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MINUTES

Village of Summit Plan Commission

August 21, 2025

CALL TO ORDER

Chairperson Jim Siepmann called the Village of Summit Plan Commission meeting to order on Thursday, August 21, 2025, at 5:30 p.m. at Summit Village Hall 37100 Delafield Rd, 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: Sandra Murray, Annette Kaja, Paul Schmitter, and Matt Katz. Also, present were: Chairperson Jim Siepmann, Planner Amy Barrows, and Deputy Clerk/Deputy Treasurer Sarah LaValliere. Commissioners Jay Obenberger, Jim Petronovich and Alternate Joan Gucciardi were not in attendance.

MINUTES

- July 17, 2025

MOTION: (Murray, Kaja) *to approve the July 17, 2025, minutes.* Carried.

Next meeting date – proposed for Thursday, September 18, 2025, at 5:30 p.m.
Matt Katz will not be in attendance.

REGULAR BUSINESS:

Discussion and action on a request by Jon Spheeris for an Extraterritorial Certified Survey Map to create two lots on property owned by William and Mary Karen Irwin. The subject property is located at W330 N247 Kettle Moraine Drive in the Town of Delafield (DELT0840994003).

Planner Barrows reviewed the request for an Extraterritorial Certified Survey Map to create two lots on property.

MOTION: (Schmitter, Murray) *to recommend Village Board acknowledge the proposed CSM for the creation of two lots on property located at W330 N247 Kettle Moraine Drive and report no objections to the Town of Delafield and Waukesha County.* Carried

Discussion and action on a request by Juan Saldivar, on behalf of Aurora Health Care Southern Lakes Inc., for Site Plan approval to install several light poles along a sidewalk in the northeast corner of the hospital facility located at 36500 Aurora Drive.

Planner Barrows reviewed the request to light up the sidewalk. This is part of the hospital facility located at 36500 Aurora Drive. The sidewalk that connects the northeast building to the northeast parking lot is the location of this proposal. The sidewalk is one hundred feet from the lot line. Four new pole lights will be installed that project light no greater than 25 feet from the source. As part of the project there is removal of up facing lights that will be replaced 1:1 with the bollards that are down facing along the east side of the building.

MOTION: (Katz, Schmitter) *to approve the proposed lighting as presented.* Carried

Discussion and action on the request of Eric Wittnebel, on behalf of Rogers Behavioral Health, Inc., for Site Plan approval for the dumpster enclosure, exterior building color, landscaping, lighting, and mechanical screening and a Business Plan of Operation for a new 20-bed community-based residential facility and associated activities. The property is located at 3011 N. Cedar Ridge Road (SUMT0625998).

Planner Barrows reviewed the request for Site Plan approval and Business Plan of Operation for a new 20-bed community-based residential facility at 3011 N. Cedar Ridge Road. The proposal includes a dumpster enclosure, exterior building color, landscaping, lighting, and mechanical equipment screening.

Applicant Corey Majszak from Rogers Memorial Hospital presented material samples, noting a change in building color from white to greige. A five-foot retaining wall was discussed with railing proposed in the stoop area; Plan Commission found the railing placement acceptable.

Lighting engineers recommended additional fixtures due to concerns with the original “dark sky” design being too dim. The applicant revised the lighting plan to include additional poles with dimmer capabilities, aiming to balance safety and neighborhood impact.

The Plan Commission discusses lighting and is comfortable with the proposed lighting currently.

Mechanical equipment screening recommendations included painting equipment to match siding and using a straight screen across the area, sized to the height of the equipment. The Plan Commission recommends eliminating railing and putting screening up that goes all the way across the front of the building.

The Business Plan of Operation mirrors that of other buildings on the campus.

MOTION: (Kaja, Murray) *to approve the Site Plan improvements related to a dumpster enclosure, exterior building color, landscaping, lighting, and mechanical screening and Business Plan of Operation for a new 20-bed community-based residential facility and associated activities located at 3011 N. Cedar Ridge Road (SUMT0625998), subject to the following conditions:*

- 1. The lighting plan shall be reviewed and approved by staff to ensure enough illumination for safety purposes while protecting the lake neighborhood from light trespass or unwanted upward aiming light. The comments of the engineering staff shall be addressed as part of the submittal for staff review.*
- 2. The retaining wall railing shall be reviewed and approved by staff for substantial conformance with Plan Commission’s recommendations.*

3. *Exterior approved*
4. *Dumpster approved*
5. *Screen for mechanical equipment one sided across the entire front and railing removed from mechanical area.*
6. *Landscaping approved*
7. *Business Plan of Operation approved*

Discussion and action on the request of Cory Majszak, on behalf of Rogers Behavioral Health, Inc., for Site Development for a dumpster enclosure, lighting plan, landscape plan, signage plan, and mechanical equipment screening to accommodate the construction of a 24-bed community-based residential facility on property located at 34700 Valley Road (SUMT0622977002).

Planner Barrows reviewed the Site Development application for a 24-bed community-based residential facility at 34700 Valley Road. The proposal includes a dumpster enclosure, lighting plan, landscape plan, signage plan, and mechanical equipment screening.

The lighting plan includes four full-height fixtures at 18 feet (including base), consistent with the 15-foot recommendation. Fixtures are 4000K color temperature in dark bronze finish. Four bollard lights at 42 inches tall are proposed, along with soffit lighting at the entrance and wall sconces on the building. The existing lighting plan is acceptable pending engineering review.

Landscaping plans show the planting of 117 new trees over a three-year period to offset tree removal on the site.

The Plan Commission requested some sort of plan that identifies plant types and location to track plantings.

Applicant Corey Majszak from Rogers Behavioral Health suggested annual meetings with Village staff to review tree planting progress and ensure alignment with Plan Commission expectations and stated the outdoor living area has been slightly modified.

A mechanical equipment screen is proposed; however, the Plan Commission was asked to determine whether it is necessary.

Planner Barrows also addressed the proposed signage, stating the proposed sign is well within the parameters of the Village.

MOTION: (Kaja, Schmitter) *to approve the Site Development Plans for a dumpster enclosure, lighting plan, landscape plan, signage plan, and mechanical equipment screening to accommodate the construction of a 24-bed community-based residential facility on property located at 34700 Valley Road (SUMT0622977002) subject to the following conditions:*

1. *The lighting and landscape plans be reviewed and approved by Village Staff. The plans shall be consistent, and the tree sizes noted on the campus tree plan.*
2. *Annual update to landscaping plan reviewed by plan commission until all trees are planted.*

UPDATE regarding Village Board action on Plan Commission matters.

Planner Barrows updated the Plan Commission on Village Board action.

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). - Approved

Discussion and action on Stormwater Maintenance Agreement with Rogers Behavioral Health for improvements at the Cedar Ridge Campus located at 3011 N Cedar Ridge Road (SUMT0625998) - Approved

Discussion and action on a Developer's Agreement for Bark River Crossing Subdivision located on the south side of Genesee Lake Road, south & east of the Ravinia Park Subdivision. (SUMT0678996) – Developer recommended planting of one tree on each lot. - Approved

Discussion and action on proposed Letter of Credit amount for Bark River Crossing Subdivision - Approved

Discussion and action on a Stormwater Maintenance Agreement with Mark & Eileen Lurvey Trust for The Gathering development (SUMT0714999001) - Approved

ADJOURN Plan Commission meeting.

MOTION: (Schmitter, Kaja) to *adjourn Plan Commission meeting at 6:25 pm.* Carried

Respectfully submitted,

Sarah LaValliere, MPA
Deputy Clerk/Deputy Treasurer

Next meeting date: September 18, 2025