



Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
www.summitvillage.org

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

AGENDA

Village of Summit Plan Commission

Thursday, March 21, 2024 5:30 p.m.

At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PLEDGE OF ALLEGIANCE
4. MINUTES
 - February 15, 2024
5. Next meeting date – proposed for Thursday, April 18th, at 5:30 p.m.
6. **REGULAR BUSINESS:**
 - A. Discussion and action on request of Erin O’Boyle, agent, on behalf of Reassurance Development, property owner, to operate a home occupation at a residence that is proposed for construction at 915 S. Sawyer Road (SUMT0716985).
 - B. Discussion and action on request of Paul & Anne Miller, on behalf of Golden Lake LLC, property owner, to alter the topography on property at 333 N. Golden Cedar Lane (SUMT0695022).
 - C. Discussion and action on request of Daniel Della, on behalf of Nemahbin Lake Partners LLC (agent), to obtain a Business Plan of Operation to continue operating Panga with a new owner and operator and minor modifications, on property owned by Four Fathoms LLC and located at 34422 Delafield Road (SUMT0669017).
7. **UPDATE** regarding Village Board action on Plan Commission matters
8. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner

Posted: March 15, 2024

Next meeting date: April 18, 2024

***** Please note that, 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 this service contact the Village Hall at 567-2757.

***** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any other governmental body except by the Village of Summit Plan Commission noticed above.

Social Style Dance - Home Occupation
915 S. Sawyer Road (SUMT0716985)
3/21/2024 Plan Commission Meeting

Staff Report

Village of Summit, Wisconsin

Property Owner: Reassurance Development
Applicant: Erin O'Boyle
Zoning: R-2 Country Residential (90,000 sq. ft./unit density, min. 1.5-acre lot size)
Land Use Plan: 1.6-acre residential density

Possible Motion:

Motion to acknowledge the home occupation as presented for Social Style Dance. According to the applicant and as presented, the proposed use will comply with the provisions of Section 111-100(f) Home occupation of the Village of Summit Zoning and Shoreland Ordinance.

Summary:

The applicant is proposing to construct a single-family residence on the 3.76-acre subject property. The applicant would like to use 1,709 sq. ft. as a dance studio, specifically for ballroom dance lessons. The proposed overall first floor area of the home is 4,885 sq. ft. and the future finished floor area of the lower level is 1,197 sq. ft. Lessons are given by appointment only for adult couples and singles. The area of the dance studio is labeled as Rec Room on the floor plans. The space will also be used for family holidays and personal entertainment by the applicant.

The studio space is situated in the southwest corner of the home so that it is facing Abundant Life Church, not the adjacent residential properties to the north, east, or west. Parking will be provided in the driveway, which will include a large pad near the garage, also on the south side of the property facing the church. The applicant intends on providing parking for a minimum of three vehicles related to the business operation.

Business hours are appointment only. Appointments will generally be provided between noon – 9 pm on Sundays, Mondays, and Tuesdays.

Section 111-100(f) allows for home occupations as an accessory use of residential premises, provided several conditions are met. The conditions are as follows:

- (1) Such use remains clearly incidental and secondary to the principal use as a residence. ***It appears this condition is met.***
- (2) Such use shall not constitute more than 25 percent of the floor area of the structures on the premises. ***The dance studio area consists of 23.7% % of the floor area of all structures proposed on the premises.***
- (3) The owner maintains the residential character of the structures and premises in a manner compatible with the residential neighborhood so as not to adversely affect neighboring properties. ***The owner agrees to comply with this condition.***
- (4) Such use shall not include the operation of any machinery, tools, or other appliances in a manner that would create noise or other nuisance factors in excess of those typical to residential usage. ***No operation of equipment is proposed.***

- (5) Such use shall not have any identification, other than the property or owner, and limit signage to a non-illuminated sign not in excess of three-square feet in area. ***The applicant is proposing a 3 sq. ft. sign placed on a pole near the road right-of-way of Sawyer Road. The total pole height would be 3 ft. and the bottom of the sign would be 1 ft. from ground. Signs less than 15 sq. ft. that are located at least 1 ft. from the street yard and more than 5 ft. from the side and rear lot lines are exempt from permitting in residential districts. The sign shall not obstruct visibility or movement of vehicles or pedestrians, or otherwise cause any hazard to any person or property. Signs must be located outside of vision setback lines. Plan Staff recommended the applicant use two poles to help stabilize the sign during high winds.***
- (6) Such use shall not require outside storage of materials to a degree considered by the zoning administrator incompatible to the residential character of the premises. ***No outside storage is proposed related to the business operations.***
- (7) Such use shall not include the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes or the sale of trees, plants or nursery stock. ***Not applicable.***
- (8) Such use shall provide off-street parking area compatible with the residential character. ***The applicant is proposing to use the proposed driveway for parking which includes a large parking pad near the proposed attached garage. The south side of the parking pad is 80 ft. deep x 23 ft. wide, which provides ample space for three vehicles.***

Adjacent Land Uses:

North	Residential
East	Residential
West	Residential
South	Institutional – Church/School

8. List Dimensions and Level of ALL Buildings (coordinate with site plan information)

Outside Dimensions	FFA = 4885 FLL = 1197 GARAGE = 959	Number of Floors (levels)
Building "A": <u>110' x 91.5'</u>	<u>=</u>	<u>1 w/ lower level</u>
Building "B": <u>10 x 16 (shed)</u>	<u>= 160</u>	<u>1</u>
Building "C": _____		_____

Total Floor Area is _____ square feet.

9. Identify the Proposed Use of EACH Building and remaining outdoor area.

Building "A": Home / Residence / Home occupation / attached garage

Building "B": shed for residential lawn equipment, etc.

Building "C": _____

Outdoor Uses: pool, gardening, enjoyment

10. How many employees will be working in this operation? 1 (owner)

11. What hours of the day will the business operate? noon - 9 pm; occasional appointments outside hours

12. What days of the week will the business operate? Sundays, Mondays, Tuesdays

13. Locate each sign on the site plan and submit the drawings, which include area of each sign, colors, number of faces and overall height (if free-standing).

Number of Free-standing or Pole-mounted signs: 1

Number of Wall-mounted signs: 0

14. Please locate all proposed parking on the site plan.

Number of Parking Spaces on property? 3

Will the parking lot be paved? Yes x No _____

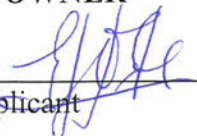
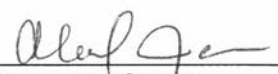
If not currently paved, when will the paving be completed? during or after build

15. Will there be any unusual odors, smoke or noise generated by the proposed use which do not exist on the site at the present time? Yes _____ No x If yes, please describe below.

16. Will a special license be required from the Village, County or State in order to operate this business? Yes ___ No x If yes, please describe below.

* 17. Has the State or County acted on your project to date, either with building plan reviews, site plan reviews, Conditional Use activities, or other design reviews? Yes ___ No x If yes, please describe below.

18. SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY THE PROPERTY OWNER

	2/15/24		2/13/2024
Applicant	date	Property Owner	date

Use this space to further describe the proposal, or detail points from above.

Uses for Rec Room will include family holidays, board game nights or scrap booking days with friends and more things like that. Also will be used part-time for Home Occupation for Ballroom Dance lessons for adult couples & singles learning to dance for things like weddings, cruises, festivals, etc.

As you can see from the plans, we've situated the home so that the parking as well as the room being used for Home Occupation will be on the south side of the lot where the Church abuts so as to have the least/no impact on the residential neighbors.

Prepared for:
 Reassurance Development LLC
 Bryan OBoyle
 21755 Gateway Rd.
 Brookfield, WI. 53045-5137

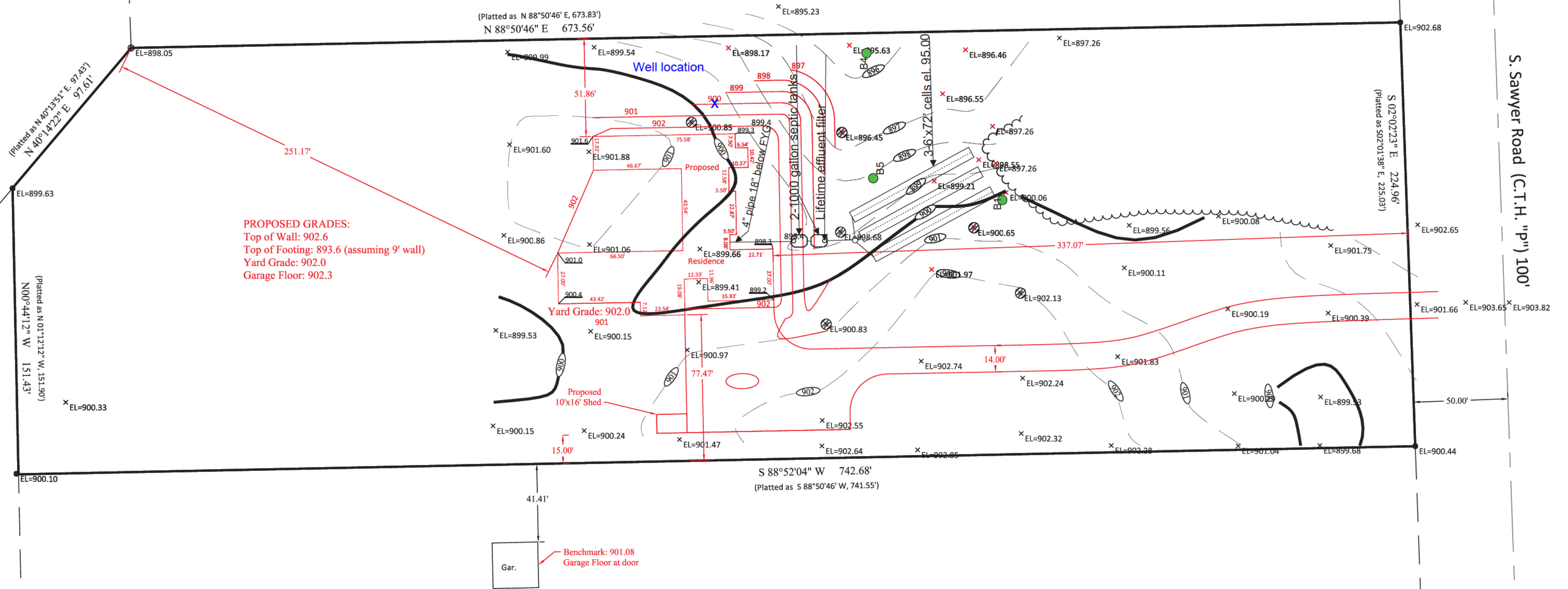
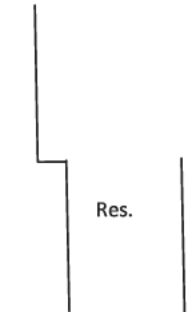
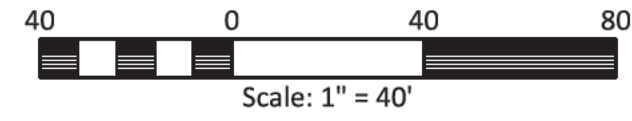
Prepared by:
 Hilmer & Associates LLC
 Paul J. Hilmer, PLS
 W217 Vista Drive
 Oconomowoc, WI. 53066
 (262) 567-5893

Description per Doc. No. 4717295

Parcel 3 of Certified Survey Map No. 8179, as recorded in the Register of Deeds office for Waukesha County on December 19, 1996, in Volume 71, Pages 152-156 inclusive as Document No. 2180115, being a redivision of a part of Parcel 2 and all of Parcels 3 and 4 of Certified Survey Map No. 2548, being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 35, Township 7 North, Range 17 East, in the Village of Summit, Wisconsin.

Legend:

- indicates 1" iron pipe found.
- ⊕ indicates 2" iron pipe found.
- indicates 1" x 18" iron pipe set, weighing 1.68 lbs./ft.
- indicates Mon. w/brass cap found.



PROPOSED GRADES:
 Top of Wall: 902.6
 Top of Footing: 893.6 (assuming 9' wall)
 Yard Grade: 902.0
 Garage Floor: 902.3



NOTES:

- bearings are referred to the North line of Parcel 3 as N 88°50'46" E, assumed.
- No easements are depicted on this map as no title policy was provided by the client.
- The residence is staked on actual foundation wall corners.
- Underlined figures indicate relative ground level elevations.
- All items in red are proposed.
- Proposed grades and building location need to be approved by the owner, builder and Village of Summit, prior to construction.

State of Wisconsin
 County of Jefferson) SS

I have surveyed the above described property and the above map is a true representation thereof, and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one (1) year from the date thereof.

Dated at Oconomowoc, Wisconsin, this 11th day of AUGUST, 2023 .

Signed:
 Registered Wisconsin Land Surveyor No. 2496

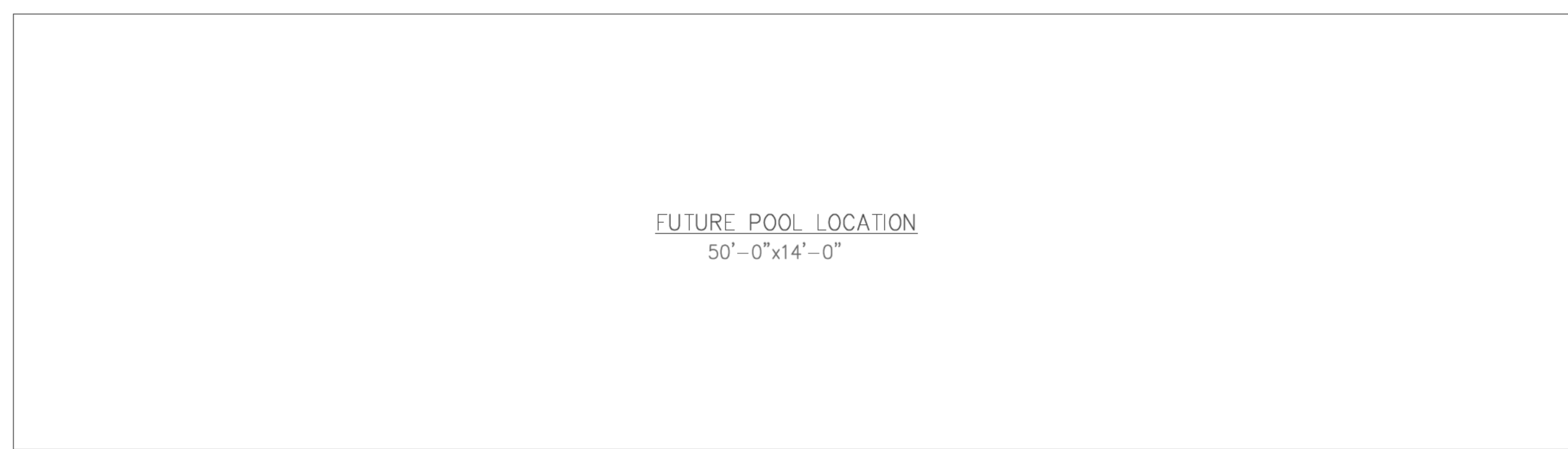
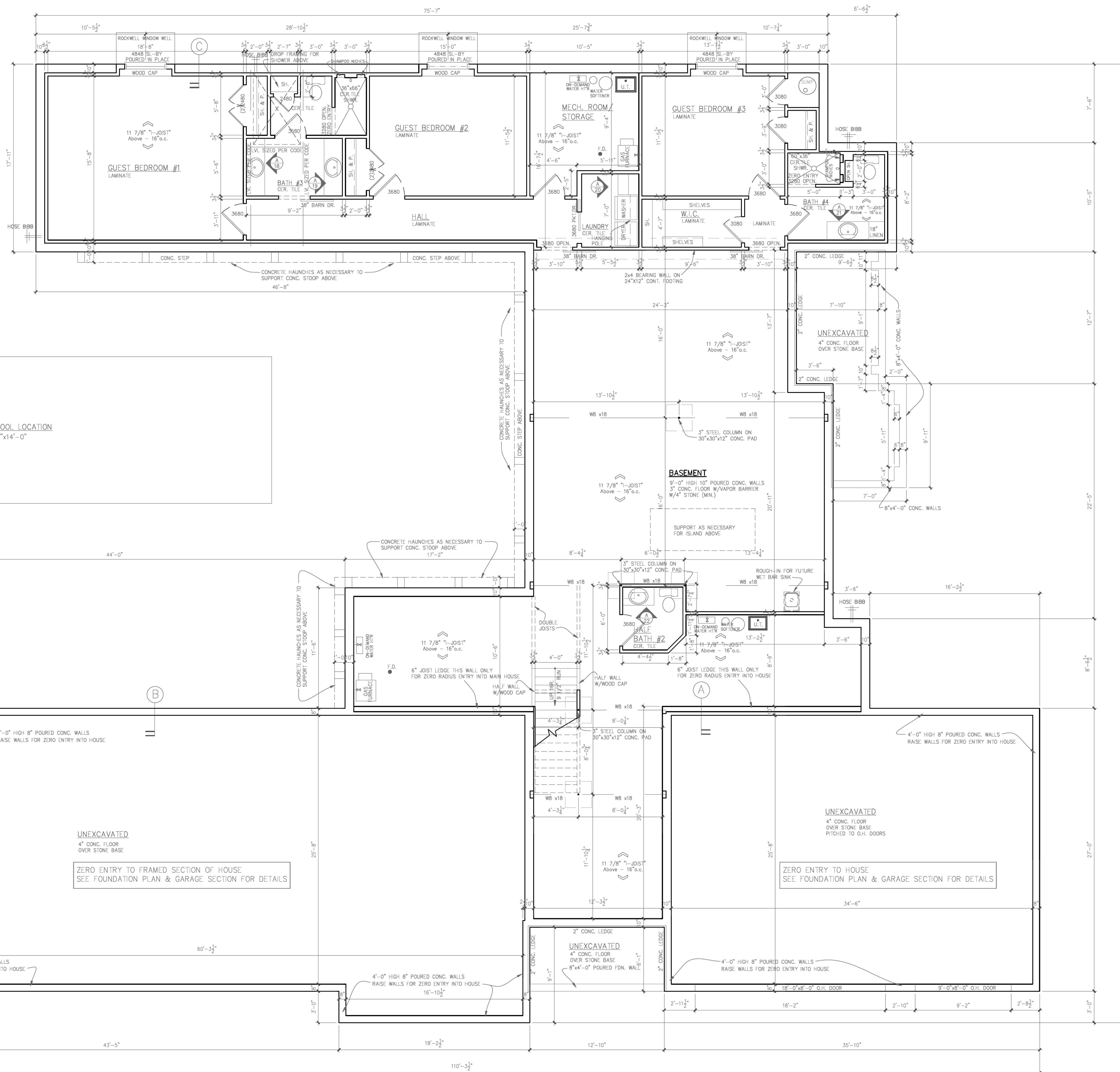
REV. 10/3/23 showing new driveway and Shed locations.

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FOUNDATION PLAN

1/4" = 1'-0"

FUTURE FINISHED LIVING AREA = 1197 Sq.Ft.



- PLAN NOTES:**
- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
 - FOR PLACEMENT OF HOUSE ON LOT REFER TO SURVEYORS DRAWINGS. GRADES SHOWN ON THESE PLANS ARE ASSUMED; CONFIRM ALL GRADES WITH SURVEY OR SITE VERIFY.
 - ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED
 - ALL EXTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED
 - PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP. APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS

SCOPE OF DRAWING:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

SHEET INDEX

SHEET A-1	FOUNDATION PLAN, GENERAL NOTES & SHEET INDEX
SHEET A-2	FIRST FLOOR PLAN
SHEET A-3	FRONT & REAR ELEVATIONS
SHEET A-4	LEFT & RIGHT ELEVATIONS
SHEET A-5	PARTIAL ELEVATIONS
SHEET A-6	WALL SECTIONS
SHEET A-7	DETAILS
SHEET E-1	FOUNDATION ELECTRICAL PLAN
SHEET E-2	FIRST FLOOR ELECTRICAL PLAN

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O'BOYLE RESIDENCE
FOUNDATION PLAN, GENERAL NOTES & SHEET INDEX

A-1
DATE: MAY 8, 2023

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FIRST FLOOR PLAN

1/4" = 1'-0"

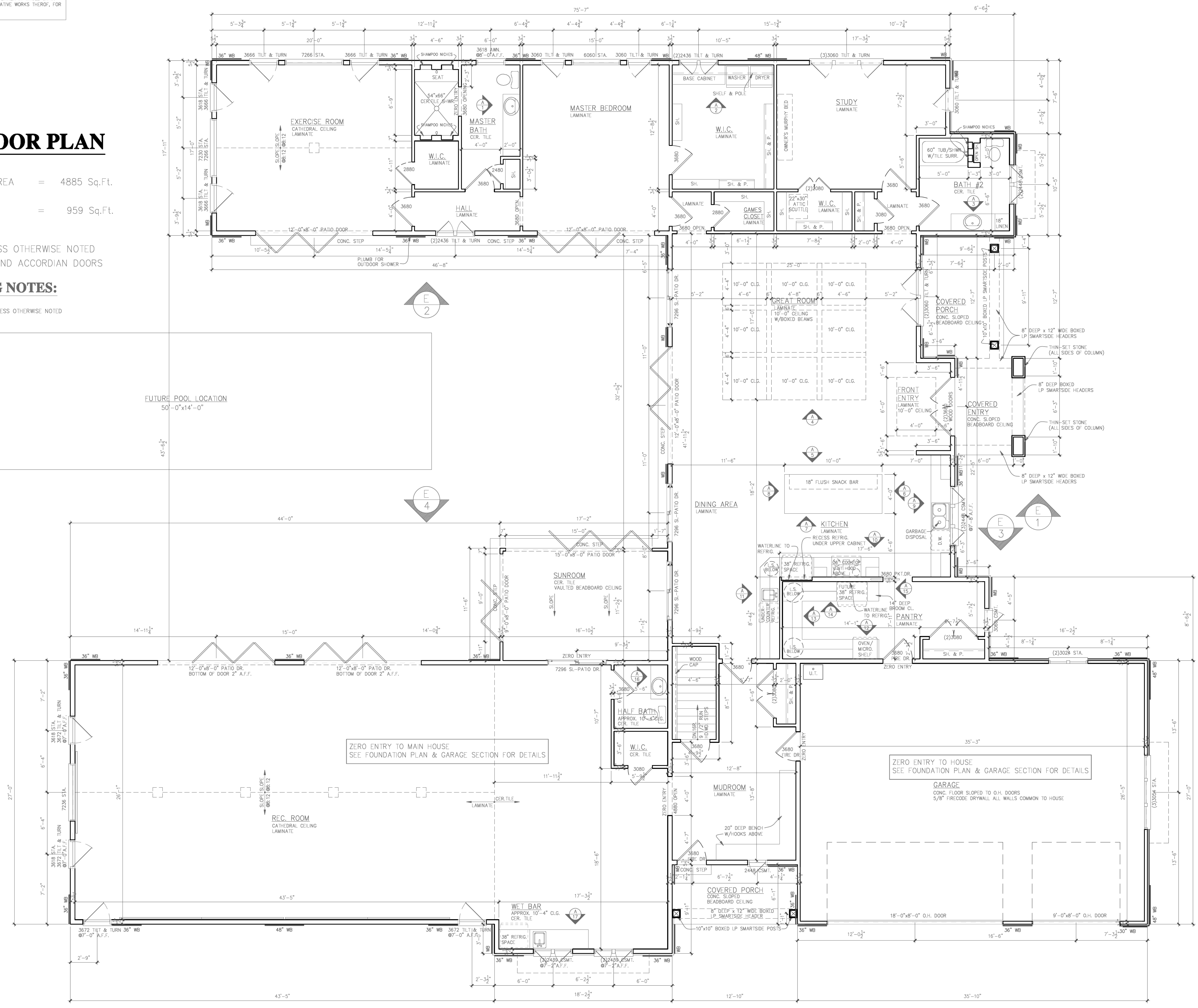
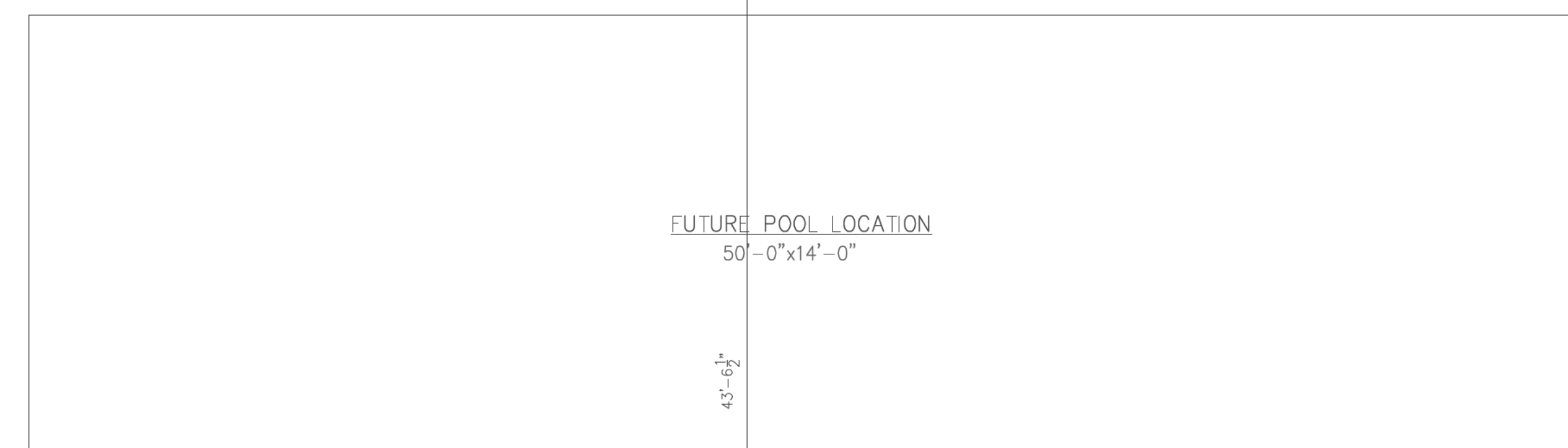
FIRST FLOOR LIVING AREA = 4885 Sq.Ft.

GARAGE AREA = 959 Sq.Ft.

- * 9'-0" CEILINGS UNLESS OTHERWISE NOTED
- ** DOORWIN WINDOWS AND ACCORDIAN DOORS

WIND BRACING NOTES:

- PANELS TO BE 7/16" O.S.B.
- ALL PANELS TO BE 24" WIDE UNLESS OTHERWISE NOTED



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O'BOYLE RESIDENCE

SHEET TITLE:
FIRST FLOOR PLAN

A-2

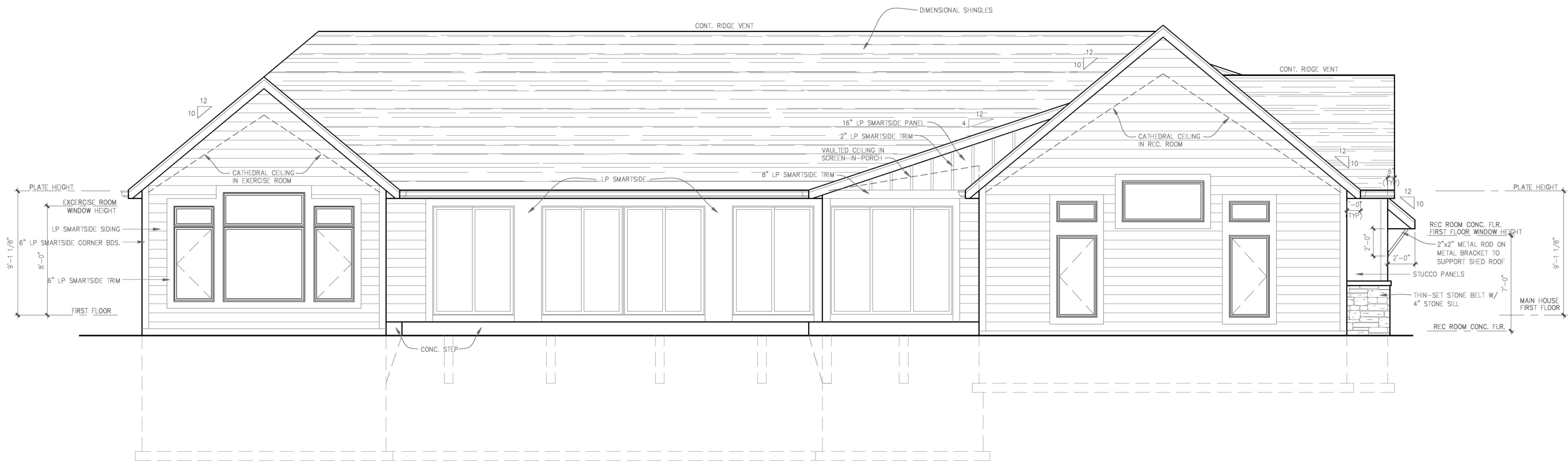
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FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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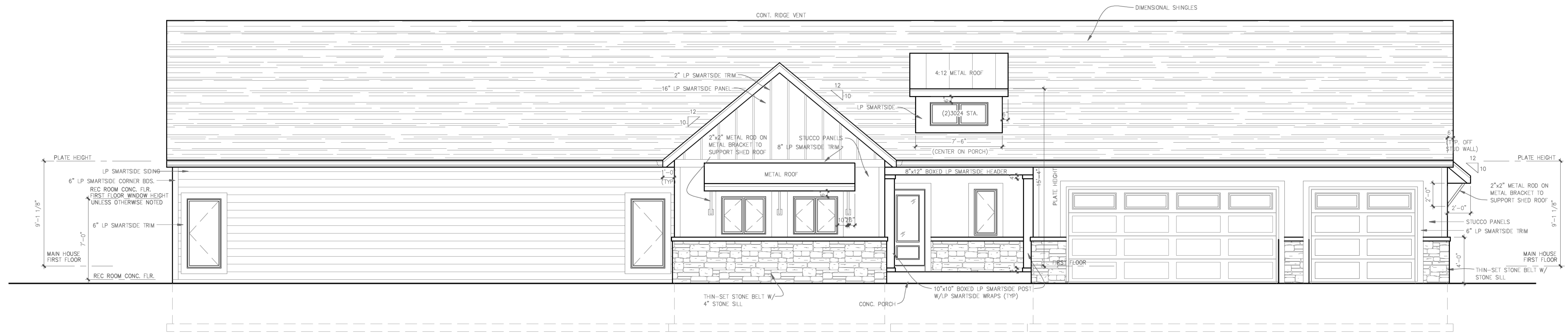
O'BOYLE RESIDENCE

SHEET TITLE:
FRONT & REAR ELEVATIONS

A-3

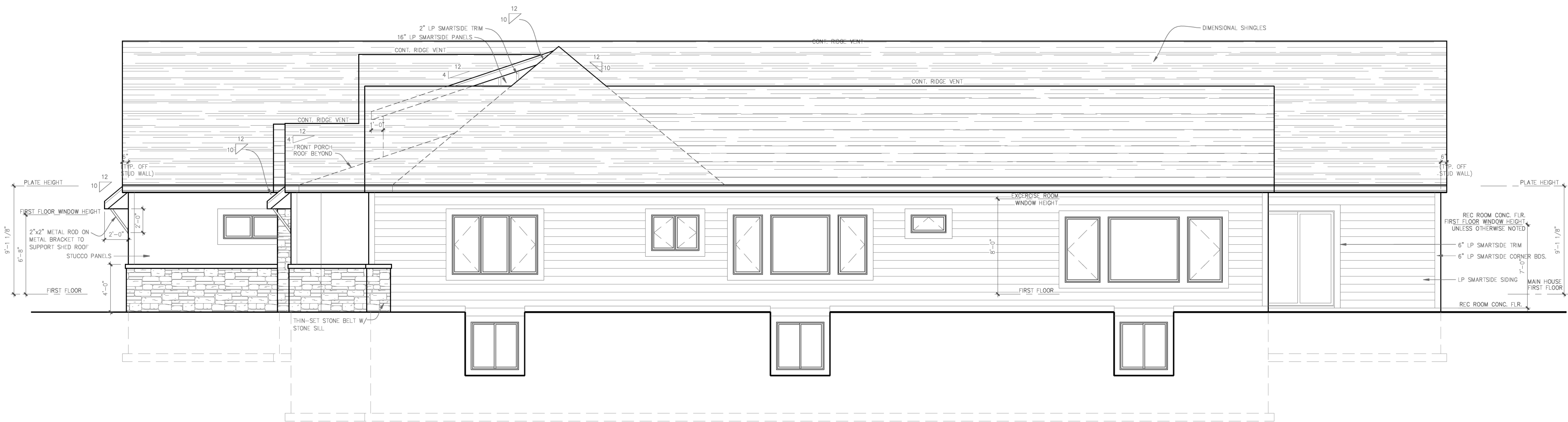
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LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

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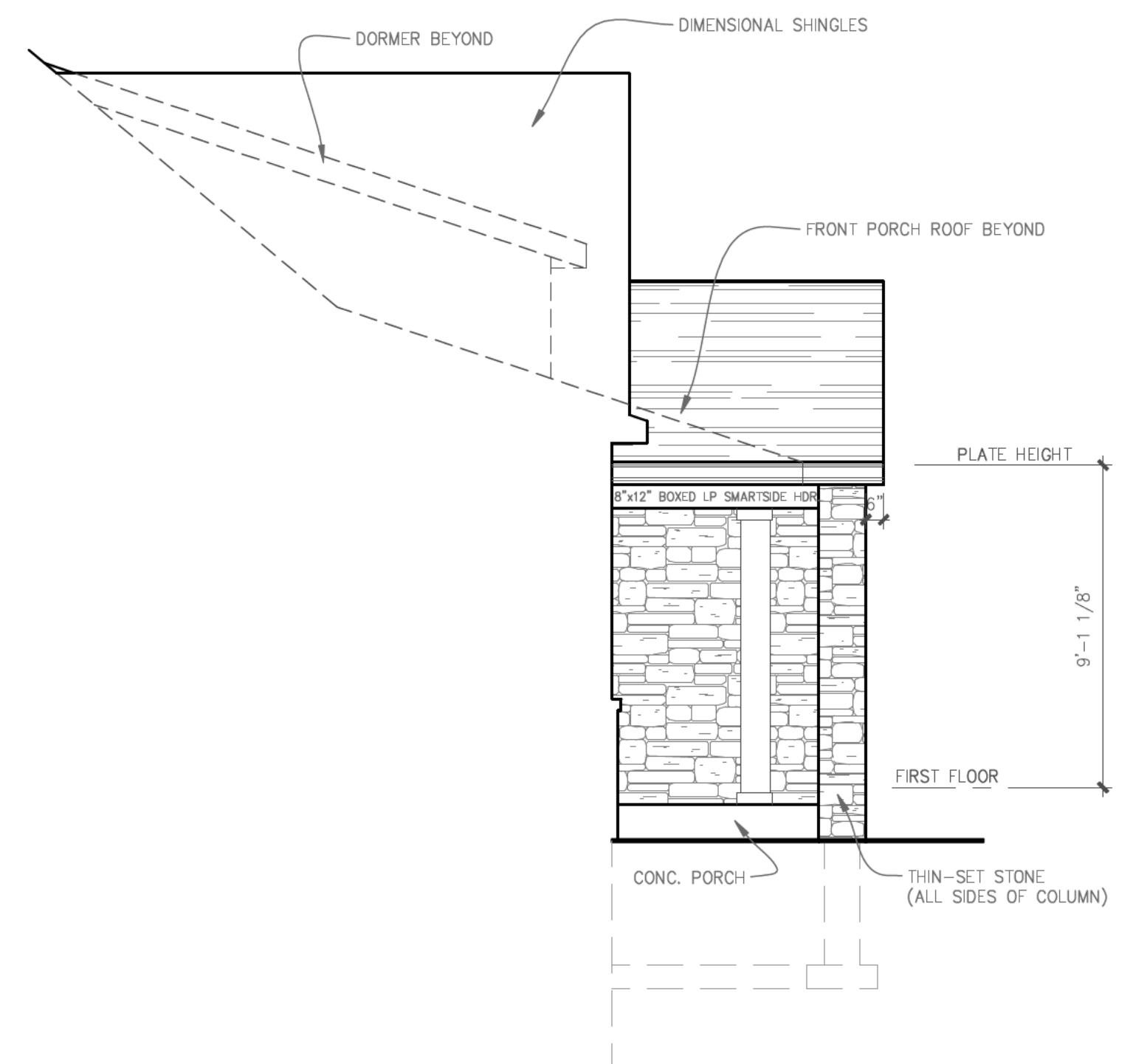
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SHEET TITLE:
LEFT & RIGHT ELEVATIONS

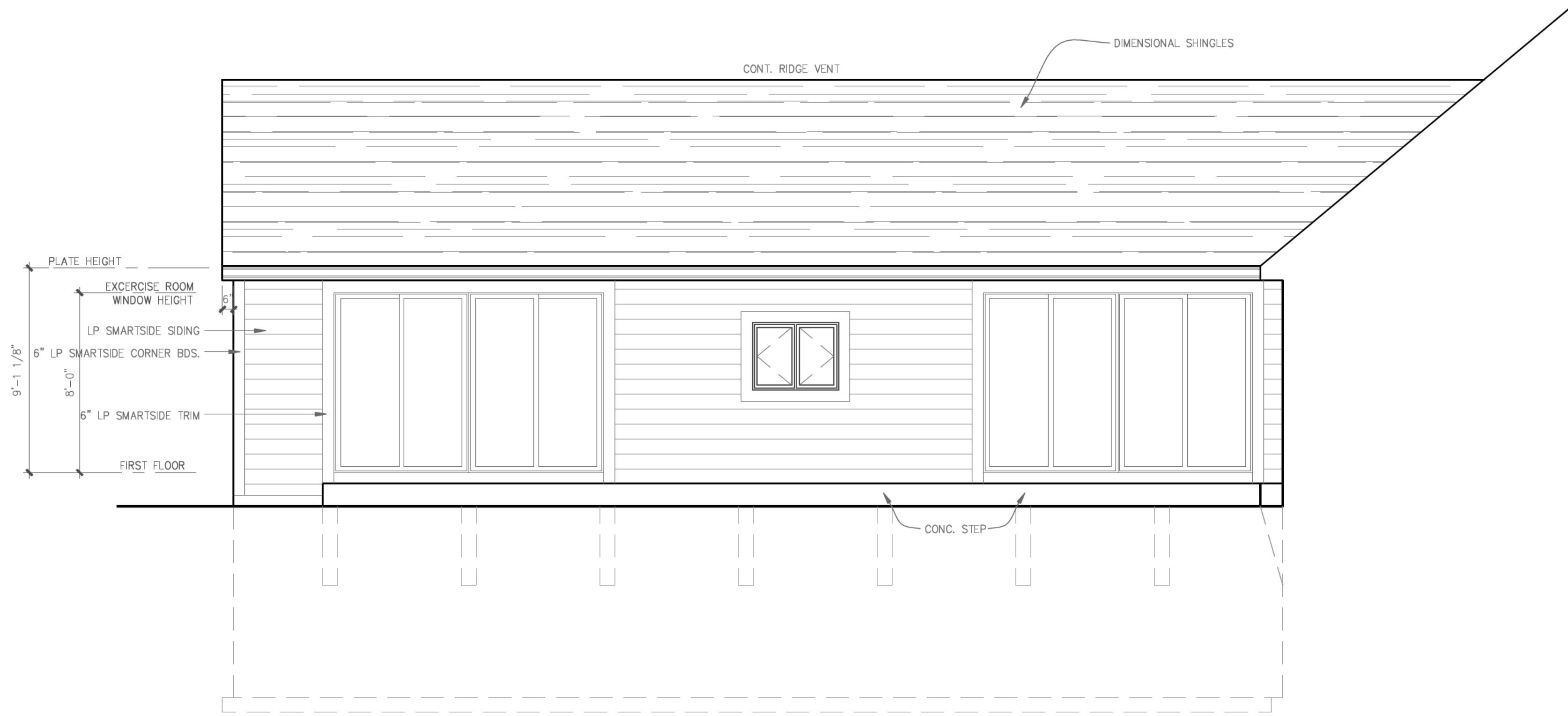
A-4

DATE: MAY 8, 2023

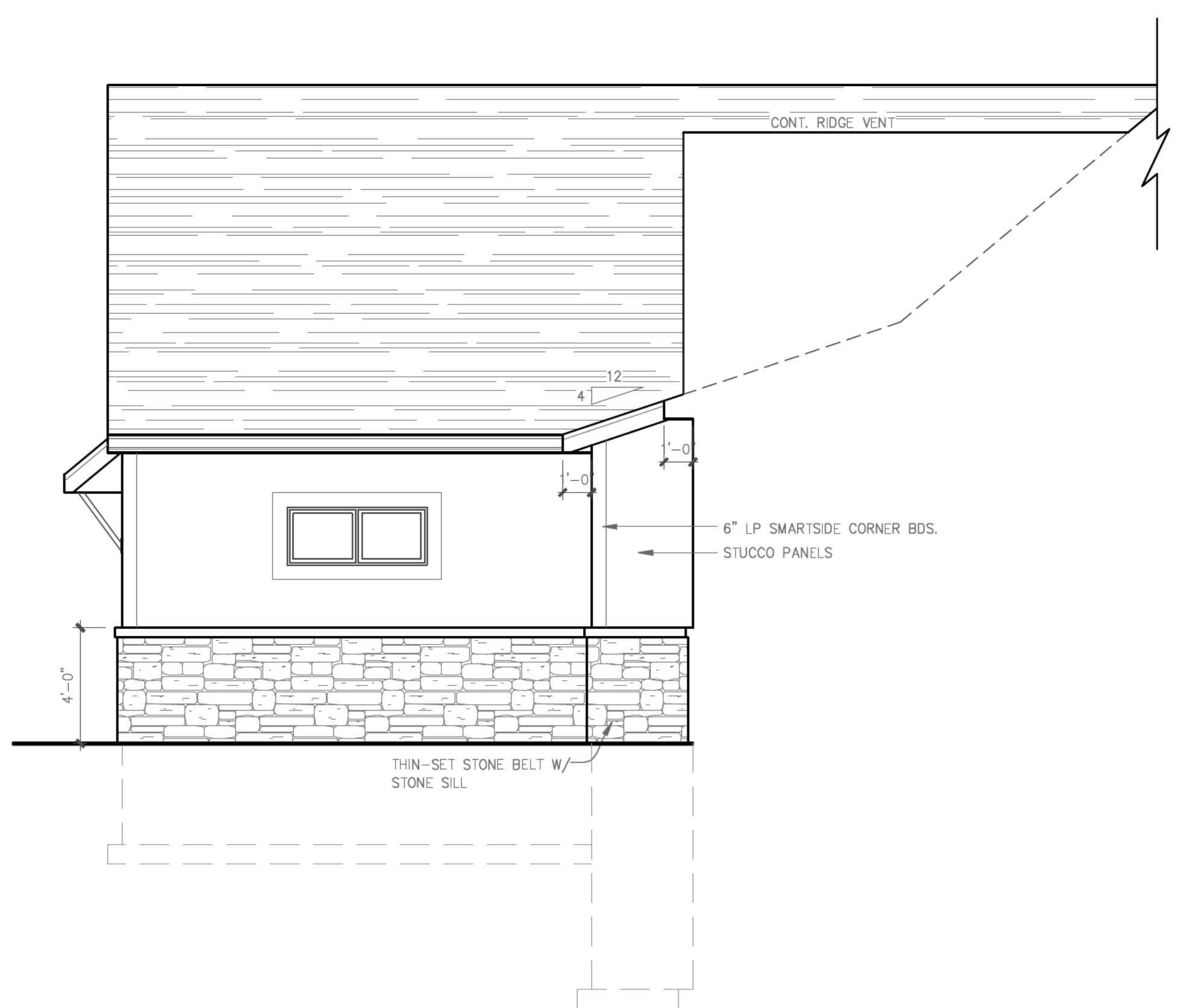
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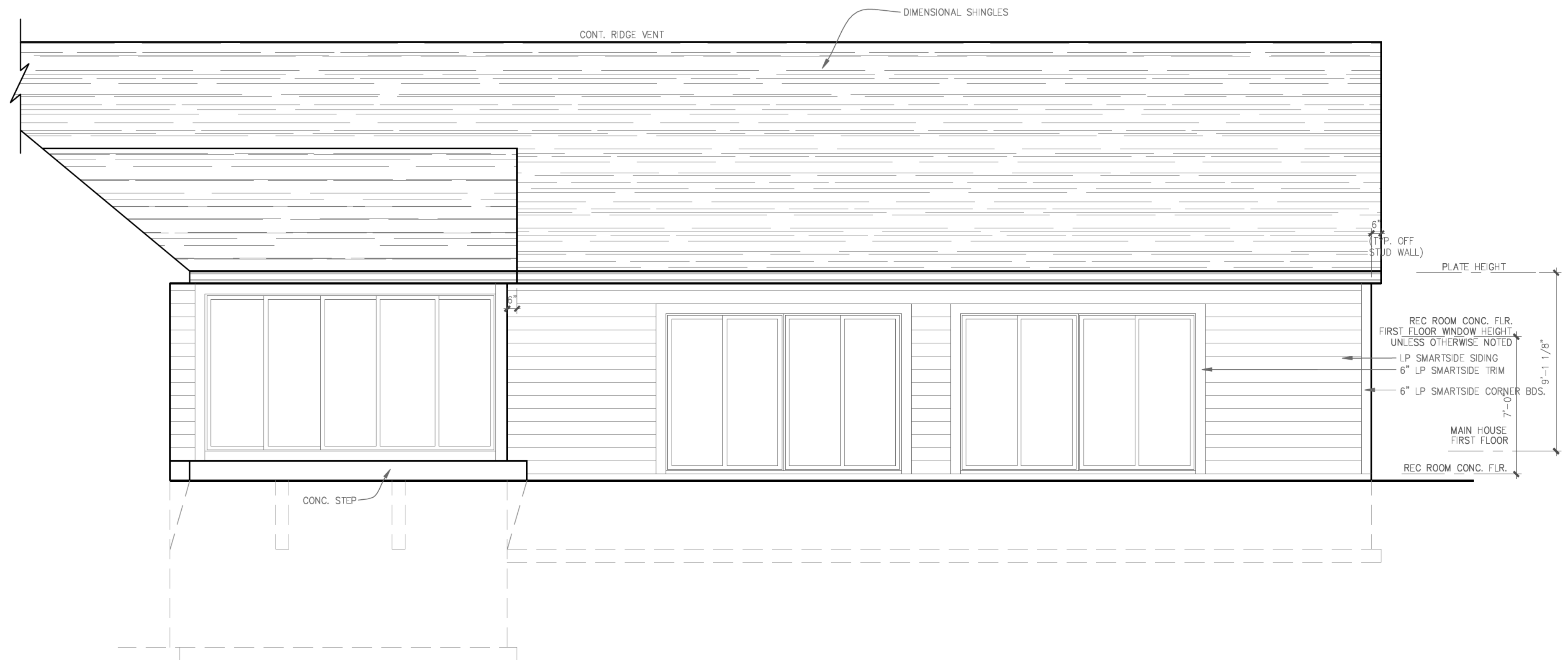
E 1
FRONT ENTRY
SIDE ELEVATION
 1/4" = 1'-0"



E 2
EXERCISE RM./MASTER SUITE
ELEVATION
 1/4" = 1'-0"



E 3
GARAGE-PANTRY
SIDE ELEVATION
 1/4" = 1'-0"



E 4
REC. ROOM/SCREEN-IN-PORCH
ELEVATION
 1/4" = 1'-0"

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O'BOYLE RESIDENCE

SHEET TITLE:
PARTIAL ELEVATIONS

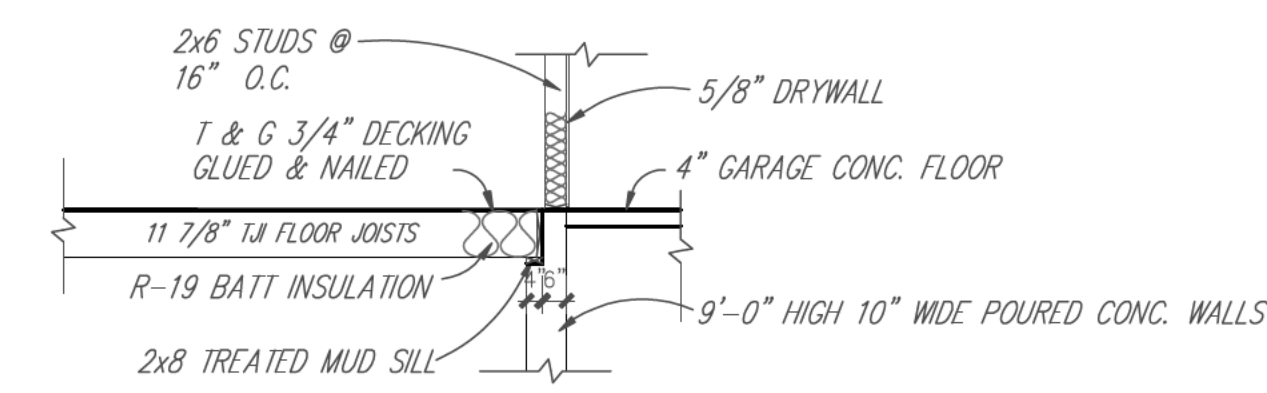
A-5

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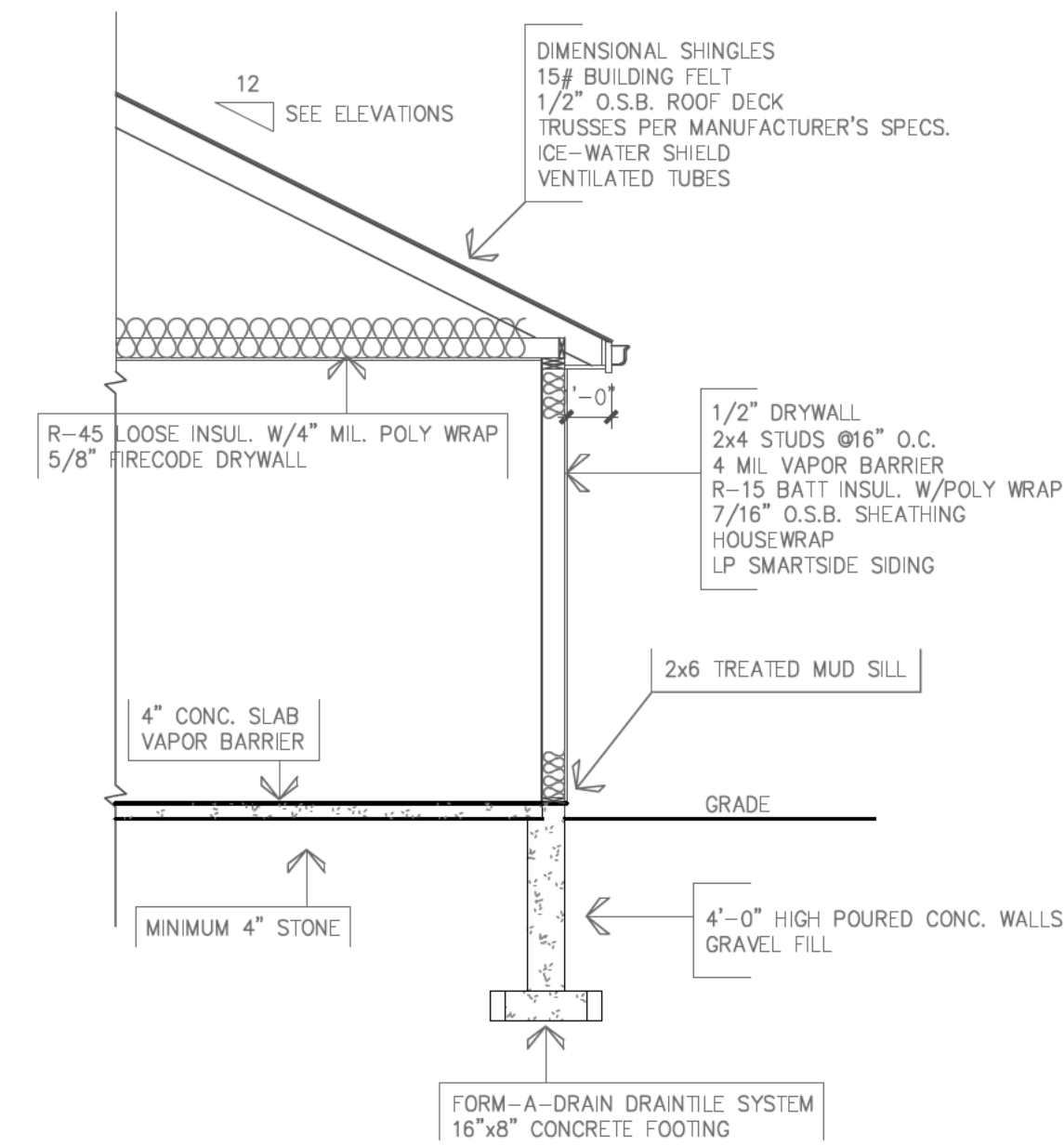
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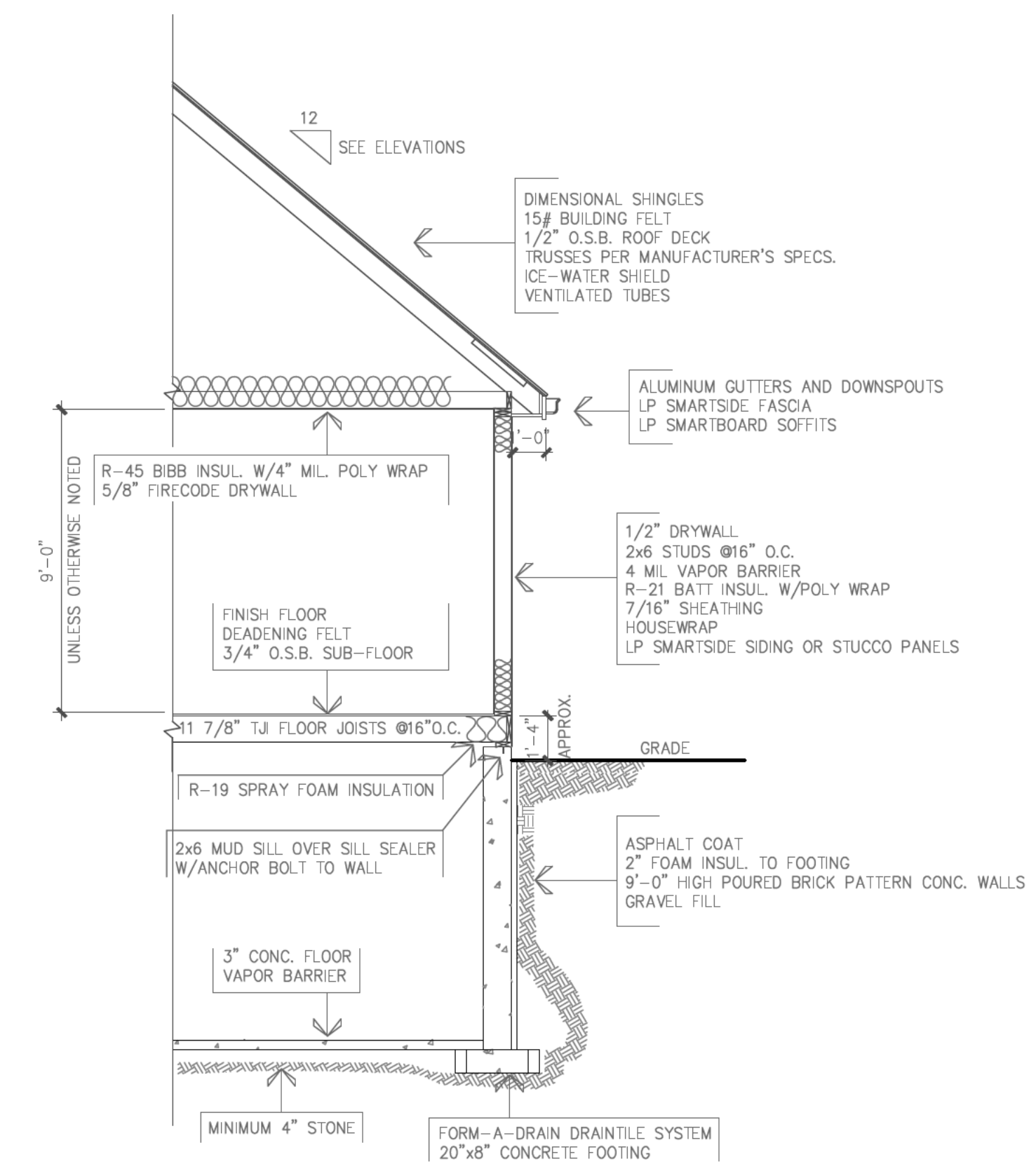
GARAGE/HOUSE WALL SECTION

1/4" = 1'-0"



REC. ROOM WALL SECTION

1/4" = 1'-0"



TYPICAL WALL SECTION

1/4" = 1'-0"

O'BOYLE RESIDENCE

SHEET TITLE:
WALL SECTIONS

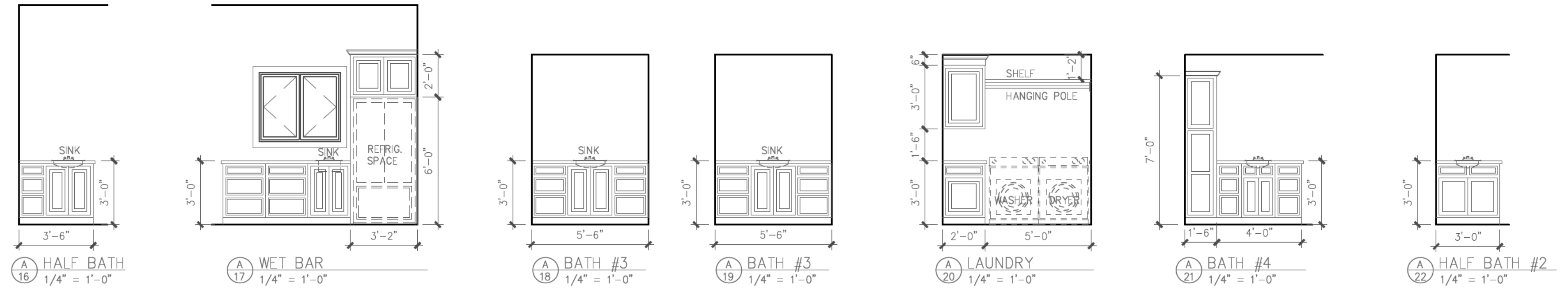
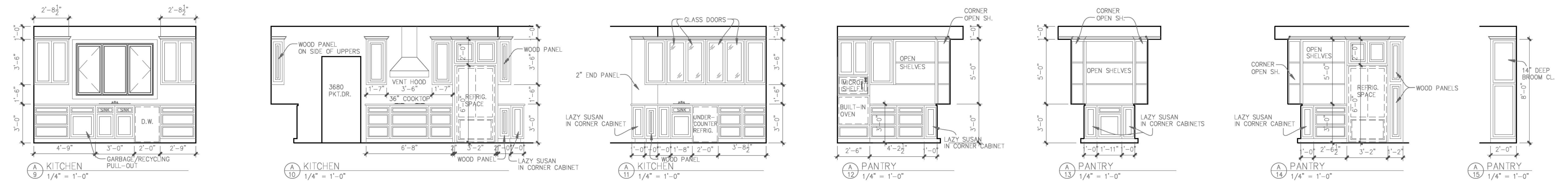
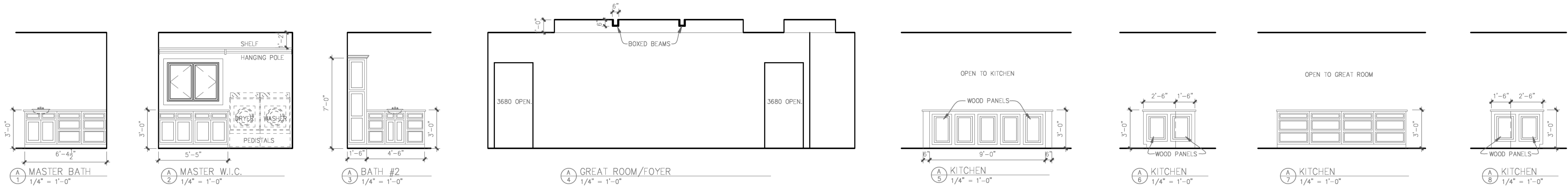
A-6

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O'BOYLE RESIDENCE

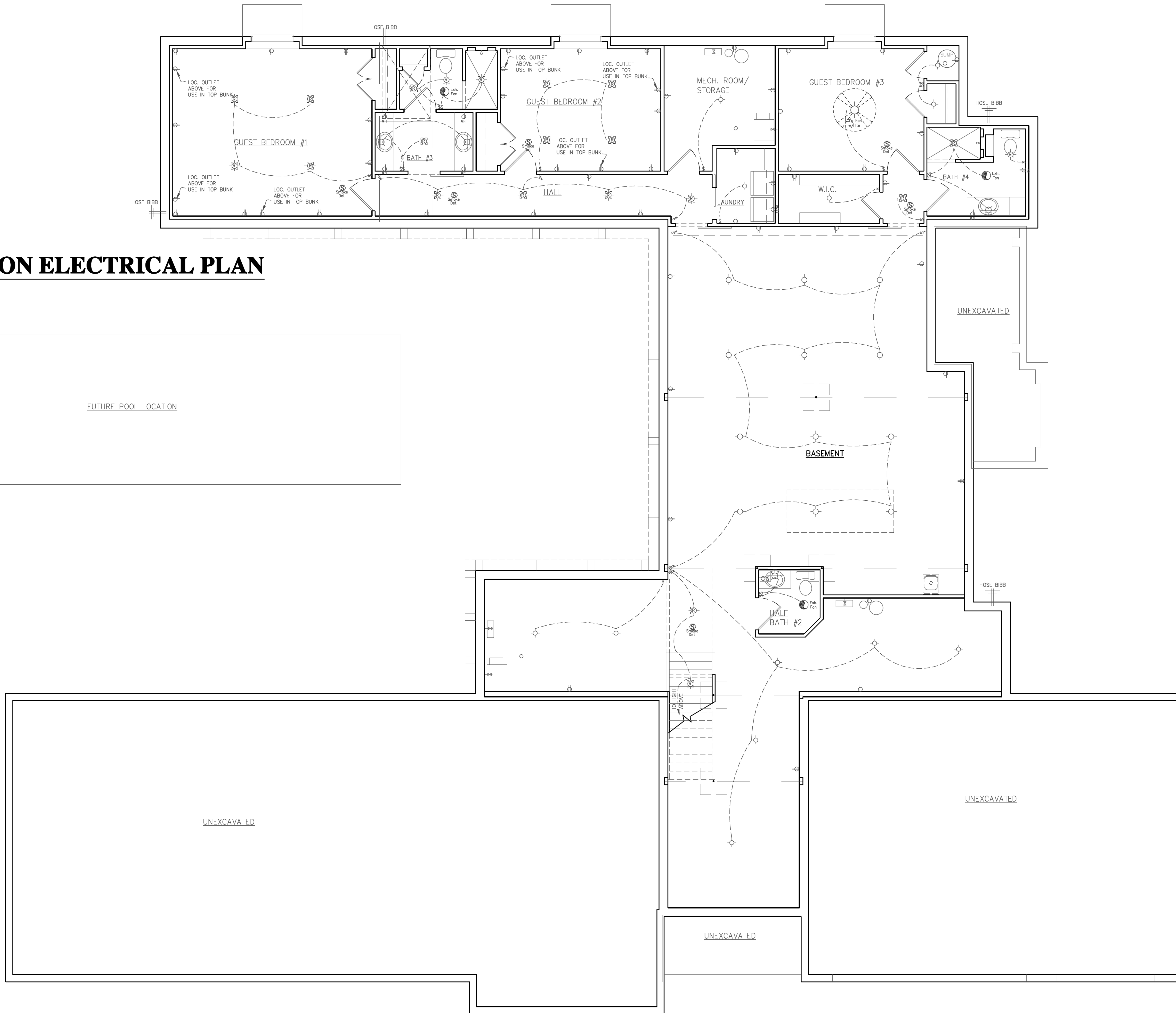
SHEET TITLE:
DETAILS

A-7

DATE: MAY 8, 2023

FOUNDATION ELECTRICAL PLAN

1/4" = 1'-0"



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O'BOYLE RESIDENCE

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FOUNDATION ELECTRICAL PLAN

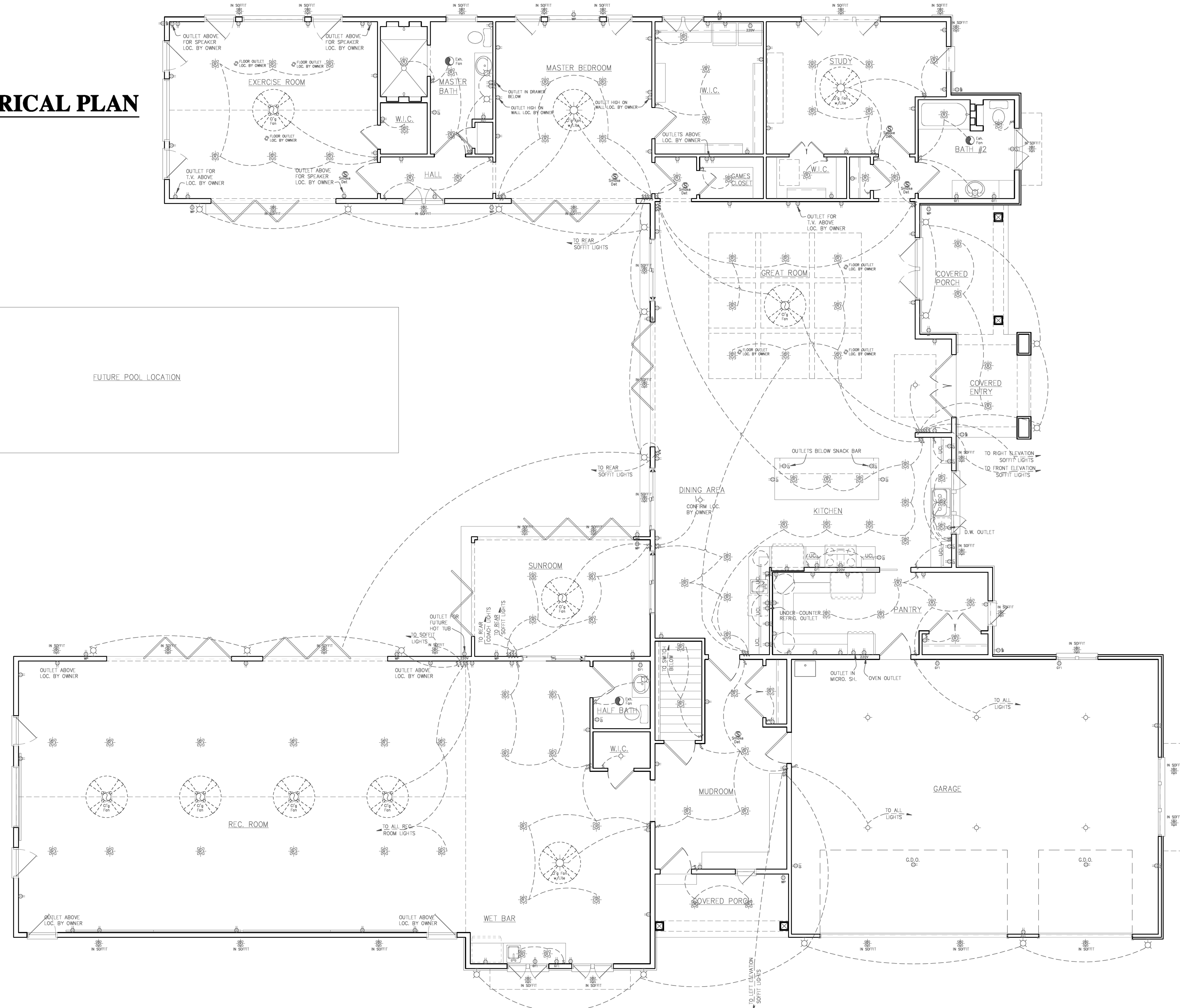
E-1

DATE: MAY 8, 2023

FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

FUTURE POOL LOCATION



Homescapes
Residential Design
Michelle Wtchgers
Residential Designer
Muskego, Wisconsin, 53150
Phone: 414.507.3142
homescapes@cbg1.net

REVISIONS:

08-25-2023	
01-17-2024	
01-19-2024	
02-12-2024	
02-13-2024	

O'BOYLE RESIDENCE

SHEET TITLE:
FIRST FLOOR ELECTRICAL PLAN

E-2

DATE: MAY 8, 2023

Prepared for:
 Reassurance Development LLC
 Bryan OBoyle
 21755 Gateway Rd.
 Brookfield, WI. 53045-5137

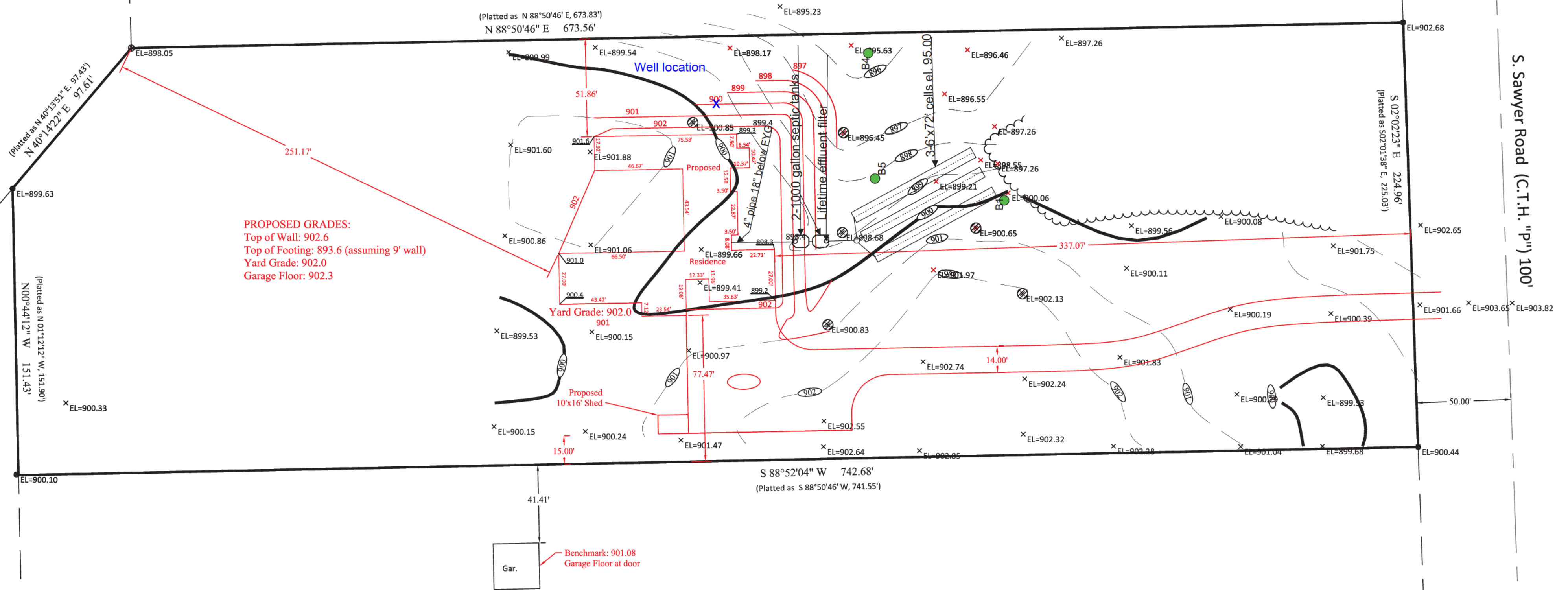
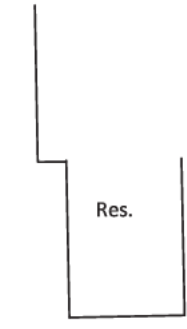
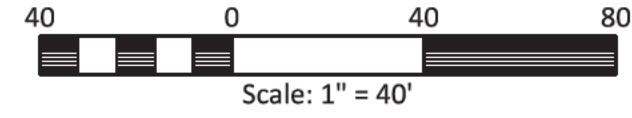
Prepared by:
 Hilmer & Associates LLC
 Paul J. Hilmer, PLS
 W217 Vista Drive
 Oconomowoc, WI. 53066
 (262) 567-5893

Description per Doc. No. 4717295

Parcel 3 of Certified Survey Map No. 8179, as recorded in the Register of Deeds office for Waukesha County on December 19, 1996, in Volume 71, Pages 152-156 inclusive as Document No. 2180115, being a redivision of a part of Parcel 2 and all of Parcels 3 and 4 of Certified Survey Map No. 2548, being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 35, Township 7 North, Range 17 East, in the Village of Summit, Wisconsin.

Legend:

- indicates 1" iron pipe found.
- ⊕ indicates 2" iron pipe found.
- indicates 1" x 18" iron pipe set, weighing 1.68 lbs./ft.
- indicates Mon. w/brass cap found.



PROPOSED GRADES:
 Top of Wall: 902.6
 Top of Footing: 893.6 (assuming 9' wall)
 Yard Grade: 902.0
 Garage Floor: 902.3



NOTES:

- bearings are referred to the North line of Parcel 3 as N 88°50'46" E, assumed.
- No easements are depicted on this map as no title policy was provided by the client.
- The residence is staked on actual foundation wall corners.
- Underlined figures indicate relative ground level elevations.
- All items in red are proposed.
- Proposed grades and building location need to be approved by the owner, builder and Village of Summit, prior to construction.

State of Wisconsin
 County of Jefferson) SS

I have surveyed the above described property and the above map is a true representation thereof, and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one (1) year from the date thereof.

Dated at Oconomowoc, Wisconsin, this 11th day of AUGUST, 2023 .

Signed:
 Registered Wisconsin Land Surveyor No. 2496

REV. 10/3/23 showing new driveway and Shed locations.

S. Sawyer Road (C.T.H. "P") 100'

2ft x 1.5 ft Double Sided Sign Illustration

1.5 ft wide

Social Style



2 ft tall

Ballroom Dance Lessons

Sign Dimensions:

Elevation from ground – 1 foot

Overall height from ground - 3 feet.

Sign proposed location denoted by "S" on Land Survey

Miller Grading Activities
333 N. Golden Cedar Lane (SUMT0695022)
3/21/2024 Plan Commission Meeting

Staff Report

Village of Summit, Wisconsin

Property Owner: Golden Lake LLC
Applicant: Paul & Anne Miller
Zoning: R-4 Cottage Residential (26,000 sq. ft./unit density, 20,000 sq. ft. lot size)
Land Use Plan: SF Residential 0.6-acre density

Possible Motions:

Approve the applicant's request to modify the grading plan as presented at the March 21, 2024 Plan Commission meeting for the following reasons (Plan Commission add reasons),

OR,

Deny the applicant's request to modify the grading plan as presented at the March 21, 2024 Plan Commission meeting, but allow Staff to review and administratively approve a revised grading plan that aligns with the topography on the adjacent properties and eliminates adverse drainage. This would result in the 857 contour and some of the 858 contour being filled to 858 and 859, respectively. Drainage would need to be directed toward the lake, not the adjacent properties. Any revisions to the previously approved plan would require review and approval by the Zoning Administrator and Village Engineer through the issuance of an Erosion Control Permit. If a stormwater catchment device is required, a maintenance agreement shall be approved by Village Staff and recorded with Waukesha County Register of Deeds. Plan Commission will resolve any questions, concerns, and or disputes related to the revised plan. All necessary state and federal permits shall be granted prior to the grading activities taking place.

OR,

Deny the applicant's request to modify the grading plan. The grading plan dated October 13, 2022 shall be complied with.

Summary:

The subject property is located on the east shore of Golden Lake on N. Golden Cedar Lane. The property is 26,711 sq. ft. in size and is served by a private septic system and well. The applicant was issued a Zoning Permit on December 6, 2022 for the construction of a new single-family residence and attached garage. The proposed septic area was located on the south end of the property adjacent to the road. Minimal grading was proposed. The approved grading plan is included in the packet. There is also an existing outbuilding on the north side of the property approximately 33 ft. from the lake.

The applicant is requesting to modify the grading plan. The goal is to eliminate a low spot that exists between the residence and lake and to prevent the south neighbor's drainage from entering and settling in this low spot. According to the applicant, the low spot remains wet after rain events and snow. The applicant would like to provide positive pitch to the lake similar to

surrounding properties. It should also be noted that the septic tanks installed on the lakeside of the residence near the south lot line. The modified grading plan includes extending the 861 contour from the exposed side of the residence another 60 ft. lakeward. This would result in 4 ft. of fill at the furthest point from the residence. From the furthest point of the proposed 861 contour, the elevation would slowly slope toward the lake, matching natural grade near the shore. The 861 contour does not extend as lakeward on the adjacent properties as the proposed 861 contour that is proposed on the subject property.

Since the proposed grading activities result in more than 10,000 sq. ft. on an unbroken slope of Golden Lake, the applicant will need to reach out to the DNR to determine if a Chapter 30 Grading Permit is required.

The adjacent neighbor to the south expressed concern regarding how the proposed grading would impact drainage and an oak tree along the lot line. He is also concerned about the aesthetics of the septic lids that will be visible. A letter, including a copy of the grading plan with additional spot elevations, from the adjacent neighbor to the south is included in the packet.

In accordance with Section 111-73 Preservation of Topography of the Village of Summit's Zoning and Shoreland Ordinance, the zoning administrator may permit fill or grading considered necessary backfill and/or excavation for an otherwise permitted structure as long as said fill or grading meets all of the following requirements:

- (1) Fill or grading relates to said construction;
 - *The proposed grading is unrelated to the home construction. It is intended to improve existing site conditions.*
- (2) Fill or grading does not create slopes greater than three feet horizontal to one foot vertical; and
 - *The proposed grading does not create slopes greater than 3:1.*
- (3) Fill or grading does not extend to a distance greater than 30 feet from the foundation; and
 - *The proposed grading does extend beyond 30 feet; approximately 135 ft. from the residence.*
- (4) Fill or grading does not divert runoff directly onto adjacent property; and
 - *The Village Engineer's responses to the plan are included on the grading plan in blue text. There is some concern regarding runoff. The applicant responses have been sent to the Village Engineer for further review.*
- (5) Fill or grading does not adversely affect adjoining property or road side drainage.
 - *Same comment as (4) above.*

If all of the above requirements are not met, which they are not, an erosion control permit is required. The Plan Commission shall resolve any potential for adverse or effects of the project on either the property owner, adjacent owners, or the general public.

Approvals shall comply with the provisions of the Erosion Control and Stormwater Management Ordinance, all requirements of state and federal laws, and must be done in a manner designed to minimize erosion, sedimentation and impairment of fish and wildlife habitat and natural scenic beauty.

As stated above, the Village Engineer reviewed the proposed grading plan and provided his comments, which are noted on the grading plan included in the packet. In summary, the engineer's comments include:

- Potential ponding water on adjacent property to south where it hadn't happened in the past.
- Potential trapping of water on north lot line, need to ensure positive drainage toward lake.
- Grading around the septic system may be an issue.
- Rain garden proposed and Village Staff should determine if recorded agreements are required for maintenance purposes.

APPROVED GRADING PLAN

LOT 21

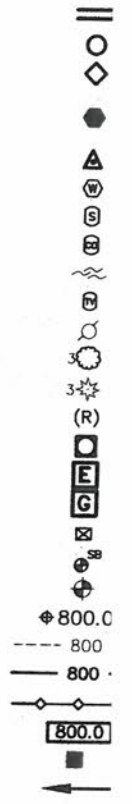
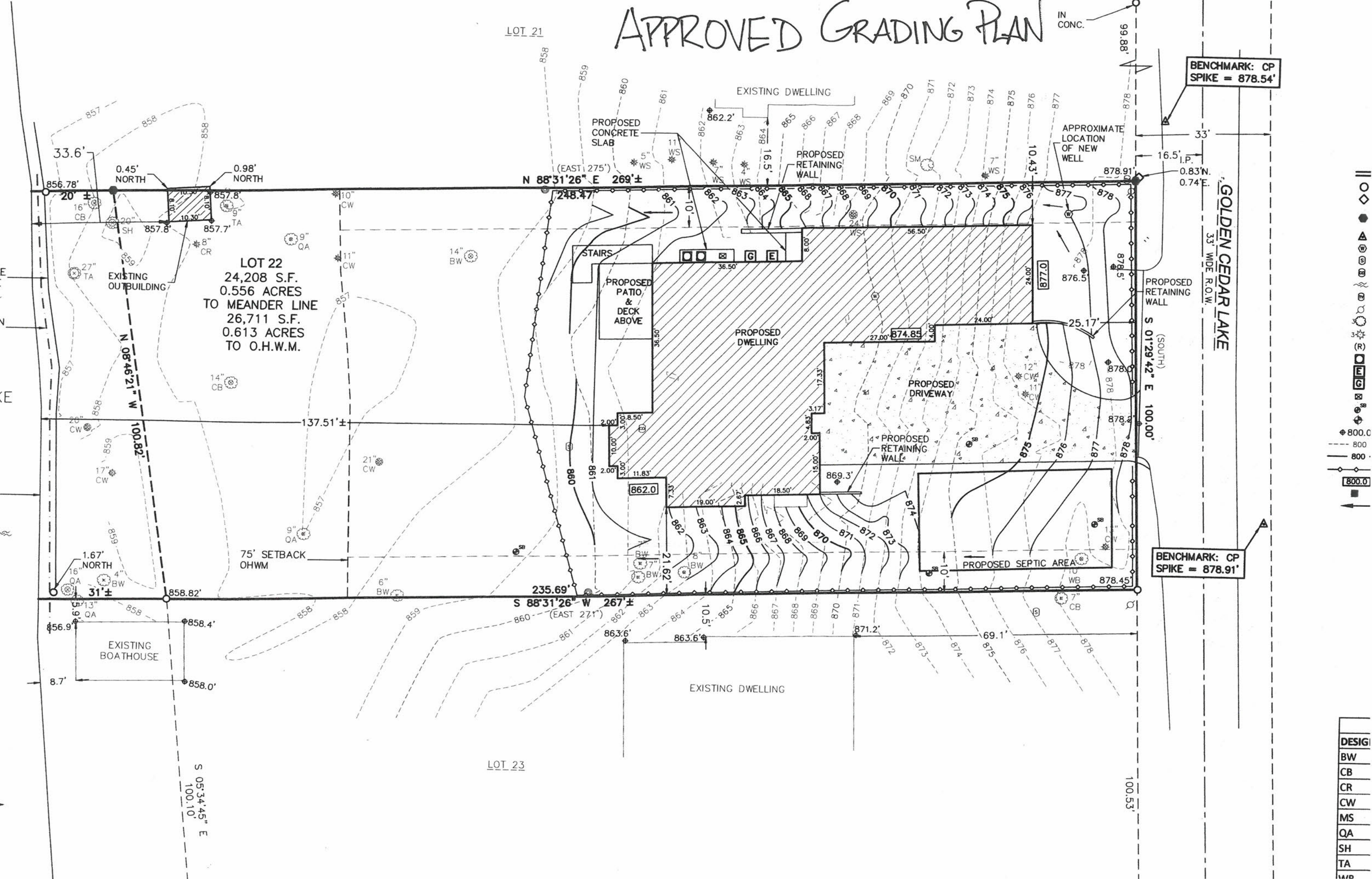
LOT 23

LOT 22
24,208 S.F.
0.556 ACRES
TO MEANDER LINE
26,711 S.F.
0.613 ACRES
TO O.H.W.M.

BENCHMARK: CP SPIKE = 878.54'

BENCHMARK: CP SPIKE = 878.91'

GOLDEN CEDAR LAKE
33' WIDE R.O.W.



DESIGN
BW
CB
CR
CW
MS
QA
SH
TA

February 4, 2024

Ms. Amy Barrows, Village Planner

Village of Summit

37100 Delafield Rd.

Summit, WI 53066

Re. Proposed Grading Plan – Miller Residence at 333 N. Golden Cedar Lane

Dear Ms. Barrows:

Thank you for providing the referenced plan to us for our review and comment. As you know, we own the property immediately south of this site. I've enclosed a copy of the plan with a few additional spot grades of existing conditions (top of septic lids, the east corners of our boathouse and one location on the property line).

The property owner, General Contractor and Landscaper met with us last week to review the plan.

1. We were informed that roof drainage will be conducted underground directly to discharge into the lake.
2. We expressed concern about the location and grades at the rain garden which is proposed to be constructed on the south property line. **We will especially appreciate your attention to this area of the proposed plan.**
 - The proposed rain garden is located directly adjacent to a 22" caliper oak tree located approximately 6' south of the property line (location shown on attached plan). The necessary excavation for the rain garden will be well within the drip line of this tree. We request that the rain garden be relocated east (or north) of the location as currently shown, away from the drip line of this tree, and that the buried pipe draining the rain garden also be located outside the drip line of the tree. We lost a mature chokecherry tree on our south lot line due to house construction south of us two years ago; we don't want to lose this oak tree due to construction of a rain garden.
 - Wherever the rain garden is located, please note that a rim elevation on the catch basin (EL 858) would allow water to pool on our property to some height above EL 858, depending on the characteristics of the inlet and the pipe size. Our property is very flat immediately south of the proposed rain garden, and as you can see from the spot grades I've provided, we could end up with standing water against our boathouse if the water is allowed to pool higher than 857.5. Accordingly, we request that any rain garden and outlet structure be re-designed, and the catch basin rim lowered so that runoff cannot pool to a higher elevation than 857.5.

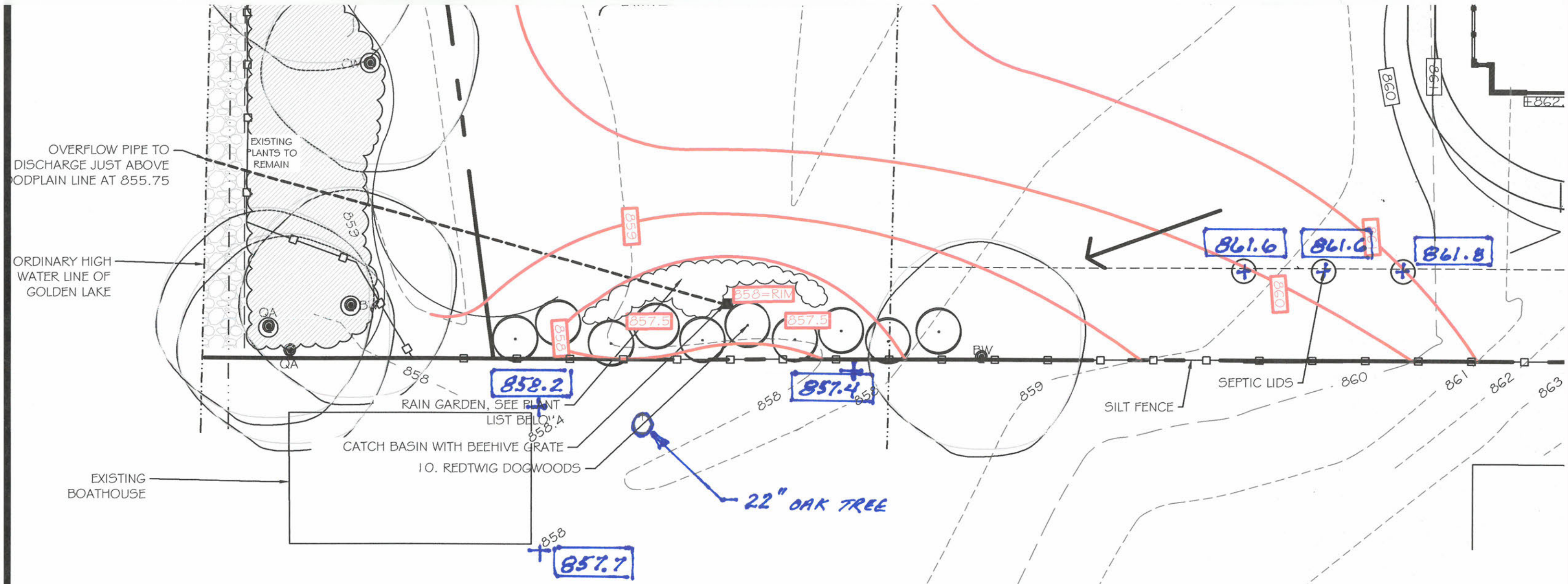
3. Regarding the septic lids, as you can see, unless they are lowered (or the grade raised), they'll project substantially above the surface. I failed to ask about this at the on-site meeting and have not heard back about it after a follow-up email to the Contractor. This is only noted from an appearance standpoint. It would not affect the grading plan.

Thanks for your assistance. Please call me 414-840-5802 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Jones". The signature is fluid and cursive, with the first name "David" being the most prominent part.

David W. Jones, PE



GRADING/PLAN LEGEND

- = EXISTING CONTOURS
- = CONTOURS PROPOSED ON GRADING PLAN DATED 11.10.22
- = CONTOURS PROPOSED ON THIS PLAN TO CORRECT LAKESIDE GRADING ISSUE
- = SILT FENCE
- = PROPOSED WATER FLOW

GRADING PROJECT NARRATIVE

THE GOAL OF THIS PROPOSED GRADING PROJECT IS TO ELIMINATE THE LOW SPOT/"BOWL" IN LAKESIDE YARD AND REDIRECT WATER FLOW FROM THE SOUTH NEIGHBOR'S PROPERTY TO THE SHARED LOT LINE. A RAIN GARDEN WILL BE INSTALLED IN THE SOUTHERN HALF OF THE LAKESIDE YARD TO COLLECT RUNOFF PER THE PROPOSED CONTOURS/AREA. AN OVERFLOW PIPE AND CATCH BASIN WILL BE INSTALLED IN CONJUNCTION WITH THE RAIN GARDEN TO CONVEY EXCESSIVE RUNOFF TO THE LAKE (IF NECESSARY). THE WEST AND NORTH PORTIONS OF THE LAKESIDE YARD WILL BE GRADED TO DIRECT WATER OVER LAND TO THE LAKE. A SHALLOW BERM WILL BE INSTALLED TO PREVENT WATER FROM ENTERING INTO THE NORTH NEIGHBOR'S PROPERTY.

RAIN GARDEN PLANT LIST

- 5. JOE PYE WEED
- 5. IRIS BLUE FLAG
- 5. CARDINAL FLOWER
- 5. SPIDERWORT
- 10. RED TWIG DOGWOOD

SOILS

ACCORDING TO THE WAUKESHA COUNTY GIS MAPPING SITE, THIS PROPERTY IS COMPRISED OF LOAMY SOIL TYPES THAT HAVE "VERY HIGH" STORMWATER INFILTRATION POTENTIAL.

PROPOSED IMPERVIOUS SURFACE

TOTAL PROPERTY AREA PER PLAT OF SURVEY (TO OHW LOT AREA = 26,711 SQ.FT.)	
DWELLING & DECK	= 4,14'
OUTBUILDING	= 8'
PATIOS, SLABS & WIN.WELL	= 79'
SIDE YARD STEPS/PATHWAY	= 30'
RETAINING WALLS	= 5'
DRIVEWAY & FRONT LANDING	= 2,22'
<hr/>	
TOTAL IMPERVIOUS SURFACE AREA	= 7,60'
TOTAL PERCENT IMPERVIOUS SURFACE	= 28.1%
NOTE MAX ALLOWABLE WITHOUT MITIGATION IS 30% PER VILLAGE OF SUMMIT	

NORTH NEIGHBOR



NORTH NEIGHBOR



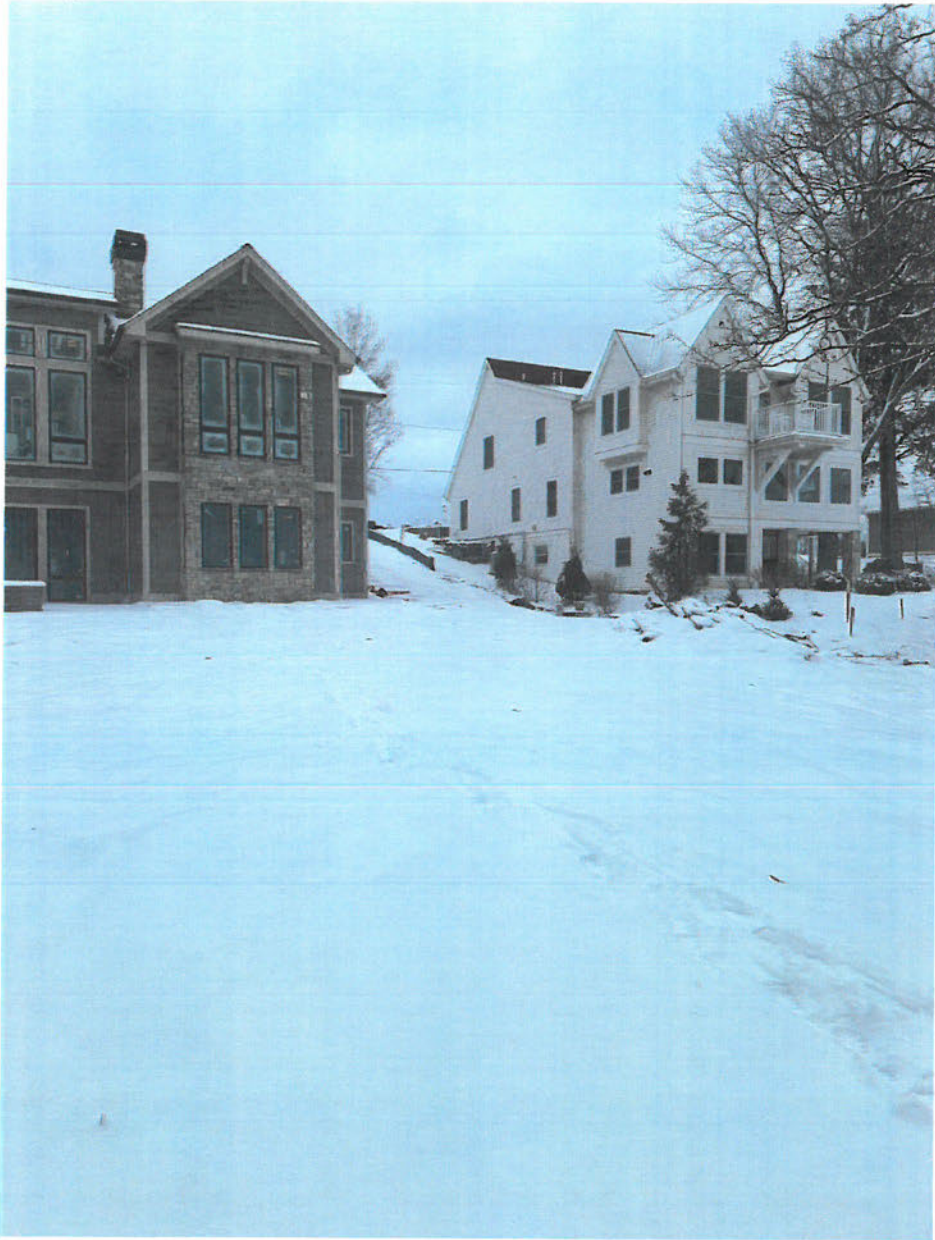
NORTH NEW HAVEN



MILLER RESIDENCE



SOUTH NEIGHBOR



SOUTH NEIGHBOR



SOUTH NEWHAM





Legend

Intermediate Contours

- Intermediate Contour
- Intermediate Depression

Index Contours

- Index Contour
- Index Depression

Municipal Boundary_2K

Parcel_Dimension_2K

Note_Text_2K

Lots_2K

- Lot
- Unit
- General Common Element
- Outlot

SimultaneousConveyance

- Assessor Plat
- CSM
- Condominium
- Subdivision

Cartoline_2K

- EA-Easement_Line
- PL-DA
- PL-Extended_Tie_line
- PL-Meander_Line
- PL-Note
- PL-Tie
- PL-Tie_Line
- <all other values>

Railroad_2K

0 33.52 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

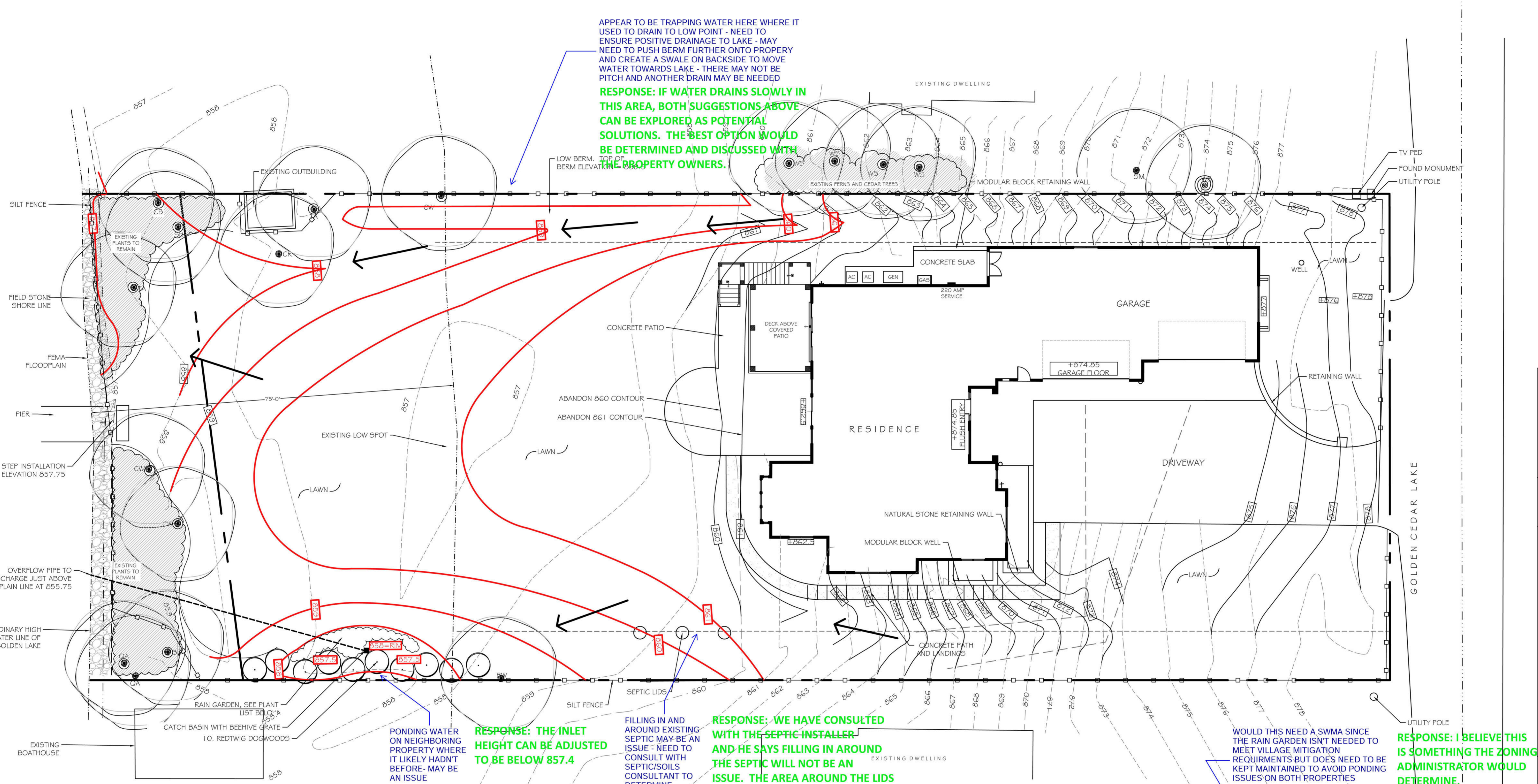
Notes:

Printed: 1/16/2024



STORMWATER/EROSION CONTROL PLAN

SCALE: 1" = 10'-0"



APPEAR TO BE TRAPPING WATER HERE WHERE IT USED TO DRAIN TO LOW POINT - NEED TO ENSURE POSITIVE DRAINAGE TO LAKE - MAY NEED TO PUSH BERM FURTHER ONTO PROPERTY AND CREATE A SWALE ON BACKSIDE TO MOVE WATER TOWARDS LAKE - THERE MAY NOT BE PITCH AND ANOTHER DRAIN MAY BE NEEDED

RESPONSE: IF WATER DRAINS SLOWLY IN THIS AREA, BOTH SUGGESTIONS ABOVE CAN BE EXPLORED AS POTENTIAL SOLUTIONS. THE BEST OPTION WOULD BE DETERMINED AND DISCUSSED WITH THE PROPERTY OWNERS.

PONDING WATER ON NEIGHBORING PROPERTY WHERE IT LIKELY HADN'T BEFORE - MAY BE AN ISSUE

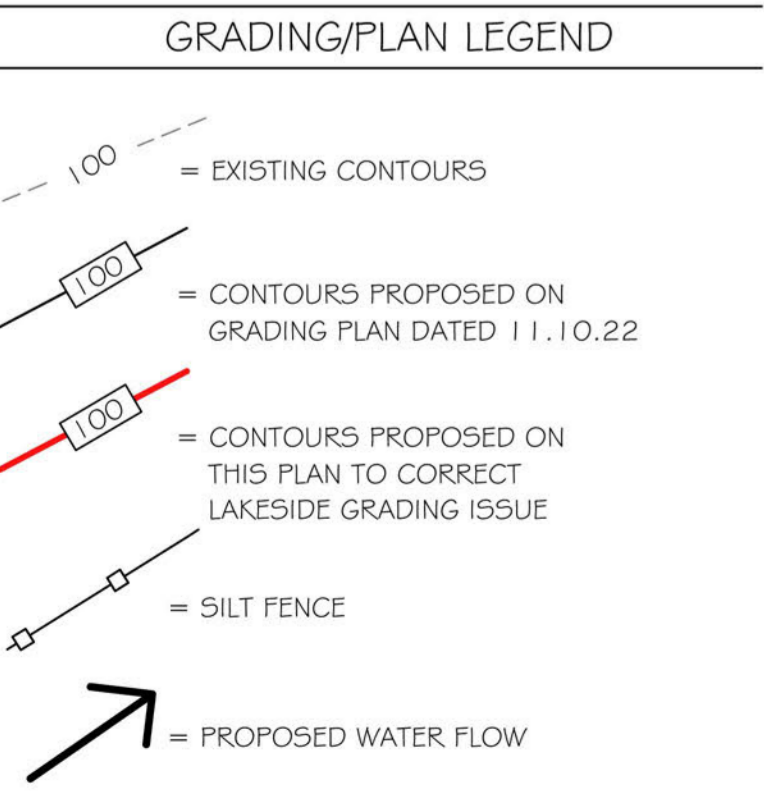
RESPONSE: THE INLET HEIGHT CAN BE ADJUSTED TO BE BELOW 857.4

FILLING IN AND AROUND EXISTING SEPTIC MAY BE AN ISSUE - NEED TO CONSULT WITH SEPTIC/SOILS CONSULTANT TO DETERMINE

RESPONSE: WE HAVE CONSULTED WITH THE SEPTIC INSTALLER AND HE SAYS FILLING IN AROUND THE SEPTIC WILL NOT BE AN ISSUE. THE AREA AROUND THE LIDS WILL BE LANDSCAPED.

WOULD THIS NEED A SWMA SINCE THE RAIN GARDEN ISN'T NEEDED TO MEET VILLAGE MITIGATION REQUIREMENTS BUT DOES NEED TO BE KEPT MAINTAINED TO AVOID PONDING ISSUES ON BOTH PROPERTIES

RESPONSE: I BELIEVE THIS IS SOMETHING THE ZONING ADMINISTRATOR WOULD DETERMINE.



GRADING PROJECT NARRATIVE

THE GOAL OF THIS PROPOSED GRADING PROJECT IS TO ELIMINATE THE LOW SPOT/BOWL IN LAKESIDE YARD AND REDIRECT WATER FLOW FROM THE SOUTH NEIGHBOR'S PROPERTY TO THE SHARED LOT LINE. A RAIN GARDEN WILL BE INSTALLED IN THE SOUTHERN HALF OF THE LAKESIDE YARD TO COLLECT RUNOFF PER THE PROPOSED CONTOURS/AREA. AN OVERFLOW PIPE AND CATCH BASIN WILL BE INSTALLED IN CONJUNCTION WITH THE RAIN GARDEN TO CONVEY EXCESSIVE RUNOFF TO THE LAKE (IF NECESSARY). THE WEST AND NORTH PORTIONS OF THE LAKESIDE YARD WILL BE GRADED TO DIRECT WATER OVER LAND TO THE LAKE. A SHALLOW BERM WILL BE INSTALLED TO PREVENT WATER FROM ENTERING INTO THE NORTH NEIGHBOR'S PROPERTY.

- RAIN GARDEN PLANT LIST**
- 5. JOE PYE WEED
 - 5. IRIS BLUE FLAG
 - 5. CARDINAL FLOWER
 - 5. SPIDERWORT
 - 10. RED TWIG DOGWOOD
- SOILS**
- ACCORDING TO THE WALKESHA COUNTY GIS MAPPING SITE, THIS PROPERTY IS COMPRISED OF LOAMY SOIL TYPES THAT HAVE "VERY HIGH" STORMWATER INFILTRATION POTENTIAL.

PROPOSED IMPERVIOUS SURFACE

TOTAL PROPERTY AREA PER PLAT OF SURVEY (TO OHWM) LOT AREA = 26,711 SQ.FT.

DWELLING # DECK	= 4,147 SQ.FT.
OUTBUILDING	= 83 SQ.FT.
PATIOS, SLABS # WIN.WELL	= 794 SQ.FT.
SIDE YARD STEPS/PATHWAY	= 303 SQ.FT.
RETAINING WALLS	= 57 SQ.FT.
DRIVEWAY # FRONT LANDING	= 2,222 SQ.FT.
TOTAL IMPERVIOUS SURFACE AREA	= 7,606 SQ.FT.
TOTAL PERCENT IMPERVIOUS SURFACE	= 28.47%

NOTE: MAX ALLOWABLE WITHOUT MITIGATION IS 30% ISA PER VILLAGE OF SUMMIT

TIME TABLE FOR PROJECT COMPLETION

Lakeside grading is expected to start in mid/late December 2023. Silt fence will be installed per plan prior to grading. All disturbed areas will be restored (after grading is completed) with fresh topsoil and seed per WDNr technical standard 1059. Finally, Erosion control mat will be installed per WDNr technical standard 1052. The erosion control mat will be installed on ALL newly topsoiled and seeded areas within 3 DAYS of that work being done. This will be done in December 2023/January 2024 depending on weather.

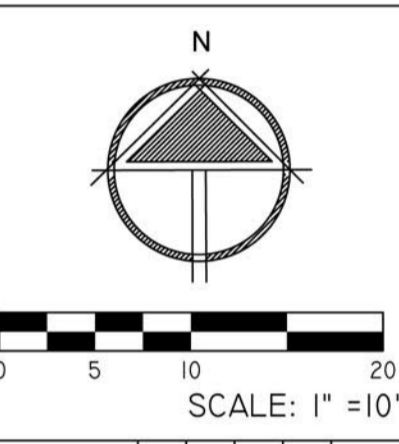
- SITE EROSION CONTROL**
- The following erosion control methods will be implemented.
- SEEDING OF DISTURBED AREAS
 - WDNR TECHNICAL STANDARD #1059
 - NON-CHANNEL EROSION CONTROL MAT
 - WDNR TECHNICAL STANDARD #1052
 - SILT FENCE INSTALLATION
 - WDNR TECHNICAL STANDARD #1056

GENERAL NOTES:

- An "as built" plan as well as photos of the lakeside grading will be provided to the Village Building Inspector upon completion.

CONSTRUCTION DOCUMENTATION:

- During rain garden installation, the soil composition (granular) will be verified by the landscape contractor and documented with detailed photos. Photos to be provided to the Village Building Inspector upon completion.



PROJECT NAME: Miller Residence
 333 N. Golden Cedar Lane
 Oconomowoc, WI 53066

PAGE: 1 of 1

DATE: 12.6.23
SCALE: 1" = 10'-0"
REVISION DATE:
DRAWN BY: KJK

The ideas and concepts illustrated on this document remain the property of Bret Achtenhagens Seasonal Services until full payment is received. Do not copy without written permission from Bret Achtenhagens Seasonal Services.

DETAILS MATTER

- LANDSCAPE ARCHITECTURE - CONSTRUCTION
- HORTICULTURAL CARE
- LIGHTING - IRRIGATION
- DECORATIVE MASONRY - CONCRETE

SEASONAL SERVICES
 EST. 1984
 262-392-3444



Panga Bar & Grill and Panga Rentals Business Plan of Operation

34422 Delafield Road, SUMT0669017

3/21/2024 Plan Commission Meeting

Staff Report

Village of Summit, Wisconsin

Property Owner: Four Fathoms LLC

Applicant: Daniel Della, Nemahbin Lake Partners LLC (potential buyers)

Current Zoning: NC Neighborhood Commercial, Floodplain Overlay

Land Use Plan: Mixed Use Commercial

Recommended Motion:

Approve the applicant's request for a Business Plan of Operation as presented, as further specified in the application materials, and as detailed in the March 21, 2024 Plan Commission staff report. Changes to the 2016 Business Plan of Operation are limited to the changes referenced in the Planner's report.

Plan commission should consider whether the self-service and pick-up counter are acceptable. These uses were not mentioned in previous requests. There is also an illegal covered shelter on the north side of the property that will need to be removed.

Background:

The 0.67-acre subject property is located on Delafield Road with frontage on Upper Nemahbin Lake. The property is directly east of the channel that connects Upper and Lower Nemahbin Lakes. The property consists of a significant amount of floodplain, including floodway. The property to the east is owned by the Upper Nemahbin Lake Management District for lake access. The properties east of the lake management district property are used and zoned for residential purposes. The adjacent property west of the channel is also used and zoned for residential purposes.

According to the staff report prepared in 2016 that approved a Business Plan of Operation for Panga to operate as it does currently, the subject property has a long history as a local gathering place and tavern on the lake. Waukesha County aerial photos indicate that the main building was built shortly after WWII and the second building by 1960. The property has operated as The Channel Inn (to 2007), Boat House Bar and Grille (2009), The Sports Channel (2012), and since July, 2015 Panga Bar and Grill. In 2015, the current owners expanded outdoor seating and grilling and added paddleboard and kayak rentals to the operation known as Nomad Boardsports. Several years ago, the subject property was rezoned from residential to NC Neighborhood Commercial with a floodplain overlay district to legalize the restaurant/bar use that had existed for decades. Sporting good sales are also a permitted use in the NC Neighborhood Commercial District.

In 2021, the Village sent a notice to the current owners regarding several violations on the property. The property owner attempted to resolve violations that related to the operation by submitting an application to amend the plan of operation. Amongst other requests, the owner was proposing to store 72 pieces of recreational equipment near the shore and in the floodplain. These changes were not supported by staff. The applicant withdrew his application and resolved the outstanding violations.

Proposal:

The applicant would like to purchase the property and continue operations as most recently updated and approved in 2016 with minor modifications specified in this report. The applicant would also like to continue self-service and have a pick-up window, which was used by the current owners. There is no mention of these uses in the previous report. It is also unclear what self-service means. Proposed improvements are limited to the interior of the building, with the exception of exterior improvements required by the building inspector. No changes will be made to the appearance of the building or site. The applicant may propose rebuilding, remodeling, and/or improvements to the structure, parking area, and outdoor spaces at a future date. These potential improvements are not being considered as part of this request. There is an existing temporary unenclosed covered structure on the north side of the building that was never permitted and will need to be removed.

The applicant provided a detailed Plan of Operation, which is included in the packet. Below is a summary of operations.

Buildings/Uses:

- Restaurant/tavern serving food and beverages, including alcohol. There is a self-service and pickup window that have not previously been addressed by the Plan Commission.
 - 1,930 sq. ft. 1-story building
- Retail/storage building, including the sale of snacks and bait, and lockers and changing rooms
 - 965 sq. ft. 1-story building
- Outdoor space used for outdoor seating, dining, and the rental of recreational equipment.
- The applicant has obtained a liquor license subject to approval of the business plan of operation and compliance with the building inspector and fire inspection reports.

Site Plan: Approved plan is in the property file with a date of March 18, 2016. The site plan includes parking counts, pier locations, parking layout, building locations, floodplain boundary, and outdoor spaces. *It should be noted that the floodplain was revised as part of a Letter of Map Revision in 2022. The site plan will need to be updated to reflect the revised floodplain prior to any site improvements being proposed.*

Number of Employees: Up to 25 employees with a mix of full-time and part-time employees

Hours of Operation: Monday-Thursday 11 am – 2:30 am, Friday-Saturday 11 am – 2:30 am, Sunday 11 am – 2:30 am. Retail in outbuilding and equipment rental has limited hours of 6 am – 9 pm.

Signage: There is one existing free-standing illuminated pole sign located in the southeast corner of the building advertising the name of the operation. There is another existing free-standing illuminated pole sign adjacent to the accessory building advertising 7 Up. There is also an

existing small sign attached to the utility pole adjacent to the road that will be removed. There are no wall-mounted signs. No changes are proposed.

Parking Spaces: 28 useable stalls. There are a total of 104 seats, including indoor and outdoor seating. Below are the ordinance requirements for parking:

- Restaurant/bar: One space for each four seats or one space for each 150 sq. ft. of floor area, whichever is greater. On the subject property, 26 spaces are required based on the seating criteria. It would be difficult to determine the number of parking spaces required based on floor area since the outdoor dining is not all on a hard surfaced area. However, parking requirements would be more restrictive using the number of seats.
- Retail: One space for each 150 sq. ft. of floor area is required. Since the retail area makes up 300 sq. ft., two additional spaces are required.
- A total of 28 parking spaces are required.

Music: Music was not addressed in the previous approval. The applicant is proposing live music during special events only. Music that is piped through speakers will be limited to inside the building and to the outside speakers that currently exist. There are two speakers on the north side of the building and one speaker on the south side of the building. According to the applicant, the speakers have ample volume control.

Special Events: Proposing 3-5 Annually. It should be noted that the current Business Plan of Operation does not specify special events, but Panga had several special events in the past. Hogg Alley was recently granted 3 special events a year.

Water Access/Piers: There is a boat launch that has been used by the lake management district in the past. The current owner limits trailer parking to 5 trailers. There are 4 piers that extend to a water depth of 3 ft. per WDNR requirements.

List of uses and conditions that must be followed in accordance with the 2016 Business Plan of Operation approval. Requirements added as part of this proposal are in bold:

1. Maximum of 28 off-street parking spaces as shown on the site plan
2. Maximum seating at the restaurant of 104 seats, including indoor and outdoor seating
3. Maximum retail space in the second building of 300 square feet
4. **Maximum number of special events that must be approved by the Village Board: 3 special events annually.**
5. **No changes to signage is permitted.**

Panga Bar and Grill

1. Full-service restaurant and bar.
25 employees Permitted Use under Section 111-354 (b)(4)
2. Indoor and outdoor dining. Permitted Use under Section 111-354 (b)(4)
limited seating based on parking available
limited seating location outside floodplain
3. Special events Require special events permit from Village Board,
maximum 3 events annually.
4. Seasonal outdoor bar Accessory to permitted use
limited seating based on parking available
limited location outside floodplain
5. Seasonal outdoor grill area Accessory to permitted use
limited seating based on parking available
limited location outside floodplain
6. Firepit Accessory to permitted use
7. Parking Minimum and maximum of twenty-eight off-street
parking spaces
8. **Music** **All outdoor speakers shall be turned off by 9 pm
Sunday-Thursday and 10 pm Friday and
Saturday. No indoor or outdoor live music is
proposed at this time, except during special
events.**

Nomad Boardsports, now Panga Rentals

- | | |
|--|--|
| 1. Rentals of kayaks, canoes, Pontoon and SUP boards | Permitted use under Section 111-354(b)(8), Maximum of 3 pontoon boats, 2 changing rooms, lockers, 10 rental bikes, 2 outdoor racks that hold 8 units of recreational equipment each
Hours of operation limited to 6 am – 9 pm |
| 2. Launching | Accessory use, limited use not open to the public. The lake management district has been given permission to use it at no cost, maximum of 5 trailers parked on-site. |
| 3. Lessons | Accessory use |
| 4. Retail shop | Permitted use, 300 square feet of retail with limited hours of operation from 6 am – 9 pm |
| 5. Live bait | Permitted use within the existing accessory building |
| 6. Snack and sundries | Accessory use within the existing accessory building |
| 7. Changing room | Accessory use within the existing accessory building |
| 8. Lockers | Accessory use within the existing accessory building |
| 9. Tech/repair support | Accessory use within the existing accessory building |
| 10. Bicycle rentals | Permitted use under Section 111-354(b)(8)
Maximum of 10 bikes |

REC'D FEB 16 2024



Nemahbin Lake Partners, LLC DBA Panga Bar & Grill

Physical Address:
34422 Delafield Road
Oconomowoc, Wisconsin 53066

Overview

Nemahbin Lake Partners, LLC dba Panga Bar & Grill (referred to from hereon in as the "Company") was established as a limited liability company in the state of Wisconsin on January 4, 2024. The Company intends to lease the property located at 34422 Delafield Road, Oconomowoc, WI 53066 from a mutually owned entity which is under contract to purchase the property. The Company plans to continue operating as a bar/restaurant serving food, beer, and liquor in an entertaining and family friendly environment.

Business Mission

To provide high quality food, beverages, and entertainment to the Lake Country community in a safe and fun atmosphere.

Property Description

Address: 34422 Delafield Road, Summit, WI
Total Building SF: 1,930 SF Main Building
965 SF Retail/Storage Building

Lot Size: 0.674 Acres
Zoning: NC - Neighborhood Commercial
Tax Key: SUMT0669-017
Floors: One
Parking: On Site Lot
+/- 28 Stalls
Taxes (2021): \$7,860.70
Year Built/Renovated: 1955
Water Access: Boat launch. Four piers.



Management Team

The Company has assembled an experienced management team:

President - Dan Della, *Vast experience in the bar and restaurant industry.*

Vice President - Joel Wallskog, *Extensive experience in healthcare and residential real estate.*

Chief Operating Officer-Brent Barg, *Decades of Sales Operations experience in the financial services vertical*

Treasurer - Justin Beres, *Years of experience in finance.*

Employees

The Company will employ up to 25 employees

Hours of Operation

Monday- Thursday 11:00 AM-2:30 AM

Friday- 11:00 AM-2:30 AM

Saturday- 11:00 AM-2:30 AM

Sunday- 11:00 AM-2:30 AM

Offerings

The Company's primary offerings will be high quality food, beverages, and entertainment. During the winter months, the Company will focus on high quality bar-style food indoors. In the summer, the Company will continue its food service to the outdoor seating area, self-service and pickup window,

First-rate service will be the focus of the Company and a cornerstone of the brand's success.

Business Goals and Objectives

Short Term:

Continue operations as "Panga Bar & Grill" in the immediate future with minor improvements to the interior and exterior of the current property.

Business Overview:

- 28 off-street parking spaces
- 104 seats indoor/outdoor spaces total
- Retail space in the second building of 300 sq. ft.
- Full-service restaurant and bar with up to 25 employees
- Indoor and outdoor dining, located on the north side and west side of the bar & restaurant
- Special events (3-5 Annually)
- Seasonal outdoor grill area, located north of the bar & restaurant
- Firepit
- 22 indoor seats at bar, 20 indoor seats at tables inside, and 60 seats outdoors
- 4 piers extended to a legal depth of 3 ft. per DNR requirements

Accessory building uses:

- o Rentals of kayaks, canoes, pontoon and SUP boards, including up to 5 employees
- o Launching, existing use with no increased volume in traffic, maximum of 5 trailers
- o Maximum of 3 pontoons
- o Lessons
- o Retail shop, maximum of 300 sq. ft. with operational hours from 6 am – 9 pm
- o Live bait, vending machine
- o Snacks and sundries
- o Two changing rooms and lockers
- o Bicycle rentals, maximum of 10
- o Display racks for kayaks, canoes, SUP's, bicycles and recreational equipment: located against the building and outside of the floodplain, limited to 2 racks with 8 spots for equipment each



Long Term:

Work with the mutually owned real estate holding co (lessor) to redevelop the property, including but not limited to rebuilding, remodeling, and/or improving of the structures, parking areas, and outdoor spaces.

Industry Overview

In the United States, the bar and restaurant industry presently account for 680 billion dollars in sales annually.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions: Water access, high level of service, high quality food and beverages.

Target Markets

The Company's major target market is as follows: Village of Summit, Lake Country area.

POPULATION 1 MILE RADIUS 3 MILE RADIUS 5 MILE RADIUS

Estimated Population

(2021) 1,716 11,694 40,924

Median Age (2021) 46.2 44.9 43.3

HOUSEHOLDS 1 MILE RADIUS 3 MILE RADIUS 5 MILE RADIUS

Estimated Households

(2021) 660 4,480 16,145

Estimated Average

Household Income

(2021)

\$169,475 \$166,152 \$147,034

TOTAL ANNUAL

CONSUMER

EXPENDITURE

1 MILE RADIUS 3 MILE RADIUS 5 MILE RADIUS

Total Retail Expenditure \$31.81 M \$214.43 M \$705.39 M

Apparel Expenditure \$2.41 M \$16.39 M \$53.63 M

Entertainment

Expenditure \$3.94 M \$26.71 M \$87.25 M

Food & Beverage

Expenditure \$9.77 M \$65.79 M \$217.12 M



ZUP
PUMPKIN PIES
AND PASTRYMASt

NO PARKING
IN THIS ZONE
EXCEPT FOR
EMERGENCY VEHICLES
AND VEHICLES
AUTHORIZED BY
THE TOWN OF
DUNSTABLE

ARCTIC GLACIER
PREMIUM ICE

ONLY

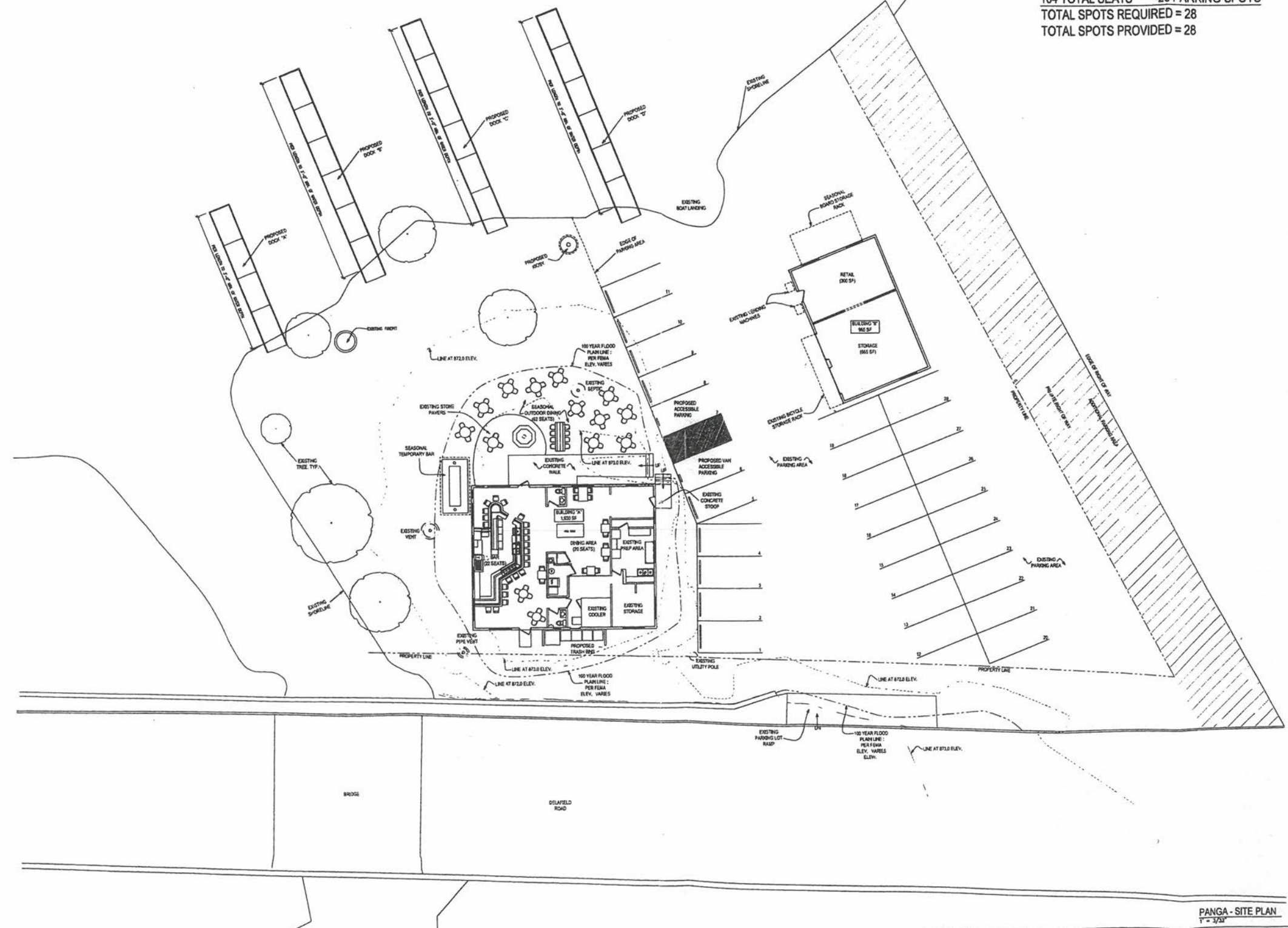


2016 Plan

PRELIMINARY - FOR MUNICIPAL REVIEW ONLY

SEAT COUNTS:
 22 SEATS INTERIOR BAR
 20 SEATS INTERIOR DINING
 62 SEATS OUTDOOR DINING
 104 TOTAL SEATS

PARKING COUNTS
 300 SF RETAIL -2 PARKING SPOTS
 104 TOTAL SEATS -26 PARKING SPOTS
 TOTAL SPOTS REQUIRED = 28
 TOTAL SPOTS PROVIDED = 28



PANGA - SITE PLAN
 1" = 3/32"

Checked by:
 RINKA CHUNG
 RINKA CHUNG ARCHITECTURE INC.

CONCEPTUAL SITE PLAN

PANGA RESTAURANT,
 BOARD &
 BAIT SHOP

Issue Date MARCH 16, 2016

PTS No. 150506
 RCA Project No. 150506.01
 Sheet Title

CONCEPTUAL
 SITE PLAN

Sheet No. A1-00