebuilt.

Planner Barrows mentioned that once the application comes in for the actual use, site conditions can be looked at more carefully. Plan Commission discussed event facilities and past proposals with the Village. The applicant

is asked how he would address concerns related to noise, road use, opinions regarding drunk drivers, hours of operation, and music. The applicant was asked if he would accept limitations such as limiting hours to 9 pm. The applicant requested that he be allowed to operate until 11 pm, including music. A plan commission member mentions that residents are a high priority. The applicant is asked what the mix is between corporate events and social events. The applicant replied that his focus is corporate events, but he does not want to be limited.

Existing residents on property understand the proposal and plan to stay on the property.

Chairperson Siepmann opened the hearing for public comment.

David Kaiser, 2383 N Daystar Lane, expressed concerns about a party barn. Was not in favor of baseball park because of noise and light and stated the more we go and allow change in the community the more detrimental it is. Opposes the proposal.

Dave Schleif, 1216 N Laurel Lane, brought 2020 revised future land use map that shows the parcel listed as industrial business park. Does not want to put cart before the horse, last month a conversation was had about party barns and event facilities. He presented that an event proposal was considered in 2020 by Stephen Hanke and denied.

Planner Barrows provided additional commentary regarding the proposal from 2020 and stated that sewer was not available at the time.

There were questions about what the definition of conference center is, and how to regulate it. Mr. Schleif is concerned that this is being presented following the meeting from the month prior.

Mike Nevins, 849 N Point View, stated in R-1 you could put a few nice homes, and the tax benefit might be more than if it was a business. Summit is traditionally residential, does not see this being a benefit.

Planner Barrows gave a summary of the zoning code land use plan and stated that the parcel has been designated as industrial/business park for many years. If the parcel were proposed to be divided into a residential development, it would be denied because it does not fit the land use plan proposed by the Village.

Plan Commission does need to consider the definition of conference center and described some examples of conference centers that hold evening events. The ordinance does allow a conference center, so it is allowed by right if the property is rezoned. It is the applicants right to come in and make requests at any time.

There were questions about sewer and water and whether the existing residential property will be allowed to connect to water and sewer.

Mr. Nevins, commented there is not much guidance for what is called an event center, is concerned about allowing a “party barn.”

Chairperson Siepmann closed the public hearing at: 6:20 pm.

Chairperson Siepmann announced a public hearing to receive comments and discuss a request by Eric Wittnebel, on behalf of Rogers Behavioral Health, Inc., to amend an Existing Conditional Use Permit to replace three residential buildings that accommodate a total of 20 beds with a new single building 20-bed residential facility and related improvements and to renew the Conditional Use Permit for another five years on property that currently has a Conditional Use Permit to operate a community-based residential facility and associated

activities. The property is located at 3011 N. Cedar Ridge Road (SUMT0625998).

Planner Barrows reviewed the request by Eric Wittnebel, on behalf of Rogers Behavioral Health, Inc., to amend an Existing Conditional Use Permit to replace three residential buildings that accommodate a total of 20 beds with a new single building 20-bed residential facility and related improvements and to renew the Conditional Use Permit for another five years on property that currently has a Conditional Use Permit to operate a community-based residential facility and associated activities. The property is located at 3011 N. Cedar Ridge Road (SUMT0625998).

The proposal involves razing the existing structures and rebuilding a new structure that houses the current population on this site.

Jack Collier Rogers Behavioral Health, presented color options for the building

Planner Barrows referenced landscaping, and the applicant confirms that the plan for landscaping includes the area of the razed buildings.

Mr. Collier provided additional comments about the site and construction. Adding that the HVAC is behind the building and screened

Additional renderings were presented to the group.

Chairperson Siepmann opened the public hearing for public comments at: 6:29 pm

There were no comments.

Chairperson Siepmann closed the public hearing at: 6:30 pm

REGULAR BUSINESS:

Discussion and action on a request of Ken Kranzman for approval of Business Plan of Operation to operate a woodworking shop on property owned by GRHAE, LLC located at 2911 N. Dousman Road (SUMT0637007).

Planner Barrows reviewed the business plan of operation to operate a woodworking shop in the lower level of the property owned by GRHAE, LLC located at 2911 N. Dousman Road (SUMT0637007). Planner Barrows stated she is working with property owner to understand business uses on the property.

Plan Commission questioned the illegal operations that were happening in the building as well as stating as long as the business meets the zoning and plan for this property then everything should be ok.

MOTION: (Petronovich, Murray) *to approve the Business Plan of Operation for Prairie Woodworking, a woodworking shop operated by Ken Kranzman, on property owned by GRHAE, LLC and located at 2911 N. Dousman Road. Approval is subject to the tenant space being in compliance with all building and fire code requirements, as inspected and determined by the Building Inspector and Fire Department.*

Although there is not a condition prior to operation, the property owner shall ensure that all operators of the property have a current Business Plan of Operation on file with the Village of Summit or enforcement action may be taken.

Carried.

Discussion and action on a request of Nicholas Dillon for approval of a Business Plan of Operation to change the business owner and operator at Lucky Chucky's located at 37238 Valley Road (SUMT0612963001).

Planner Barrows reviewed the information related to the request for approval of a business Plan of Operation to change the business owner and operator at Lucky Chucky's.

There was a question about the hours of music on site, and that music should be more restricted to match Hogg Alley. Further stating that Lucky Chucky's is not an upscale supper club as mentioned in existing approvals. Planner Barrows stated that the property has been operating under the existing conditions for decades and that the type of restaurant could be modified to reflect the casual restaurant and bar/tavern.

Plan Commission also questioned Special Events at Lucky Chucky's and it is stated that if they want to have special events they need to come in and amend the business plan of operations. Reference was made to an annual golf outing.

Shane Valenti, 37328 Valley Road, was on site to answer questions from the Plan Commission. Nicholas Dillon, the new owner stated he is not interested in special events at this time and not interested in changing operation plans right now. Further clarification was made regarding the golf event is hosted by Silver Circle and it is held on the water, not hosted by Lucky Chucky's.

The Plan Commission requested that the signs for trailer parking be repositioned.

MOTION: (Obenberger, Murray) *to approve the Business Plan of Operation Amendment for a business owner and operator change at Lucky Chucky's located at 37238 Valley Road. No other changes are proposed or permitted. The applicant shall obtain a liquor license from the Village of Summit prior to selling alcohol as a new operator.*

Carried

Discussion and action on a request by Robb Brinkmann Construction to amend an existing Conditional Use Permit to allow indoor and outdoor storage of landscape and commercial equipment and materials and to renew the Conditional Use Permit for another five years on property that currently has a Legal Nonconforming Conditional Use Permit for the storage of trucks, trailers and the operation of a landscape business for the storage of nursery stock, sand, stone, gravel, bark, and the storage and repair of related landscape equipment. The subject property is owned by LILO Properties LLC and located at 38510 Delafield Road (SUMT0653996002).

Tina Kummrow stated that there may be time when they make more than two trips per day. The Plan Commission did not have a problem with multiple trips.

Tina agreed to clean up the truck along the road. Plan Commission decides that this does not need to be included in the motion and that they trust it will be done.

MOTION: (Kaja, Obenberger) *to approve the Conditional Use Amendment request to allow the storage of commercial equipment and material and to extend the Conditional Use until January 31, 2031, subject to the conditions of the existing Conditional Use Permit unless modified below and including the Conditional Use renewal until January 31, 2031. Staff is directed to prepare an updated Conditional Use Agreement subject to Village Attorney review. Any substantial modifications to the conditions shall be brought back to Plan Commission for consideration.*

1. *No business operations, except for the uses provided herein shall take place on the property.*

Commercial uses on the property are limited to the storage of trucks, trailers, and commercial equipment and materials as specifically designated on the Site Plan attached as Exhibit A. Existing Condition #5 shall reflect the storage proposed by Robb Brinkmann Construction.

- 2. Commercial equipment and material storage is limited to the list provided by Robb Brinkmann Construction and as attached as Exhibit B. Any changes to the operator or equipment and materials list requires review and approval by Plan Commission as a Site Development Plan Modification. A Conditional Use Amendment is not required unless Plan Commission deems the revised storage list a substantial change from the intent of this approval. Any changes to the area of indoor or outdoor storage requires a Conditional Use Amendment and all procedures of the Zoning Ordinance shall be followed for the issuance of a Conditional Use Permit.*

Carried

Discussion and action on a request by Steve Hanke to amend the Zoning District Map from the R-1 Estate Residential District to the BP Business Park District to accommodate a conference center on property located at 37214 Delafield Road (SUMT0640998001).

Planner Barrows reviewed the motion for approval and provided comments regarding the further definition of conference center.

Chairperson Siemann discussed property rights and planned use as a business park. The property available has sewer service available and is willing to extend it. The flaw is that a conference center is not defined; this can be approved and sent on subject to Plan Commission defining conference center before rezone is in effect.

Planner Barrows mentioned that usually the Village does want to know the use that is being proposed as part of a rezone to make sure it is compatible with the purpose and intent on a broader scale. The existing motion requires substantial conformance with the materials the applicant provided which include the event facilities, which could include night time activities. If you approve the rezone, you could remove this condition.

There is discussion regarding the timeline of the rezone and whether action has to take place within a certain timeframe.

The Plan Commission had discussion about conference center versus a party barn. At the end of the day the village gets to decide what conference center means. Plan Commission discusses controlling the frequency of each type of event. There is continued discussion regarding whether a conference center should include social events. Planner Barrows goes over some definitions from searches.

The Village has a list of permitted uses for the BP District. Conference Centers is one of the uses listed. Business Parks are evolving a bit in that they include more versatile uses.

Applicant's request claims he meets the definition of conference center that is written into the code.

Chairperson Siemann asked what the process would be if they wanted to define conference center. Planner Barrows suggested that a written definition would require a text amendment. There is a question as to whether this rezone can just wait until the land use zoning code sub-committee is done with their project. Planner Barrows responded that the applicant has the right to apply, and the applicant is claiming he meets the definition of conference center already written into the code. The next meeting is in September and part of a larger scale project.

Planner Barrows discussed that the public hearing could be left open or the public hearing could be closed, and Plan Commission could define conference centers during the discussion and action.

The Plan Commission asked to consult legal counsel regarding this issue and the process on how to determine the definition. There is some discussion on how to define business parks. Now that sewer is available, can the Village define business hours as part of a business park. Planner Barrows mentioned that you can be specific with operations during a Site Plan and Plan of Operation approval. Planner Barrows is not sure if you can control the hours of operation as part of a rezone.

Plan Commissioner Obenberger asked if the matter goes to the Village Board or is the matter up to the Plan Commission only. Planner Barrows states that the Village Board will be considering the rezone. Plan Commission asks that the Board be notified that Plan Commission is having a difficult time defining conference centers and that Plan Commission would appreciate input.

MOTION: (Murray, Obenberger) *Leave public hearing open until next month – Carried*

Planner Barrows was enlisted to bring additional information on Conference Centers to next plan commission meeting.

The Public Hearing was left open until the next meeting.

Discussion and action on a request of Eric Wittnebel, on behalf of Rogers Behavioral Health, Inc., to amend an Existing Conditional Use Permit to replace three residential buildings that accommodate a total of 20 beds with a new single building 20-bed residential facility and related improvements and to renew the Conditional Use Permit for another five years on property that currently has a Conditional Use Permit to operate a community-based residential facility and associated activities. The property is located at 3011 N. Cedar Ridge Road (SUMT0625998).

Planner Barrows reviewed the conditions of approval for the Plan Commission.

Plan Commission discussed building color and dumpster enclosure as needing attention and approval from the plan commission.

MOTION: (Kaja, Murray) *to approve the Conditional Use Amendment - Site Development Plans for a 20-bed residential facility and to renew the Conditional Use until January 31, 2031, subject to staff amending the Conditional Use Agreement to reflect the proposed changes, which are subject to Village Attorney review, and subject to the following Site Development conditions being met prior to commencing any construction. Any substantial modifications to the Conditional Use Agreement shall be brought back to Plan Commission for consideration:*

- 1. All comments of the Engineering Staff shall be complied with. If a revised Stormwater Maintenance Agreement is required, it shall be reviewed and approved by the Village and recorded with the Waukesha County Register of Deeds Office.*
- 2. Written documentation shall be submitted to the Village that all WDNR permits have been issued.*
- 3. A dumpster enclosure plan shall be submitted to Plan Commission for review and approval **by the August 2025 Plan Commission meeting.***
- 4. The landscape plan shall be reviewed and approved by the Engineering Department. All areas that will be disturbed as a result of razing the existing buildings shall be restored with vegetation and shown on the landscape plan.*

5. *A parking plan of the entire property shall be submitted that demonstrates that there is at least one parking space for each patient bed on the property.*
6. *The lighting plan shall be reviewed and approved by the Engineering Department to maximize a dark sky environment at night while maintaining safety on the property.*
7. *The Fire Department shall review the final plan set to ensure the fire department has adequate access and maneuverability.*
8. *The Delafield Hartland Pollution Control Commission shall review and approve the proposed improvements.*
9. *Any necessary professional reimbursement, sewer connection and impact fees shall be paid prior to the issuance of a Building Permit.*
10. *Prior to commencing any construction on the building, a Building Permit shall be issued by the Village Building Inspector.*
11. *The building color shall be reviewed and approved at the August 2025 Plan Commission meeting.*

Carried

Discussion and action on a request of Cory Majszak, on behalf of Rogers Behavioral Health, Inc., for Site Development and Business Plan of Operation approval to construct an experiential therapy and aquatic center building on property located at 34700 Valley Road (SUMT0622977002).

Planner Barrows reviewed the request for site development and business plan of operation to construct an experiential therapy and aquatic center.

MOTION: (Petronovich, Kaja) *to approve the Site Development Plan and Business Plan of Operation for an experiential therapy and aquatic center building, subject to the following conditions being met prior to the commencement of any construction activities:*

1. *The Certified Survey Map combining several parcels shall be recorded prior to the commencement of any construction activities.*
2. *The emergency alarm system for the entire campus shall be updated to the satisfaction of the Village of Summit Police Department and Western Lakes Fire Department prior to the commencement of any construction activities.*
3. *All comments of the Engineering Staff shall be complied with. A revised Stormwater Maintenance Agreement shall be reviewed and approved by the Village and recorded with the Waukesha County Register of Deeds Office. Written documentation shall be submitted to the Village that all WDNR permits have been issued.*
4. *The applicant has agreed to pave the turnaround at the end of Hickory Lane. The plans for pavement shall be included in the final civil plans for the project.*
5. *The lighting plan shall be submitted to the Village's Engineering Staff for review and approval.*
6. *The landscape plan shall be submitted to the Village's Engineering Staff for review and approval.*
7. *An aquatic equipment storage plan, including quantity and type of equipment and location shall be submitted to staff for review and approval.*
8. *The Fire Department shall review the final plan set to ensure the fire department has adequate access and maneuverability.*
9. *The Delafield Hartland Pollution Control Commission shall review and approve the proposed improvements. Any necessary professional reimbursement, sewer connection and impact fees shall be paid prior to the issuance of a Building Permit.*
10. *Prior to commencing any construction on the building, a Building Permit shall be issued by the Village Building Inspector.*

Carried.

UPDATE on Zoning Code Land Use Project, next sub-committee meeting September 11, 2025

Planner Barrows gave an update on Zoning Code Land Use project stating that approximately 145 people attended the joint meeting, staff is compiling feedback and will be shared with Plan Commission and Village Board members.

UPDATE regarding Village Board action on Plan Commission matters

- Eschweiler Rezone – approved subject to conditions
 - Location of trail was changed to east side
- Rogers CSM approved

ADJOURN Plan Commission meeting

MOTION: (Petronovich, Obenberger) *to adjourn the meeting at: 7:45 pm* - Carried

Respectfully submitted,

Sarah LaValliere MPA
Deputy Clerk/Deputy Treasurer

Next meeting date: July 17, 2025