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, April 18, 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
    - March 21, 2024

5. Next meeting date – proposed for Thursday, May 16th, at 5:30 p.m.

6. **PUBLIC INPUT** regarding a proposed amendment to the Village of Summit Future Land Use Map, which is part of the Village of Summit 2045 Comprehensive Plan, from the Industrial/Business Park designation to the Institutional designation on property located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011).

7. **REGULAR BUSINESS:**

    A. Discussion and action on request of William and Laura Flood, property owners in the Town of Sullivan at N4615 Indian Point Road, for a Certified Survey Map to create two lots and an outlot within the extraterritorial limits of the Village of Summit.

    B. Discussion and action on request of Robert Zahn to reduce a portion of the road rights-of-way of N. Golden Cedar Lane and Cedar Lane adjacent to property owned by Colton and Victoria Ziemanski located in the northwest corner of N. Golden Cedar Lane and Cedar Lane (SUMT0695039).

    C. Discussion and action on request of Margaret Daigneau, Lake Country Classical Academy, for property owned by Pabst Farms Land Company, to amend the Village of Summit Future Land Use Map, which is part of the Village of Summit 2045 Comprehensive Plan, from the Industrial/Business Park designation to the Institutional designation on property located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011).

    D. Discussion regarding potential zoning ordinance amendments to allow residential uses in the NC Neighborhood Commercial Zoning District.

8. **UPDATE** regarding Village Board action on Plan Commission matters.

***** 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.

9. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner **Posted: April 12, 2024**

Next meeting date: May 16, 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.

Village Hall, 567-2757
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Summit Village Hall ● 37100 Delafield Road, Summit, WI 53066

TO: Jim Siepmann, Plan Commission Chairman
Plan Commission Members

FROM: Amy Barrows, Village Planner

PC DATE: April 18, 2024

SUBJECT: **N4615 Indian Point Road, Extraterritorial Certified Survey Map Extraterritorial review – Town of Sullivan**

Recommended Motion:

Motion to acknowledge the proposed CSM for William and Laura Flood at N4615 Indian Point Road and report no objections to the Town of Sullivan and Jefferson County.

Background:
The property owner currently owns approximately 35 acres, which includes a single lot of record. The property owner filed a request to rezone a portion of the property from A-1 to A-3 Zoning and was required to submit a CSM to legally record the proposed zoning designation and to create two lots and an outlot. Lot 1 and Lot 2 abut Indian Point Road and are each four acres in size (to be zoned A-3). The outlot is 26.8 acres in size (remain A-1) and may not be sold separately from adjacent lands unless the lot is brought into full compliance with all applicable zoning and subdivision ordinances of Jefferson County.

The enclosed CSM is being reviewed by the Village of Summit since it falls within 1.5 miles of the Village limits. The subject property is located approximately ¾ miles southwest of the Village of Summit limits. The proposed land division does not appear to have any impacts on existing or future land uses in the Village of Summit.

CERTIFIED SURVEY MAP NO._____

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 06 NORTH, RANGE 16 EAST, TOWN OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN

OWNER(S):

LAURA FLOOD &
WILLIAM FLOOD
N4615 INDIAN POINT RD
SULLIVAN, WI 53178

SURVEYED BY:

KW SURVEYING
725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI. 53178
(262)-593-5800

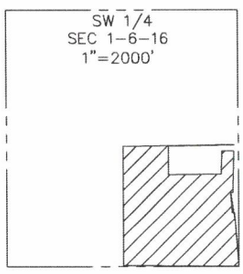
N
W E
S

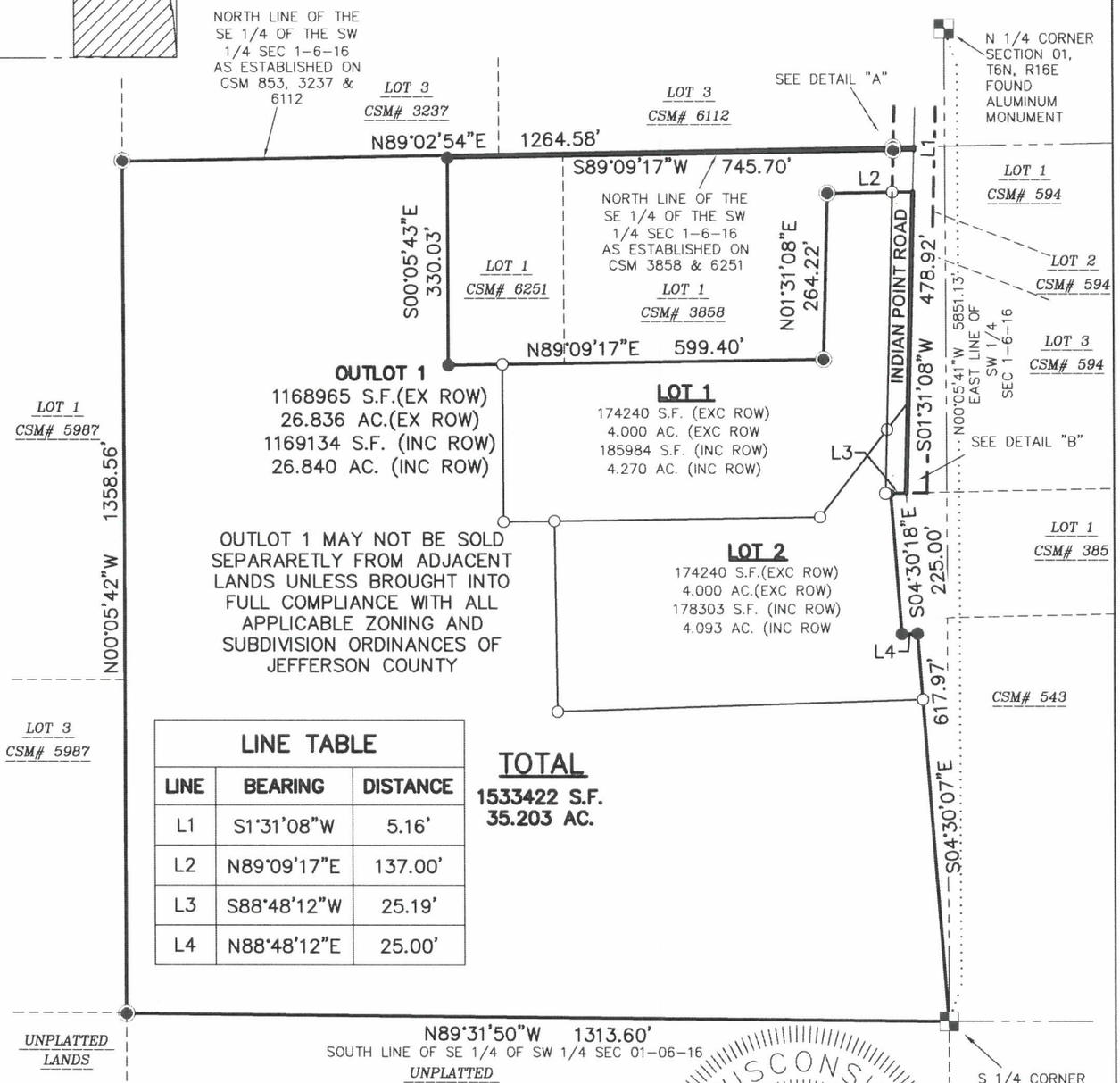
0 125 250
SCALE: 1"=250'

NOTES

1. FIELD WORK PERFORMED ON FEBRUARY 10, 2024.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM, (JEFFERSON COUNTY). THE EAST LINE OF THE SW QUARTER OF SECTION 01-06N-16E, BEARS N00°05'41"W.
3. SEE PAGE 2 FOR LOT DETAILS.
4. NO DEVELOPMENT ON SLOPES THAT EXCEED 20%

PETITION # 2023 R4501A ZONING A-3
CHECK FOR SUBSEQUENT ZONING CHANGES
WITH JEFFERSON COUNTY ZONING FOR LOT 1 & 2
OUTLOT 1 TO REMAIN A-1 ZONING





LINE TABLE

LINE	BEARING	DISTANCE
L1	S1°31'08"W	5.16'
L2	N89°09'17"E	137.00'
L3	S88°48'12"W	25.19'
L4	N88°48'12"E	25.00'

TOTAL
1533422 S.F.
35.203 AC.

LEGEND

- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- MAG NAIL SET
- ( ) DENOTES RECORD DATA
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- SECTION LINE
- A EXISTING DRIVEWAY
- B PROPOSED DRIVEWAY
- C EXISTING BUILDINGS TO BE RAZED

WISCONSIN
KENNETH J. WILKOWSKI
S-1841
SULLIVAN, WI
LAND SURVEYOR

Kenneth J. Wilkowski

DATED: 03/09/2024
REV: 03/18/2024

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

SHEET 1 OF 4
JOB NO. J1753

CERTIFIED SURVEY MAP NO._____

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 06 NORTH, RANGE 16 EAST, TOWN OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN

OWNER(S):

LAURA FLOOD &
WILLIAM FLOOD
N4615 INDIAN POINT RD
SULLIVAN, WI 53178

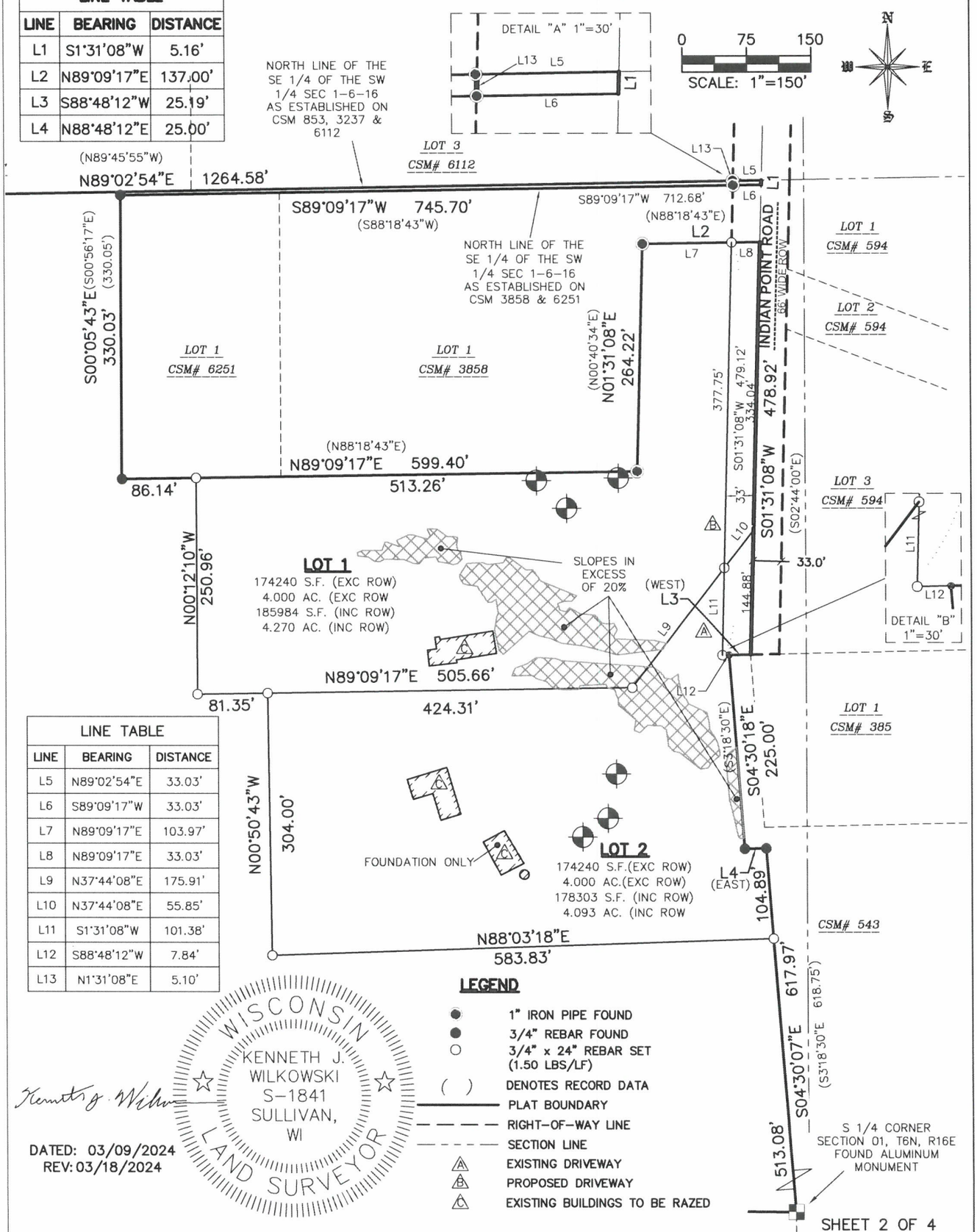
SURVEYED BY:

KW SURVEYING
725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI. 53178
(262)-593-5800

NOTES

1. FIELD WORK PERFORMED ON FEBRUARY 10, 2024.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM, (JEFFERSON COUNTY). THE WEST LINE OF THE SW QUARTER OF SECTION 01-06N-16E, BEARS N00°12'57"E.
3. CHECK FOR SUBSEQUENT ZONING CHANGES WITH JEFFERSON COUNTY.
4. NO DEVELOPMENT ON SLOPES THAT EXCEED 20%.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S1°31'08"W	5.16'
L2	N89°09'17"E	137.00'
L3	S88°48'12"W	25.19'
L4	N88°48'12"E	25.00'



LINE TABLE		
LINE	BEARING	DISTANCE
L5	N89°02'54"E	33.03'
L6	S89°09'17"W	33.03'
L7	N89°09'17"E	103.97'
L8	N89°09'17"E	33.03'
L9	N37°44'08"E	175.91'
L10	N37°44'08"E	55.85'
L11	S1°31'08"W	101.38'
L12	S88°48'12"W	7.84'
L13	N1°31'08"E	5.10'

LEGEND

- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- ( ) DENOTES RECORD DATA
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- SECTION LINE
- (A) EXISTING DRIVEWAY
- (B) PROPOSED DRIVEWAY
- (C) EXISTING BUILDINGS TO BE RAZED

WISCONSIN
KENNETH J. WILKOWSKI
S-1841
SULLIVAN, WI
LAND SURVEYOR

Kenneth J. Wilkowski

DATED: 03/09/2024
REV: 03/18/2024

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

SHEET 2 OF 4
JOB NO. J1753

CERTIFIED SURVEY MAP NO. _____

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 06 NORTH, RANGE 16 EAST, TOWN OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 06 NORTH, RANGE 16 EAST, TOWN OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF THE SAID SECTION;;
THENCE NORTH 89°31'50" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1313.60 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO.5987;
THENCE NORTH 00°05'42" WEST, 1358.56 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO.3237;
THENCE NORTH 89°02'54" EAST, 1264.58 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO.6112;
THENCE SOUTH 01°31'08" WEST, 5.16 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO.3858;
THENCE SOUTH 89°09'17" WEST, 745.70 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO.6251;
THENCE SOUTH 00°05'43" EAST, 330.03 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NO.6251;
THENCE NORTH 89°09'17" EAST, 599.40 FEET;
THENCE NORTH 01°31'08" EAST ALONG THE EASTERLY LINE OF CERTIFIED SURVEY MAP NO.3858, 264.22 FEET;
THENCE NORTH 89°09'17" EAST ALONG THE SOUTHERLY LINE OF CERTIFIED SURVEY MAP NO.3858, 137.00 FEET;
THENCE SOUTH 01°31'08" WEST, 478.92 FEET;
THENCE SOUTH 88°48'12" WEST, 25.19 FEET TO THE NORTHWESTERLY CORNER OF CERTIFIED SURVEY MAP NO.543;
THE FOLLOWING THREE (3) COURSES FOLLOW THE WESTERLY LINE OF CERTIFIED SURVEY MAP NO.543:
THENCE SOUTH 04°30'18" EAST, 225.00 FEET;
THENCE NORTH 88°48'12" EAST, 25.00 FEET;
THENCE SOUTH 04°30'07" EAST, 617.97 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,533,422 SQUARE FEET OR 35.203 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KENNETH J. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-1841, DO HEREBY CERTIFY THAT BY DIRECTION OF LAURA & WILLIAM FLOOD, I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED.
I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF JEFFERSON COUNTY, WISCONSIN.

Kenneth J. Wilkowski
KENNETH J. WILKOWSKI, S-1841
PROFESSIONAL LAND SURVEYOR

03/18/2024
DATE

WISCONSIN
KENNETH J.
WILKOWSKI
S-1841
SULLIVAN,
WI
LAND SURVEYOR

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

CERTIFIED SURVEY MAP NO. _____

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 06 NORTH, RANGE 16 EAST, TOWN OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN

OWNERS CERTIFICATE

LAURA & WILLIAM FLOOD, AS OWNER, DO HEREBY CERTIFY THAT SAID OWNERS HAVE CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON, SAID OWNERS FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

i) JEFFERSON COUNTY PLANNING AND ZONING
ii) VILLAGE OF SUMMIT (EXTRATERRITORIAL)

_____ LAURA FLOOD, OWNER

_____ WILLIAM FLOOD, OWNER

STATE OF WISCONSIN) SS
JEFFERSON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 20___, THE ABOVE NAMED LAURA & WILLIAM FLOOD, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ NOTARY PUBLIC, JEFFERSON COUNTY, WISCONSIN

_____ MY COMMISSION EXPIRES

JEFFERSON COUNTY APPROVAL

APPROVED BY THE JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE ON THIS _____ DAY OF

_____ 20___,

_____

MATT ZANGL, DIRECTOR

VILLAGE OF SUMMIT PLAN COMMISSION APPROVAL (EXTRATERRITORIAL)

APPROVED BY THE VILLAGE OF SUMMIT PLAN COMMISSION ON THIS_____DAY

OF_____20___.

_____. JIM SIEPMANN, CHAIRMAN

_____. DEBRA MICHAEL, ADMINISTRATOR, CLERK/TREASURER

VILLAGE OF SUMMIT BOARD APPROVAL (EXTRATERRITORIAL)

APPROVED BY THE VILLAGE OF SUMMIT BOARD ON THIS

_____DAY OF_____,20___,

_____. JACK RILEY, VILLAGE PRESIDENT

_____. DEBRA MICHAEL, ADMINISTRATOR, CLERK/TREASURER

WISCONSIN
KENNETH J. WILKOWSKI
S-1841
SULLIVAN, WI
LAND SURVEYOR

Kenneth J. Wilkowski
DATED: 03/18/2024

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

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

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

TO: Jim Siepmann, Plan Commission Chairman
Plan Commission Members

FROM: Amy Barrows, Village Planner

PC DATE: April 18, 2024

SUBJECT: **Road Rights-of-Way Reduction Request for N. Golden Cedar Lane and Cedar Lane adjacent to SUMT0695039.**

Recommended Motion:

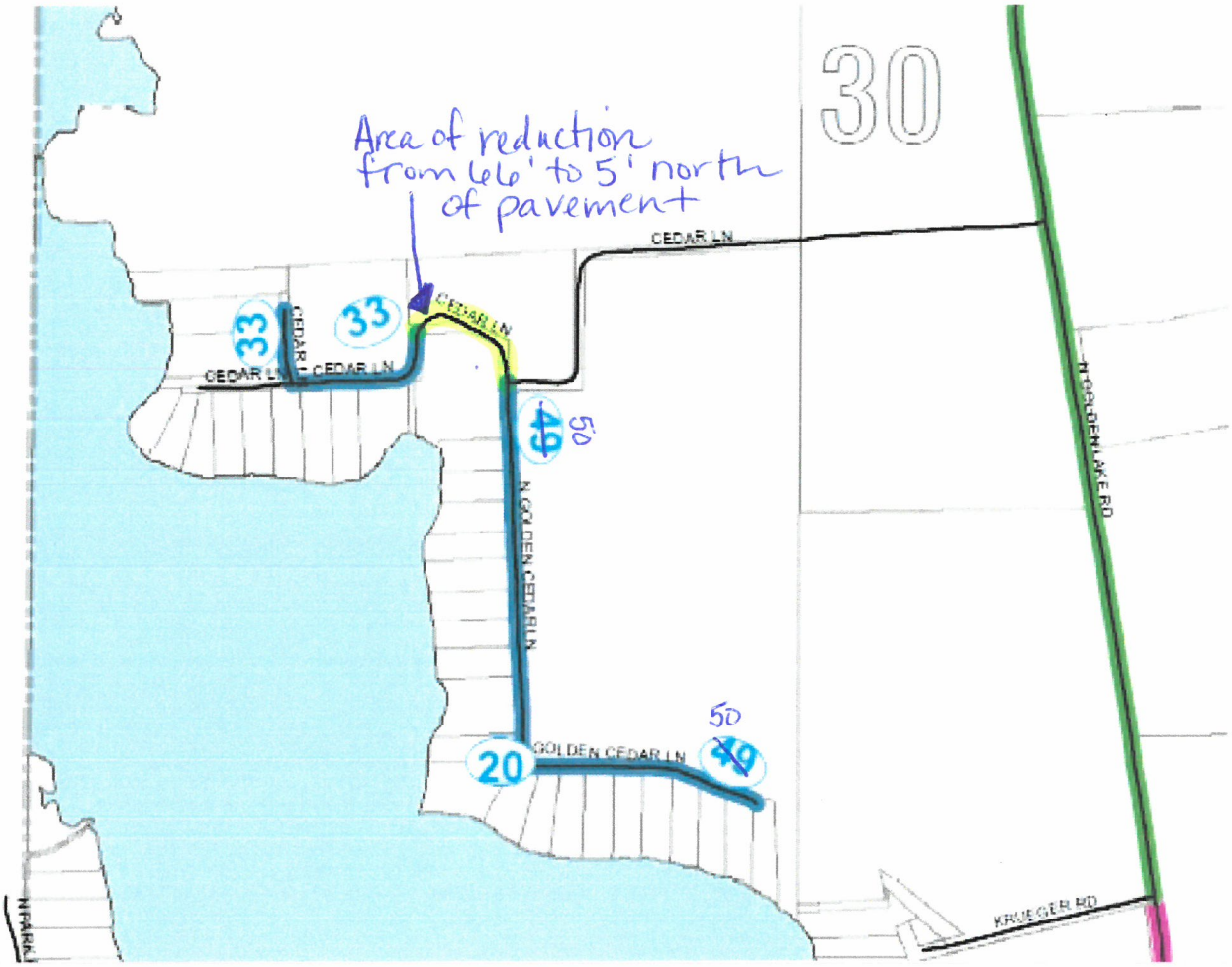
Motion to recommend Village Board approve the road right-of-way reduction of N. Golden Cedar Lane from 66 ft. to an area measured five feet from the edge of pavement on the north side of the existing road. Cedar Lane shall continue to have an established road right-of-way width of 66 ft. A Certified Survey Map dedicating the appropriate road right-of-way shall be prepared by the property owner, reviewed and approved by the Village of Summit, and recorded with Waukesha County Register of Deeds prior to the road right-of-way reduction being acknowledged.

Background:

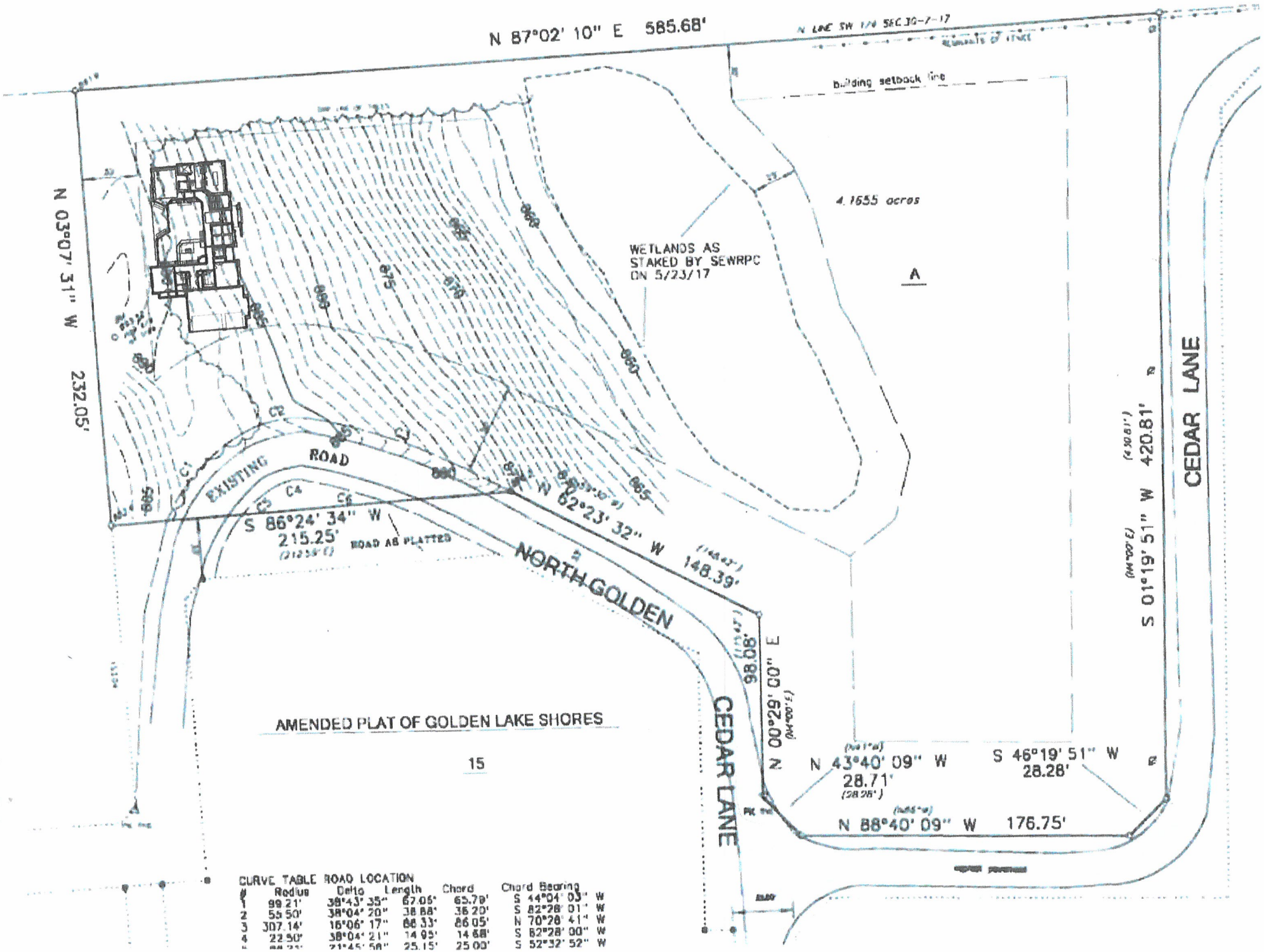
The applicant is in the process of purchasing the property for the construction of a home. In order to meet the road setback requirements, the applicant would like to reduce the road right of way of the roads adjacent to the property, most importantly N. Golden Cedar Lane. There is a stretch of N. Golden Cedar Lane right-of-way directly west of the property that has already been reduced from 66 ft. to 33 ft. N. Golden Cedar Lane serves approximately 13 home sites. The physical road adjacent to the subject property is not entirely located within the platted road right-of-way. The physical road extends on to the subject property. The Village Engineer and Public Works Director are recommending that the road right-of-way width be reduced to a distance five feet from the edge of pavement on the north side of the existing road and that a Certified Survey Map be prepared to dedicate the appropriate width. If the applicant were to record a CSM to modify the width and location of the road right-of-way, the physical road would be entirely located within the dedicated road.

Since Cedar Lane acts as a collector street to provide vehicular access from N. Golden Lake Road to Golden Cedar Lane to the west and south of the subject property, the Village Engineer and Public Works Director are recommending the width of Cedar Lane remain at 66 ft.

Existing Village of Summit Right-of-Way Map

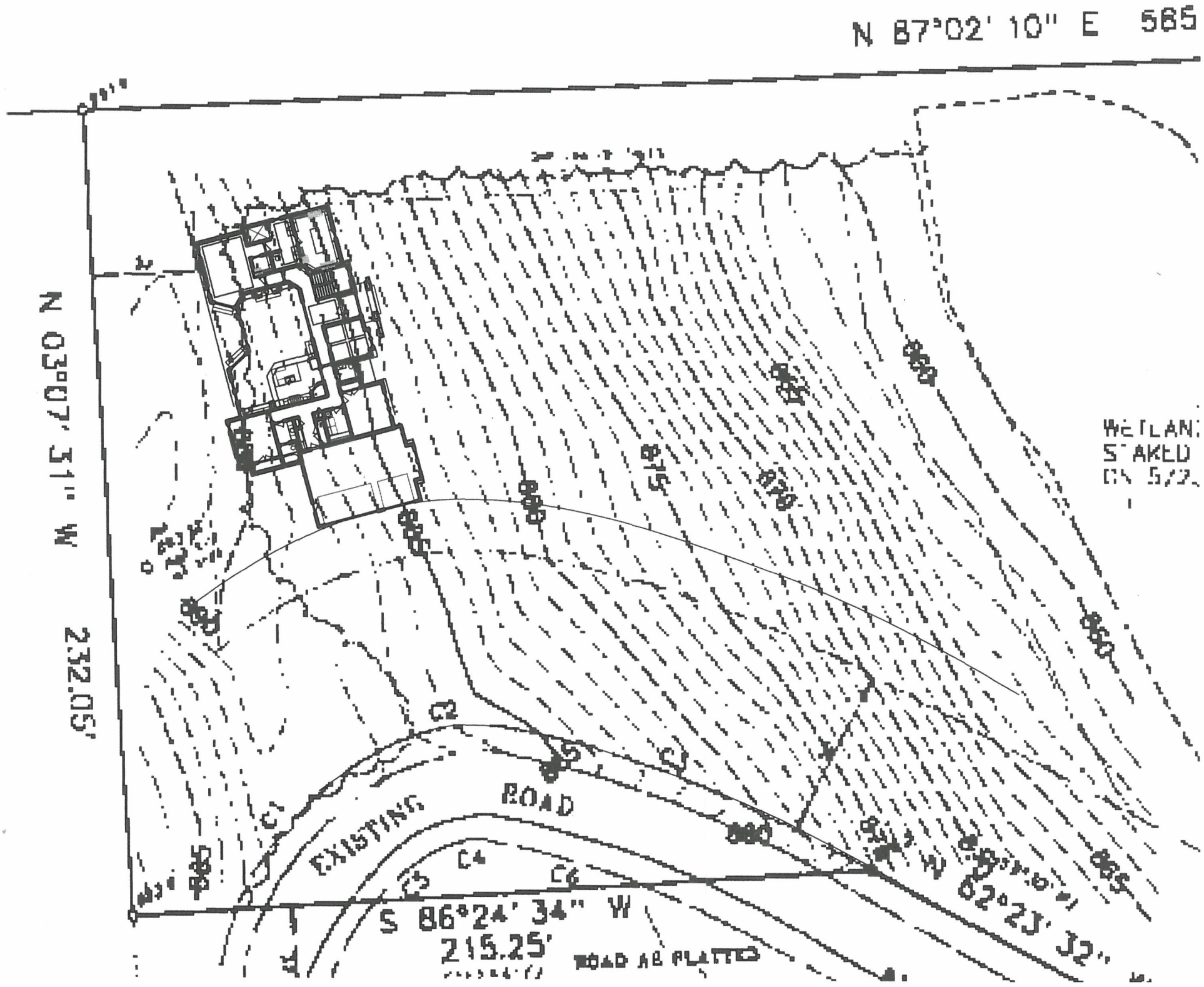


Property Address: Vacant Bldg at Cedar Lane, Oconomowoc, WI 53066
Tax Key Number: SUMT 0695-039



CURVE TABLE ROAD LOCATION

#	Radius	Delta	Length	Chord	Chord Bearing
1	99.21'	38°43' 35"	67.06'	65.79'	S 44°04' 03" W
2	55.50'	38°04' 20"	38.88'	38.20'	S 82°28' 01" W
3	307.14'	16°06' 17"	86.33'	86.05'	N 70°28' 41" W
4	22.50'	38°04' 21"	14.95'	14.68'	S 82°28' 00" W
5	[illegible]	21°45' 58"	25.15'	25.00'	S 52°32' 52" W


N 87°02' 10" E 565
N 03°07' 31" W
232.05'
WETLAND
STAKED
ON 5/2
EXISTING ROAD
C1
C2
C3
C4
C5
C6
S 86°24' 34" W
215.25'
ROAD AS PLATTED
N 62°23' 32"
860
865
870
875
880
885

Land Use Plan Amendment Request

4/18/24 Plan Commission Meeting
SUMT0629998011

Staff Report Village of Summit, Wisconsin

Property Location:	NW Corner of Pabst Farms Blvd. & N. Sawyer Rd.
Property Owner:	Pabst Farms Land Company, LLC
Applicant:	Margaret Daigneau, Lake Country Classical Academy
Current Zoning:	A-1 Agricultural (35 acres +)
Current Land Use:	Industrial/Business Park
Proposed Land Use:	Institutional
Tax Key Number:	SUMT0629998011

Possible Motion: *Motion to direct staff to prepare a resolution for consideration at the May Plan Commission meeting recommending that Village Board approve the proposed Village of Summit Future Land Use Map amendment of the Village of Summit 2045 Comprehensive Plan from the Industrial/Business Park designation to the Institutional designation on property located in the northwest corner of the Pabst Farms Boulevard and N. Sawyer Road intersection, more specifically Lot 2 of CSM 11510, located in Section 14, T7N, R17E, Village of Summit.*

Summary:
The subject property is 41.77 acres in size and is part of the Pabst Farms holdings. The property is in Utility District #3, Pabst Farms Utility District, and will be served by public sewer and water. The property is also part of the Pabst Farms Joint Stormwater Management District.

The applicant is proposing to amend the future land use map category on the subject property from the Industrial/Business Park designation to the Institutional designation to accommodate development of a K-12 day school campus with outdoor amenities, including athletic fields, parking, etc. Since the applicant's proposal would potentially allow the applicant to pursue a Conditional Use request for a day school, discussion related to the applicant's proposed operation should not occur during the meeting. Discussion related to the proposed development/operation of the site should occur during the public hearing of such Conditional Use application.

The Village of Summit 2045 Comprehensive Plan states that the industrial/business park designation is designated for areas with light to medium intensity business uses such as corporate office facilities, light manufacturing and warehousing. Medium to heavy intensity uses such as large manufacturing facilities or chemical processing are not permitted. Additional provisions are stated in the plan. The institutional designation includes areas of governmental, educational, religious, or medical uses. The plan suggests that zoning code amendments be considered to

ensure that the uses identified in the institutional classification are allowed as permitted and/or conditional uses within the Institutional Zoning District. In order for the uses to be allowed in each of these land use designations, the subject property in question would need to be rezoned accordingly. The BP Business Park Zoning District most aligns with the Industrial/Business Park land use designation and the IN Institutional Zoning District most aligns with the Institutional land use designation. Plan Commission should consider if the proposed uses in the Institutional land use designation and IN Institutional Zoning District category align with the goals, objectives, and policies of the comprehensive plan. The land use designations from the comprehensive plan and the zoning district permitted and conditional uses, as well as a summary of the goals, objectives, and policies from the comprehensive plan are included in the packet for review.

The Village of Summit and City of Oconomowoc Land Use Plan Maps are included in the packet. A summary of changes made by the City of Oconomowoc since the preparation of the 2019 map is also included in the packet.

In accordance with the provisions of the Public Participation Plan that was adopted as part of the Village of Summit 2045 Comprehensive Plan, all residents within 500 ft. were notified of the April Plan Commission meeting. Public input may be provided and considered by the Plan Commission. If the Plan Commission adopts a resolution recommending an amendment to the land use plan map, a public hearing will take place at Village Board, which may occur jointly with Plan Commission.

REC'D MAR 19 2024

4254132

CERTIFIED SURVEY MAP NO. 11510

BEING A DIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 AND PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

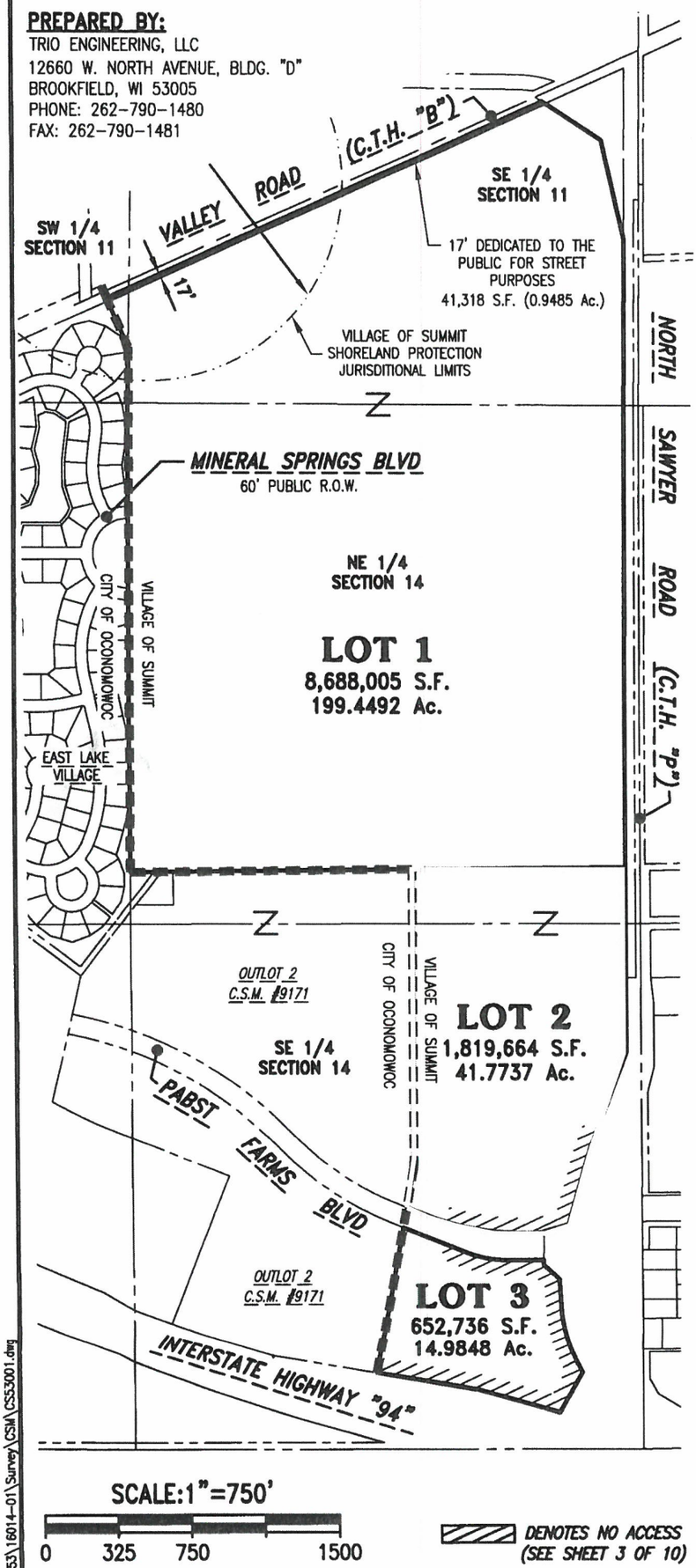
PREPARED BY:
TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG. "D"
BROOKFIELD, WI 53005
PHONE: 262-790-1480
FAX: 262-790-1481

OVERALL DETAIL SHEET

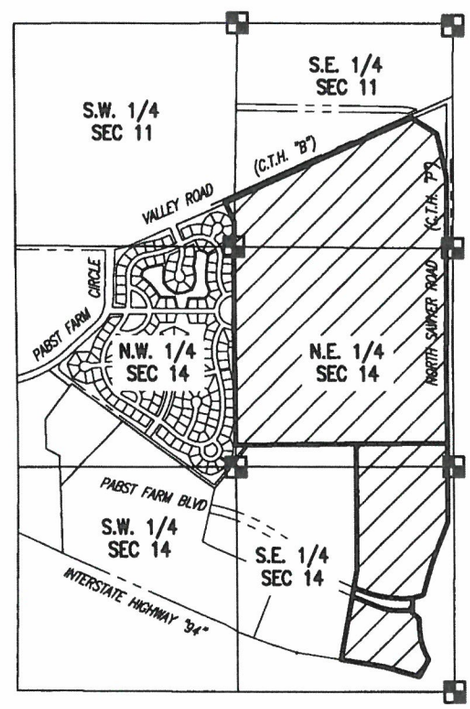
OWNERS:
PABST FARM LAND COMPANY R, LLC
P.O. BOX 508
RICHMOND, IL 60071

PABST FARM LAND COMPANY C, LLC
BOX 508
RICHMOND, IL 60071

NOTES:
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE EAST LINE OF THE N.E. 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 17 EAST, BEARS N00°05'25"E.



NORTH



LOCALITY MAP:
S.E. 1/4 & S.W. 1/4 SEC. 11, ALL OF SECTION 14 T. 7 N., R. 17 E.
SCALE: 1"=2000'

WISCONSIN
ANDREW J. MIAZGA
S-2826
EAST TROY, WI
LAND SURVEYOR

REV. 12-21-2016

DRAFTED THIS 5th DAY OF JULY, 2016
THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826

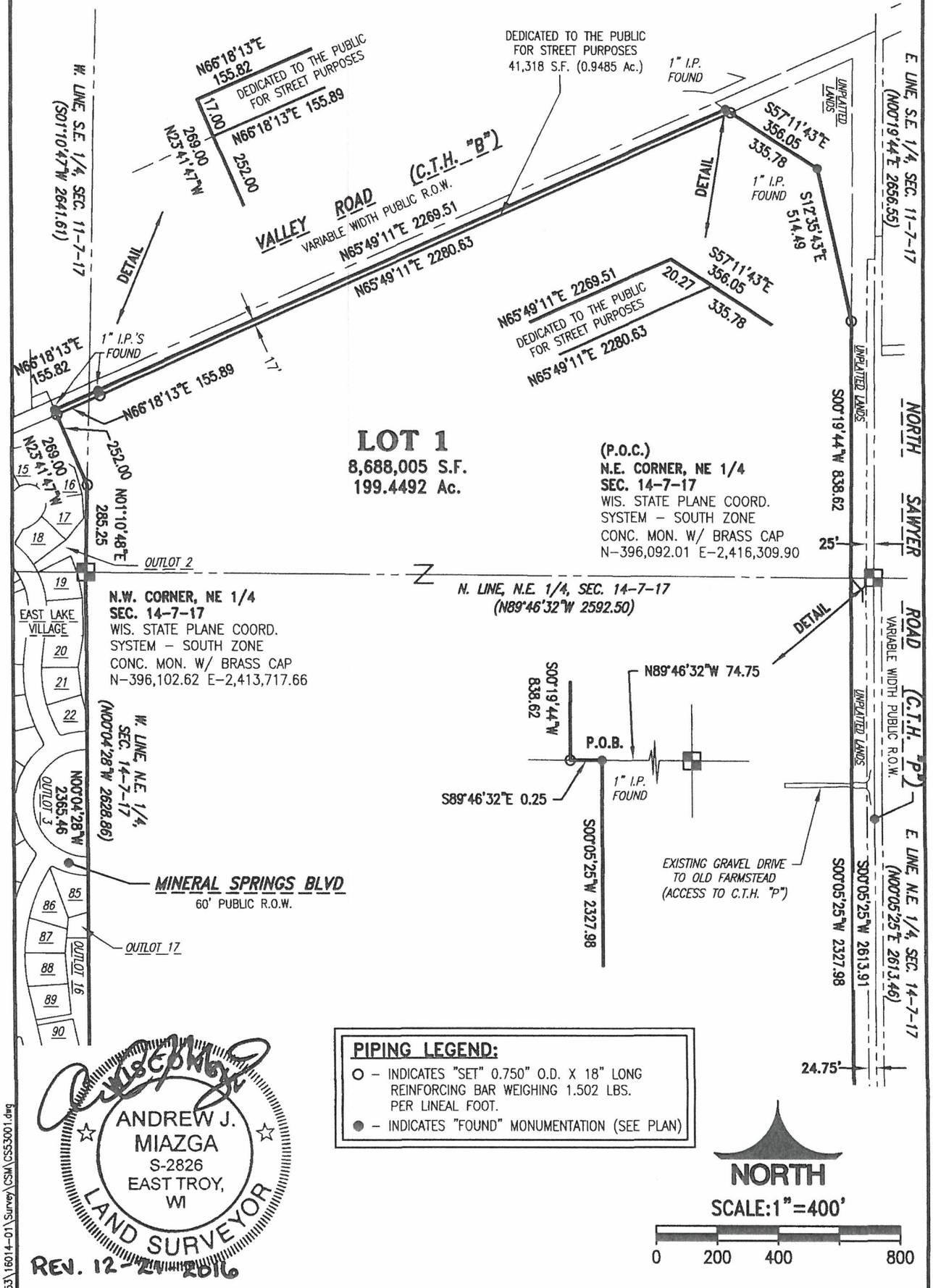
JOB NO. 16-014-953-01
SHEET 1 OF 10

H:\C900\953\16014-01\Survey\CSM\CS53001.dwg

310

CERTIFIED SURVEY MAP NO. 11510

BEING A DIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 AND PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



PIPING LEGEND:

- O – INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- ● – INDICATES "FOUND" MONUMENTATION (SEE PLAN)

ANDREW J. MIAZGA S-2826 EAST TROY, WI LAND SURVEYOR

REV. 12-21-2016

DRAFTED THIS 5th DAY OF JULY, 2016
THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826

JOB NO. 16-014-953-01
SHEET 2 OF 10

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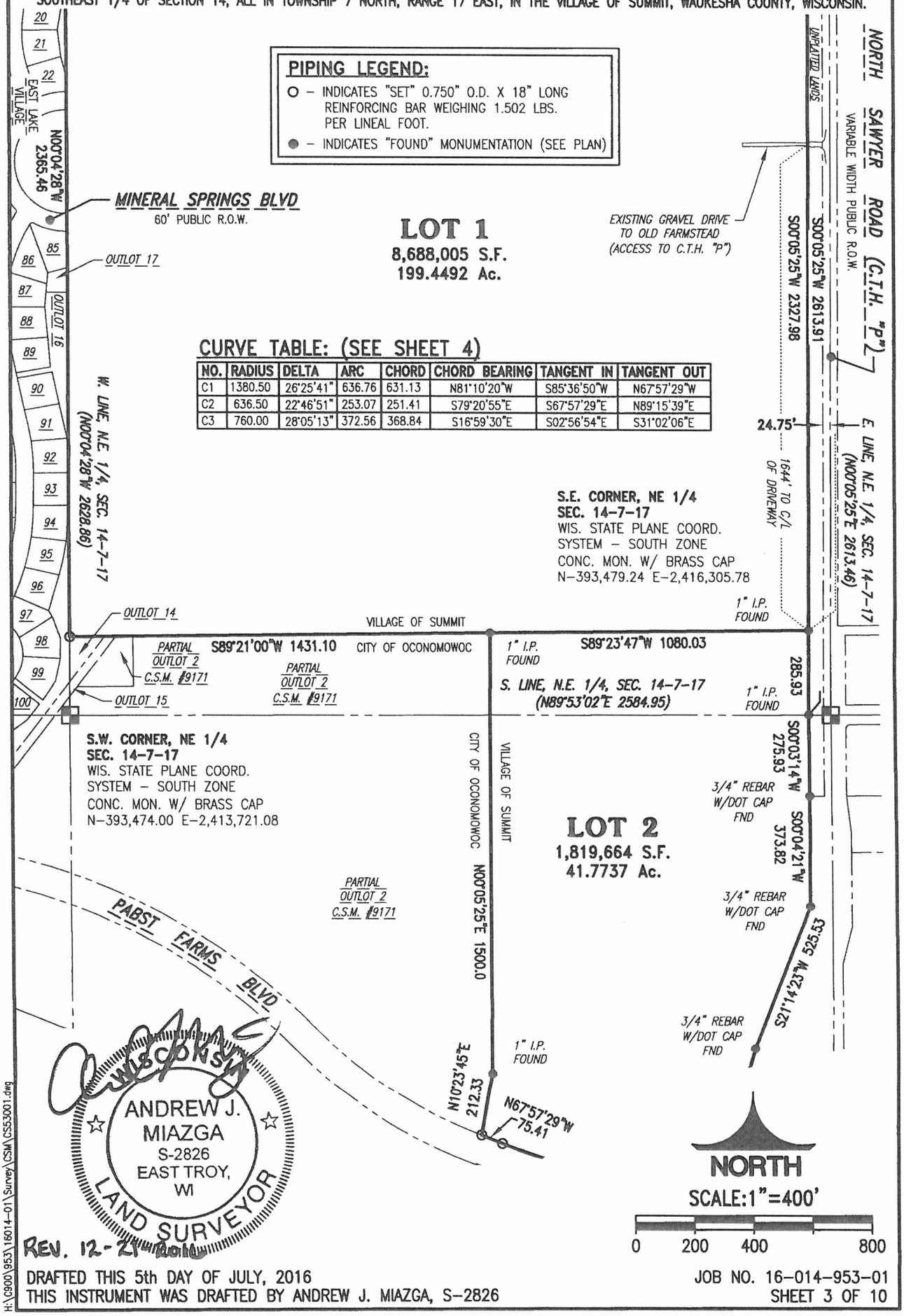
CERTIFIED SURVEY MAP NO. 11510

BEING A DIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 AND PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



REV. 12-21-2016

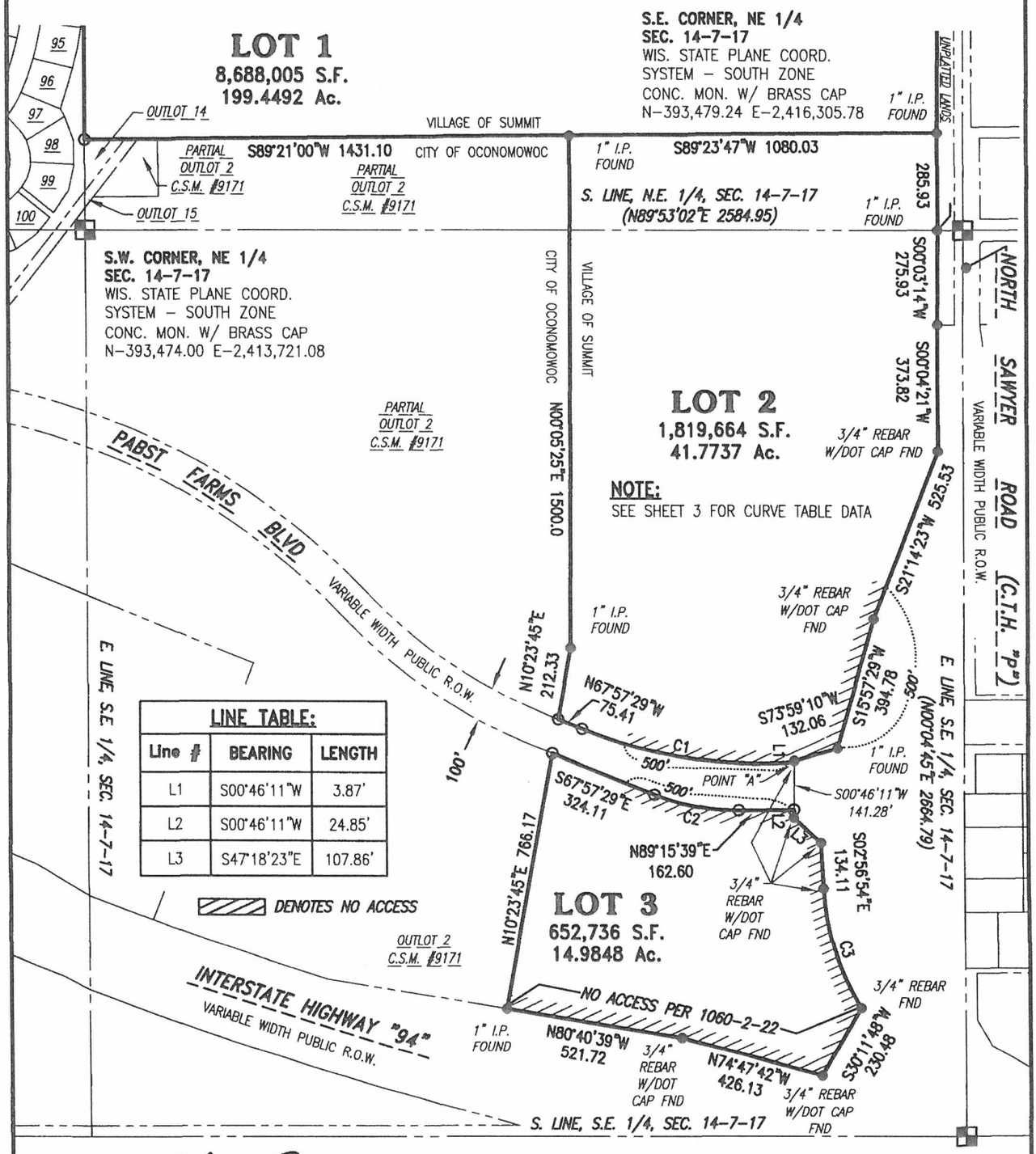
DRAFTED THIS 5th DAY OF JULY, 2016
THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826

JOB NO. 16-014-953-01
SHEET 3 OF 10

H:\C900\953\16014-01\Survey\CSM\CS53001.dwg

CERTIFIED SURVEY MAP NO. 11510

BEING A DIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 AND PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



LINE TABLE:		
Line #	BEARING	LENGTH
L1	S00°46'11"W	3.87'
L2	S00°46'11"W	24.85'
L3	S47°18'23"E	107.86'

PIPING LEGEND:

- O – INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- ● – INDICATES "FOUND" MONUMENTATION (SEE PLAN)

S.E. CORNER, SE 1/4
SEC. 14-7-17
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
CONC. MON. W/ BRASS CAP
N-393,479.24 E-2,416,305.78

WISCONSIN
ANDREW J. MIAZGA
S-2826
EAST TROY, WI
LAND SURVEYOR

REV. 12-21-2016

SCALE: 1"=400'

0 200 400 800

NORTH

DRAFTED THIS 5th DAY OF JULY, 2016
THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826

JOB NO. 16-014-953-01
SHEET 4 OF 10

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CERTIFIED SURVEY MAP NO. 11510

BEING A DIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 AND PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Andrew J Miazga, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a division of a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 14, part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 11, part of the Southeast 1/4 of the Southwest 1/4 of Section 11 and part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 14, all in Township 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast Corner of the Northeast 1/4 of said Section 14; Thence North 89°46'32" West along the North line of said 1/4 Section a distance of 74.75 feet to the place of beginning of lands hereinafter described;

Thence South 00°05'25" West along a line 74.75 feet West of and parallel to the East line of the said 1/4 Section 2613.91 feet to a point in the South line of said 1/4 Section; Thence South 00°03'14" West 275.93 feet to a point on the West line of "North Sawyer Road" (C.T.H "P"); Thence South 00°04'21" West along said West line 373.82 feet to a point; Thence South 21°14'23"West along said West line 525.53 feet to a point; Thence South 15°57'29" West along said West line 394.78 feet to a point on the North line of "Pabst Farms Boulevard"; Thence South 73°59'10" West along said North line 132.06 feet to a point; Thence South 00°46'11" West along said North line 3.87 feet to a point, said point being "POINT A"; Thence Northwesterly 636.76 feet along said North line and the arc of a curve whose center lies to the North, whose radius is 1380.50 feet and whose chord bears North 81°10'20" West 631.13 feet to a point; Thence North 67°57'29" West along said North line 75.41 feet to a point on the East line of Outlot 2 of Certified Survey Map No. 9171; Thence North 10°23'45" East along said East line 212.33 feet to a point; Thence North 00°05'25" East along said East line 1500.00 feet to a point on the North line of said Outlot; Thence South 89°21'00" West along said North line 1431.10 feet to a point on the West line of said 1/4 Section; Thence North 00°04'28" West along said West line 2365.46 feet to the Northwest corner of the Northeast 1/4 of said Section 14; Thence North 01°10'48" East along the West line of the Southeast ¼ of Section 11 a distance of 285.25 feet to a point in the East line of "East Lake Subdivision"; Thence North 23°41'47" West along said East line 269.00 feet to a point on the South Right-of-Way line of "Valley Road" (C.T.H."B"); Thence North 66°18'13" East along said South line 155.82 feet to a point; Thence North 65°49'11" East 2269.51 feet to a point; Thence South 57°11'43" East 356.05 feet to a point; Thence South 12°35'43" East 514.49 feet to a point, said point being 75.00 feet West of the East line of the Southeast 1/4 of Said Section 11; Thence South 00°19'44" West along a line being 75.00 feet West of and parallel to said East line 838.62 feet to a point on the South line of said ¼ Section; Thence South 89°46'32" East along said South line 0.25 feet to the point of beginning of this description.

CONTINUED ON SHEET 6

WISCONSIN
ANDREW J. MIAZGA
S-2826
EAST TROY, WI
LAND SURVEYOR

REV. 12-21-2016

Drafted this 5th Day of JULY, 2016 Job. No. 16-014-953-01
THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826 SHEET 5 OF 10
L:\LOBBYS\WPDOCS\DOCUMENT\953-16014-01\530-Certified Survey Map\CSM-Lake Country Villagex.doc

CERTIFIED SURVEY MAP NO. 11510

BEING A DIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 AND PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

ALSO:

Commencing at said "POINT A"; Thence South 00°46'11" West 141.28 feet to a point in the West line of "North Sawyer Road" (C.T.H "P"), said point being the place of beginning of lands hereinafter described;

Thence South 00°46'11" West along said West line 24.85 feet to a point; Thence South 47°18'23" East along said West line 107.86 feet to a point; Thence South 02°56'54" East along said West line 134.11 feet to a point; Thence Southeasterly 372.56 feet along said West line and the arc of a curve whose center lies to the Northeast, whose radius is 760.00 feet and whose chord bears South 16°59'30" East 368.84 feet to a point; Thence South 30°11'48" West along said West line 230.48 feet to a point on the North line of "Interstate Highway 94"; Thence North 74°47'42" West along said North line 426.13 feet a point; Thence North 80°40'39" West along said North line 521.72 feet to a point on the East line of Outlot 2 of Certified Survey Map No. 9171; Thence North 10°23'45" East along said East line 766.17 feet to a point on the South line of "Pabst Farms Boulevard"; Thence South 67°57'29" East along said South line 324.11 feet to a point; Thence Southeasterly 253.07 feet along said South line and the arc of a curve whose center lies to the North, whose radius is 636.50 feet and whose chord bears South 79°20'55" East 251.41 feet to a point; Thence North 89°15'39" East along said South line 162.60 feet to the point of beginning of this description.

The Gross area of said Parcel contains 11,201,723 Square Feet (or 257.1562 Acres) of land, more or less. The Net area of said Parcel after the Right-of-Way dedication of "Valley Road" (C.T.H. "B") contains 11,160,405 Square Feet (or 256.2077 Acres) of land, more or less

That I have made such survey, land division and map by the direction of **Pabst Farms Land Company R, LLC and Pabst Farms Land Company C, LLC**, owners of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Summit in surveying, dividing and mapping the same.

Dated this 5th day of JULY, 20 16.

REVISED: 12-21-2016

WISCONSIN
ANDREW J. MIAZGA
S-2826
EAST TROY, WI
LAND SURVEYOR

REV. 12-21-2016

Andrew J. Miazga, P.L.S.
Professional Land Surveyor, S-2826
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 5th Day of JULY, 2016 Job. No. 16-014-953-01
THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826 SHEET 6 OF 10

L:\LOBBYS\WPDOCS\DOCUMENT\953\16014-01\530-Certified Survey Map\CSM-Lake Country Villagex.doc

CERTIFIED SURVEY MAP NO. 11510

BEING A DIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 AND PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF Lot 1 and Part of Lot 2:

PABST FARMS LAND COMPANY R, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Summit, this 23rd day of December, 20 16.

PABST FARMS LAND COMPANY R, LLC

, MANAGER

STATE OF ~~WISCONSIN~~ ILLINOIS)
) ss
COUNTY OF LAKE)

Personally came before me this 23rd day of DECEMBER, 20 16, PETER BELL MANAGER, Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: KARL C WILLIAMS
Notary Public, LAKE County, ~~WI~~ IL
My commission expires: 8-10-2020

OFFICIAL SEAL
KARL C WILLIAMS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/10/20

WISCONSIN
ANDREW J. MIAZGA
S-2826
EAST TROY, WI
LAND SURVEYOR

REV. 12-21-2016

Drafted this 5th Day of JULY, 2016 — Job. No. 16-014-953-01
THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826 — SHEET 7 OF 10
L:\LOBBYS\WPDOCS\DOCUMENT\953\16014-01\530-Certified Survey Map\CSM-Lake Country Villagex.doc

CERTIFIED SURVEY MAP NO. 11510

BEING A DIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 AND PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF Part of Lot 2 and Lot 3:

PABST FARMS LAND COMPANY C, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Summit, this 23RD day of December, 20 16.

PABST FARMS LAND COMPANY C, LLC

, MANAGER

STATE OF ~~WISCONSIN~~ ILLINOIS)
) ss
COUNTY OF LAKE)

Personally came before me this 23RD day of DECEMBER, 20 16, PETER BELL MANAGER, Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: KARL C WILLIAMS
Notary Public, LAKE County, ~~WI~~ IL
My commission expires: 8-10-2020

OFFICIAL SEAL
KARL C WILLIAMS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/10/20

WISCONSIN
ANDREW J. MIAZGA
S-2826
EAST TROY, WI
LAND SURVEYOR
REV. 12-13-2016

Drafted this 5th Day of JULY, 2016 — Job. No. 16-014-953-01
THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826 — SHEET 8 OF 10
L:\LOBBYS\WPDOCS\DOCUMENT\953\16014-01\530-Certified Survey Map\CSM-Lake Country Villagex.doc

CERTIFIED SURVEY MAP NO. 11510

BEING A DIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 AND PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

BMO FINANCIAL, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of **PABST FARMS LAND COMPANY R, LLC**, owner, this 23 day of DECEMBER, 20 16.

Brian Harrigan
VICE PRESIDENT (BMO FINANCIAL)

STATE OF ~~WISCONSIN~~ ILLINOIS)
) ss
COUNTY OF LAKE)

Personally came before me this 23RD day of DECEMBER, 2016, BRIAN HARRIGAN of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such VICE PRESIDENT of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Karl C Williams
Print Name: KARL C WILLIAMS
Notary Public, LAKE County, ~~WI~~ IL
My commission expires: 8-10-20

OFFICIAL SEAL
KARL C WILLIAMS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/10/20

WISCONSIN
ANDREW J. MIAZGA
S-2826
EAST TROY, WI
LAND SURVEYOR
REV. 12-22-2016

Drafted this 5th Day of JULY, 2016 — Job. No. 16-014-953-01
THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826 — SHEET 9 OF 10
L:\LOBBYS\WPDOCS\DOCUMENT\953\16014-01\530-Certified Survey Map\CSM-Lake Country Villagex.doc

CERTIFIED SURVEY MAP NO. 11510

BEING A DIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 AND PART OF THE NORTHEAST 1/4 , SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey map, in the Village of Summit, Pabst Farms Land Company R, LLC and Pabst Farms Land Company C, LLC, owners, is hereby approved by the Village Board.

All conditions have been met as of this 27 day of December, 2016.

Date: 12/27/2016

Jack Riley, Village President

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Summit.

Date: 12/27/2016

Debra Michael, Village Clerk

VILLAGE OF SUMMIT SEAL WAUKESHA COUNTY, WI

PLAN COMMISSION APPROVAL CERTIFICATE:

Approved, that the Certified Survey Map, in the Village of Summit, Pabst Farms Land Company R, LLC and Pabst Farms Land Company C, LLC, owners, is hereby approved by the Plan Commission.

Approved as of this 19 day of September, 2016.

Date: 12/27/2016

Jim Siepmann, Chairperson

I hereby certify that the foregoing is true and correct, being approved by the Plan Commission of the Village of Summit.

Date: 12/27/2016

Debra Michael, Village Clerk

VILLAGE OF SUMMIT SEAL WAUKESHA COUNTY, WI

CERTIFICATE OF COUNTY TREASURER:

I, Pamela Reeves, being the duly elected, qualified and acting County Treasurer of the County of Waukesha, certify that in accordance with the records in the Office of the County Treasurer of the County of Waukesha there are no unpaid taxes or unpaid special assessments on the land included in this Certified Survey Map.

Date: December 27, 2016

Pamela Reeves, County Treasurer

WISCONSIN ANDREW J. MIAZGA S-2826 EAST TROY, WI LAND SURVEYOR

REV. 12-27-2016

4254132

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

December 28, 2016 09:16 AM
James R Behrend
Register of Deeds

10 PGS
TOTAL FEE:$30.00
TRANS FEE:$0.00

Book 114 Page 310-319

Drafted this 5th Day of JULY, 2016 — Job. No. 16-014-953-01

THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826 — SHEET 10 OF 10

L:\LOBBYS\WPDOCS\DOCUMENT\953\16014-01\530-Certified Survey Map\CSM-Lake Country Villagex.doc

LAND USE PLAN

- Lands located in the northeast corner of STH 18 and CTH BB (SUMT0697998005 and SUMT0697990) are included in this category to allow for redevelopment of this area in combination with the existing commercial uses. Due to the length of time for utility service, the Village Board may waive the sewer requirement based on the plan proposed.
- The Village Board may consider an amendment on a portion of property located at 35535 Delafield Road (SUMT0665998) along CTH DR from the SF 2.4-acre density classification to the Mixed-Use classification at such time sewer is available to the property.
- Residential uses are only allowed if commercial uses are present within the same development. More intensive commercial/office uses should be placed closer to the exterior roadways, with any residential component and site buffering the adjacent uses.
- Residential density is limited to four (4) units per acre, with the exception of two properties, which are limited to ten (10) units per acre:
  - Summit Village Commons property identified as SUMT0661977, 3.89 acres. This property was transferred into the previously designated Multi-Family Residential Development classification in 2020 to accommodate a condominium development. Since that land use classification has been replaced with a residential density of 0.25-acres per unit, the property has been reclassified as part of this comprehensive plan update to the Mixed-Use classification. Since the Summit Village Commons development includes a mix of uses and remainder of the development is identified as Mixed-Use, this classification is more appropriate.
  - 2133 N. Sawyer Road, SUMT0670997, 18.1 acres.

9.7.5 Industrial/Business Park

The industrial/business park land use category is designated for areas with light to medium intensity business uses such as corporate office facilities, light manufacturing and warehousing. Medium to heavy intensity uses such as large manufacturing facilities or chemical processing are not permitted.

- Development under this land use would only be allowed if public sewer is available.
- If municipal water is available within 1,000 lineal feet and provided by the City of Oconomowoc, then this must also be extended and included in the development.
- Zoning Code text changes should be considered to ensure building size, design, height and lot size are appropriate with consideration given to adjacent developments.
- Lands within the Pabst Farm development east of STH 67 are identified with this land use classification based on utility service agreements with the City of Oconomowoc.
- The lands west of Dousman Road and north of CTH DR are shown with this land use classification based on the boundary agreement and utility service agreements with the City of Oconomowoc. These lands may not have utility extensions from the City until 80% of the Corporate Center east of this property is developed.
- The property located at 2911 N. Dousman Road (SUMT0637007) was included in this land use classification on March 8, 2018, based on available sewer from the City of Oconomowoc as part of the Silver Lake Utility District, existing building design and layout on the site, and the ability to redevelop the site in coordination with development already on the property.

Sec. 111-355. - Business Park District (BP). ZONING

(a) *Intent.* The Business Park District includes areas designated for light to medium intensity business uses such as corporate office facilities, light manufacturing and warehousing with no outdoor storage permitted. The village will allow development in this classification only upon connection to public sewer systems. If municipal water is available within 1,000 linear feet, then this must also be extended and included in the development.

(b) *Principal permitted uses.*

(1) Offices.

(2) Medical office or clinic.

(3) Dental office or clinic.

(4) Bank or financial institution.

(5) Assembly operations.

(6) Personal and professional services.

(7) Light manufacturing facilities.

(8) Indoor storage and warehousing facilities.

(9) Conference center.

(10) Day-care facility.

(11) Health clubs.

(12) Hotel.

(13) Indoor recreation facilities.

(14) Movie theater.

(15) Outdoor storage/retailing (i.e., garden center).

(16) Public and quasi-public utility substations, radio and television transmitting and receiving towers, microwave relay stations, or water towers.

(17) Restaurant.

(18) Public administrative offices and public service buildings, including fire and police stations.

(c) *Accessory uses.*

(1) Private outdoor recreational facilities.

(2) Off-street parking and loading areas.

(3) Automated teller machine.

(d) *Conditional uses.*

(1) Reserved.

(e) *Bulk regulations (BP).*

(1) Minimum lot area: 80,000 square feet.

(2) Minimum lot width: 200 feet.

(3) Maximum structure coverage.

a. Office uses: 30 percent of lot area.

b. Light industrial uses: 45 percent of lot area.

(4) Maximum impervious coverage.

a. Office uses: 70 percent of lot area.

b. Light industrial uses: 75 percent of lot area.

(5) Minimum front/street setback.

a. Local street: 50 feet from base setback line.

b. Arterial street: 75 feet from base setback line.

(6) Minimum side yard setback: 25 feet.

(7) Minimum rear yard setback: 25 feet.

(8) Minimum wetland setback: 25 feet.

(9) Minimum pavement setback: 20 feet.

(10) Maximum structure height.

a. Principal structure: 50 feet.

b. Accessory structure(s): 15 feet.

(11) Shoreland development requirements. In addition to compliance with the aforementioned standard development requirements, all properties within shoreland areas as defined herein are also subject to the following additional requirements:

a. Minimum shore setback:

1. Seventy-five feet from the ordinary high water mark. Where an existing pattern of development exists less than the requirement listed above, refer to section 111-96(A)(9)(g).

2. Fifty feet for a structure that has no sides or has only railings for sides, subject to section 111-96(A)(9)(h)

(f) *Signage.* As described in article VII of this chapter.

(g) *Erosion control.* As described in the Village of Summit Erosion Control Ordinance when applicable.

(h) Plans and specifications to be submitted to the plan commission in accordance with article X of this chapter.

(1)

To encourage a business park environment that is compatible with the rural residential and open space character of the village, and that will maintain a campus-like setting, building permits for permitted uses in the BP District shall not be issued without review and approval of the plan commission.

(2) This review and approval shall be concerned with general layout, building plans, ingress and egress, loading and unloading, landscaping and open space use. The process used to review a development in the BP District is set forth in article X of this chapter.

(Ord. No. 31-2015 , § 12.10, 10-1-2015; Ord. No. 63-2018 , §§ 20, 21, 8-20-2018; Ord. No. 112-2022 , § 2, 10-13-2022)

LAND USE PLAN

9.7.6 Institutional

The institutional land use category includes areas of governmental, educational, religious, or medical uses.

- Zoning code amendments should be considered to ensure that the uses identified in this classification are allowed as permitted and/or conditional uses within the Institutional Zoning District.

9.7.7 Park/Recreational

The park/recreational land use category is designated as public access recreational areas. These include boat access points, recreational playground equipment, picnic areas, natural areas, and other open spaces to be used for outdoor activities. This category does not distinguish ownership from Village, County, or State parks/trails. Some quasi-public areas like the Boy Scout Camp are also included in this category. The Village Park system is more specifically defined in the Village of Summit Comprehensive Outdoor Recreation Plan, which should be implemented as part of this plan.

9.7.8 Environmental Corridors

These areas include Primary Environmental Corridor, Secondary Environmental Corridor, and Isolated Natural Resource Areas. These areas have been mapped due to their environmental diversity and importance to the natural ecosystems of the Village of Summit. Corridors are more specifically defined in Chapter 6.

All new single-family residential development that occurs on parcels with Primary Environmental Corridor, Secondary Environmental Corridor, or Isolated Natural Resource Area shall be provided a density credit of 1 unit per 5 acres for the acreage with these resource designations. It is recommended that density credit from these areas be transferred to non-corridor lands on the same property. Lots that include environmental corridor as part of the building envelope shall be at least 2 acres in size and the limits of disturbance shall be established as part of the zoning code. Lowland portions, areas that are floodplains and wetlands, are recommended to not be filled and be kept free from future development.

Primary Environmental Corridor - SEWRPC defines Primary Environmental Corridors as concentrations of significant natural resources at least 400 acres in size, two miles long, and 200 feet in width.

Secondary Environmental Corridor - Secondary Environmental Corridors are defined by SEWRPC as concentrations of significant natural resources being at least one mile long and 100 acres in area.

Isolated Natural Resource Areas - Isolated natural resource areas consist of remaining significant natural resources that are isolated from environmental corridors. They are areas at least five acres in size and at least 200 ft. in width.

9.7.9 Wetlands

Wetlands are defined in the Wisconsin Statutes as "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions." These areas are unsuitable for development due to

Sec. 111-356. - Institutional District (IN). ZONING

(a) *Intent.* The Institutional Use District includes areas of governmental, educational, religious, or medical property uses. Other quasi-public uses and major public utility facilities are included in this category. The village applies the Institutional classification to address the particular characteristics of the Village of Summit's many institutional facilities. This district does not distinguish private or public agency projects or facilities.

(b) *Principal permitted uses.*

(1) Public administrative offices and public service buildings, including fire and police stations.

(2) Cemeteries and mausoleums.

(3) Churches and synagogues.

(4) Medical clinics.

(5) Libraries, museums, and art galleries.

(6) Public, private commercial and noncommercial outdoor recreational facilities.

(c) *Accessory uses.*

(1) Off-street parking and loading areas.

(2) Service buildings and facilities normally accessory to the permitted use.

(d) *Conditional uses.*

(1) Day schools.

(e) *Bulk regulations (IN).*

(1) Minimum lot area: 65,000 square feet.

(2) Minimum lot width: 200 feet.

(3) Maximum structure coverage: 30 percent of lot area.

(4) Maximum impervious coverage: 50 percent of lot area.

(5) Minimum front/street setback.

a. Local street: 50 feet from base setback line.

b. Arterial street: 75 feet from base setback line.

(6) Minimum side yard setback: 25 feet.

(7) Minimum rear yard setback: 25 feet.

(8) Minimum wetland setback: 25 feet.

(9) Minimum pavement setback: 20 feet.

(10) Maximum structure height.

a. Principal structure: 50 feet / 35 feet when located within 75 feet of the ordinary high water mark.

b. Accessory structure(s): 15 feet.

(11) Shoreland development requirements. In addition to compliance with the aforementioned regulations, all properties within shoreland areas as defined herein are also subject to the following additional requirements:

a. Minimum shore setback:

1. Seventy-five feet from the ordinary high water mark. Where an existing pattern of development exists less than the requirement listed above, refer to section 111-96(a)(9)g.

2. Fifty feet for a structure that has no sides or has only railings for sides, subject to section 111-96(a)(9)h.

(f) *Signage.* As described in article VII of this chapter.

(g) *Erosion control.* As described in the Village of Summit Erosion Control Ordinance when applicable.

(h) Plans and specifications to be submitted to the plan commission in accordance with article X of this chapter.

(1) To encourage an institutional environment that is compatible with the rural residential and open space character of the village, and that will maintain a campus-like setting, building permits for permitted uses in the institutional district shall not be issued without review and approval of the plan commission.

(2) This review and approval shall be concerned with general layout, building plans, ingress and egress, loading and unloading, landscaping and open space use. The process used to review a development in the institutional district is set forth in article X of this chapter.

(Ord. No. 31-2015, § 12.11, 10-1-2015; Ord. No. 63-2018, §§ 22, 23, 8-20-2018; Ord. No. 96-2021, § 1, 5-13-2021; Ord. No. 112-2022, § 3, 10-13-2022)

VILLAGE OF SUMMIT 2045 COMPREHENSIVE PLAN

SUMMARY OF GOALS, OBJECTIVES, AND POLICIES

Goals, Objectives, Policies

The Village has identified a number of goals, objectives, and policies that when implemented together will help achieve Summit's community vision for 2045. These goals, objectives, and policies will help guide accomplishments and priorities for future investment both for publicly maintained systems and for property owners who will invest in and change Summit's landscape over time.

These goals, objectives, and policies provide the Village with a means to measure the performance of implementation of this Comprehensive Plan, and as necessary, an opportunity to reassess, revise, and/or supplement the desires of the community.

- Goals are general statements of desired outcomes of the community or what is to be achieved.
- Objectives are more specific and are a subset of goals, providing measurable strategies towards achieving a goal.
- Policies are operational actions that a community will undertake to meet the goals and objectives.

The following goals, objectives, and policies are not ranked or presented in order of importance or need.

Housing Goal: Strengthen and support existing Summit neighborhoods.

Objectives:

1. New developments shall be compatible with or enhance the character of existing adjacent residential neighborhoods.
2. Maintain buffering (i.e., transitional land uses, open space, fencing, landscaping, berming) between residential and non-residential uses. In particular, ensure that residential neighborhoods are protected from the negative impacts of future business park/industrial uses.
3. Protect neighborhoods from incompatible land uses through effective land use and design controls.
4. Improve transportation connections where warranted, including bicycle paths/routes and pedestrian facilities.
5. Encourage and support the maintenance and rehabilitation of older housing stock.

Policies:

1. Enforce site design controls (i.e., buffering as defined above, landscaping standards, architectural standards) through the Village's site plan and development review process.
2. Ensure the site plan and development review process considers long-range transportation infrastructure needs, including bicycle paths/routes and pedestrian facilities, and implement incremental solutions as sites are built out.

3. Support housing programs that provide funding for maintenance and rehabilitation including the CDBG-Small Cities Housing Program and USDA-Rural Development programs.
4. Enforce the implementation of the Comprehensive Outdoor Recreation Plan as part of new developments.

Housing Goal: Promote a balanced supply of housing types and prices throughout the Village to meet the changing needs of Summit's residents.

Objectives:

1. Support new residential development that is compatible with existing land uses.
2. Encourage the development of senior and assisting living facilities in the Village as Summit's population ages.
3. Support workforce housing to maintain Summit's population and support the needs of a successful economy.

Policies:

1. Encourage the private sector to provide diverse senior housing options so that the long-term residents and retirees may continue to live in the Village.
2. Support housing programs that will provide financial assistance to Summit residents who are paying more than 30% of their household income on monthly housing costs.
3. Inform residents about housing ownership programs to allow for increased owner occupancy for all Summit residents, including the Housing Cost Reduction Initiative.
4. Work with property owners and developers to identify locations appropriate for new subdivisions which will enhance the character of Summit's existing land uses.

Transportation Goal: Provide a complete, multi-modal transportation system that offers a range of transportation alternatives and options.

Objectives:

1. Work cooperatively with neighboring communities (i.e., City of Oconomowoc, City of Delafield, Village of Dousman, Village of Oconomowoc Lake, Town of Ottawa, Town of Delafield, etc.) and Waukesha County to ensure a comprehensive transportation network that provides efficiency in travel.
2. Work cooperatively with Waukesha County during the development review process to ensure their goals, objectives, and requirements are met during the development review process.
3. Work cooperatively with WisDOT to ensure future transportation decisions include consideration of land use impacts on state and federal highways.
4. Review new development and encourage compliance with WisDOT guidelines for future roadway network and access road objectives during the development review process.
5. Incorporate additional recreational considerations within the transportation network where appropriate.

Policies:

1. Encourage development that incorporates bicycle and pedestrian transportation alternatives where appropriate. The Village's Comprehensive Outdoor Recreation Plan and adopted Trail Map shall be considered at time of development.

2. Support the City of Oconomowoc's efforts to complete Oconomowoc Parkway between CTH Z (S Silver Lake Street) and the existing parkway dead end approximately 650 feet west of Saint Andrews Drive, including any stormwater, traffic control, and biking/pedestrian infrastructure related to the project, to relieve excessive traffic congestion on CTH B (Valley Road) within the Village of Summit.
3. Evaluate trail access for ATV and snowmobiles, as well as additional trail development consideration.
4. Bring existing public roads up to current Village standards to the greatest extent possible as road improvement projects are completed.
5. Ensure that all new public roads are constructed according to Village standards, depending on the anticipated use and functional classification of the road.
6. Ensure that all new private roads are constructed according to the Village's Code of Ordinances.

Transportation Goal: Ensure transportation networks are safe and accessible.

Objectives:

1. Coordinate with regional and state agencies to facilitate efficient and cooperative planning, design, operation and maintenance of transportation facilities and programs.
2. Require adequate right-of-way dedication for existing and future land uses when rezoning and land divisions occur.

Policies:

1. Work cooperatively with neighboring communities (i.e., City of Oconomowoc, City of Delafield, Village of Dousman, Village of Oconomowoc Lake, Town of Ottawa, Town of Delafield etc.) and Waukesha County on shared or interconnected-roadway and infrastructure maintenance.
2. Ensure safety features are incorporated into the design of all transportation facilities.
3. Encourage interconnected streets and patterns of development to create more convenient multi-modal travel options for residents that will also foster a sense of neighborhood.
4. Review and update road right-of-way standards. Update the Village of Summit Official Right-of-Way Map to reflect updated standards and to ensure transparency. The map title is anticipated to change to Village of Summit Ultimate Right-of-Way Map.

Utilities/Facilities Goal: Maintain Summit's community-oriented suburban environment with a high quality of life.

Objectives:

1. Maintain the Village as a safe community where neighbors know each other.
2. Provide an adequate and efficient level of governmental services and facilities to Village residents.
3. Provide adequate police and fire protection and emergency services to all areas of the Village.
4. Promote health and medical facilities and social services to meet the needs of all residents.
5. Promote opportunities for active recreation.
6. Consider the needs of all citizens and public welfare within the Village.

Policies:

1. Evaluate and prioritize upcoming Village needs and necessary infrastructure improvements.
2. Update, maintain, and follow a Capital Improvements Plan to ensure long range financial planning for anticipated public improvements.
3. Update impact fee calculations as necessary based on a current Impact Study Analysis. If an analysis indicates and the Village Board finds that additional impact fees are needed, the Village of Summit should update the impact fees for all new developments as shown in that analysis and findings.
4. Consider partnerships with providers, adjacent municipalities, and funding agencies on methods to expand broadband service throughout the Village.
5. Update the Institutional Zoning District provisions of the Zoning Code to accommodate educational and day care facilities.

Natural Resources Goal: Protect important natural resources, including the vast lakes, rivers, streams, wetlands, floodplains, and environmental corridors.

Objectives:

1. Work with new developments to adequately plan stormwater infrastructure to capture, temporarily store, infiltrate, and slowly release rainwater from more frequently occurring larger rain events.
2. Maintain the quality of surface and groundwater and minimize soil erosion.
3. Work with new developments to provide additional public spaces for recreation in accordance with the Village of Summit's Comprehensive Outdoor Recreation Plan.
4. Encourage environmentally sensitive development to minimize negative impacts on the environment, including water quality and soil integrity.
5. Encourage residential development to occur in conservation subdivisions that are designed and contoured around important environmental resources.

Policies:

1. Identify, prioritize, and address local soil erosion and nonpoint pollution problems, especially near Battle Creek, which is identified by WDNR as an impaired waterway.
2. Cooperate with Waukesha County on updates to and implementation of the Land and Water Resource Management Plan.
3. Implement the Village of Summit's Comprehensive Outdoor Recreation Plan.
4. Review and modify existing regulatory documents (e.g. zoning ordinance and subdivision ordinance) to incorporate green infrastructure elements to reduce pollution from urban runoff. Such elements would include grassed swales, infiltration basins, bioretention facilities, native landscaping, and porous pavement.
5. Review and modify existing regulatory documents (e.g. zoning ordinance, floodplain ordinance, and subdivision ordinance) to ensure shoreland and floodplain regulations protect our water resources, life, safety, and welfare.
6. Educate residents regarding regulatory documents and policies that are intended to protect the Village's natural resources.
7. Coordinate with WDNR and Wisconsin Emergency Management to identify mitigation opportunities to prevent future flooding of developed areas.

Cultural Resources Goal: Promote and encourage identification, appreciation, and protection of historic and cultural resources.

Objectives:

1. Support the preservation of sites identified by the Wisconsin Historical Society as architectural and historic resources.
2. Maintain the Village's identity by promoting its history and cultural resources.
3. Maintain the Village's rural/suburban character.

Policies:

1. In coordination with the Wisconsin Historical Society, complete an updated inventory of properties with architectural, historical or site-specific historic significance.
2. Educate eligible property owners on the availability of state and federal tax credits, and loan programs through mailings, website, brochures, etc.
3. Consider establishing regulations that protect architectural and historic resources.
4. Promote the use of buffers between highways, residences, and businesses where appropriate.
5. Review and update the existing lighting standards.

Economic Goal: Continue to diversify the Village's economic base to improve resiliency to economic shocks and transformations that are outside the Village's control.

Objectives:

1. Foster an atmosphere that encourages and supports small business and entrepreneurial activity.
2. Encourage commercial, business and industrial manufacturing development that will provide a benefit to the community, such as long-term employment, services to the community, supply chain benefits, or other methods businesses can contribute to the Village of Summit's quality of life.
3. Provide for commercial and industrial development in areas most suitable based on traffic, infrastructure, and related site improvement needs.

Policies:

1. Communicate with local businesses, educational institutions, and the Waukesha County Center for Growth to identify skills gaps and training opportunities or other methods to close the skills gaps.
2. Review local regulations pertaining to home occupations and consider a process to encourage small business and entrepreneurial growth while protecting the character of existing neighborhoods.
3. Work with local Summit organizations, including churches and non-profits, to organize events and make available otherwise underutilized facilities to small businesses for entrepreneurship if a need arises.
4. Work with Waukesha County Center for Growth to target commercial, industrial, manufacturing developments that are synergistic to existing businesses and community infrastructure.
5. Manage the bulk, appearance, and architecture of large-scale developments through zoning code provisions and design guidelines within the Village.

6. Promote quality mixed uses at the Pabst Farm development, including open space, residential, and commercial/office/business park development.
7. Direct higher density development to lands served by municipal water and/or sanitary sewer systems and encourage low density development in the remaining areas of the Village to minimize air, noise, and light pollution.
8. Establish development criteria that will target high quality development in selected areas.
9. Encourage buffered views of differing uses.
10. Establish maximum noise levels and building requirements for industrial uses.

Economic Goal: Work to ensure current local employers remain viable and competitive in Summit.

Objectives:

1. Work with local businesses to proactively address street and utility improvements and their impacts to business operations.
2. Promote regional conglomeration of local businesses. Market availability of vacant commercial or business park sites.

Policies:

1. Foster key relationships with organizations seeking to improve the business climate in Summit, including the Waukesha County Center for Growth. Develop strategic directions with regard to promoting Summit's business environment.
2. Consider development of additional, regularly timed events to draw people to Summit from other communities. Examples to consider include Farmer's Market, Food Trucks, local music, craft/flea market, car show, etc.

Intergovernmental Cooperation Goal: Communicate and collaborate with adjacent municipalities.

Objectives:

1. Seek ways to work to improve quality of life in Summit, including coordinated economic development strategies and cost-effective services and facilities.
2. Continue to support multi-jurisdictional and non-profit efforts to implement best management practices intended to improve natural resources that extend into the Village of Summit.

Policies:

1. Work with adjacent jurisdictions to protect surface and groundwater quality.
2. Adopt a policy for notifying Village of Summit officials of projects in surrounding municipalities and inform adjacent municipalities of Village of Summit development projects.
3. Coordinate with adjacent municipalities, Waukesha County, and the State of Wisconsin on the extension and connection of local and regional trails and bike paths.

Land Use Goal: Maintain a land use plan and map that reflects the current values of the community and identifies appropriate areas for growth and redevelopment.

Objectives:

1. Guide future growth in a manner that preserves and enhances the quality of life and character of Summit.
2. Ensure that future developments consider future park and recreational trail needs provided in the Village of Summit Comprehensive Outdoor Recreation Plan.
3. Encourage land development in locations where existing infrastructure is available.
4. Encourage low density development in most areas of the Village to minimize air, noise, and light pollution. Direct higher density development in areas served by municipal water and/or sanitary sewer systems.
5. Ensure future developments are designed and constructed in a manner that is compatible with adjacent land uses (i.e., buffering, landscaping architectural design, site aesthetics, access, traffic circulation, setbacks, noise controls).

Policies:

1. Utilize this Plan, Future Land Use Map, Comprehensive Outdoor Recreation Plan, and other plans, ordinances, and policies to make sound land use decisions.
2. Periodically complete major updates, at least every ten years and maintain the Land Use Plan so that it identifies existing and potential areas for growth and redevelopment.
3. Work cooperatively with neighboring communities to ensure new developments are compatible with and complementary to surrounding land uses.
4. Continue to work cooperatively with WisDOT to ensure future transportation decisions include consideration of land use impacts and Summit's community vision, especially as it relates to STH 67.
5. Continue to encourage public participation that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.
6. Maintain minimum and maximum lot size requirements for residential developments.
7. Target and control the development of multi-family housing through zoning controls.
8. Continue oversight of all land divisions within the Village.
9. Implement the changes recommended in Section 9.7.2 of this Plan.

Land Use Goal: Encourage cluster or conservation developments and other land division tools that preserve open space/green space/environmental corridors.

Objectives:

1. New developments should be planned as conservation developments or Planned Developments to keep environmental corridors, wetlands, floodplain, and continuous open spaces for the benefit of wildlife, flora, fauna, and human recreation/trail network. Using these standards will connect open spaces from one neighborhood to another.
2. Ensure all land divisions have aesthetic landscaping to provide lot identity and character, especially on open agricultural lands.
3. Ensure development is guided properly to locations that minimize potential impacts to natural resources and to protect investments from flood hazards.

Policies:

1. Maintain conservation subdivision provisions and the residential density calculations provided in the Zoning Code, which are designed to provide development incentives for preserving important environmental resources and providing connectivity throughout the Village via connecting recreational trail systems.
2. Require a site design that addresses soil characteristics and subsurface geological conditions. Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. The location of building and other improvements should take advantage of stream, lake, and wetland views. Site design should also consider the impact of new structures on views from off-site. This will ensure the rural character of the Village.
3. Consider measures that reduce flooding along Venice Beach Road and CTH DR, south of Upper Nemahbin Lake.
4. Modify the land division ordinance to incorporate landscape requirements for land divisions, including Certified Survey Maps and Subdivision Plats.
5. Support long-range planning that considers changes in local and regional climate conditions.

Land Use Goal: Utilize existing infrastructure to guide new development.

Objectives:

1. Encourage commercial and business park development along the I-94 and CTH DR corridor.
2. Encourage commercial and business park development that will provide a benefit to the community, such as long-term employment and services to the community, or other methods the businesses can contribute to the Village of Summit's quality of life. Be mindful of the type and amounts of public services each development will require of the Village to ensure that the Village has the appropriate resources that will be required by the new development (i.e., fire, police, utilities).
3. Encourage shared driveways along highway corridors wherever feasible to minimize the amount of impervious surface. Limit direct access to arterial roads in the Village.

Policies:

1. Facilitate pre-development conversations between the Village and developers to discuss future land goals, compatibility with existing land uses and utility availability.
2. Ensure that new development is aesthetically and architecturally consistent with the Village of Summit's Design Guidelines.
3. Ensure that new development is complying with WisDOT or County guidelines for future roadway network and access road objectives during the development review process.
4. Work with new developments to adequately plan stormwater infrastructure to capture, temporarily store, infiltrate and slowly release rainwater from more frequently occurring larger rain events. Site design should consider minimal disturbance.
5. Update, maintain, and follow a Capital Improvements Plan to ensure long-range financial planning for anticipated public improvements.

Land Use Implementation Recommendations

Following the adoption of this Land Use Plan, it is recommended that the Village of Summit review its ordinances and zoning map for consistency with this planning document and implement changes to achieve consistency between these documents. For example, the MF-1 and MF-2 Zoning Districts will need to be modified to compliment the newly created SF/MF Residential 0.25-acre density designation. As a general policy, as specific developments are proposed, the existing zoning designation for the underlying property will need to be rezoned to be made consistent with the 2045 Recommended Land Use Map.

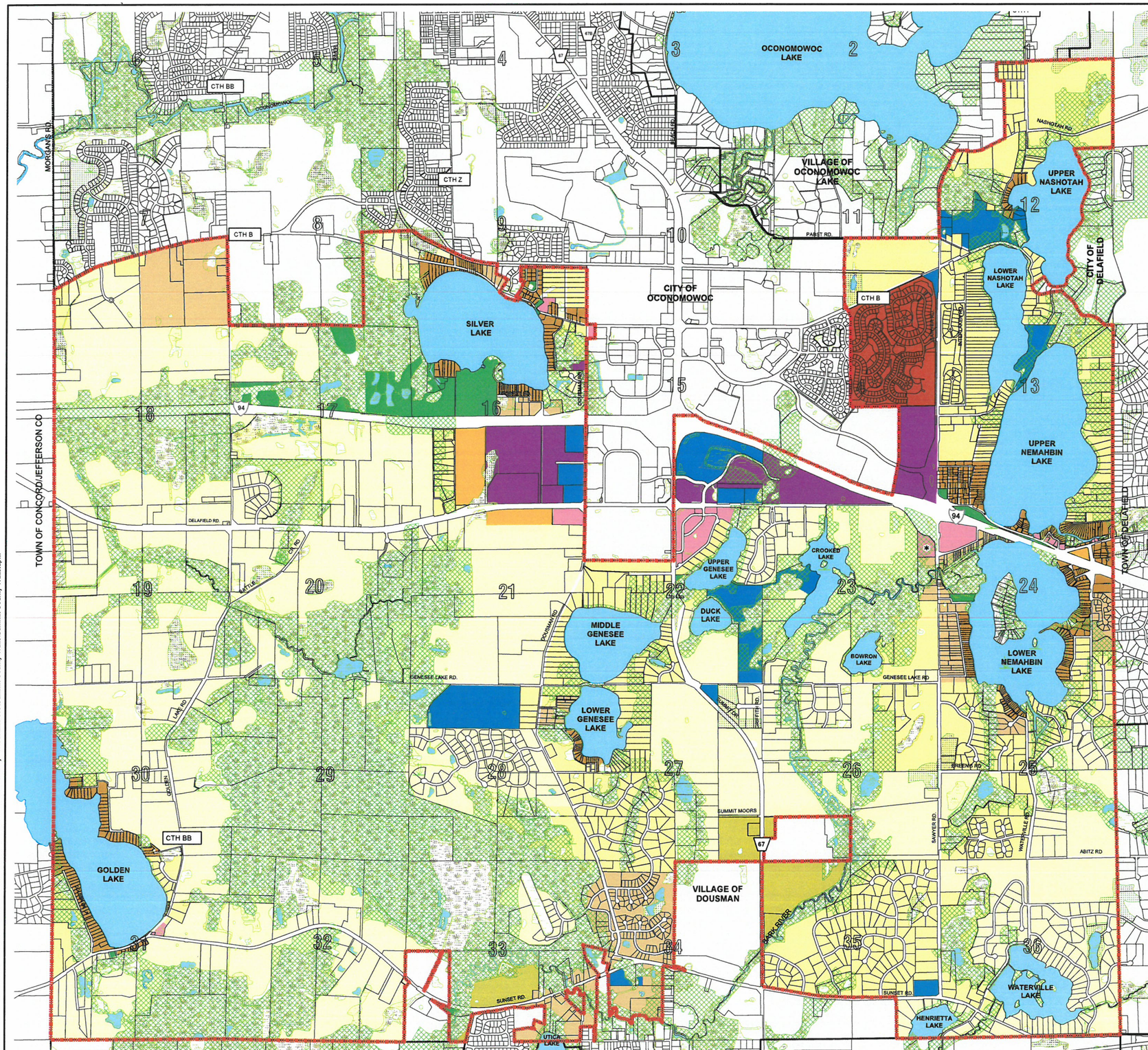
Building a Better World for All of Us®

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

JOIN OUR SOCIAL COMMUNITIES

VILLAGE OF SUMMIT
2045 FUTURE LAND USE MAP



Legend

- SF Residential 2.4-acre density
- SF Residential 1.6-acre density
- SF Residential 0.8-acre density
- SF Residential 0.6-acre density
- SF Residential 0.5-acre density
- SF/MF Residential 0.25-acre density
- Mixed Use
- Commercial/Office
- Industrial/Business Park
- Institutional
- Agricultural
- Park/Recreational
- Wetland Under 2 Acres
- Wetland Over 2 Acres
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area

*Property part of Managed Forest Lands, may not be regulated as PEC.

Cadastral data is from 2022 Waukesha County GIS Data.

Wetland data is from the 2022 WDNR Wetland Inventory.

Environmental Corridor Data is from SEWRPC's 2015 Planned EC dataset. Minor corrections have been made by the Village to EC on the Aurora hospital site in section15 to reflect known existing conditions.

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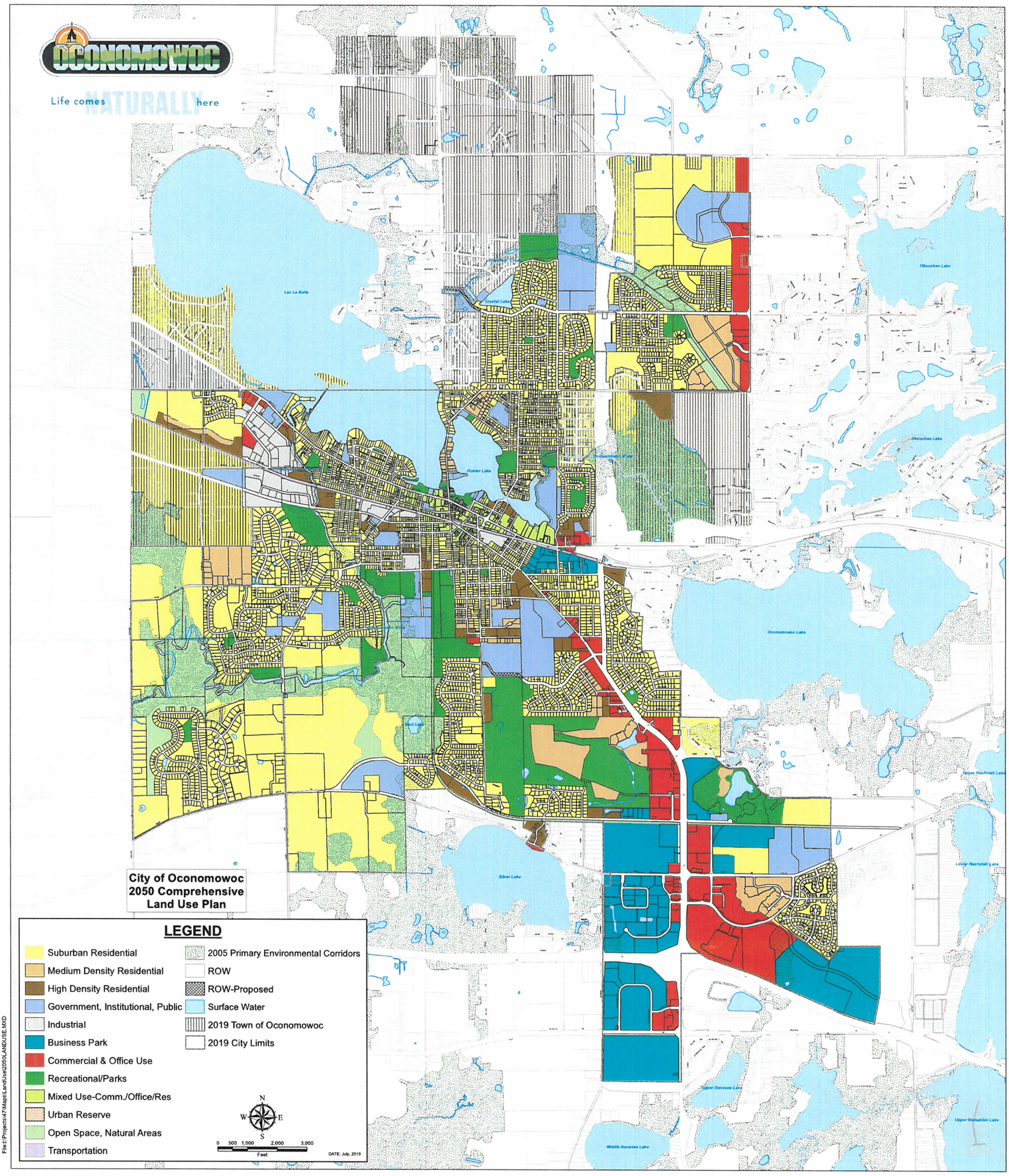
SEH

Map Created: June 4, 2001
Map Revised: February 10, 2020
March 16, 2021
Draft January 12, 2023

Document Path: C:\Users\bkasch\OneDrive - Short Elliott Hendrickson Inc\Documents\Recent Projects\Summit GIS\Summit County Trails\Summit County Trails.aprx


OCONOMOWOC
Life comes NATURALLY here
Lac La Belle
Crystal Lake
Fowler Lake
Oconomowoc Lake
Silver Lake
Upper Nashotah Lake
Lower Nashotah Lake
Upper Genesee Lake
Middle Genesee Lake
Upper Nemahbin Lake
City of Oconomowoc
2050 Comprehensive
Land Use Plan
LEGEND
Suburban Residential
Medium Density Residential
High Density Residential
Government, Institutional, Public
Industrial
Business Park
Commercial & Office Use
Recreational/Parks
Mixed Use-Comm./Office/Res
Urban Reserve
Open Space, Natural Areas
Transportation
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ROW-Proposed
Surface Water
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File:I:\Projects\47\Maps\Land\Use\2050LANDUSE.MXD

Amy Barrows

From: Jason Gallo <jgallo@oconomowoc-wi.gov>
Sent: Tuesday, April 9, 2024 4:22 PM
To: Amy Barrows
Subject: RE: City of Oconomowoc Land Use Plan Map

Amy-
Thanks for reaching out. Here is the link to the City's Land Use Map: https://www.oconomowoc-wi.gov/DocumentCenter/View/6733/2050LANDUSE_OCONOMOWOC

This map was adopted in 2019 and there have been some changes. I was going to have our Summer Intern update the map and place a listing of the approved changes.

Regarding the Land Use in Pabst Farms, Dockhounds Baseball site changed to Commercial; Hackney House Apartments next to the Summit School has been changed to High Density Residential; Journey21 site changed to Medium Density Residential; and the Business Park across from Olympia was changed to Commercial.

Olympia area is not in Pabst Farms, but that area is much different now.

For some sites in Pabst Farms they do not change the Land Use Plan, but ask for Planned Development overlay that expands the underlying zoning uses.

Between Fleet Farm and the woods, the area is shown as commercial. There will be commercial use on that site, but the PD overlay also allows for residential use.

Status Update - All of the Common Council agendas with the background materials are on the City website. We recently approved a 4 tenant commercial building next to UW Credit Union, appears that Wingspan / Pabst 59 is moving forward, and several projects have been approved south of I-94, but not built.

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From: Amy Barrows <planner@summitvillage.org>
Sent: Tuesday, April 9, 2024 12:54 PM
To: Jason Gallo <jgallo@oconomowoc-wi.gov>
Subject: City of Oconomowoc Land Use Plan Map

Jason,

I'm preparing a staff report for Plan Commission and I wanted to include a current LUP Map for the City. I'm most interested in the Pabst Farms area and I know some of the properties have been subject to meeting discussion. Can tell me if there have been any changes to the LUP map since July of 2019.

Can you also provide me with a status update on any pending land use development items related to Pabst Farms?

Amy Barrows
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VILLAGE OF SUMMIT 2045 COMPREHENSIVE PLAN – LAND USE MAP AMENDMENT
LOT 2 OF CSM 11510, VOL 114/310, SECTION 14, T7N, R17E
SUMT0629998011

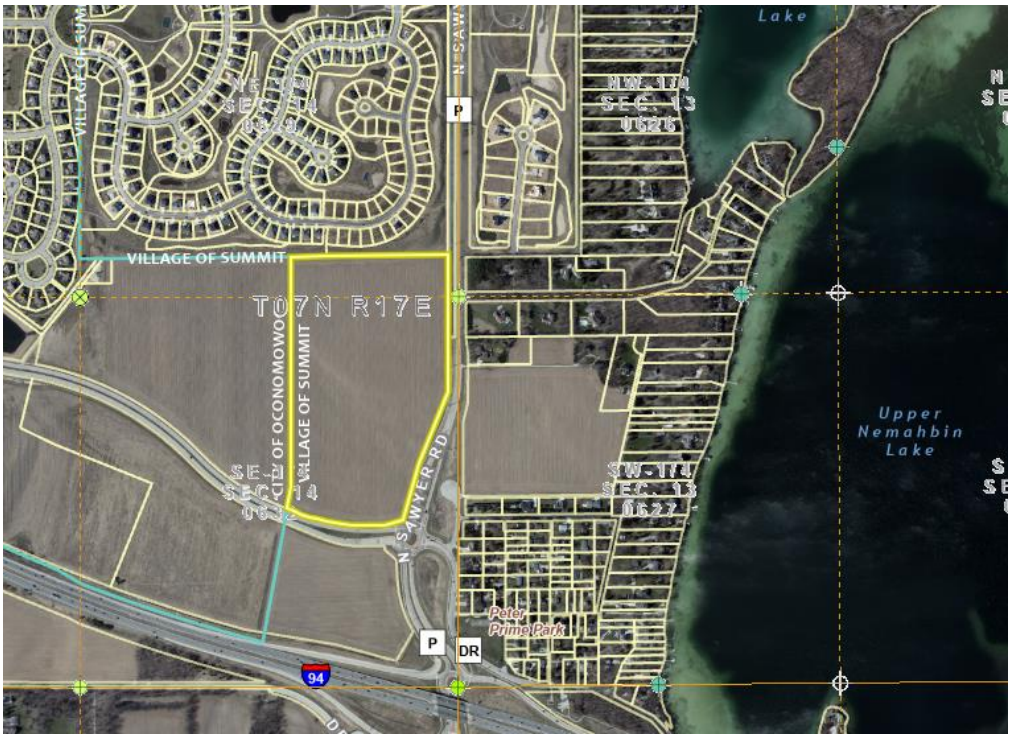
April 4, 2024

TO: Property owners directly impacted and within 500 ft. of property that is subject to a 2045 Comprehensive Plan - Land Use Map amendment request

RE: Village of Summit 2045 Comprehensive Plan – Land Use Map Amendment for property known as Lot 2 of CSM 11510, Vol 114/310, Section 14, T7N, R17E.

To Whom It May Concern:

The Lake Country Classical Academy is requesting an amendment to the Village of Summit 2045 Comprehensive Plan – Land Use Map on property owned by Pabst Farms Land Company, LLC, known as Lot 2 of CSM 11510, Vol 114/310, located in Section 14, T7N, R17E, Village of Summit. The property is located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (CTH P). A map depiction is included below with the subject property highlighted in yellow. Specifically, the applicant is proposing to amend the land use designation from Industrial/Business Park to Institutional to accommodate the development of a K-12 day school campus with outdoor amenities, such as parking and athletic fields.



The Village of Summit Plan Commission will be considering the application on **April 18, 2024 at 5:30 pm**. The Plan Commission would like to receive public input regarding the requested land use map amendment before making a recommendation to Village Board. The requested map amendment will require additional meetings and a public hearing before final action is taken.

We encourage your attendance at the April meeting if you have any concerns or comments related to the proposed land use map amendment. If you have any questions in the meantime, feel free to reach out to me at (262) 567-2757. I am in the office on Mondays, Tuesdays, and Thursdays 12:00 pm-3 pm.

Respectfully,

Amy Barrows

Amy Barrows
Village Planner

cc: Village Plan Commission Members
Village Board Members
Village Administrator