



**PLAN COMMISSION
REGULAR MEETING AGENDA
Wednesday, January 21 2025, 2025, at 6:00 p.m.**

Salem Lakes Village Hall, 9814 Antioch Road, Salem WI 53168

Chairman: Joe Day Commissioners: Eric Ericksen Roger Johnson (ALT 1)
Vice Chairman: Jeff Albrecht Andy Phillips Ross Swartz John Walker (ALT 2)
Bryan LaManna Dave Hart

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

1. Public Hearing and recommendation on request Cawley Real Estate LLC., PO Box 648, Spring Grove, IL 60081 (Owner), Amber Cawley, PO Box 648, Spring Grove, IL 60081 (Agent), requesting a rezoning from B-2 Community Business Dist. to B-2 Community Business Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #70-4-120-303-0710 located in the SW 1/4 of Section 30, T1N, R20E, Village of Salem Lakes. *For informational purposes only this parcel is located on the east side of CTH "C" (Fox River Rd.) appx. 100 feet north of 114th St. in downtown Wilmot.*
2. Public Hearing and recommendation on request 8705 Evergreen Row LLC., 9918 160th Ave., Bristol, WI 53104 (Owner), Michael Korczyk, 9918 160th Ave., Bristol, WI 53104 (Agent), requesting a rezoning from R-11 Multiple-Family Residential Dist. to R-11 Multiple-Family Residential Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #70-4-120-142-0260 located in the NW 1/4 of Section 14, T1N, R20E, Village of Salem Lakes. For informational purposes only this parcel is located on the east side of STH "83" (Antioch Rd.) appx. 500 feet south of 87th St.
3. Public Hearing and recommendation on request Countryside Commerce Center LLC., 20670 Driftwood Ct., Mundelein, IL 60060 (Owner), Daniel Szczap, 4011 80th St., Kenosha, WI 53142 (Agent), requests an amendment to the adopted Land Use Plan maps for the Village of Salem Lakes (Maps 23, 24 & 25) from "Business Park" to "High-Density Residential", "Village, Hamlet, and Lakefront Residential Neighborhood Conservation" and "Neighborhood Business" on Tax Parcel #70-4-120-104-0401 located in the E 1/2 of Section 10, T1N, R20E, Village of Salem Lakes
4. Public Hearing and recommendation on request Countryside Commerce Center LLC., 20670 Driftwood Ct., Mundelein, IL 60060 (Owner), Daniel Szczap, 4011 80th St., Kenosha, WI 53142 (Agent), requesting a rezoning from A-2 General Agricultural Dist. to R-9 Multiple-Family Residential Dist., R-6 Urban Single-Family Residential Dist., B-1 Neighborhood Business Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #70-4-120-104-0401 located in the E 1/2 of Section 10, T1N, R20E, Village of Salem Lakes.
5. Approve Minutes of the December 17, 2025 Regular Plan Commission Meeting.
6. *Board Meeting:* February 3, 2026: _____ February 17, 2026: _____

ADJOURNMENT

This notice was posted at: Salem Lakes Village Hall, Salem Post office, Salem Lakes website at www.voslwi.gov, and the E-Notification List.

January 9, 2026

Please note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request service, contact Sara Spencer at 262-843-2313.

***Notice is hereby given:** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be present at this above stated meeting to gather information about a subject over which they may have decision making responsibility. No action will be taken by any other governmental body except by the governing body noticed above. It is intended that this notice shall constitute an adequate notice of the meeting pursuant to State ex rel Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W. 2d 408 (1993)