9814 Antioch Road (STH 83)
PO Box 443
Salem, WI 53168

VILLAGE OF SALEM LAKES
Est. 2017

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PLAN COMMISSION
REGULAR MEETING AGENDA
Wednesday, December 17, 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 Berwick Properties Inc., 4011 80th Street, Kenosha, WI 53142 (Owner), Daniel Szczap, 4011 80th Street, Kenosha, WI 53142 (Agent), requesting a rezoning from R-2 (Suburban Single-Family Residential District), PR-1 (Park-Recreational District) & C-1 (Lowland Resource Conservancy District) to R-2 (Suburban Single-Family Residential District), C-1 (Lowland Resource Conservancy District) & PUD (Planned Unit Development Overlay District) on Tax Parcels #70-4-120-054-0421 & 70-4-120-054-0338 located in the Southeast 1/4 of Section 5, Township 1 North, Range 20 East, Village of Salem Lakes. Resolution 2025.12-148.
2. Public Hearing and recommendation on request Salem Orchard Farm LLC, 387 Belle Foret Drive, Lake Bluff, IL 60044 (Owner), Robert & Jenny Kelch, 22381 98th Street, Salem Lakes, WI 53168 (Agent), requesting a rezoning from A-2 (General Agricultural District) to A-2 (General Agricultural District) & A-3 (Agricultural Related Manufacturing, Warehousing and Marketing District) on Tax Parcel #70-4-120-244-0120 located in the Southeast 1/4 of Section 24, Township 1 North, Range 20 East, Village of Salem Lakes. Resolution 2025.12-149.
3. Public Hearing and recommendation on request Salem Orchard Farm LLC, 387 Belle Foret Drive, Lake Bluff, IL 60044 (Owner), Robert & Jenny Kelch, 22381 98th St., Salem Lakes, WI 53168 (Agent), requesting a Conditional Use Permit for retail sales in the A-3 (Agricultural-Related Manufacturing, Warehousing and Marketing District) on Tax Parcel #70-4-120-244-0120 located in the Southeast 1/4 of Section 24, Township 1 North, Range 20 East, Village of Salem Lakes.
4. Public Hearing and recommendation on request Village of Salem Lakes, 9814 Antioch Road, Salem WI 53168 (Owner), Brad Zautcke, 9814 Antioch Rd, Salem, WI 53168 (Agent), requests an amendment to the adopted Land Use Plan maps for the Village of Salem Lakes (Maps 23, 24 & 25) from "Institutional" to "Community Business" on Tax Parcel #70-4-120-172-3006 located in the Northwest 1/4 of Section 17 and the Northeast 1/4 of Section 18, Township 1 North, Range 20 East, Village of Salem Lakes. Resolution 2025.12-146.
5. Public Hearing and recommendation on request Village of Salem Lakes, 9814 Antioch Road, Salem WI 53168 (Owner), Brad Zautcke, 9814 Antioch Road, Salem WI 53168 (Agent), requesting a rezoning from I-1 (Institutional District) to B-2 (Community Business District) on Tax Parcel #70-4-120-172-3006 located in the Northwest 1/4 of Section 17 and the Northeast 1/4 of Section 18, Township 1 North, Range 20 East, Village of Salem Lakes. Resolution 2025.12-147.
6. *Approve Minutes of November 19, 2025, Plan Commission Meeting*
7. *Board Meeting:* January 7, 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.

December 8, 2025

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)