



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, August 22, 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
 - July 18, 2024
5. Next meeting date – proposed for Thursday, September 19th, at 5:30 p.m.
6. **PUBLIC HEARINGS**
 - A. Receive comments and discuss a proposed text amendment of the Village of Summit Zoning and Shoreland Protection Ordinance initiated by the Plan Commission of the Village of Summit. The request includes an amendment to Section 111-354(c) and possible other related sections to allow single-family or multi-family residential as a permitted accessory use in the NC Neighborhood Commercial District subject to conditions.
 - B. Receive comments and discuss a proposed request by Margaret Daigneau, applicant on behalf of Lake Country Classical Academy, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the IN Institutional District in order to accommodate a day school on property currently owned by Pabst Farms Land Company located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011). The property is more specifically described as Lot 2 of Certified Survey Map No. 11510, Book 114, Page 310-319, part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N R17E.
 - C. Receive comments and discuss a proposed request by Jeff Stoll to rezone lands from the R-4 Cottage Residential District to the NC Neighborhood Commercial District in order to accommodate a parking lot for Hogg Alley on property owned by 34311 Venice Beach Road LLC and located at 34311 Venice Beach Road (SUMT0669056) & on property owned by 2008 N. Venice Beach Road LLC and located north of Delafield Road (SUMT0669031002).
7. **REGULAR BUSINESS:**
 - A. Discussion and action on a proposed text amendment of the Village of Summit Zoning and Shoreland Protection Ordinance initiated by the Plan Commission of the Village of Summit. The request

***** 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.

includes an amendment to Section 111-354(c) and possible other related sections to allow single-family or multi-family residential as a permitted accessory use in the NC Neighborhood Commercial District subject to conditions.

- B. Discussion and action on a proposed request by Margaret Daigneau, applicant on behalf of Lake Country Classical Academy, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the IN Institutional District in order to accommodate a day school on property currently owned by Pabst Farms Land Company located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011). The property is more specifically described as Lot 2 of Certified Survey Map No. 11510, Book 114, Page 310-319, part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N R17E.
- C. Discussion and provide feedback regarding request by Margaret Daigneau, applicant on behalf of Lake Country Classical Academy, for a concept submittal of a Site Plan for a day school and associated outdoor facilities on property currently owned by Pabst Farms Land Company located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011). The property is more specifically described as Lot 2 of Certified Survey Map No. 11510, Book 114, Page 310-319, part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N R17E.
- D. Discussion and action on a proposed request by Jeff Stoll to rezone lands from the R-4 Cottage Residential District to the NC Neighborhood Commercial District in order to accommodate a parking lot for Hogg Alley on property owned by 34311 Venice Beach Road LLC and located at 34311 Venice Beach Road (SUMT0669056) & on property owned by 2008 N. Venice Beach Road LLC and located north of Delafield Road (SUMT0669031002).
- E. Discussion and action on a proposed request by Jeff Stoll to reconfigure lots by Certified Survey Map on property owned by 34311 Venice Beach Road LLC and located at 34311 N. Venice Beach Road (SUMT0669056) & on properties owned by 2008 N. Venice Beach Road LLC and located north of Delafield Road & west of N. Venice Beach Road (SUMT0669031002) and north of Delafield Road & east of N. Venice Beach Road with an address of 2008 N. Venice Beach Road (SUMT0669031001).
- F. Discussion and provide feedback regarding request by Jeff Stoll for a concept submittal of a Site Plan for parking lot improvements to accommodate a parking lot for Hogg Alley on property owned by 34311 Venice Beach Road LLC and located at 34311 Venice Beach Road (SUMT0669056).

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

9. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner

Posted: August 15, 2024

Next meeting date: September 19, 2024

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***** 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.



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PUBLIC HEARING NOTICE
VILLAGE OF SUMMIT, WISCONSIN

Thursday, August 22, 2024

Please be advised that the Village of Summit Plan Commission will hold a public hearing on **Thursday, August 22, 2024, at 5:30 p.m.**, at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin. The purpose of the hearing is to receive comments and discuss a proposed text amendment of the Village of Summit Zoning and Shoreland Protection Ordinance initiated by the Plan Commission of the Village of Summit. The request includes an amendment to Section 111-354(c) and possible other related sections to allow single-family or multi-family residential as a permitted accessory use in the NC Neighborhood Commercial District subject to conditions.

Immediately following the above noticed public hearing, another public hearing will be held by the Village of Summit Plan Commission at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin, at which time the Plan Commission will receive comments and discuss a proposed request by Margaret Daigneau, applicant on behalf of Lake Country Classical Academy, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the IN Institutional District in order to accommodate a day school on property currently owned by Pabst Farms Land Company located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011). The property is more specifically described as Lot 2 of Certified Survey Map No. 11510, Book 114, Page 310-319, part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N R17E.

Immediately following the above noticed public hearing, another public hearing will be held by the Village of Summit Plan Commission at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin, at which time the Plan Commission will receive comments and discuss a proposed request by Jeff Stoll to rezone lands from the R-4 Cottage Residential District to the NC Neighborhood Commercial District in order to accommodate a parking lot for Hogg Alley on property owned by 34311 Venice Beach Road LLC and located at 34311 Venice Beach Road (SUMT0669056) & on property owned by 2008 N. Venice Beach Road LLC and located north of Delafield Road (SUMT0669031002).

Information regarding these applications is available for review at the Village of Summit Village Hall, 37100 Delafield Road, during regular business hours. Citizens with written comments regarding these public hearings may email those comments to the Village Deputy Clerk at deputyclerk@summitvillage.org or by using this link: <https://summitvillage.org/contact-us/> and those comments will be included in the meeting packet. The deadline to receive written comments is noon on Thursday, August 15, 2024. Verbal comments may be provided at the meeting. For more information regarding these public hearings, please contact Amy Barrows, Village Planner, at the Summit Village Hall (262) 567-2757.

All interested parties will be heard.

VILLAGE OF SUMMIT

Amy Barrows, Village Planner

Published: August 8 and August 15, 2024
 Posted: August 8, 2024



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Date Filed: 8/6/24

\$100.00 Application Fee Paid na

Zoning Text Amendment Application Packet

Based on Chapter 111, Section 386 of the Code of the Village of Summit

Please read and complete this application carefully. All applications must be signed and dated.

1. APPLICANT OR AGENT

Village of Summit
Plan Commission

Phone # ()

e-mail

2. PROPERTY OWNER

X

Phone # ()

e-mail

5. What Zoning Ordinance Section is proposed for amendment? Section 111 - 354(c)
add subsection (4)

6. What is the PROPOSED Zoning Language Change? (Please include current language with underlined type for new language and strike-out type for removed language.)

add residential uses as accessory
use in NC Neighborhood Commercial

7. Describe why the text change is needed, including a description of the proposed impact under the new zoning language, including new uses available & the creation of any non-conforming uses and or structures.

- matches land use plan for mixed use
- several examples of residential in NC already

8. Please initial the following statements after you have read them.

AB I understand that the Village is under no obligation to change the current Ordinance language.

AB I understand that the Village staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request, and failure to provide such information may in itself be sufficient cause to deny the request.

AB I am aware that this text amendment shall go into effect immediately upon approval of the Summit Village Board and posting and/or publication of the approved changes.

9. SIGNATURES

NOTE: ALL APPLICATIONS/PETITIONS MUST BE SIGNED BY THE RESPONSIBLE PARTY

Ambaros, on 8/6/24
Applicant/Agent date

behalf of
ad Plan Commission
see minutes from 7/18/24

Property Owner (Responsible Party) date

Zoning Ordinance Text Amendment Proposal
8/22/2024 Plan Commission Meeting
Residential Uses in the NC Neighborhood Commercial District

Staff Report

Village of Summit, Wisconsin

Possible Motion:

Recommend Village Board adopt a text amendment to create Section 111-354(c)(4) of the Zoning and Shoreland Protection Ordinance, adding single-family or multi-family residential uses as an accessory use in the NC Neighborhood Commercial Zoning District subject to certain conditions, in accordance with the enclosed draft ordinance subject to Village Attorney review.

Summary:

At the May Plan Commission meeting, staff requested that Plan Commission consider amending the text of the NC Neighborhood Commercial District to provide for residential uses as an accessory structure. After discussing the existing uses in areas already zoned NC Neighborhood Commercial, Plan Commission members recommended that staff provide example language that would give Plan Commission flexibility to determine the appropriateness based on use and structure design. Plan Commission members felt that it would be reasonable to allow residential uses above or behind a commercial use and as separate structures. Density should be limited so that the residential use is incidental to the commercial use. Plan Commission recommended that density and other related provisions be discussed at Plan Staff.

The following language was presented at Plan Staff and it was recommended that the language should be forwarded to Plan Commission for further discussion. At the July meeting, Plan Commission initiated an application to create the following language:

111-354(c) *Accessory uses.*

- (4) Single-family or multi-family residential, subject to the following conditions:
- a. The residential use must be incidental to a commercial use. The residential use may be located within the same or separate building as the commercial use.
 - b. The density of dwelling units shall not exceed four units per acre.
 - c. The minimum floor area per dwelling unit shall comply with the following:
 1. Efficiency apartment: 400 square feet.
 2. One-bedroom: 650 square feet.
 3. Two-bedroom: 800 square feet.
 4. Three-bedroom or greater: 1,000 square feet.
 - d. There shall be at least two parking stalls per residential dwelling unit.
 - e. The location, number, size, and design of the dwelling units shall be reviewed by Plan Commission as part of a Site Plan and Plan of Operation to ensure the use is compatible and complementary to the commercial uses on the property and surrounding neighborhood.

This matter was also discussed in 2022. The Staff Report from that meeting is included in the meeting packet. At the time, Plan Commission asked to delay further consideration until such time a specific request was proposed. The property owner of Hogg Alley would like to rezone the property directly west of Hogg Alley to NC Neighborhood Commercial to allow for parking. That property has a single-family residence on it. Therefore, the property owner has requested the Village to reconsider this matter so that both uses can be accommodated.

ORDINANCE NO. _____

AN ORDINANCE TO CREATE THE TEXT OF CHAPTER 111 ENTITLED “ZONING AND SHORELAND PROTECTION,” ARTICLE XII ENTITLED “DISTRICT REGULATIONS,” SECTION 111-354 ENTITLED “NEIGHBORHOOD COMMERCIAL DISTRICT (NC),” SUBSECTION (c) ENTITLED “ACCESSORY USES,” SUBSECTION (4) OF THE ZONING AND SHORELAND PROTECTION ORDINANCE OF THE VILLAGE OF SUMMIT CODE OF ORDINANCES RELATED TO SINGLE-FAMILY OR MULTI-FAMILY RESIDENTIAL USES

WHEREAS, at the May 16, 2024 Plan Commission meeting, Plan Commission considered potential amendments to the text of Section 111-354 of the Zoning and Shoreland Protection Ordinance in order to accommodate residential uses in the NC Neighborhood Commercial District, and

WHEREAS, pursuant to Section 111-386(b)(1) of the Village Code, the Village of Summit Plan Commission made a motion to initiate text amendments to the Village Code at their meeting on July 18, 2024, specifically recommending creating Section 111-354(c)(4) to allow single-family and multi-family residential uses in the NC Neighborhood Commercial Zoning District, subject to certain conditions, and

WHEREAS, upon publication of the required “Notice of Public Hearing” pursuant to Section 111-387(b)(1)(a) of the Village Code and mailing of said "Notice of Public Hearing" to all parties-in-interest as required by Section 111-387(b)(1)(b) of the Village Code, the Plan Commission for the Village of Summit held a public hearing on August 22, 2024, as required by Section 111-386(b)(4) of the Village Code; and

WHEREAS, at the August 22, 2024 Plan Commission public hearing, the Village Zoning Administrator presented information on the proposed text amendments requested by the Plan Commission; and

WHEREAS, following the August 22, 2024 Plan Commission public hearing, the commissioners considered the information presented at the public hearing; and

WHEREAS, the Plan Commission recommended approval of the proposed changes for Village Board consideration; and

WHEREAS, the Village Board finds that this change to the Village Zoning Code is not a down zoning ordinance because it does not decrease the development density of land and it does not reduce the permitted uses of land, and therefore the super majority requirement of Section 66.10015, Wisconsin Statutes, does not apply to this ordinance; and

WHEREAS, the Village Board of the Village of Summit, having determined that all procedural requirements and notice requirements have been satisfied, having given the

matter due consideration, and having based its determination on the effect of the granting of such zoning text amendments on the health, safety and welfare of the community, hereby determine that the amendments will not violate the spirit or intent of the Village Code, and will not be contrary to the public health, safety or general welfare of the Village of Summit.

NOW, THEREFORE, the Village Board of the Village of Summit, Waukesha County, Wisconsin, DO ORDAIN as follows:

SECTION 1: Chapter 111 of the Village of Summit Municipal Code entitled “Zoning and Shoreland Protection,” Article XII entitled “District Regulations,” Section 111-354 entitled “Neighborhood Commercial District (NC),” Subsection (c) entitled “Accessory uses,” Subsection (4) is hereby created to read as follows:

- (4) Single-family or multi-family residential, subject to the following conditions:
 - a. The residential use must be incidental to a commercial use. The residential use may be located within the same or separate building as the commercial use.
 - b. The density of dwelling units shall not exceed four units per acre.
 - c. The minimum floor area per dwelling unit shall comply with the following:
 1. Efficiency apartment: 400 square feet.
 2. One-bedroom: 650 square feet.
 3. Two-bedroom: 800 square feet.
 4. Three-bedroom or greater: 1,000 square feet.
 - d. There shall be at least two parking stalls per residential dwelling unit.
 - e. The location, number, size, and design of the dwelling units shall be reviewed by Plan Commission as part of a Site Plan and Plan of Operation to ensure the use is compatible and complementary to the commercial uses on the property and surrounding neighborhood.

SECTION 2. SEVERABILITY.

The several sections and portions of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION 3. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage and publication.

Passed and adopted this _____ day of _____, 2024.

VILLAGE OF SUMMIT

Jack Riley, Village President

ATTEST:

Debra J. Michael, Village Administrator-Clerk/Treasurer

Published and posted this _____ day of _____, 2024.

This instrument drafted by
Amy Barrows, Village Planner

Text Amendment to Zoning and Shoreland Ordinance – Allowing residential uses in the NC Neighborhood Commercial District

1/20/2022 Plan Commission Meeting

Staff Report

Village of Summit, Wisconsin

Re: Text Amendment to Zoning and Shoreland Ordinance – Allowing residential uses in the NC Neighborhood Commercial District

Recommended Action: Provide direction related to potential text amendments that would allow residential uses in the NC Neighborhood Commercial District

Summary:

The Zoning Code does not currently allow residential uses in the NC Neighborhood Commercial Zoning District. However, several properties that are in the NC Zoning District contain at least one apartment. Summit Village Commons and Panga are the only two properties that do not contain any living units. All of the properties zoned NC Neighborhood Commercial are designated as Mixed Use Commercial on the Land Use Plan Map, which is intended to accommodate both residential and commercial uses.

Golden Lake Pub = 1 apartment

Hogg Alley = 1 apartment

Ole’s = owner’s house is in the same building as the bar

Miller’s Sandy Beach = owner’s house is on the same property

Lucky Chucky’s = single family residence on same lot

Below is a table summarizing zoning code language in neighboring communities with similar zoning districts:

Municipality	Zoning District	Provisions
City of Delafield	CBD-1, 2, and 3 Downtown Business; B-1 Local Business and Residential	Residential in same building as commercial is permitted by right, stand-alone use requires a CU in CBD-1 and 3, stand-alone use permitted by right in CBD-2 if single or two-family B-1: In same building, must not exceed 25% of floor area if 1 story, shall not exceed 50% of floor area if multiple stories; no mixture of uses on same floor if multiple stories Single family allowed by right

Text Amendments Zoning Code – Residential in NC Commercial

		B-1A: residential must be proprietor of business
Village of Dousman	B-1 Downtown Business	Residential units allowed attached to business above or at rear of same building; max 2 units; min. living area of 550 sq. ft.
Town of Genesee	B-1 Restricted Business/B-2 Local Business	Allows single-family residential uses in conjunction with business uses
Village of Mukwonago	Multiple Business Districts Overlay District	Existing residences allowed Overlay district: allows both
Waukesha County	B-1 Restricted Business & B-2 Local Business B-3 General Business Downtown Okauchee	Single-family Single-family, but must be in conjunction with business Variable provisions

Sec. 111-354. - Neighborhood Commercial District (NC).

(a) *Intent.* The Neighborhood Commercial District includes areas available for limited retail uses and administrative/office uses. The village will allow development in this classification only upon connection to public sewer systems.

(b) *Principal permitted uses.*

- (1) Grocery store.
- (2) Coffee shop.
- (3) Book/stationary store.
- (4) Restaurant.
- (5) Art studio.
- (6) Office.
- (7) Florist.
- (8) Sporting goods sales.
- (9) Bakery (retail only).
- (10) Private lodges and clubs.
- (11) Public utility installations.
- (12) Day-care facility.
- (13) Bank or financial institution.
- (14) Catering establishment for off-site food service.

(c) *Accessory uses.*

- (1) Off-street parking and loading areas.
- (2) Roof-mounted satellite fixtures.
- (3) Automated teller machine.

(d) *Conditional uses.*

(e) *Bulk regulations.*

- (1) Minimum lot area: 40,000 square feet.
- (2) Minimum lot width: 200 feet.
- (3) Maximum structure coverage.
 - a. Office uses: 30 percent of lot area.
 - b. Commercial/retail uses: 45 percent of lot area.
- (4) Maximum impervious coverage.
 - a. Office uses: 70 percent of lot area.

- b. Commercial/retail uses: 75 percent of lot area.
- (5) Minimum front/street setback: 50 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: 30 feet.
 - 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 a commercial 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 NC 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 NC District is set forth in article X of this chapter.

(Ord. No. 31-2015, § 12.9, 10-1-2015; Ord. No. 63-2018, §§ 18, 19, 8-20-2018; Ord. No. 119-2023, § 2, 10-12-2023)

08/06/24
PAID
250.00
CK# 69506



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Building Inspector, 490-4141

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

Date Filed: 8/6/24
\$250.00 Application Fee Paid 250

Zoning Map Amendment Application Packet

Based on Chapter 111, Section 386 of the Village of Summit Code

Please read and complete this application carefully. All applications must be signed and dated.

1. APPLICANT OR AGENT

Margaret Daigneau
Lake County Classical Academy

Phone # _____
e-mail _____

2. PROPERTY OWNER

Pabst Farms Land Company, LLC
c/o Peter Paul Bell

Phone # _____
e-mail _____

3. Property Address and Legal Description of the Property: (May appear on the tax bill)

NWC Pabst Farm Blvd & N Sawyer Rd
Legal Description attached.

4. Tax Key Number: SUMT 0629998011

5. What is the CURRENT Zoning Classification in the Village of Summit? A-1 Agricultural

What is the PROPOSED Zoning Classification in the Village of Summit? IN - Institutional

6. Identify the type of use immediately adjacent to this property.

North	Single-Family Residential	South	Pabst Farm Blvd
East	North Sawyer Rd	West	Vacant Ag - BP Zoning City of Oconomowoc

7. Describe why the rezoning is needed, including a description of the proposed uses under the new zoning classification, including any new construction and number of employees (if known).

Rezoning is required to allow for development of a K-12 day school campus with
outdoor amenities (outdoor sports facilities, parking, etc.).
Proposed number of employees is for phase 1 is 45-50.

8. Please initial the following statements after you have read them.

MB I understand that the Village is under no obligation to rezone property and that densities and lot coverages provided in the Zoning Code are maximums. Actual build-out will depend on many factors, including topography and other natural conditions, surrounding neighborhood context, and the detailed design of the project.

MB I understand that the Village staff, Plan Commission and/or Village Board may request additional information to property evaluate this request, and failure to provide such information may in itself be sufficient cause to deny the request.

MB I am aware that this rezoning shall go into effect immediately upon approval of the Waukesha County Board of Supervisors and receipt of the County's approval at the Summit Village Hall.

9. SIGNATURES

NOTE: ALL APPLICATIONS MUST BE SIGNED BY THE PROPERTY OWNER

<u>Signature</u>	<u>07/31/24</u>	<u>Robert Facas Land company C, LLC</u>	<u>7/31/24</u>
Applicant	date	Property Owner	date

Legal Description

Lot 2 of Certified Survey Map No. 11510, recorded in the Office of the Register of Deeds for Waukesha County on December 28, 2016 in Book 114, Pages 310-319 as Document No. 4254132, being part of the Southeast 1/4 of the Northeast 1/4 and part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 14, Township 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin.

Zoning District Amendment Request

8/22/24 Plan Commission Meeting

SUMT0629998011

Staff Report

Village of Summit, Wisconsin

Property Location: NW corner of Pabst Farms Boulevard and N. Sawyer Road

Property Owner: Pabst Farms Land Company

Applicant: Margaret Daigneau, Lake Country Classical Academy

Current Zoning: A-1 Agricultural (35 acres +)

Land Use: Recently amended as Institutional (not effective until conditions met)

Tax Key Number: SUMT0629998011

Possible Motion: *Motion to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning Code from the A-1 Agricultural District to the IN Institutional District to accommodate a day school in accordance with the enclosed draft ordinance subject to Village Attorney review on property located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (SUMT0629998011). The property is more specifically described as Lot 2 of CSM No. 11510, part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N, R17E.*

Summary:

The applicant is proposing to rezone the 41.77-acre subject property from the A-1 Agricultural District to the IN Institutional District in order to accommodate a day school with outdoor amenities, including athletic fields, parking, etc.

The Village Board approved a Land Use Plan Amendment request for the same property, at the recommendation of Plan Commission, to allow Institutional land uses on the subject property subject to several conditions. The conditions include:

- 1) This Future Land Use Map amendment is not effective until such time the subject property is rezoned to the IN Institutional Zoning District and provided any necessary Conditional Use and/or other Permits being obtained to accommodate a K-12 day school campus with outdoor amenities.
- 2) The property shall have all necessary permits to operate a K-12 day school campus with outdoor amenities within one year of the Land Use Map Amendment being approved by the Village Board.
- 3) The property shall be developed and occupied within two years of the Land Use Map Amendment being approved by Village Board.

Lake Country Classical Academy Rezone

- 4) This Future Land Use Map amendment is not effective until such time Exhibit A of the Agreement for the Treatment of Wastewater Between the Town of Summit (now Village) and the City of Oconomowoc is amended to allow Institutional uses.

The Village Board also recently modified the text of the Zoning and Shoreland Protection Ordinance to allow days schools as a permitted use instead of a conditional use in the IN Institutional District with modifications to the conditions that must be met.

Site Plan Improvements

The applicant will be presenting site plan improvements at the meeting for conceptual consideration and feedback. Staff anticipates a formal submittal for the September Plan Commission meeting if the zoning amendment is approved by the Village Board in September. A detailed review for compliance with all zoning provisions will be conducted for the September meeting. The site plan includes three phases of development, including:

- Phase 1: 77,000 sq. ft. two-story elementary and middle school, playground, phase II parking
- Phase 2: 60,000 sq. ft. two-story expanded middle school and high school, 14,000 sq. ft. gym, and 15,081 sq. ft. weight room, phase II parking
- Phase 3: 32,536 sq. ft. auditorium and atrium.

In addition to parking and stormwater management facilities, outdoor facilities would include up to two baseball fields, four tennis courts, sports stadium with bleachers and a track, associated track and field facilities, a soccer field, and unlabeled accessory buildings. The traffic flow is currently designed so traffic enters on Pabst Farms Boulevard and exits on N. Sawyer Road.

STATE OF WISCONSIN

VILLAGE OF SUMMIT

WAUKESHA COUNTY

ORDINANCE NO. _____

AN ORDINANCE
TO REZONE CERTAIN LANDS

IN THE VILLAGE OF SUMMIT FROM THE A-1 AGRICULTURAL DISTRICT (SECTION 111-357) TO THE IN INSTITUTIONAL DISTRICT (SECTION 111-356) OF THE ZONING AND SHORELAND PROTECTION ORDINANCE LOCATED ON PROPERTY KNOWN AS LOT 2 OF CERTIFIED SURVEY MAP NO. 11510 (SUMT0629998011).

WHEREAS, a petition has been filed by Margaret Daigneau, Lake Country Classical Academy (APPLICANT) on behalf of Pabst Farms Land Company (PROPERTY OWNER), as the owner of certain lands in the Village of Summit, to rezone the property described as Lot 2 of Certified Survey Map No. 11510, Book 114, Page 310-319, part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N, R17E, which is incorporated herein by reference (the “Subject Lands”); and

WHEREAS, said rezoning petition was submitted in order to rezone the Subject Lands from the A-1 Agricultural District (Section 111-357) to the IN Institutional District (Section 111-356) of the Zoning and Shoreland Protection Ordinance; and

WHEREAS, the Petitioner has supplied all required data pursuant to Chapter 111 of the Village Code; and

WHEREAS, the petition has been available for public inspection in the office of the Village Planner since August 6, 2024; and

WHEREAS, the Village Plan Commission scheduled a public hearing to be held on August 22, 2024; and

WHEREAS, upon publication of the required “Notice of Public Hearing” and mailing of said “Notice of Public Hearing” to all parties-in-interest as required by Section 111-387(b) of the Zoning and Shoreland Protection Ordinance and Sections 61.35 and 62.23(7)(d) Wisconsin Statutes, the Plan Commission for the Village of Summit held a public hearing on August 22, 2024, as required by Section 111-386(b)(4) of the Zoning and Shoreland Protection Ordinance; and

WHEREAS, following the August 22, 2024 public hearing, the commissioners considered the information presented at the public hearing; and

WHEREAS, the Plan Commission recommended approval of the rezoning to the Village Board; and

WHEREAS, having determined that all procedural and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety, and welfare of the community and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the community as to noise, dust, smoke, odor, and others, hereby determines that the rezoning will not violate the spirit or intent of Chapter 111 of the Village Code, will not be contrary to the public health, safety, or general welfare of the Village of Summit, will not be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other similar factors and will not, for any other reason, cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the operation is conducted pursuant to the following conditions and in strict compliance with the same and is consistent with the recommendations found in the Village of Summit master plan;

NOW, THEREFORE, the Village Board of the Village of Summit, Waukesha County Wisconsin, DO ORDAIN AS FOLLOWS:

SECTION 1: The Zoning Map of the Village of Summit is hereby amended to rezone the Subject Lands from the A-1 Agricultural District (Section 111-357) to the IN Institutional District (Section 111-356) subject to the following conditions:

- 1) The rezoning is not effective until such time the subject property obtains all necessary permits to accommodate a K-12 day school campus with outdoor amenities. Said permits shall be issued within one year of the Land Use Plan Amendment being approved by the Village Board (approval date July 11, 2024).
- 2) The property shall be developed and occupied within two years of the Land Use Map Amendment being approved by Village Board (approval date July 11, 2024).

SECTION 2: The Village Planner is hereby authorized and directed to note this rezoning on the Official Zoning Map of the Village of Summit.

SECTION 3: SEVERABILITY.

The several sections and provisions of this Ordinance are declared to be severable. If any section or provision thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such declaration shall apply only to the specific section(s) or portion(s) thereof directly specified in said declaration, and shall not affect the validity of any other provisions, sections, or portions of the Ordinance, which shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage and posting/publication as provided by law.

This Ordinance passed this ____ day of _____, 2024.

VILLAGE OF SUMMIT

By: _____
Jack Riley, Village President

Attest: _____
Debra Michael, Village Administrator – Clerk/Treasurer

Published/Posted the ____ day of _____ 2024

PROJECT INFORMATION

PROPOSED SCHOOL FOR:
LAKE COUNTRY CLASSICAL ACADEMY
 SUMMIT • WISCONSIN

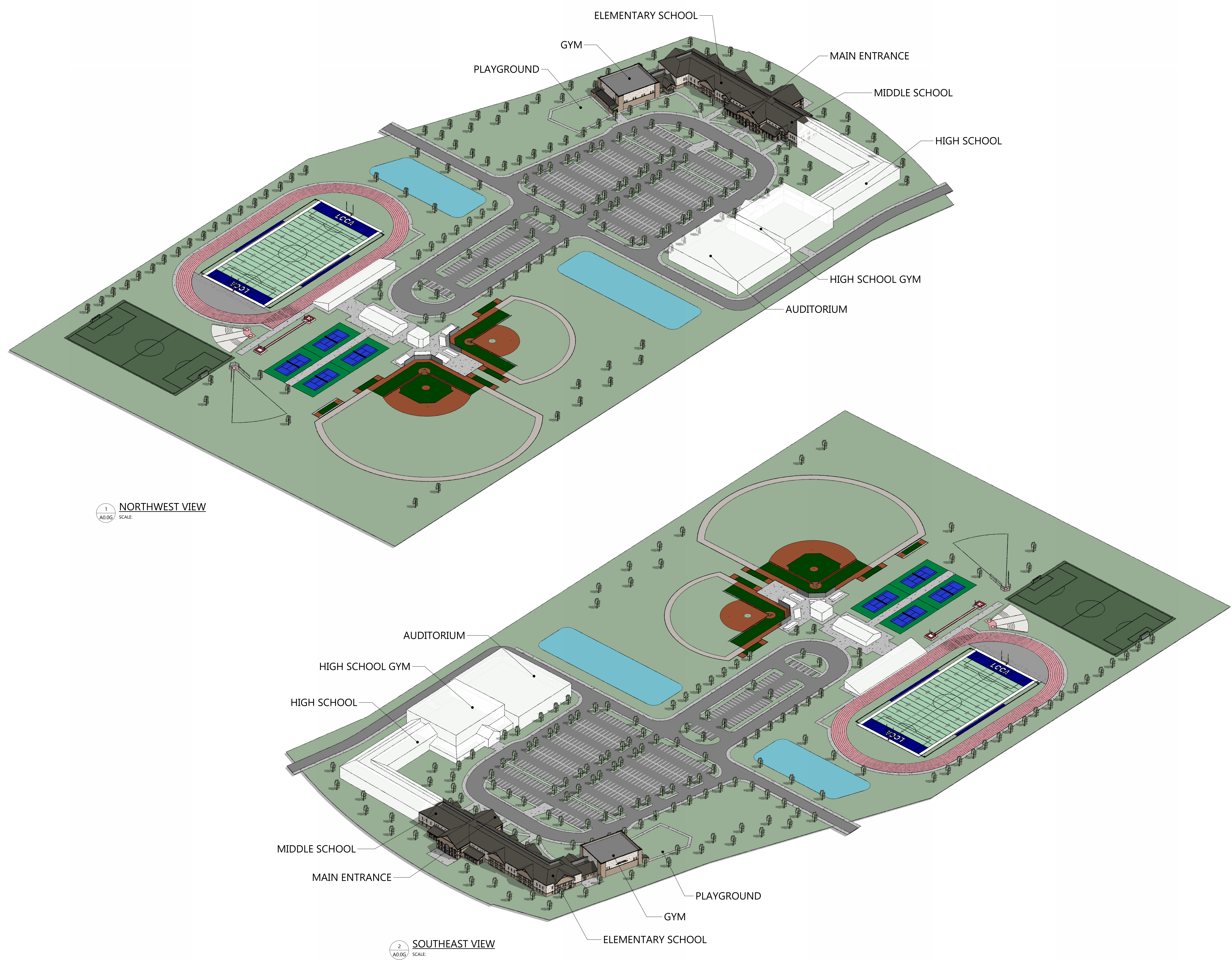
PROFESSIONAL SEAL

PRELIMINARY DATES
MAY 16, 2024
JULY 18, 2024
JULY 25, 2024
AUG. 8, 2024
AUG. 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
 240054500

SHEET NUMBER
A0.0G



1 NORTHWEST VIEW
 A0.0G SCALE

2 SOUTHEAST VIEW
 A0.0G SCALE

PROJECT INFORMATION

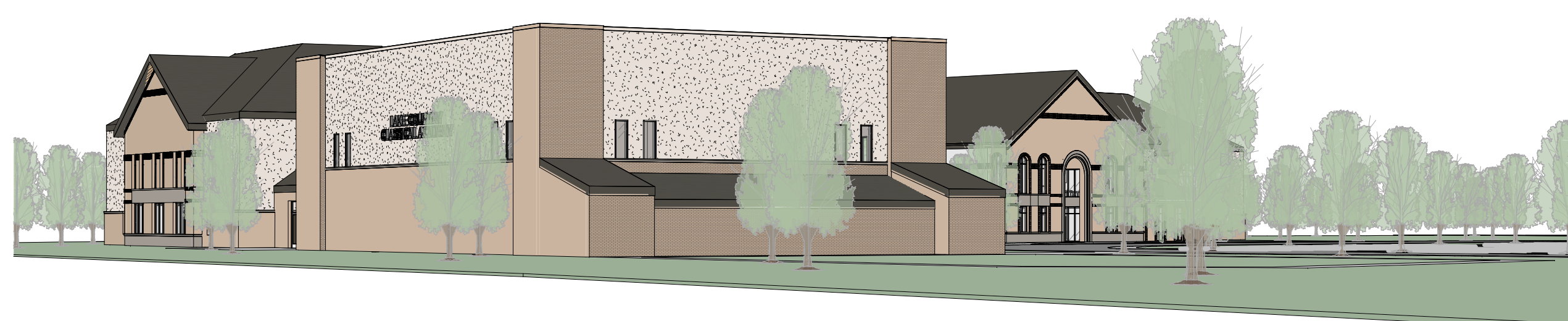
PROPOSED SCHOOL FOR:
LAKE COUNTRY CLASSICAL ACADEMY
 SUMMIT • WISCONSIN



AERIAL PERSPECTIVE - SCHOOL ENTRY



PERSPECTIVE FROM STREET



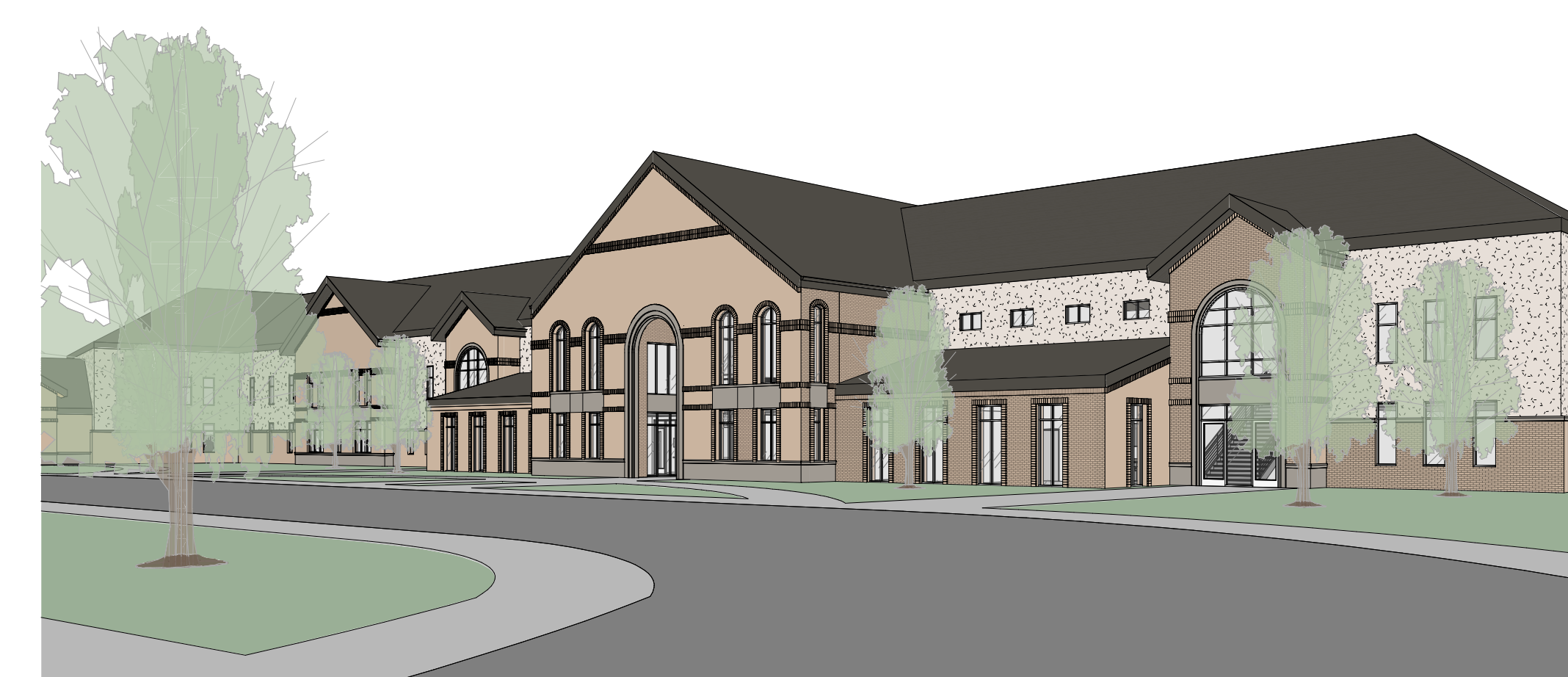
PERSPECTIVE FROM STREET 02



PERSPECTIVE FROM FUTURE GYM
 (NO TREES SHOWN FOR CLARITY)



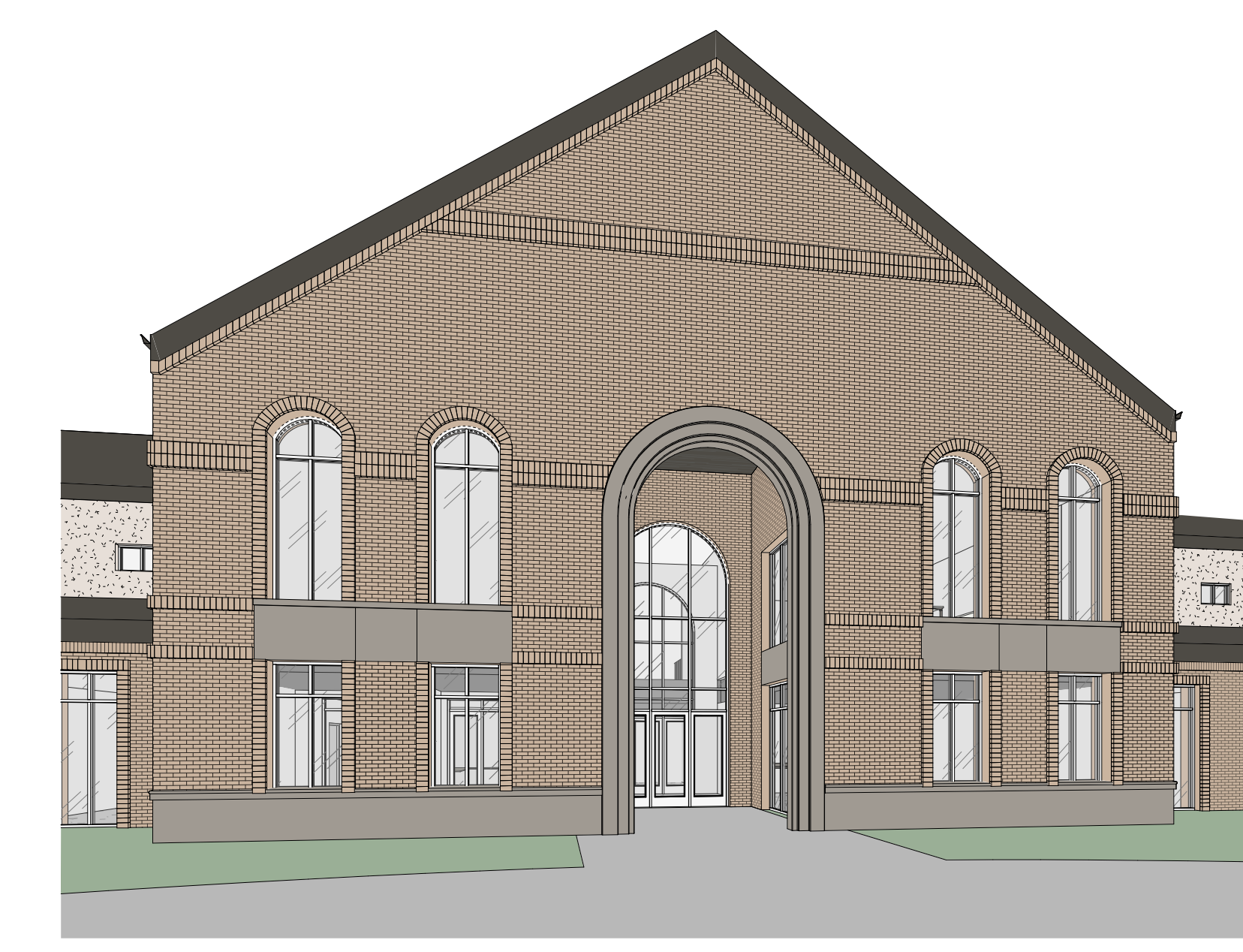
PERSPECTIVE FROM PARKING LOT



PERSPECTIVE FROM FUTURE GYM



PERSPECTIVE FROM PLAYGROUND
 (NO TREES SHOWN FOR CLARITY)



PERSPECTIVE - SCHOOL ENTRY

PROFESSIONAL SEAL

PRELIMINARY DATES	
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JULY 22, 2024	<input type="checkbox"/>
JULY 25, 2024	<input type="checkbox"/>
AUG. 8, 2024	<input type="checkbox"/>
AUG. 13, 2024	<input type="checkbox"/>

NOT FOR CONSTRUCTION

JOB NUMBER
240054500

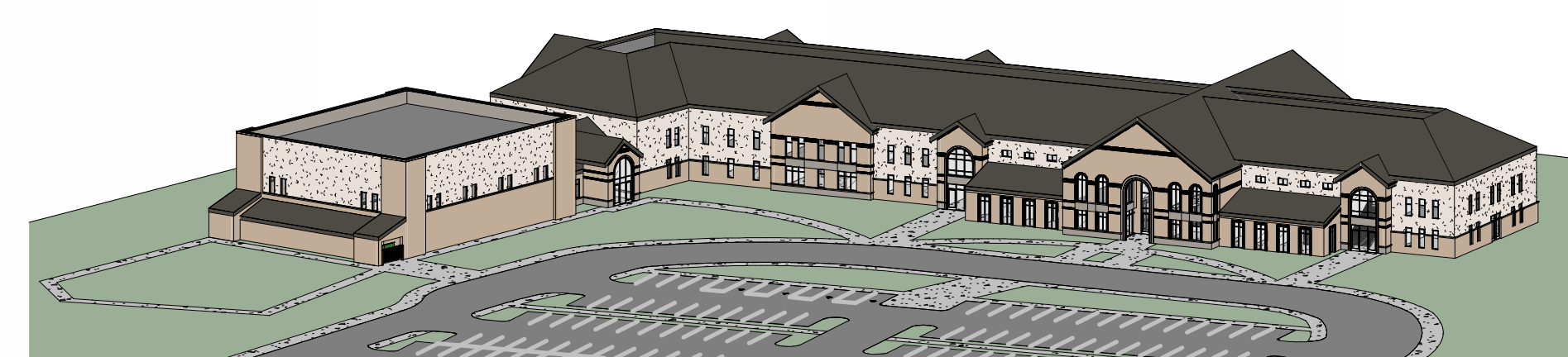
SHEET NUMBER

A0.0

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PROJECT INFORMATION

PROPOSED SCHOOL FOR:
LAKE COUNTRY CLASSICAL ACADEMY
 SUMMIT • WISCONSIN



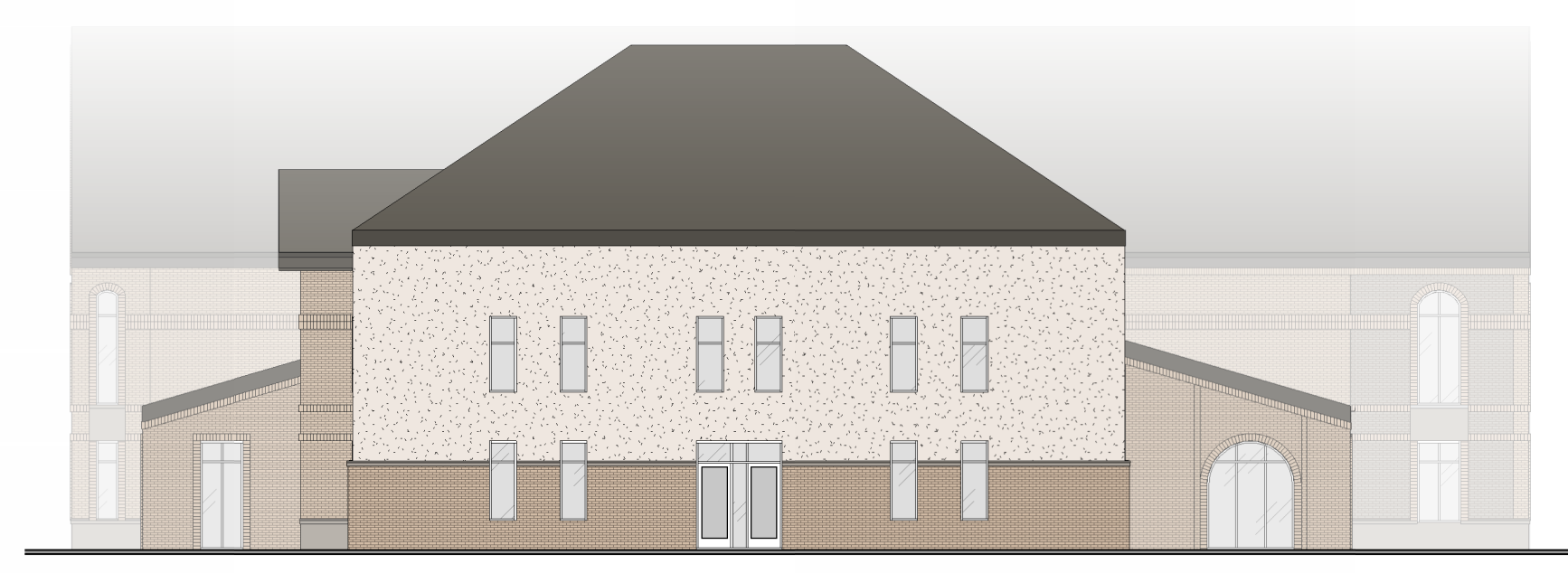
(FOR SCHEMATIC REFERENCE ONLY)



NORTH BUILDING ELEVATION



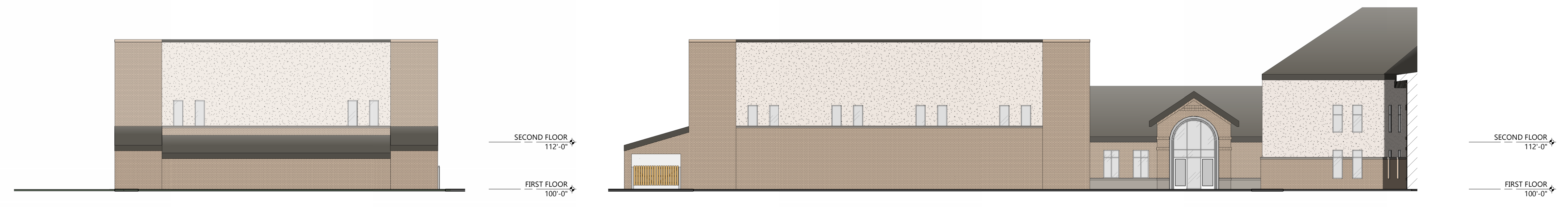
SOUTH BUILDING ELEVATION



WEST BUILDING ELEVATION



EAST BUILDING ELEVATION



NORTH BUILDING ELEVATION - GYM

WEST BUILDING ELEVATION - GYM

PROFESSIONAL SEAL

PRELIMINARY DATES	
JULY 22, 2024	
JULY 25, 2024	
AUG. 8, 2024	
AUG. 13, 2024	

NOT FOR CONSTRUCTION

JOB NUMBER
240054500

SHEET NUMBER

A2.0

PROJECT INFORMATION

PROPOSED SCHOOL FOR:
LAKE COUNTRY CLASSICAL ACADEMY
 SUMMIT • WISCONSIN

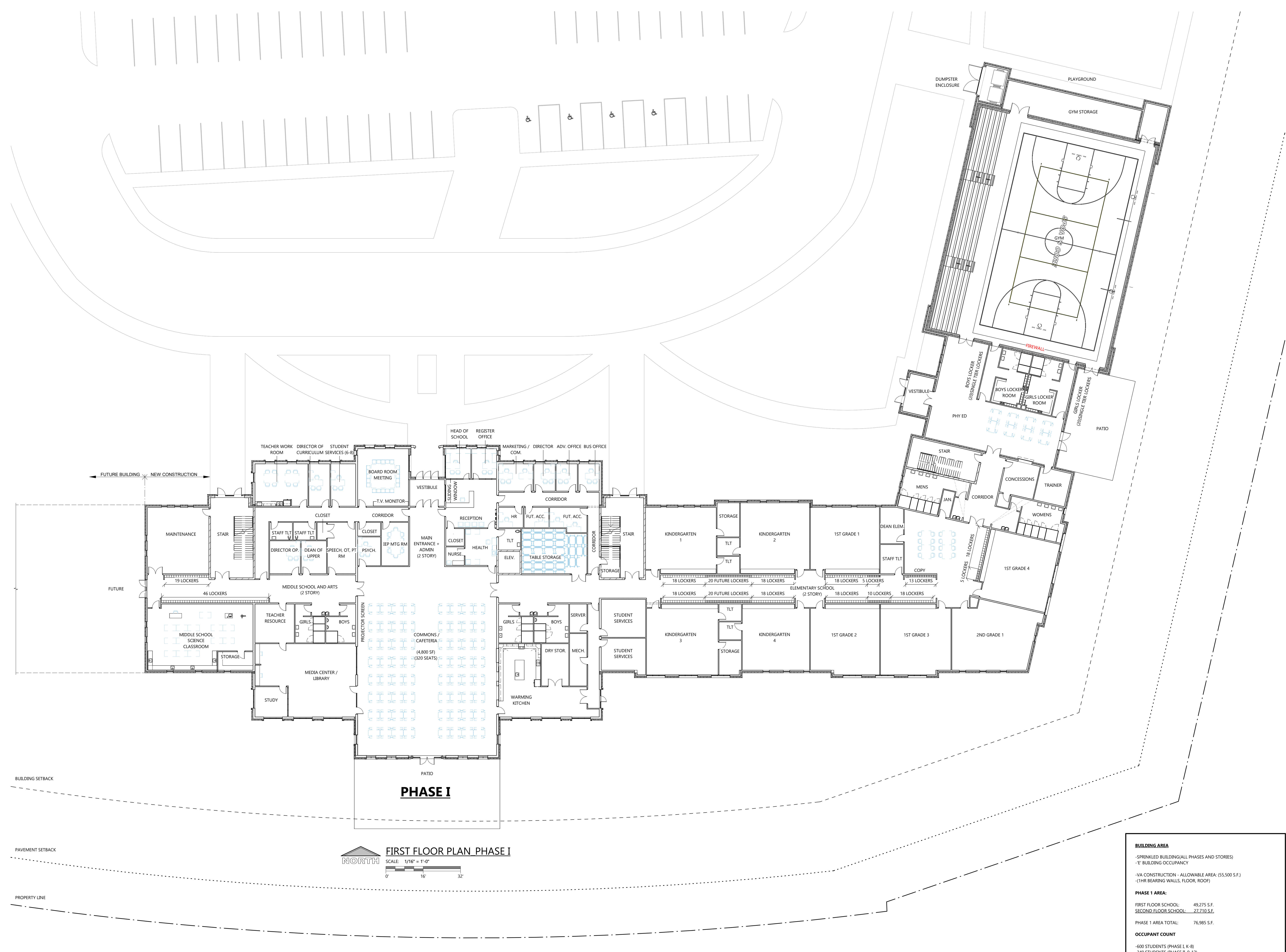
PROFESSIONAL SEAL

PRELIMINARY DATES
 JULY 25, 2024
 JULY 30, 2024
 AUG. 8, 2024
 AUG. 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
 240054500

SHEET NUMBER
 A1.1



FIRST FLOOR PLAN PHASE I
 SCALE: 1/16" = 1'-0"
 0' 16' 32'

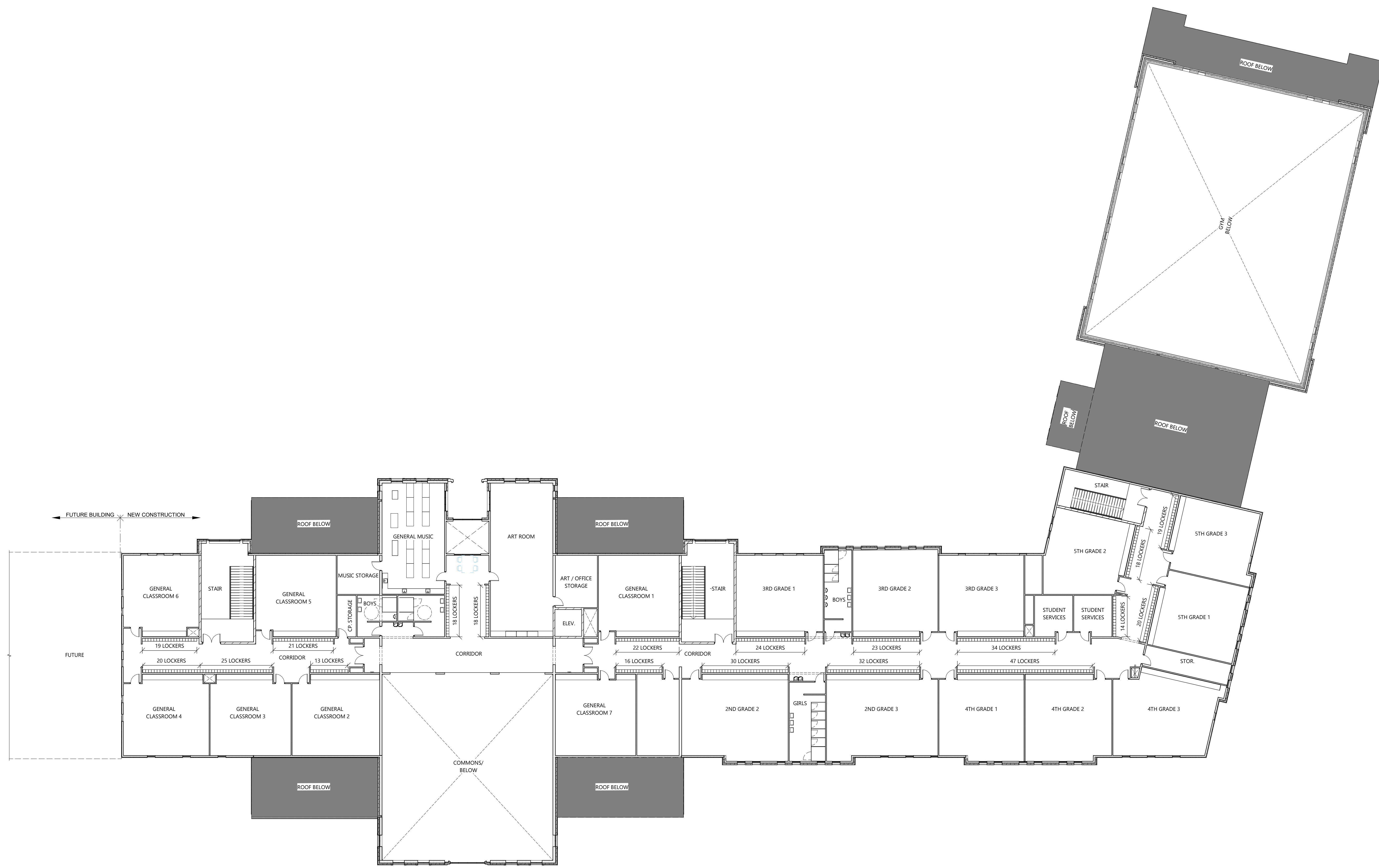
BUILDING AREA	
-SPRINKLED BUILDING (ALL PHASES AND STORES)	"E" BUILDING OCCUPANCY
-VA CONSTRUCTION - ALLOWABLE AREA: (55,500 S.F.)	(1HR BEARING WALLS, FLOOR, ROOF)
PHASE 1 AREA:	
FIRST FLOOR SCHOOL:	49,275 S.F.
SECOND FLOOR SCHOOL:	27,710 S.F.
PHASE 1 AREA TOTAL:	76,985 S.F.
OCCUPANT COUNT	
-600 STUDENTS (PHASE I, K-8)	
-240 STUDENTS (PHASE II, 9-12)	

FIRST FLOOR PLAN PHASE I

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PROJECT INFORMATION

PROPOSED SCHOOL FOR:
LAKE COUNTRY CLASSICAL ACADEMY
 SUMMIT • WISCONSIN



PHASE I

SECOND FLOOR PLAN PHASE I
 SCALE: 1/16" = 1'-0"
 0' 16' 32'

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 25, 2024
JULY 30, 2024
AUG. 8, 2024
AUG. 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240054500

SHEET NUMBER
A1.2

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*pd
see
reimbursed*

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

Date Filed: 07/26/24

\$250.00 Application Fee Paid 250 ✓

Zoning Map Amendment Application Packet

Based on Chapter 111, Section 386 of the Village of Summit Code

Please read and complete this application carefully. All applications must be signed and dated.

1. APPLICANT OR AGENT

Jeffery Stoll

Phone # () _____

e-mail _____

2. PROPERTY OWNER

Stolley's Moss Alley

2008 N Venice Beach Rd

Summit WI 53066

Phone # () _____

e-mail _____

3. Property Address and Legal Description of the Property: (May appear on the tax bill)

Residential property w/ home (rental) sheds (2)

& garage 34311 Venice Beach Road

4. Tax Key Number: SUMT 0669-031

5. What is the CURRENT Zoning Classification in the Village of Summit? R-4

What is the PROPOSED Zoning Classification in the Village of Summit? NC

6. Identify the type of use immediately adjacent to this property.

North	<u>Venice Beach Rd / Homes</u>	South	<u>City Hwy Dr</u>
East	<u>Stolley's Bar / resto</u>	West	<u>ole's tap</u>

7. Describe why the rezoning is needed, including a description of the proposed uses under the new zoning classification, including any new construction and number of employees (if known).

to use property for parking to
accommodate Hogg Alley & to keep
residential use.

8. Please initial the following statements after you have read them.

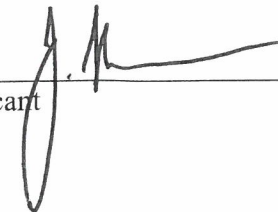
I understand that the Village is under no obligation to rezone property and that densities and lot coverages provided in the Zoning Code are maximums. Actual build-out will depend on many factors, including topography and other natural conditions, surrounding neighborhood context, and the detailed design of the project.

I understand that the Village staff, Plan Commission and/or Village Board may request additional information to property evaluate this request, and failure to provide such information may in itself be sufficient cause to deny the request.

I am aware that this rezoning shall go into effect immediately upon approval of the Waukesha County Board of Supervisors and receipt of the County's approval at the Summit Village Hall.

9. SIGNATURES

NOTE: ALL APPLICATIONS MUST BE SIGNED BY THE PROPERTY OWNER

Applicant  date 07/26/24 Property Owner Jeffrey Stoll date 07/26/24

Zoning District Amendment Request

8/22/24 Plan Commission Meeting

34311 Venice Beach Road, SUMT0669056 & SUMT0669031002

Staff Report

Village of Summit, Wisconsin

Property Location: 34311 Venice Beach Road & adjacent Outlot

Property Owner: 34311 Venice Beach Road LLC &
2008 N. Venice Beach Road LLC

Applicant: Jeff Stoll, Hogg Alley

Current Zoning: R-4 Cottage Residential District

Land Use: Mixed Use

Tax Key Number: SUMT0669056 & SUMT0669031002

Possible Motion: *Motion to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning Code from the R-4 Residential District to the NC Neighborhood Commercial District to accommodate a parking lot for Hogg Alley in accordance with the enclosed draft ordinance subject to Village Attorney review on property located at 34311 Venice Beach Road (SUMT0669056) & the adjacent lot described as Outlot 1 CSM #11806 (SUMT0669031002).*

Summary:

The applicant is the new property owner of property located directly west of Hogg Alley. The property consists of a residence, two detached garages, and a shed. The applicant would like to remove two of the accessory buildings and install additional parking and build a new shed to accommodate the restaurant use. A request was previously submitted that included parking on the property and within the road right-of-way. Village staff and Village Board have indicated that parking should be limited to the private property. The applicant has revised his plans so that all parking is on the private property and complies with the dimensional standards.

In order to get approvals for a parking lot, the applicant must rezone the property to NC Neighborhood Commercial because parking lots are not listed as a permitted, accessory, or conditional use in the residential districts. The lot must also be connected to the property on the east side of Venice Beach Road because it contains the principal use. Section 111-157(a)(2) states that all parking spaces shall lay on the same lot as the principal use. Therefore, the applicant is requesting to rezone the property to NC Neighborhood Commercial and has submitted a Certified Survey Map so that the lot can't be sold separately from the lot that contains Hogg Alley. The Village is simultaneously considering a text amendment to allow residential uses in the NC Neighborhood Commercial District as an accessory use. If the rezone is approved without the text amendment in place, the existing residence will be considered a legal nonconforming structure similar to the residential apartment above Hogg Alley.

Hogg Alley Parking

The property is designated as Mixed Use on the Land Use Plan so both commercial and residential uses would comply with the plan. The property is in Utility District #2 and is served by sanitary sewer and a private well. The adjacent properties to the east and west are currently zoned NC Neighborhood Commercial and the properties north of Venice Beach Road and to the north of Hogg Alley are zoned residential. The applicant is proposing to keep the residential structure which will at least temporarily act as a buffer between the parking lot and the residential properties.

STATE OF WISCONSIN

VILLAGE OF SUMMIT

WAUKESHA COUNTY

ORDINANCE NO. _____

AN ORDINANCE
TO REZONE CERTAIN LANDS

IN THE VILLAGE OF SUMMIT FROM THE R-4 COTTAGE RESIDENTIAL DISTRICT (SECTION 111-350) TO THE NC NEIGHBORHOOD COMMERCIAL DISTRICT (SECTION 111-354) OF THE ZONING AND SHORELAND PROTECTION ORDINANCE LOCATED ON PROPERTY KNOWN AS 34311 N. VENICE BEACH ROAD (SUMT0669056) & OUTLOT 1 OF CSM # 11806 (SUMT0669031002).

WHEREAS, a petition has been filed by Jeff Stoll (APPLICANT) on behalf of 34311 Venice Beach Road LLC (PROPERTY OWNER), as the owner of certain lands in the Village of Summit, to rezone the property described as 34311 N. Venice Beach Road (SUMT0669056) & Outlot 1 of Certified Survey Map #11806 (SUMT0669031002), which is incorporated herein by reference (the “Subject Lands”); and

WHEREAS, said rezoning petition was submitted in order to rezone the Subject Lands from the R-4 Cottage Residential District (Section 111-350) to the NC Neighborhood Commercial District (Section 111-354) of the Zoning and Shoreland Protection Ordinance; and

WHEREAS, the Petitioner has supplied all required data pursuant to Chapter 111 of the Village Code; and

WHEREAS, the petition has been available for public inspection in the office of the Village Planner since July 26, 2024; and

WHEREAS, the Village Plan Commission scheduled a public hearing to be held on August 22, 2024; and

WHEREAS, upon publication of the required “Notice of Public Hearing” and mailing of said “Notice of Public Hearing” to all parties-in-interest as required by Section 111-387(b) of the Zoning and Shoreland Protection Ordinance and Sections 61.35 and 62.23(7)(d) Wisconsin Statutes, the Plan Commission for the Village of Summit held a public hearing on August 22, 2024, as required by Section 111-386(b)(4) of the Zoning and Shoreland Protection Ordinance; and

WHEREAS, following the August 22, 2024 public hearing, the commissioners considered the information presented at the public hearing; and

WHEREAS, the Plan Commission recommended approval of the rezoning to the Village Board; and

WHEREAS, having determined that all procedural and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety, and welfare of the community and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the community as to noise, dust, smoke, odor, and others, hereby determines that the rezoning will not violate the spirit or intent of Chapter 111 of the Village Code, will not be contrary to the public health, safety, or general welfare of the Village of Summit, will not be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other similar factors and will not, for any other reason, cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the operation is conducted pursuant to the following conditions and in strict compliance with the same and is consistent with the recommendations found in the Village of Summit master plan;

NOW, THEREFORE, the Village Board of the Village of Summit, Waukesha County Wisconsin, DO ORDAIN AS FOLLOWS:

SECTION 1: The Zoning Map of the Village of Summit is hereby amended to rezone the Subject Lands from the R-4 Cottage Residential District (Section 111-350) to the NC Neighborhood Commercial District (Section 111-354), subject to the following conditions being met:

- (1) A Certified Survey Map shall be reviewed and approved by the Village of Summit and recorded with Waukesha County Register of Deeds prior to the rezone being effective. The Certified Survey Map shall be recorded within one year of the Village Board approval of this rezone.
- (2) Future improvements of the property shall be limited to the development of a parking lot unless otherwise approved by the Village of Summit Plan Commission in accordance with all ordinances.

SECTION 2: The Village Planner is hereby authorized and directed to note this rezoning on the Official Zoning Map of the Village of Summit.

SECTION 3: SEVERABILITY.

The several sections and provisions of this Ordinance are declared to be severable. If any section or provision thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such declaration shall apply only to the specific section(s) or portion(s) thereof directly specified in said declaration, and shall not affect the validity of any other provisions, sections, or portions of the Ordinance, which shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage and posting/publication as provided by law.

This Ordinance passed this ____ day of _____, 2024.

VILLAGE OF SUMMIT

By: _____
Jack Riley, Village President

Attest: _____
Debra Michael, Village Administrator – Clerk/Treasurer

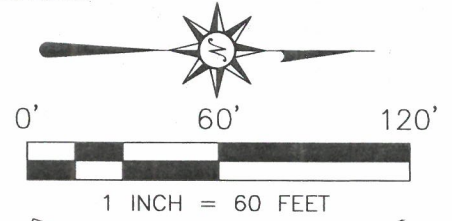
Published/Posted the ____ day of _____ 2024

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

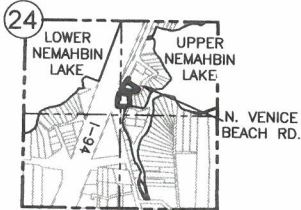
ALL OF CSM 11806 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 4379872, AND LOT 24 AND LOT 25 OF MAP OF VENICE BEACH OF BLOCK F OF VENICE BEACH PARK INCLUDING PRIVATE R/W AS SHOWN ON MAP OF VENICE BEACH OF BLOCK F OF VENICE PARK, BEING PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2021) AND REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 24-7-17 MEASURED AS N 00°43'50" E.

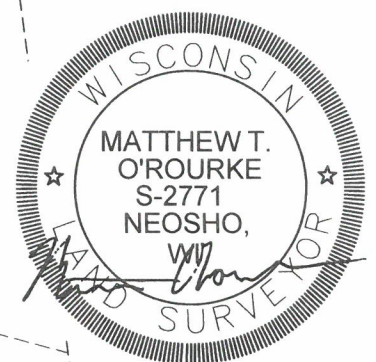
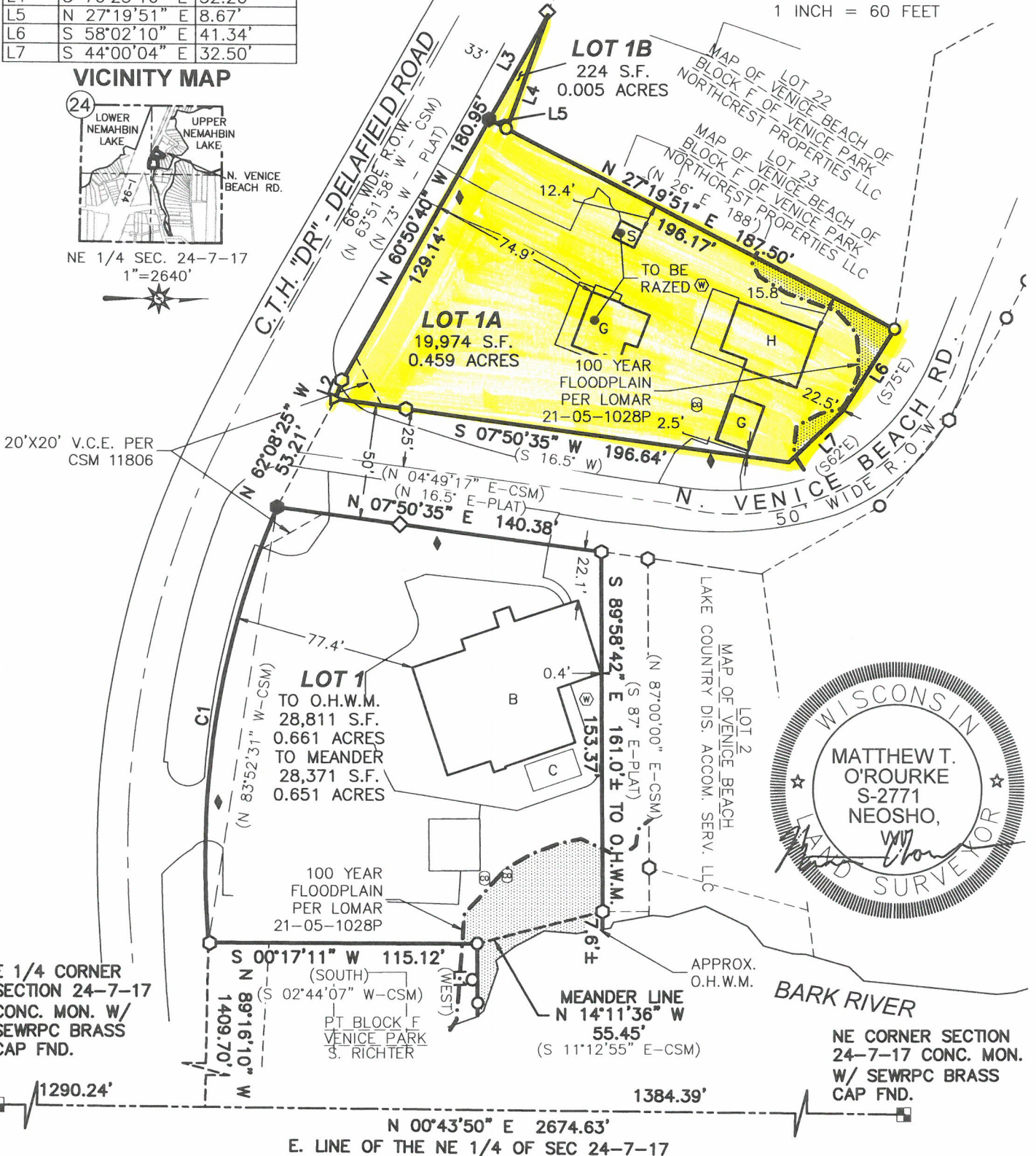


LINE	BEARING	DISTANCE
L1	S 89°08'20" W	30.3'±
L2	N 70°23'16" W	8.61'
L3	N 60°50'40" W	51.81'
L4	S 70°23'16" E	52.26'
L5	N 27°19'51" E	8.67'
L6	S 58°02'10" E	41.34'
L7	S 44°00'04" E	32.50'

VICINITY MAP



NE 1/4 SEC. 24-7-17
1"=2640'



NE CORNER SECTION 24-7-17 CONC. MON. W/ SEWRPC BRASS CAP FND.

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	392.00'	27°44'19"	189.78'	187.93'	N 80°51'14" W	N 66°59'04" W	N 85°16'37" E



- SEE SHEET 2 FOR NOTES.
- SEE SHEET 3 FOR LEGEND.

PREPARED FOR:
2008 N. VENICE BEACH ROAD LLC &
34311 VENICE BEACH ROAD LLC
637 MCCARTHY DR. N.
HARTFORD, WI 53027

LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 07/16/2024
JOB# 24079
SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

CERTIFIED SURVEY MAP REVIEW

8/22/2024 Plan Commission Meeting

34311 N. Venice Beach Road & Outlot 1 CSM #11806 & 2008 N. Venice Beach Road

Staff Report

Village of Summit, Wisconsin

Property Location: 34311 N. Venice Beach Road (SUMT0669056)
Outlot 1 CSM #11806 (SUMT0669031002)
2008 N. Venice Beach Road (SUMT0669031001)

Property Owner: 34311 N. Venice Beach Road LLC
2008 N. Venice Beach Road LLC

Existing Zoning: R-4 Residential (west side of N. Venice Beach Road)
NC Neighborhood Commercial (east side of N. Venice Beach Road)

Land Use Plan: Mixed Use

Recommended Motion: *Motion to recommend that Village Board approve the Certified Survey to reconfigure lots, subject to the following conditions:*

- A. **APPROVALS FROM ALL OBJECTING AND APPROVING BODIES:** *Petitioner shall satisfy all comments, conditions and concerns of the Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.*
- B. **SUBJECT TO REIMBURSEMENT OF EXPENSES.** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
- C. **UTILITY CONNECTION FEES.** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note: **The CSM results in the reconfiguration and combination of lots. Therefore, this condition does not apply.***
- D. **BUSINESS OR COMMERCIAL USE.** *Commercial or business uses are limited to uses that have obtained Site Plan and Business Plan of Operation approval from the Village of Summit Plan Commission.*
- E. **ONE YEAR TO SATISFY CONDITIONS.** *Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.*

Summary:

As stated in the previous staff report to rezone a portion of the subject properties, the applicant is the new property owner of property located directly west of Hogg Alley. The property consists of a residence, two detached garages, and a shed. The applicant would like to remove two of the accessory buildings and install additional parking and build a new shed to accommodate the restaurant use.

In order to get approvals for a parking lot, the applicant must rezone the property to NC Neighborhood Commercial because parking lots are not listed as a permitted, accessory, or conditional use in the residential districts. The lot must also be connected to the property on the east side of Venice Beach Road because it contains the principal use. Section 111-157(a)(2) states that all parking spaces shall lay on the same lot as the principal use. Therefore, the applicant is also requesting to rezone the property to NC Neighborhood Commercial (separate request). The Village is simultaneously considering a text amendment to allow residential uses in the NC Neighborhood Commercial District as an accessory use (separate request). The applicant has also submitted a CSM for review. The CSM includes a note that Lot 1A and Lot 1 cannot be sold separately without the Village of Summit's approval and/or Ordinance Amendment. There is also a note that Lot 1B can only be sold to a neighboring property that is contiguous to Lot 1B. The Village has reviewed the lot numbering and has requested that Lot 1A be labeled as Outlot 1 and that Lot 1B be labeled as Outlot 2.

Ultimately, Lot 1 will remain unchanged. Lot 1A (Outlot 1) includes the combination of two legal lots of record that have historically been used as a single parcel and part of Outlot 1 of CSM #11806. Lot 1B (Outlot 2) will consist of a part of Outlot 1 of CSM #11806. Village staff asked that Lot 1B (Outlot 2) be created so that it could be sold to the adjacent lot to the west if an agreement is made between the lot owners, which would make both lots more orderly.

Considerations:

Access and Frontage: Both lots will have frontage on Delafield Road (CTH DR) & N. Venice Beach Road.

Total Area: Lots 1 and 1A comply with the minimum lot size of the NC Neighborhood Commercial District if they are restricted so that they can't be sold separately.

Lot 1 = 28,811 sq. ft.

Lot 1A (Outlot 1) = 19,974 sq. ft.

Lot 1B (Outlot 2) = 224 sq. ft.

Sanitary Sewer System available: The properties are in Utility District #2. No changes are proposed.

Water System Available: The lots are served by private wells.

Natural Resources: There is regulated floodplain covering portions of the properties. These areas are noted on the CSM. These areas are subject to floodplain related zoning restrictions.

Planner Comments:

- A note shall be added to the CSM that states, “The entire area of this CSM is located within the Village of Summit’s Shoreland Jurisdictional Boundary.”
- A note shall be added to the CSM that states, “The property shall not be further divided.”
- Note 1 on Sheet 2 shall be amended to read “Outlot 1 shall not be sold separately from Lot 1”.
- Note 2 will need to refer to Outlot 2.
- Lots 1A and 1B shall be renamed Outlot 1 and Outlot 2.
- If any buildings are razed prior to the recording of the CSM, the buildings shall be removed from the map document.
- Waukesha County Department of Public Works shall review the Certified Survey Map and all conditions shall be met prior to obtaining signatures.

Surveyor and Engineering Comments: See attached letter dated July 22, 2024.

Site Plan Improvements

The applicant will be presenting site plan improvements at the meeting for conceptual consideration and feedback. Staff anticipates a formal submittal for the September Plan Commission meeting if the zoning amendment is approved by the Village Board in September. A detailed review for compliance with all zoning provisions will be conducted for the September meeting.

The site plan includes the incorporation of a new parking lot and shed to benefit Hogg Alley. The residence and detached garage would remain. Two outbuildings would be removed.

The plan includes two new light poles and one light fixture on an existing overhead utility line. The applicant will need to submit catalog cut sheets and photometrics to demonstrate compatibility with the neighborhood. Plan Staff has advised the applicant to consider an alternative lighting solution to the overhead utility line.

The applicant has submitted a landscape plan that includes the placement of deciduous and evergreen shrubs along Delafield Road, CTH DR, and evergreen trees and deciduous shrubs on the west side of the parking lot. The applicant is proposing an Elm tree along Venice Beach Road. Trees and shrubs would also be planted around the new shed. The applicant is proposing to install a stormwater basin (rain garden) on the north side of the parking lot.



Building a Better World
for All of Us®

July 22, 2024

RE: Village of Summit
Hogg Alley CSM Review
SEH No. 176551 Task 2

Ms. Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, WI 53066

Dear Ms. Barrows:

We have reviewed the Certified Survey Map for Venice Road Beach LLC (Hogg Alley) and prepared by Matthew O'Rourke of LandTech Surveying. The CSM is dated 07/16/2024. We provide the following comments per our review and have attached a marked-up copy of the CSM to assist with the necessary revisions.

- 1) The heading on each sheet and the heading of the legal description shall be revised to show Lot and Outlot number of the prior CSM as required by 236.34 (1M)(d)2 "*description of the lot and block thereof*".
- 2) Lots cannot be lettered and must be numbered as required by 236.20 (1) (e). Lot 1A and 1B must be revised. This also needs to be changed in the notes on sheet 2 of 5.
- 3) A statement that "*Approximate Ordinary High-Water Mark is shown for reference only*" must be added as required by Chapter 236.025(3).
- 4) Additional right-of-way needs to be provided where the roadway pavement encroaches. Provide enough right-of-way to create 5-feet of separation from the existing edge of pavement. Maintain at least 10-feet of separation from the proposed parking lot pavement.
- 5) The lot corner found or set symbol is missing from both ends of line L7.
- 6) The existing driveways and parking areas must be labeled, ie gravel, concrete or asphalt.
- 7) A small square is shown east of the existing bar/building, this shall be labeled as to what it represents.
- 8) A distance from the existing building to the OHWM must be shown.

Please contact me with any questions or comments at 414.949.8919 or kkindred@sehinc.com.

Sincerely,

A handwritten signature in black ink that reads "Keith Kindred".

Keith Kindred, PLS
Principal, Regional Practice Center Leader
(Lic. WI, IL)
btp

x:\p\t\s\summ\176551\task 2 - hogg alley\review letters & mark-ups\176551 task 2-csm review 7-22-2024.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351
262.646.6855 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action—Equal Opportunity Employer

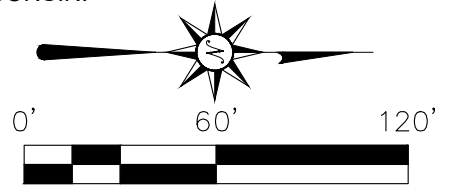
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PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO.

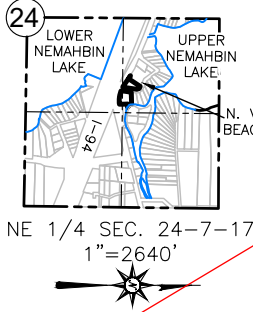
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BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2021) AND REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 24-7-17 MEASURED AS N 00°43'50" E.



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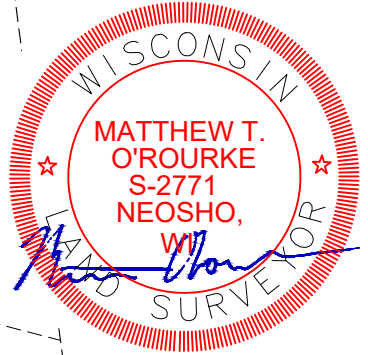
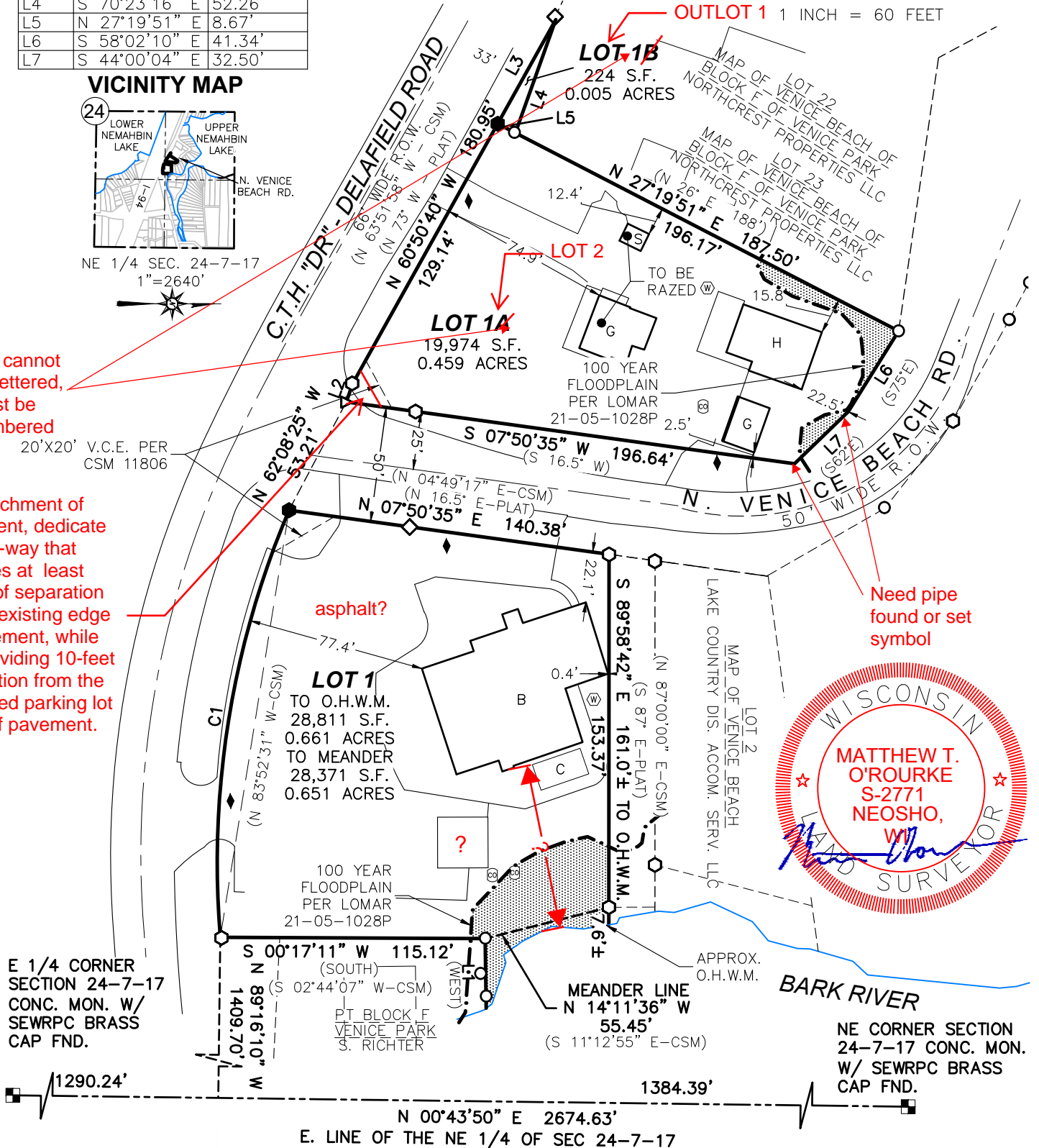
VICINITY MAP



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Encroachment of pavement, dedicate right-of-way that provides at least 5-feet of separation off the existing edge of pavement, while still providing 10-foot separation from the proposed parking lot edge of pavement.

Need pipe found or set symbol



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C1	392.00'	27°44'19"	189.78'	187.93'	N 80°51'14" W	N 66°59'04" W	N 85°16'37" E



PREPARED FOR:
2008 N. VENICE BEACH ROAD LLC &
34311 VENICE BEACH ROAD LLC
637 MCCARTHY DR. N.
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(262) 367-7599

- SEE SHEET 2 FOR NOTES.
- SEE SHEET 3 FOR LEGEND.

DATED 07/16/2024
JOB# 24079
SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

statement that "approximate ohwm is shown for reference only" is required 236.025 (3)

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING ALL OF CSM 11806 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 4379872, AND LOT 24 AND LOT 25 OF MAP OF VENICE BEACH OF BLOCK F OF VENICE BEACH PARK INCLUDING PRIVATE R/W AS SHOWN ON MAP OF VENICE BEACH OF BLOCK F OF VENICE PARK, BEING PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

Lot and outlot

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ALSO

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST; THENCE N 00°43'50" E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24, 1290.24 FEET; THENCE N 89°16'10" W, 1409.70 FEET TO THE SOUTH EAST CORNER OF LOT 1 OF CSM 11806 AND THE NORTH RIGHT OF WAY OF C.T.H. "DR" ALSO KNOWN AS DELAFIELD ROAD; THENCE ALONG THE NORTH RIGHT-OF-WAY OF C.T.H. "DR" ALSO KNOWN AS DELAFIELD ROAD FOR THE FOLLOWING 2 COURSES: 1.: ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 189.78 FEET, A RADIUS OF 392.00 FEET, A DELTA ANGLE OF 27°44'19", AND A CHORD BEARING N 80°51'14" W, 187.93 FEET; 2.: THENCE N 62°08'25" W, 53.21 FEET TO THE SOUTHEAST CORNER OF OUTLOT 1 OF CSM 11806; THENCE ALONG THE NORTH RIGHT-OF-WAY OF C.T.H. "DR" ALSO KNOWN AS DELAFIELD ROAD AND THE SOUTH LINE OF OUTLOT 1 OF CSM 11806 FOR THE FOLLOWING 2 COURSES: 1.: THENCE N 70°23'16" W, 8.61 FEET; 2.: THENCE N 60°50'40" W, 180.95 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1; THENCE S 70°23'16" E, ALONG THE NORTH LINE OF OUTLOT 1 OF CSM 11806, 52.26 FEET TO THE SOUTHWEST CORNER OF LOT 24 OF MAP OF VENICE BEACH OF BLOCK F OF VENICE PARK; THENCE N 27°19'51" E, ALONG THE WEST LINE OF LOT 24, 187.50 FEET TO THE NORTHWEST CORNER OF LOT 24 OF MAP OF VENICE BEACH OF BLOCK F OF VENICE PARK AND THE SOUTH RIGHT OF WAY OF NORTH VENICE BEACH ROAD; THENCE ALONG THE SOUTH AND WEST RIGHT-OF-WAY OF NORTH VENICE BEACH ROAD FOR THE FOLLOWING 3 COURSES: 1.: THENCE S 58°02'10" E, 41.34 FEET; 2.: THENCE S 44°00'04" E, 32.50 FEET; 3.: THENCE S 07°50'35" W, 196.64 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 49,009 SQUARE FEET OR 1.125 ACRES INCLUDING THE LANDS LAYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF THE BARK RIVER.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF 2008 N. VENICE BEACH ROAD, LLC., AND 34311 VENICE BEACH ROAD, LLC., OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE VILLAGE OF SUMMIT SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

- LOT 1A CAN NOT BE SOLD SEPARATELY FROM LOT 1 WITHOUT THE VILLAGE OF SUMMIT'S APPROVAL AND OR ORDINANCE AMENDMENT.
- LOT 1B CAN ONLY BE SOLD TO A NEIGHBORING PROPERTY THAT IS CONTIGUOUS TO LOT 1B.
- FLOODPLAIN PER LOMAR 21-05-1028P, EFFECTIVE 11/28/2022, ZONE AE.
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

VISION CORNER EASEMENT RESTRICTIONS (V.C.E.):

THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. THE OWNER OF THE LOT IN WHICH THE EASEMENT IS LOCATED SHALL BE RESPONSIBLE FOR THE MAINTENANCE. NO VEHICULAR ACCESS IS PERMITTED OVER THE VISION CORNER EASEMENT.

lot and
outlot

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CONSENT OF MORTGAGEE

_____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF 2008 N. VENICE BEACH ROAD LLC, OWNERS.

IN WITNESS WHEREOF, _____

HAS CAUSED THIS MAP TO BE SIGNED BY, _____ ITS _____,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____ DAY OF _____, 20_____.

IN THE PRESENCE OF:

NAME

PRINT TITLE: DATE

MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20_____,
_____, _____ OF THE ABOVE NAMED, TO ME KNOWN TO BE
THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

LEGEND

- SECTION CORNER MONUMENT
- ⬡ FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR
WEIGHING 1.502 LBS/FT.
- ⊕ WELL
- ⊙ SEPTIC VENT
- (R) RECORD DIMENSION
- ◆ DRIVEWAY LOCATION
- B EXISTING BUILDING
- H EXISTING DWELLING
- C EXISTING COOLER
- G EXISTING GARAGE
- S EXISTING SHED
- FLOODPLAIN

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OWNER'S CERTIFICATE:

AS OWNER, 2008 N. VENICE BEACH ROAD LLC, I HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

JEFF STOLL – MEMBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED 2008 N. VENICE BEACH ROAD LLC, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE:

AS OWNER, 34311 VENICE BEACH ROAD LLC, I HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.
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COUNTY OF _____)

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VILLAGE OF SUMMIT PLAN COMMISSION

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SUMMIT,

THIS _____ DAY OF _____, 20____.

JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL – ADMINISTRATOR–CLERK/TREASURER

VILLAGE OF SUMMIT BOARD

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD,

THIS _____ DAY OF _____, 20____.

JACK RILEY–PRESIDENT

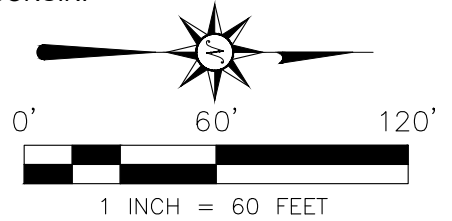
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PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

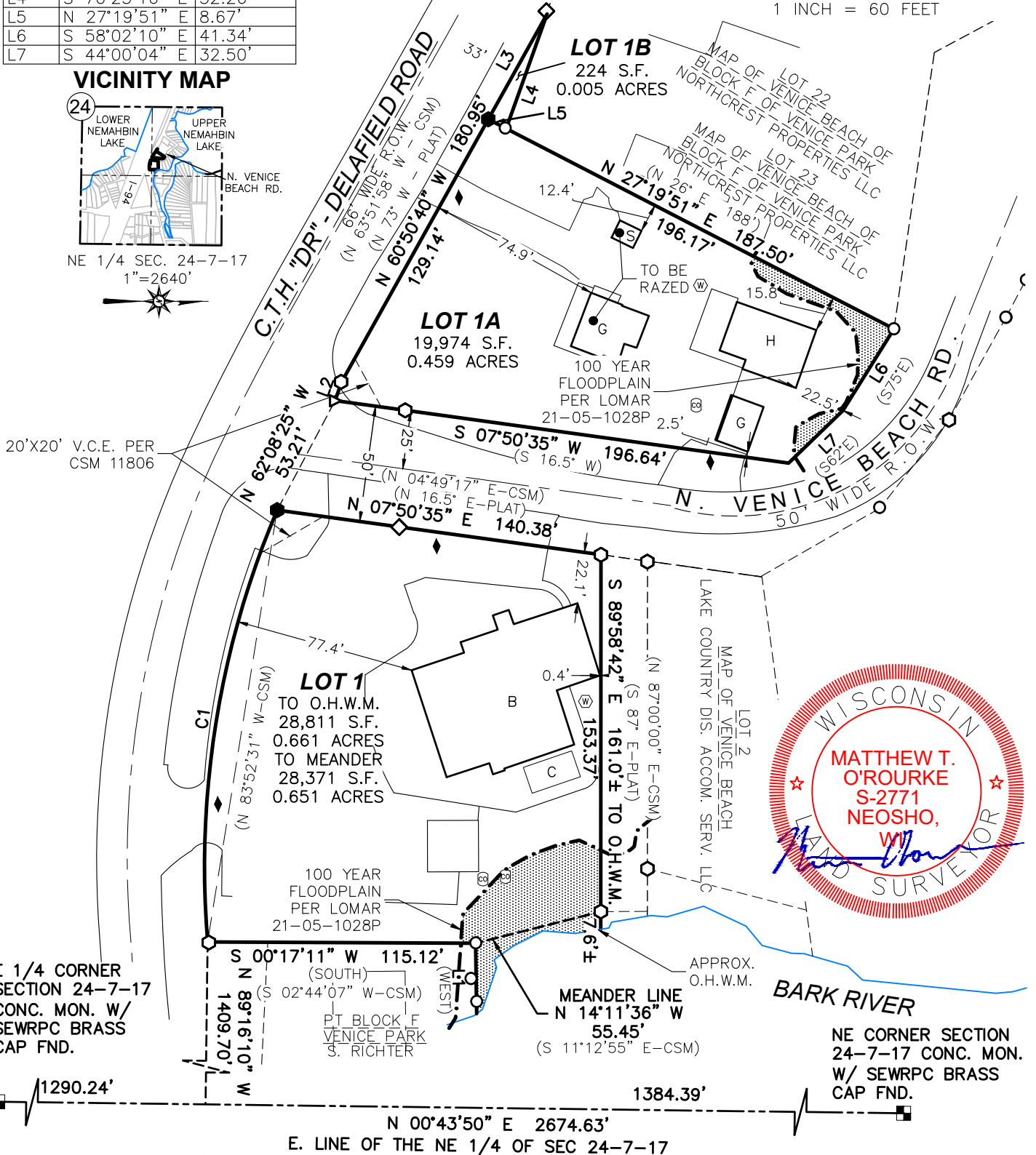
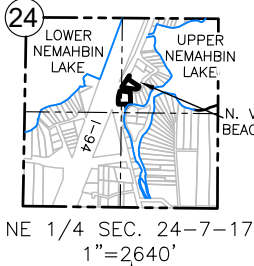
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PREPARED FOR:
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- SEE SHEET 2 FOR NOTES.
- SEE SHEET 3 FOR LEGEND.

DATED 07/16/2024
JOB# 24079
SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

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DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

- LOT 1A CAN NOT BE SOLD SEPARATELY FROM LOT 1 WITHOUT THE VILLAGE OF SUMMITS APPROVAL AND OR ORDINANCE AMENDMENT.
- LOT 1B CAN ONLY BE SOLD TO A NEIGHBORING PROPERTY THAT IS CONTIGUOUS TO LOT 1B.
- FLOODPLAIN PER LOMAR 21-05-1028P, EFFECTIVE 11/28/2022, ZONE AE.
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

VISION CORNER EASEMENT RESTRICTIONS (V.C.E.):

THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. THE OWNER OF THE LOT IN WHICH THE EASEMENT IS LOCATED SHALL BE RESPONSIBLE FOR THE MAINTENANCE. NO VEHICULAR ACCESS IS PERMITTED OVER THE VISION CORNER EASEMENT.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF CSM 11806 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 4379872, AND LOT 24 AND LOT 25 OF MAP OF VENICE BEACH OF BLOCK F OF VENICE BEACH PARK INCLUDING PRIVATE R/W AS SHOWN ON MAP OF VENICE BEACH OF BLOCK F OF VENICE PARK, BEING PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE

_____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF 2008 N. VENICE BEACH ROAD LLC, OWNERS.

IN WITNESS WHEREOF, _____

HAS CAUSED THIS MAP TO BE SIGNED BY, _____ITS _____,

AT _____WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____DAY OF _____, 20_____.

IN THE PRESENCE OF:

NAME

PRINT TITLE: _____ DATE _____

MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____20_____,
_____, _____OF THE ABOVE NAMED, TO ME KNOWN TO BE
THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

LEGEND

- SECTION CORNER MONUMENT
- ⬡ FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR
WEIGHING 1.502 LBS/FT.
- ⊕ WELL
- ⊙ SEPTIC VENT
- (R) RECORD DIMENSION
- ◆ DRIVEWAY LOCATION
- B EXISTING BUILDING
- H EXISTING DWELLING
- C EXISTING COOLER
- G EXISTING GARAGE
- S EXISTING SHED
- · — · — FLOODPLAIN

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE:

AS OWNER, 2008 N. VENICE BEACH ROAD LLC, I HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

JEFF STOLL – MEMBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED 2008 N. VENICE BEACH ROAD LLC, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE:

AS OWNER, 34311 VENICE BEACH ROAD LLC, I HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

JEFF STOLL – MEMBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED 34311 VENICE BEACH ROAD LLC, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF CSM 11806 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 4379872, AND LOT 24 AND LOT 25 OF MAP OF VENICE BEACH OF BLOCK F OF VENICE BEACH PARK INCLUDING PRIVATE R/W AS SHOWN ON MAP OF VENICE BEACH OF BLOCK F OF VENICE PARK, BEING PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

VILLAGE OF SUMMIT PLAN COMMISSION

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SUMMIT,

THIS _____ DAY OF _____, 20____.

JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL – ADMINISTRATOR–CLERK/TREASURER

VILLAGE OF SUMMIT BOARD

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD,

THIS _____ DAY OF _____, 20____.

JACK RILEY–PRESIDENT

DEBRA MICHAEL – ADMINISTRATOR–CLERK/TREASURER



HARWOOD

civil - landscape architecture
structural - mechanical - electrical
plumbing / fire protection - security
lighting design - telecommunications

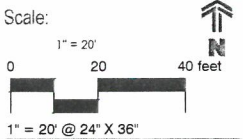
255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecL.com

Project Name:
**WEST
PARKING LOT**

Client:
**STOLLEY'S
HOGG ALLEY**

34311 VENICE BEACH RD
OCONOMOWOC, WI 53066

Issuance:



Date:
07/18/2024

Project Number:

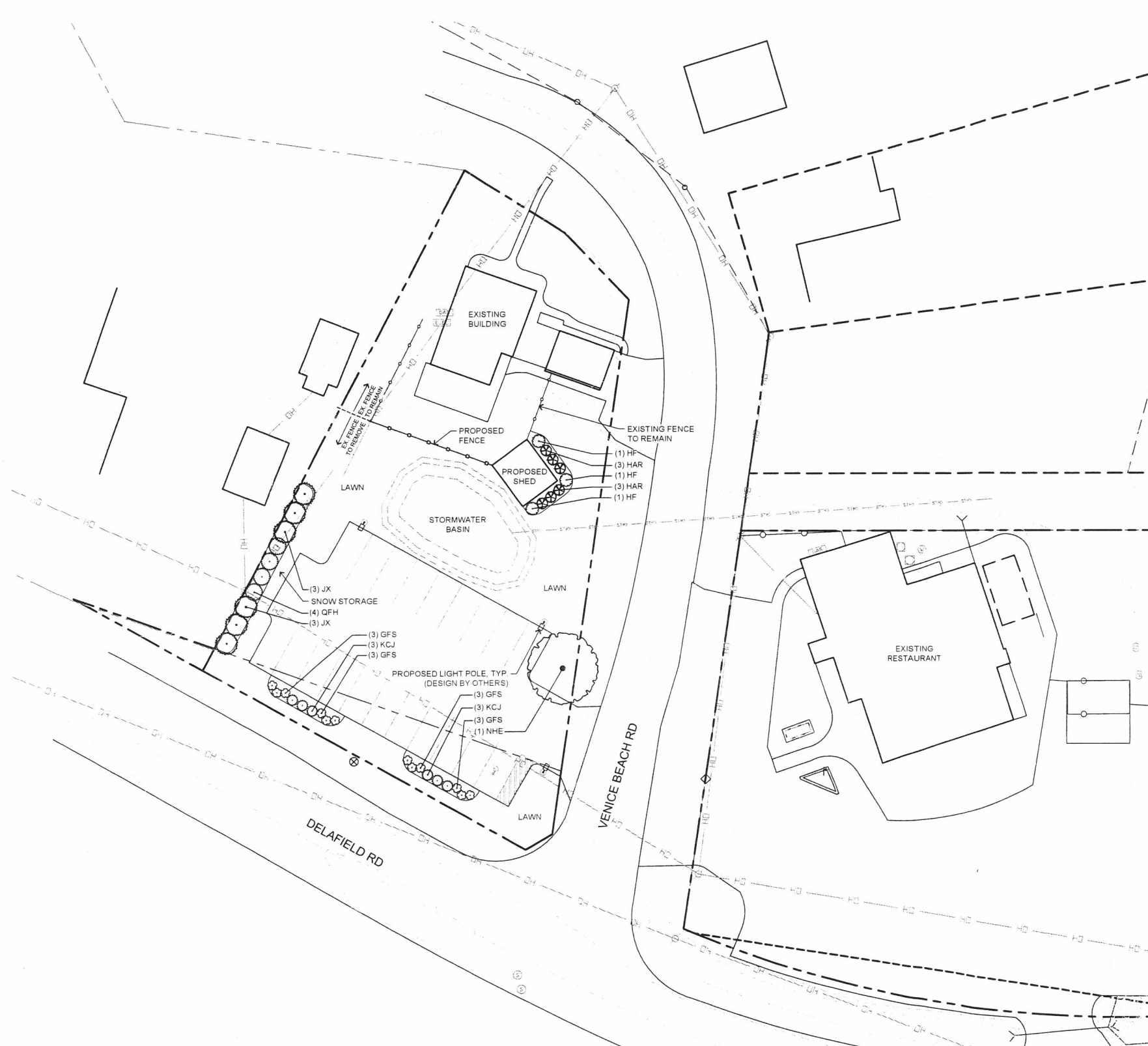
24-1105.00

Sheet Name:

**LANDSCAPE
PLAN**

Sheet Number:

L1.00



PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
TREES						
NHE	1	New Horizon Elm	Ulmus x 'New Horizon'	2" Cal.	B&B	As Shown
EVERGREEN TREES						
HAR	6	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	5' Ht.	B&B	As Shown
JX	6	Star Power® Juniper	Juniperus x 'J.N Select Blue'	5' Ht.	B&B	As Shown
DECIDUOUS SHRUBS						
HF	3	Fire Light® Hydrangea	Hydrangea paniculata 'SMHPFL'	36" Ht.	Cont.	As Shown
GFS	12	Goldflame Spiraea	Spiraea x bumalda 'Goldflame'	18" Ht.	Cont.	As Shown
QFH	4	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	36" Ht.	Cont.	As Shown
EVERGREEN SHRUBS						
KCJ	6	Kallay's Compact Pfitzer Juniper	Juniperus x pfitzeriana 'Kallay's Compact'	24" Sprd.	Cont.	As Shown

GENERAL NOTES

- All landscape installation & maintenance to conform with all applicable local codes & ordinances.
- Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore.
- All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1 (Latest Version). The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- Mulch: All tree circles (4' dia.) and plantings beds to receive a 3" deep layer of high quality shredded hardwood bark mulch.
- Bed edging: Edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut per plan. A clean definition between the lawn and plant bed is required.
- Lawn seeding shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plan. All turf restoration shall be seeded turf unless otherwise noted.
- Seed mix: "Deluxe 50 Mix" shall be supplied by Reinders, Madison WI, 608-244-0200. Apply @ 6 lbs per 1000 GSF.
- Lighting design to be determined by others.

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED TONE CALL SYSTEM NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.