



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, September 19, 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
 - August 15, 2024
5. Next meeting date – proposed for Thursday, October 17th, at 5:30 p.m.
6. **PUBLIC HEARING:**
 - A. Receive comments and discuss a request by Jack Collier, on behalf of Rogers Memorial Hospital, to rezone the following lands from R-2 Country Residential to IN Institutional: 3646 N. Sawyer Road (SUMT0622987), part of 3630 N. Sawyer Road (SUMT0622986), part of 34700 Valley Road (SUMT0622977002), 34700D Valley Road (SUMT0622982), & a lot located on N. Hickory Lane (SUMT0622014). The applicant is also proposing to rezone the following lands from IN Institutional to R-4 Cottage Residential: part of a lot located on N. Hickory Lane (SUMT0622980004). The area of N. Hickory Lane to be vacated will also be zoned to match adjacent zoning and the area to be dedicated as N. Hickory Lane will be removed from any zoning classification.
7. **REGULAR BUSINESS:**
 - A. Discussion and action on a request of Jack Collier, on behalf of Rogers Memorial Hospital, to rezone the following lands from R-2 Country Residential to IN Institutional: 3646 N. Sawyer Road (SUMT0622987), part of 3630 N. Sawyer Road (SUMT0622986), part of 34700 Valley Road (SUMT0622977002), 34700D Valley Road (SUMT0622982), & a lot located on N. Hickory Lane (SUMT0622014). The applicant is also proposing to rezone the following lands from IN Institutional to R-4 Cottage Residential: part of a lot located on N. Hickory Lane (SUMT0622980004). The area of N. Hickory Lane to be vacated will also be zoned to match adjacent zoning and the area to be dedicated as N. Hickory Lane will be removed from any zoning classification.

***** 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.

- B. Discussion and action on a request of Jack Collier, on behalf of Rogers Memorial Hospital, to combine and reconfigure lots by several Certified Survey Maps, including review based on Article X of Chapter 109 Subdivision of Land Ordinance, on property located at 34700 Valley Road (SUMT0622977002), 3646 N. Sawyer Road (SUMT0622987), 3630 N. Sawyer Road (SUMT0622986), 34700D Valley Road (SUMT0622982), SUMT0622980002, SUMT0622979002, and properties on N. Hickory Lane, including SUMT0622980004, SUMT0622978, SUMT0622980005, and SUMT0622014.
- C. Discussion and action on a request of Thomas LaGalbo to construct a third accessory building on property located at 1406 N. Dousman Road (SUMT0660991).
- D. Discussion and action on a request of Pastor Jon Anderson, on behalf of Faith Baptist Church, to obtain Site Plan approval to construct a parking lot addition at Faith Baptist Church located at 36107 Genesee Lake Road (SUMT0681996).
- E. 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 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.
- F. Discuss potential dates for Joint Plan Commission and Village Board meeting regarding permitted and conditional uses.

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

9. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner

Posted: September 13, 2024

Next meeting date: October 17, 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.



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**PUBLIC HEARING NOTICE
VILLAGE OF SUMMIT, WISCONSIN**

Thursday, September 19, 2024

Please be advised that the Village of Summit Plan Commission will hold a public hearing on **Thursday, September 19, 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 request by Jack Collier, on behalf of Rogers Memorial Hospital, to rezone the following lands from R-2 Country Residential to IN Institutional: 3646 N. Sawyer Road (SUMT0622987), part of 3630 N. Sawyer Road (SUMT0622986), part of 34700 Valley Road (SUMT0622977002), 34700D Valley Road (SUMT0622982), & a lot located on N. Hickory Lane (SUMT0622014). The applicant is also proposing to rezone the following lands from IN Institutional to R-4 Cottage Residential: part of a lot located on N. Hickory Lane (SUMT0622980004). The area of N. Hickory Lane to be vacated will also be zoned to match adjacent zoning and the area to be dedicated as N. Hickory Lane will be removed from any zoning classification.

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, September 12, 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: September 5 and 12, 2024
Posted: September 5, 2024



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Date Filed: 8/12/21
 \$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

~~_____~~
~~_____~~
~~_____~~

Phone # () _____

e-mail _____

2. PROPERTY OWNER

Rogers Behavioral Health, Inc. _____

34700 Valley Rd. _____

Oconomowoc, WI 53066 _____

Phone # _____

e-mail _____

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

34700 Valley Rd. - Multiple parcels - See Exhibit _____

4. Tax Key Number: SUMT SUMT0622 987, 622986, 622977002, 622982
622014, 622980004

5. What is the CURRENT Zoning Classification in the Village of Summit? IN + R2 + R-4

What is the PROPOSED Zoning Classification in the Village of Summit? IN + R4

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

North <u>residential</u>	South <u>ROW; residential</u>
East <u>lake</u>	West <u>residential</u>

ZONING DISTRICT AMENDMENT REQUEST
9/19/2024 Plan Commission Meeting
Rogers Memorial Hospital Inc.

Staff Report

Village of Summit, Wisconsin

Property Location: See below table

Property Owner: Rogers Memorial Hospital Inc.

Property	Existing Zoning*	Proposed Zoning*	Land Use Plan*
34700 Valley Rd., SUMT0622977002	IN & R-2	IN	Institutional
3646 N. Sawyer Rd., SUMT0622987	R-2	IN	Institutional
3630 N. Sawyer Rd., SUMT0622986	R-2	R-2 & IN	Institutional
34700D Valley Rd., SUMT0622982	R-2	IN	Institutional
No address, SUMT0622980002	IN	No change	Institutional
No address, SUMT0622979002	IN	No change	Institutional
No address N. Hickory Ln., SUMT0622980004	IN & R-4	A portion of IN to R-4	SF Res. 0.6 u/acre
No address N. Hickory Ln., SUMT0622978	R-4	Zone vacated R-O-W to R-4	SF Res. 0.6 u/acre
No address N. Hickory Ln., SUMT0622980005	IN	No change	Institutional
No address N. Hickory Ln., SUMT0622014	R-4	IN	Institutional

*Primary Environmental Corridor and Wetland areas also apply, no change proposed

Recommended Motion: *Motion to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning and Shoreland Protection specific to rezoning the following lands from R-2 Country Residential to IN Institutional: 3646 N. Sawyer Road (SUMT0622987), part of 3630 N. Sawyer Road (SUMT0622986), part of 34700 Valley Road (SUMT0622977002), 34700D Valley Road (SUMT0622982), & a lot located on N. Hickory Lane (SUMT0622014). The recommended amendment also rezones part of a lot located on N. Hickory Lane (SUMT0622980004) from IN Institutional to R-4 Cottage Residential. The area of N. Hickory Lane to be vacated will also be zoned to match adjacent zoning and the area to be dedicated as N. Hickory Lane will be removed from any zoning classification. The recommended zoning amendment is subject to the following condition:*

- This rezone is not effective until the three Certified Survey Maps presented by Rogers Memorial Hospital at the same meetings as the rezone and the legal documents for the road vacation of N. Hickory Lane are reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds.*

Staff is directed to prepare a draft ordinance in accordance with this motion, subject to Village Attorney review, for consideration by Village Board.

Summary:

As part of prior and proposed improvements at Rogers Memorial Hospital and in order to properly vacate and relocate portions of N. Hickory Lane, the applicant agreed to submit a series of Certified Survey Maps to combine and reconfigure several parcels. In order to make the zoning consistent with the existing/intended land use for each newly created lot, the applicant is also proposing to rezone portions of their holdings as noted in the table above. An exhibit that illustrates the rezoning request is included in the meeting packet.

In summary,

- The properties being attached to the main campus are proposed to be rezoned from R-2 Country Residential to IN Institutional.
- Rezone the remnant of SUMT0622980004 from IN Institutional to R-4 Cottage Residential (requires 20,000 sq. ft. min. lot size).
- Rezone SUMT0622014 from R-4 Residential to IN Institutional.
- Zone the vacated road right-of-way of N. Hickory Lane that will become part of SUMT0622978 to R-4 Residential.
- The zoning from any newly created dedicated road right-of-way will be removed.

REZONING EXHIBIT “B”

LANDS TO BE REZONED

LEGAL DESCRIPTION “A”: (Lands to be Rezoned from Residential to Institutional)

All that part of lands being located in a part of the Southwest 1/4 of the Northwest 1/4 of Section 12, Town 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 West 1/4 Corner of said Section 12; Thence North 00°52'16" West and along the centerline of "Sawyer Road" (C.T.H "P"), 614.11 feet to the place of beginning of lands hereinafter described;

Continuing thence North 00°52'16" West and along said centerline, 201.31 feet to a point; Thence South 89°59'53" East and along the South line of Unplatted Lands, 398.23 feet to a point; Thence Due South and along the West line of Parcel 2 of Certified Survey Map No. 10589, 201.54 feet to a point; Thence Due East and along the said West line of said Parcel 2, 201.77 feet to a point; Thence Due South and along the said West line of said Parcel 2, 483.62 feet to a point on the North line of Unplatted Lands; Thence North 89°13'07" West and along the said North line, 201.79 feet to a point; Thence Due North and along the East line of Unplatted Lands, 287.36 feet to a point; Thence North 41°24'56" West, 244.15 feet to a point on the North line of Unplatted Lands; Thence North 87°23'00" West and along the said North line, 233.90 feet to the point of beginning of this description.

Said Parcel contains 194,906 Square Feet (or 4.4744 Acres) of land, more or less.

LEGAL DESCRIPTION “B”: (Lands to be Rezoned from Residential to Institutional)

All that part of lands being located in a part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 12, Town 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 West 1/4 Corner of said Section 12; Thence North 00°52'16" West and along the centerline of "Sawyer Road" (C.T.H "P"), 308.03 feet to a point; Thence Due East and along the North line of Unplatted Lands, 390.51 feet to a point; Thence Due South and along the East line of said Unplatted Lands, 175.10 feet to a point; Thence South 89°13'07" East and along the North line of Unplatted Lands, 290.63 to the place of beginning of lands hereinafter described;

Continuing thence South 89°13'07" East and along the South line of Parcel 2 of Certified Survey Map No. 10589, 207.74 feet to a point; Thence South 00°12'03" East and along the West line of said Parcel 2, 488.71 feet to a point on the Northeasterly Right-of-Way line of "Pabst Road"; Thence North 65°21'27" West and along the said Northeasterly Right-of-Way line, 228.89 feet to a point; Thence North 00°12'03" West and along the East line of said Unplatted Lands, 396.10 feet to the point of beginning of this description.

Said Parcel contains 91,891 Square Feet (or 2.1095 Acres) of land, more or less.

LEGAL DESCRIPTION “C”: (Lands to be Rezoned from Institutional to Residential)

Being a part of Parcel 4 of Certified Survey Map No. 3007, recorded in the Office of the Register of Deeds for Waukesha County on July 21, 1977, as Document No. 1007034 and a portion of vacated “North Hickory Lane”. Being located in a part of the Southeast 1/4 of the Northwest 1/4 of Section 12, Town 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 West 1/4 Corner of said Section 12; Thence North 00°48’04” East and along the West line of the said Northwest 1/4 Section, 815.40 feet to a point; Thence South 89°59’53” East and along the South Right-of-Way line of “North Hickory Lane” and the Westerly extension thereof, 1924.08 feet to the place of beginning of lands hereinafter described;

Continuing thence South 89°59’53” East and along the said South Right-of-Way line, 182.18 feet to a point; Thence North 34°07’22” East, 30.20 feet to a point on the North Right-of-Way line of said “North Hickory Lane”; Thence South 89°59’53” East and along the North line of said vacated “North Hickory Lane”, 92.10 feet to a point; Thence South 15°45’29” West, 25.98 feet to a point on the South line of said vacated “North Hickory Lane”; Thence North 89°59’53” West and along the said South line, 49.16 feet to a point; Thence South 24°27’44” West and along the West line of Unplatted Lands, 217.44 feet to a point; Thence North 26°18’10” West, 125.25 feet to a point; Thence North 65°35’44” West, 112.20 feet to a point on the East line of Parcel 2 of Certified Survey Map No. 10589; Thence North 17°55’35” East and along the said East line of said Parcel 2, 41.30 feet to the point of beginning of this description. Excepting therefrom the newly dedicated Right-of-Way of “North Hickory Lane”.

Said Parcel contains 23,086 Square Feet (or 0.5300 Acres) of land, more or less.

LEGAL DESCRIPTION “D”: (Lands to be Rezoned from Residential to Institutional)

Being a part of Lot 9 and all of Lot 10 of the “Map of Suelflows Subdivision” (A Subdivision Plat of Record) and a portion of vacated “North Hickory Lane”. Being located in a part of the Southeast 1/4 of the Northwest 1/4 of Section 12, Town 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 West 1/4 Corner of said Section 12; Thence North 00°48’04” East and along the West line of the said Northwest 1/4 Section, 815.40 feet to a point; Thence South 89°59’53” East and along the South Right-of-Way line of “North Hickory Lane” and the Westerly extension thereof, 2208.24 feet to the place of beginning of lands hereinafter described;

Thence North 15°45’29” East, 25.98 feet to a point on the North line of said vacated “North Hickory Lane; Thence North 08°32’04” East, 9.22 feet to a Meander Line along the shoreline of “Upper Nashotah Lake”, said point being South 08°32’04” West, 21.10 feet more or less from said shoreline; Thence North 84°50’19” East and along said Meander Line, 109.42 feet to a point; Thence South 74°00’33” East and along said Meander Line, 159.60 feet to a point on the North line of Parcel 5 of Certified Survey Map No. 3009, said point being North 89°59’53” West, 30.90 feet more or less from said shoreline; Thence North 89°59’53” West and along the said North line of said Parcel 5, 270.82 feet to the point of beginning of this description. Including all lands lying in and between said Meander Line and the shoreline of said “Upper Nashotah Lake”.

Said Parcel contains 18,590 Square Feet (or 0.4268 Acres) of land, more or less to the Shoreline. Said Parcel contains 7,755 Square Feet (or 0.1780 Acres) of land, more or less to the Meander Line.

Date: 8/13/24



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480

CERTIFIED SURVEY MAP REVIEW
9/19/2024 Plan Commission Meeting
Rogers Memorial Hospital Inc.

Staff Report

Village of Summit, Wisconsin

Property Location: See below table

Property Owner: Rogers Memorial Hospital Inc.

Property	Existing Zoning*	Proposed Zoning*	Land Use Plan*
34700 Valley Rd., SUMT0622977002	IN & R-2	IN	Institutional
3646 N. Sawyer Rd., SUMT0622987	R-2	IN	Institutional
3630 N. Sawyer Rd., SUMT0622986	R-2	R-2 & IN	Institutional
34700D Valley Rd., SUMT0622982	R-2	IN	Institutional
No address, SUMT0622980002	IN	No Change	Institutional
No address, SUMT0622979002	IN	No Change	Institutional
No address N. Hickory Ln., SUMT0622980004	IN & R-4	A portion of IN to R-4	SF Res. 0.6 u/acre
No address N. Hickory Ln., SUMT0622978	R-4	Zone vacated R-O-W to R-4	SF Res. 0.6 u/acre
No address N. Hickory Ln., SUMT0622980005	IN	No Change	Institutional
No address N. Hickory Ln., SUMT0622014	R-4	IN	Institutional

*Primary Environmental Corridor and Wetland areas also apply

Recommended Motion: *Motion to recommend that Village Board approve Certified Survey Maps #1, #2, and #3, with consideration given to Article X Existing Substandard Lots, Chapter 109 Subdivision of Land for Lot 2 of CSM #2, subject to the following conditions:*

- A. **APPROVALS FROM ALL OBJECTING AND APPROVING BODIES:** *Petitioner shall satisfy all comments, conditions and concerns of the Waukesha County Department of Public Works, 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 on these lots are limited to those uses approved as part of the Rogers Memorial Hospital Conditional Use Permit.*
- 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's.*
- F. RECORDING. The Petitioner shall submit all three CSM's, including the signed signature sheets, to Village Hall for recording. The Village will record the CSM's, as well as the road vacation documents, at the cost of the Petitioner. The properties shall be rezoned appropriately prior to the CSM's being recorded.*

Summary:

As part of prior improvements and as part of the proposed construction of an aquatic center, the applicant has agreed to submit a Certified Survey Map to combine and reconfigure several parcels and to relict a portion of N. Hickory Lane. The Village approved the road vacation in 2020, subject to several CSM's being recorded. CSM's were presented in 2020, but never recorded. The applicant is now requesting approval of the CSM's originally presented in 2020, with some modifications. Below is a brief description of the CSM's currently being proposed. The applicant was required to prepare multiple CSM's in order to avoid the requirements of a subdivision plat. A subdivision plat is required when five or more parcels or building sites of 1 ½ acres each or less are created or five or more parcels or building sites of 1 ½ acres each or less in area are created by successive divisions within a period of five years. It should be noted that the proposed CSM's result in the combination and reconfiguration of lots. There are no new lots being created.

The applicant is proposing to rezone portions of these properties in order to make the zoning consistent with the intended land use of each site. The rezoning will be considered in a separate report.

CSM #1 (Lot 1 = 51.47 acres & Lot 2 = 2 acres) YELLOW AREA ON EXHIBIT A

Results in the combination of the following:

- 1.9-acre lot, 3646 N. Sawyer Road, SUMT0622987, includes entrance driveway for Rogers.
- Approximately 0.7 acres of land from 3630 N. Sawyer Road, SUMT0622986, includes a portion of driveway. *Remaining lot (2 acres) will be included in CSM as Lot 2.*
- 40.4 acres, 34700 Valley Road, SUMT0622977002, main campus.
- 2.27-acre lot, 34700D Valley Road, SUMT0622982, lot with former residence that has been razed on Pabst Road.
- 3-acre lot on Valley Road, SUMT0622980002, vacant lot in SE corner of campus.
- 3.3-acre lot on Valley Road, SUMT0622979002, existing building to be razed for

proposed new aquatic facility.

- Approximately 0.45 acres of land from SUMT0622980004, area of lot with parking lot. Remaining residential lot will consist of 20,003 sq. ft. with frontage on N. Hickory Lane. The applicant intends on transferring a portion of the existing lot to the main campus lot prior to recording the CSM. This may not be necessary since both properties are under the same ownership.

CSM #2 (Lot 1 = 20,003 sq. ft./Outlot 1 = 3,334 sq. ft. & Lot 2 = 15,614 sq. ft./Outlot 2 = 3,979 sq. ft.) GREEN AREA ON EXHIBIT A

Lot 1/Outlot 1 must remain under same ownership and cannot be sold separately

- A portion of SUMT0622980004 (20,003 sq. ft.), includes single-family residence.
- Excludes dedicated road right-of-way for N. Hickory Lane.
- Includes a larger outlot with frontage on Upper Nashotah Lake (3,334 sq. ft.) due to road vacation.

Lot 2/Outlot 2 must remain under same ownership and cannot be sold separately

- 3645 N. Hickory Lane, SUMT0622978 (15,614 sq. ft.).
- Excludes dedicated road right-of-way from N. Hickory Lane.
- Includes larger outlot with frontage on Upper Nashotah Lake (3,979 sq. ft.) due to road vacation.

Includes newly dedicated N. Hickory Lane road right-of-way.

It should be noted that the reconfiguration of Lot 2/Outlot 2 requires that the criteria of Article X, Section 109-32 Existing Substandard Lots be met since the newly created lot will result in 19,593 sq. ft., which is nonconforming to the R-4 Residential provisions requiring a minimum of 20,000 sq. ft. The criteria include compatibility with existing lots and building development in the immediate area, safe sewage disposal, the economic and engineering practicality of any possible redivision, and the degree of practical hardship which may be imposed upon the owner. *The property has historically existed and will continue to exist in the same manner other than accommodating a more accurate dedication of N. Hickory Lane.*

CSM #3 (Lot 1 = 62,502 sq. ft.) PINK AREA ON EXHIBIT A

- Combination of 34700I Valley Road, SUMT0622980005, 1-acre, & vacant 0.45-acre lot, SUMT0622014) & vacated N. Hickory Lane road right-of-way.

Considerations:

Access and Frontage: CSM#1 will have frontage on Valley Road, Pabst Road, and Sawyer Road. CSM# 2 and #3 have frontage on N. Hickory Lane.

Total Area: Noted above. Lot 2 of CSM #2 will be nonconforming to lot size with 19,593 sq. ft. The lot size has only changed in order to accommodate the relocation of N. Hickory Lane.

Rogers CSM

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

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

Natural Resources: There is regulated wetland, floodplain and primary environmental corridor covering portions of the properties. These areas are noted on the CSM's, except that the mapped wetland area on Lot 1 of CSM #3 is not shown and the floodplain is not marked on any of the CSM's. These areas are also subject to zoning requirements specific to each resource.

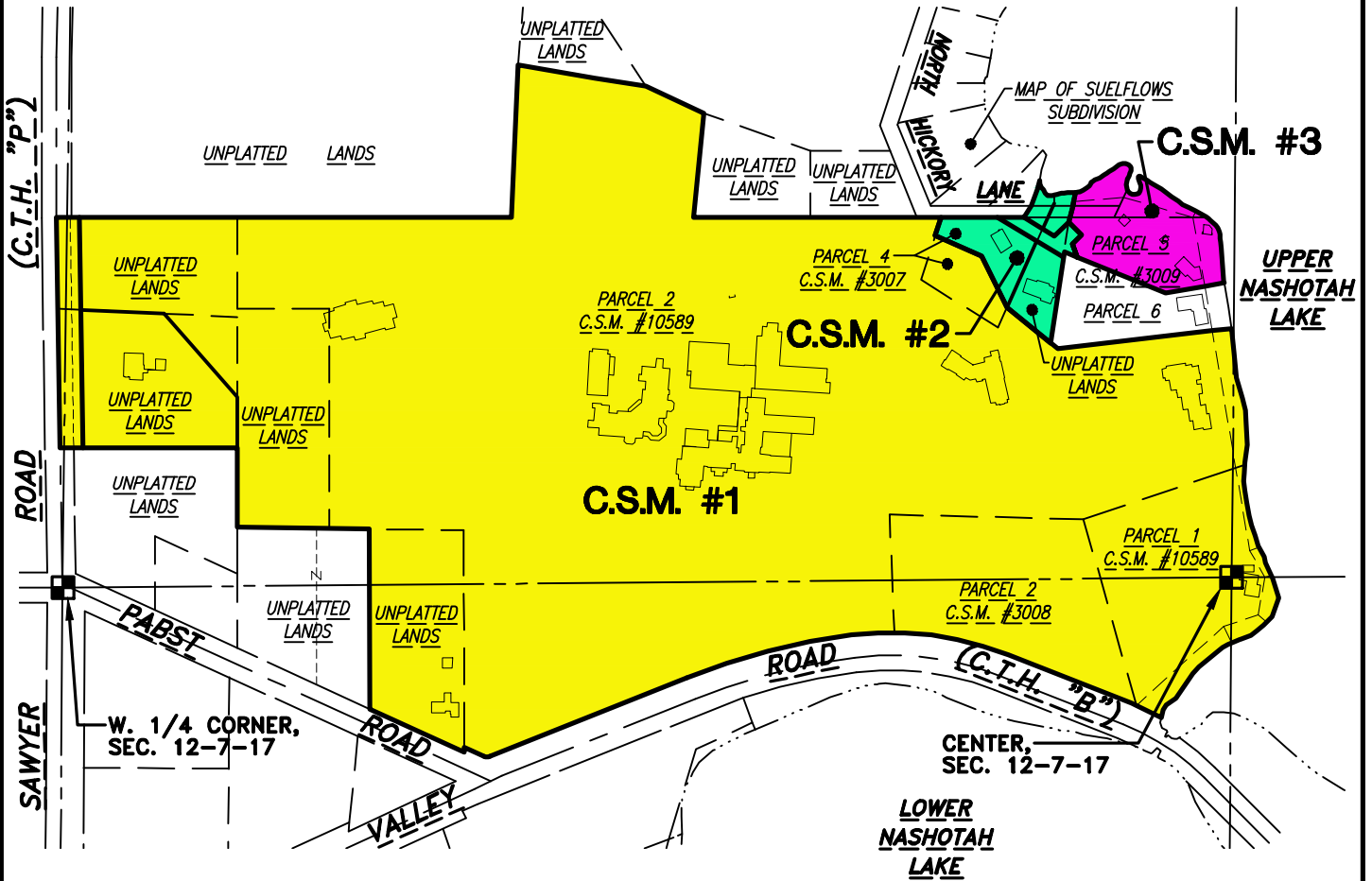
Planner Comments:

- The floodplain boundary, elevation, and source of elevation shall be noted on all CSM's.
- The wetland as mapped on Waukesha County GIS shall be shown, with the source noted, on CSM #3.
- A note shall be added to CSM #2 and #3 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 properties shall not be further divided."
- Arrows shall be added to the resource boundaries to indicate the area that applies.
- Primary Environmental Corridor, Wetland, and Floodplain Preservation Restrictions shall be noted on the CSM. The restrictions from CSM # 10589 shall be carried over, except that references to Waukesha County and the Town of Summit shall be removed and replaced with the Village of Summit. Restriction #8 shall reference the recorded document # (3597326) for the Mitigation and Long-Term Maintenance Plan and (#3680475) for the Addendum to the Mitigation and Long-Term Maintenance Plan.
- If there are any easements that should be vacated, they shall be vacated and properly noted on the CSM prior to obtaining signatures.
- Debra Michael's signatures shall read "Debra Michael, Administrator-Clerk/Treasurer."
- CSM #1 shall be reviewed by Waukesha County Department of Public Works. All conditions shall be addressed prior to obtaining signatures.

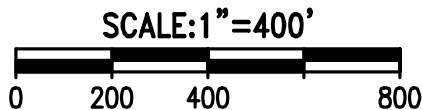
Surveyor and Engineering Comments: Pending.

EXHIBIT "A"

ROGERS MEMORIAL HOSPITAL LANDS ILLUSTRATION OF C.S.M. LAND DIVISIONS



4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



CERTIFIED SURVEY MAP NO. _____

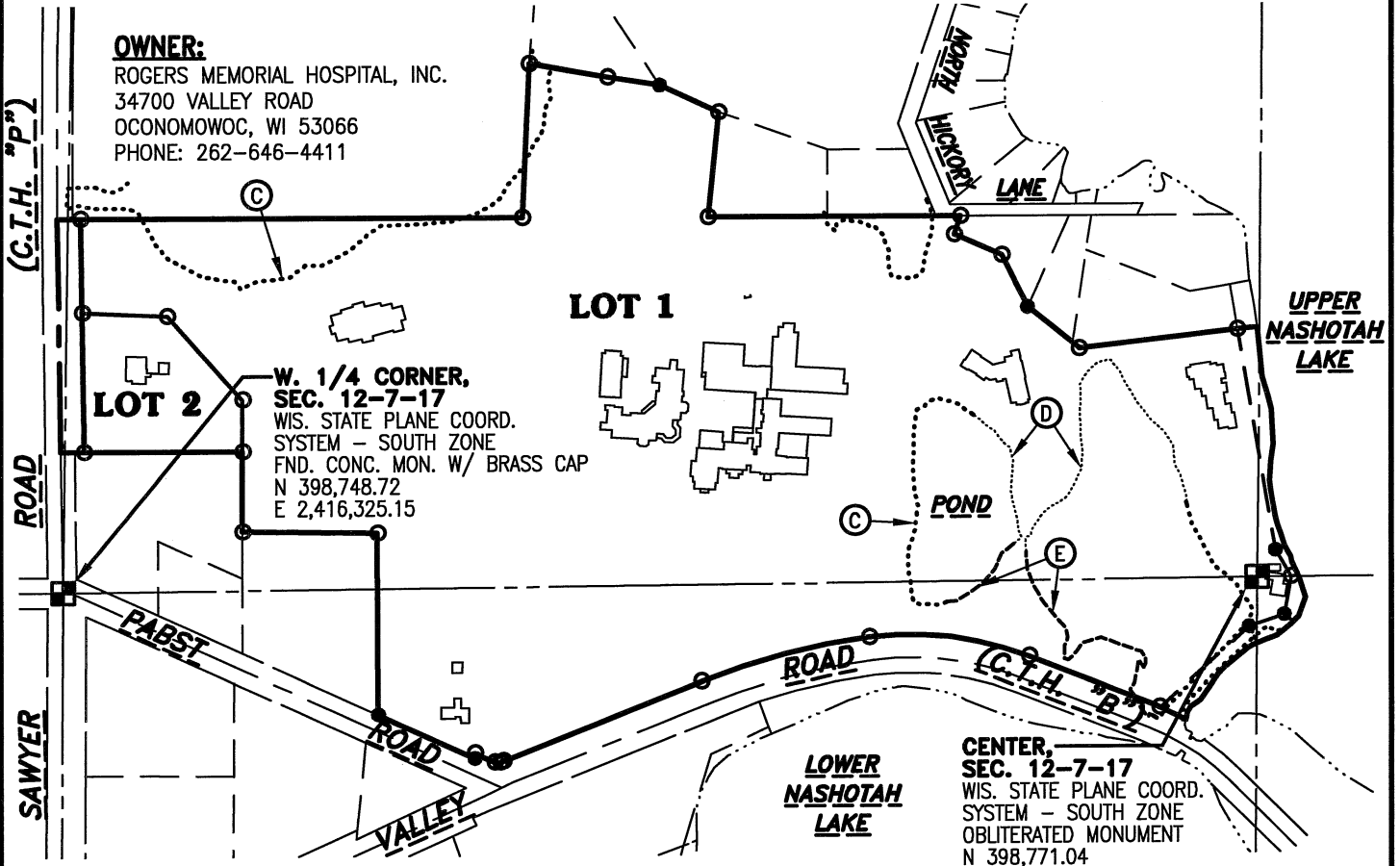
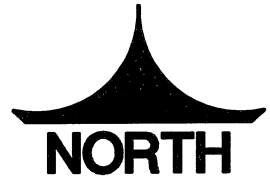
BEING A REDVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3008, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10589 AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

PREPARED BY:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD,
SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480

OWNER:
ROGERS MEMORIAL HOSPITAL, INC.
34700 VALLEY ROAD
OCONOMOWOC, WI 53066
PHONE: 262-646-4411

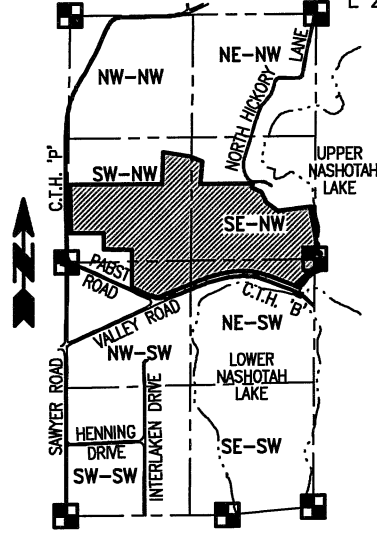
SCALE: 1" = 400'



LOT 2
W. 1/4 CORNER,
SEC. 12-7-17
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FND. CONC. MON. W/ BRASS CAP
N 398,748.72
E 2,416,325.15

CENTER,
SEC. 12-7-17
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
OBLITERATED MONUMENT
N 398,771.04
E 2,418,900.75

- LEGEND:**
- (R.A.) - INDICATES Recorded As bearings and distances
 - (D.C.) - INDICATES Deed Call bearings and distances
 - - INDICATES Section Corner
 - - INDICATES "Set" 0.75" O.D. x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
 - - INDICATES "Found" and NOT accepted Monumentation (Unless otherwise noted). Set New 0.75" O.D. x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.



LOCALITY MAP
N.W. 1/4 + S.W. 1/4
SEC. 12, T. 7 N., R. 17 E.
SCALE: 1" = 2000'

NOTE:
• ANY LAND 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.

- GENERAL NOTES:**
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE N.W. 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, BEARS N00°48'04"E.
 - ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

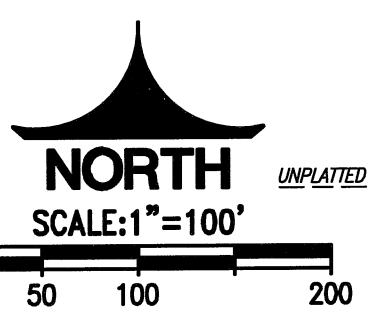
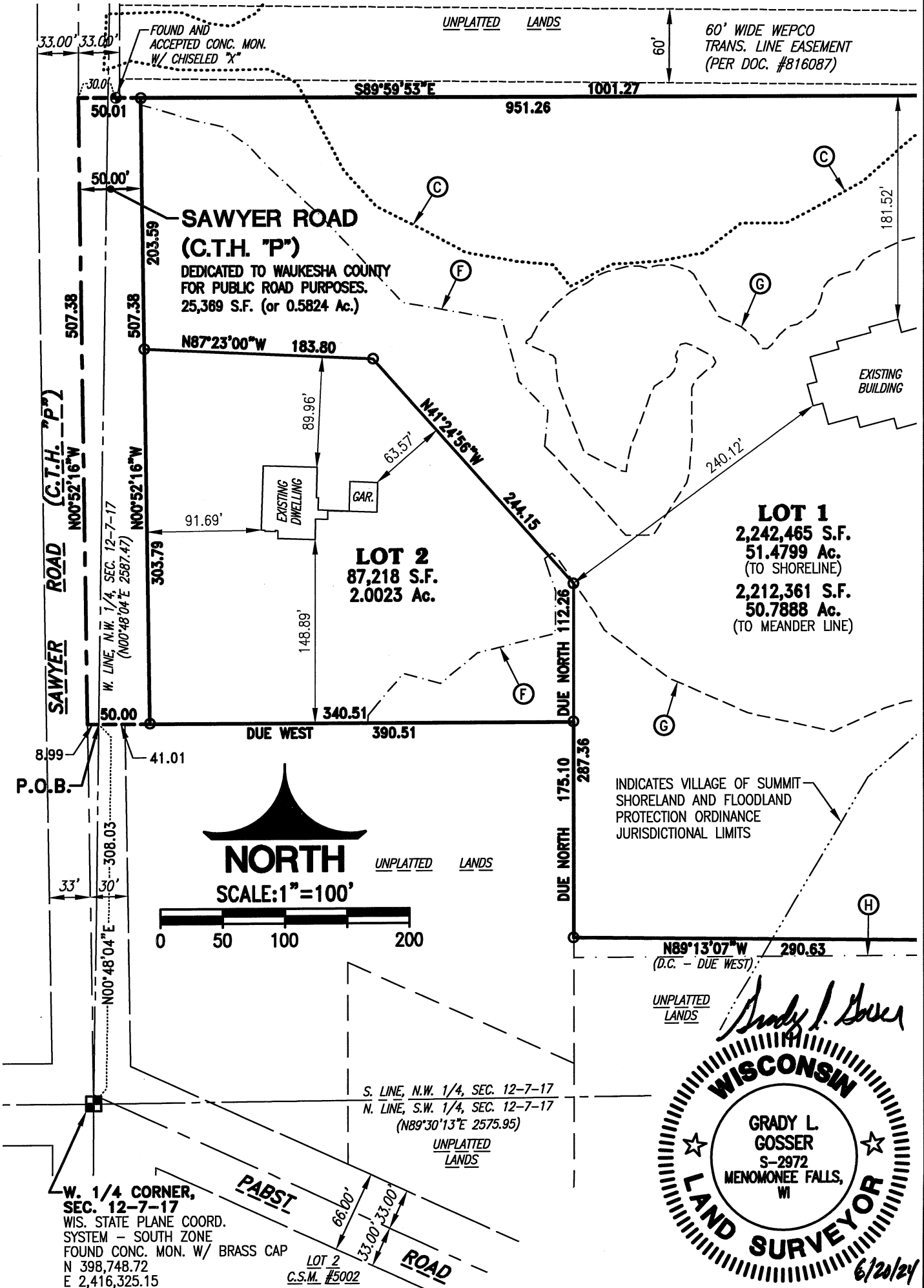


DRAFTED THIS 20th DAY OF JUNE, 2024
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 07-005-781-02
SHEET 1 OF 14

CERTIFIED SURVEY MAP NO. _____

BEING A REDVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3008, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10589 AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



Grady L. Gosser



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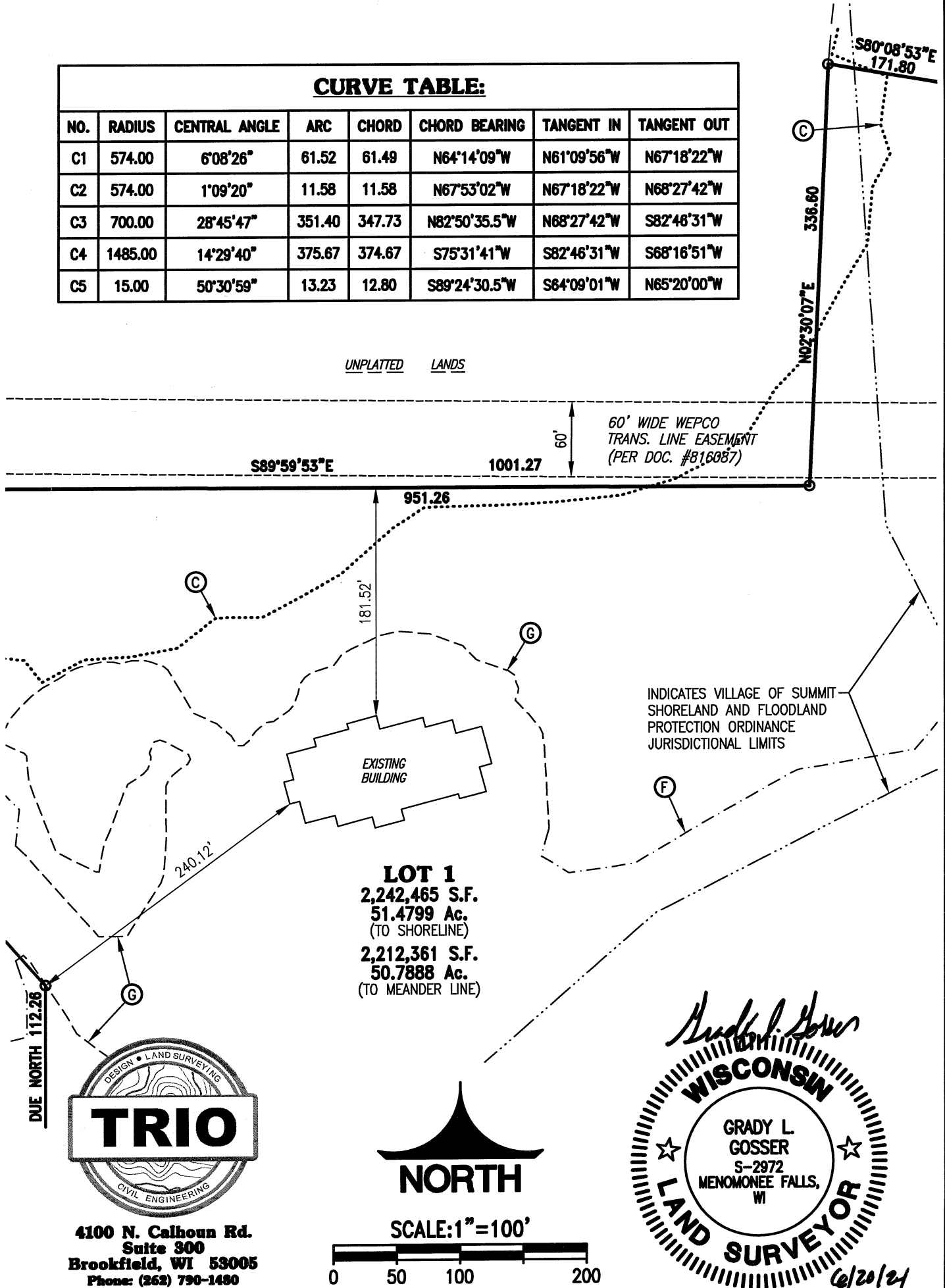
DRAFTED THIS 20th DAY OF JUNE, 2024
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 07-005-781-02
SHEET 2 OF 14

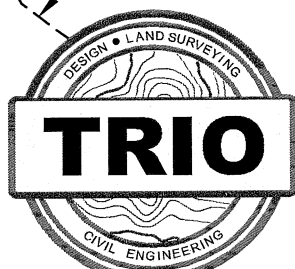
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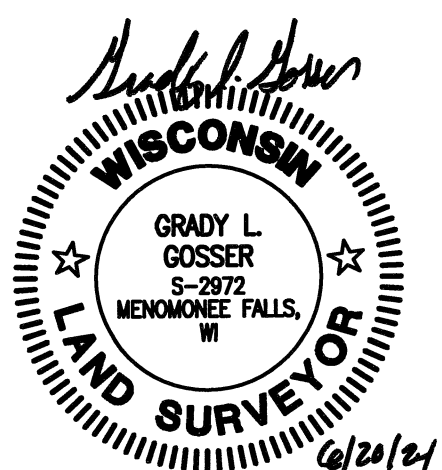
CURVE TABLE:							
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	574.00	6°08'26"	61.52	61.49	N64°14'09"W	N61°09'56"W	N67°18'22"W
C2	574.00	1°09'20"	11.58	11.58	N67°53'02"W	N67°18'22"W	N68°27'42"W
C3	700.00	28°45'47"	351.40	347.73	N82°50'35.5"W	N88°27'42"W	S82°48'31"W
C4	1485.00	14°29'40"	375.67	374.67	S75°31'41"W	S82°46'31"W	S68°16'51"W
C5	15.00	50°30'59"	13.23	12.80	S89°24'30.5"W	S64°09'01"W	N65°20'00"W



LOT 1
 2,242,465 S.F.
 51.4799 Ac.
 (TO SHORELINE)
 2,212,361 S.F.
 50.7888 Ac.
 (TO MEANDER LINE)



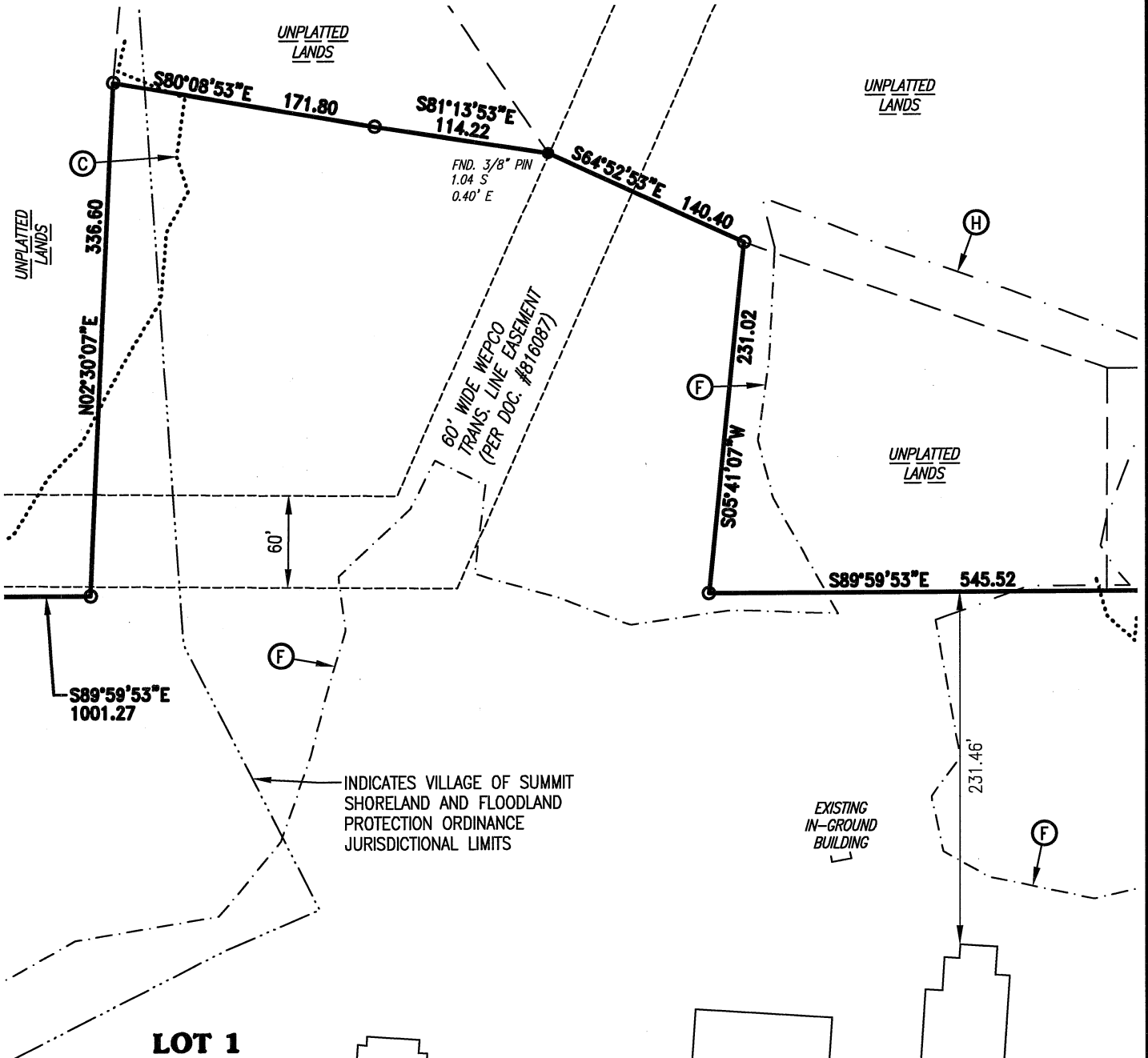
4100 N. Calhoun Rd.
 Suite 300
 Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481



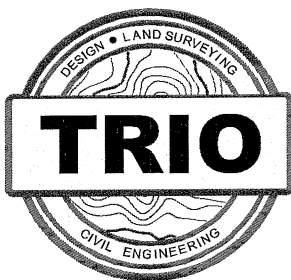
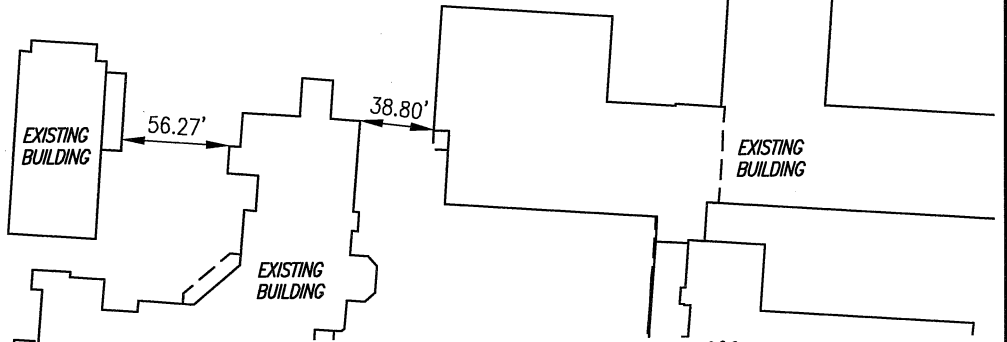
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CERTIFIED SURVEY MAP NO. _____

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LOT 1
 2,242,465 S.F.
 51.4799 Ac.
 (TO SHORELINE)
 2,212,361 S.F.
 50.7888 Ac.
 (TO MEANDER LINE)

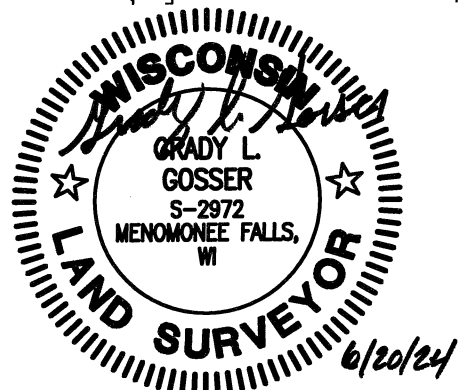
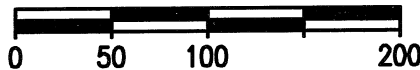


4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



NORTH

SCALE: 1" = 100'

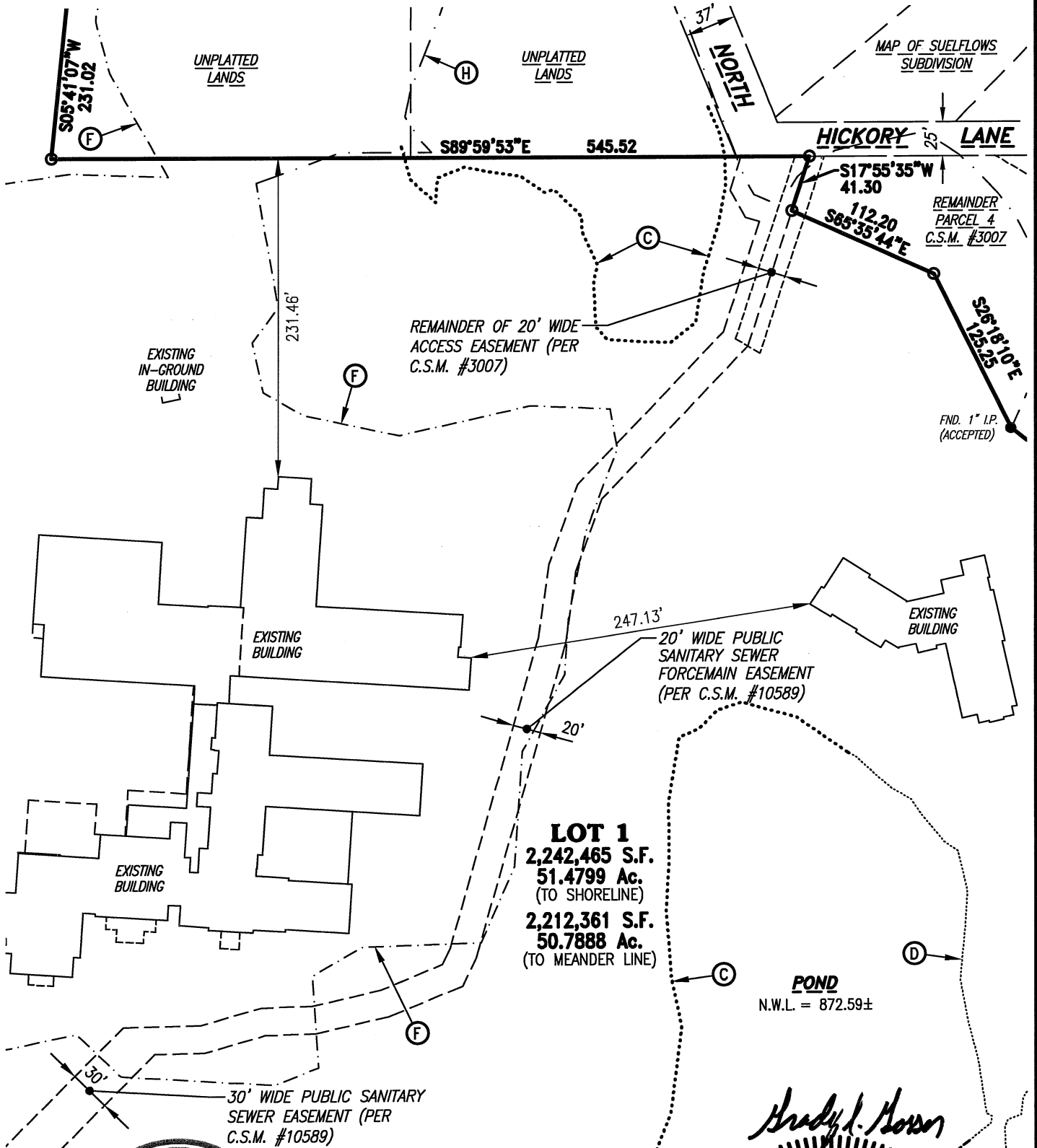


DRAFTED THIS 20th DAY OF JUNE, 2024
 THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 07-005-781-02
 SHEET 4 OF 14

CERTIFIED SURVEY MAP NO. _____

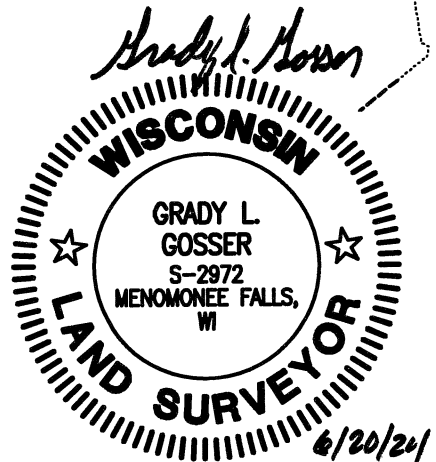
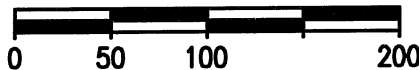
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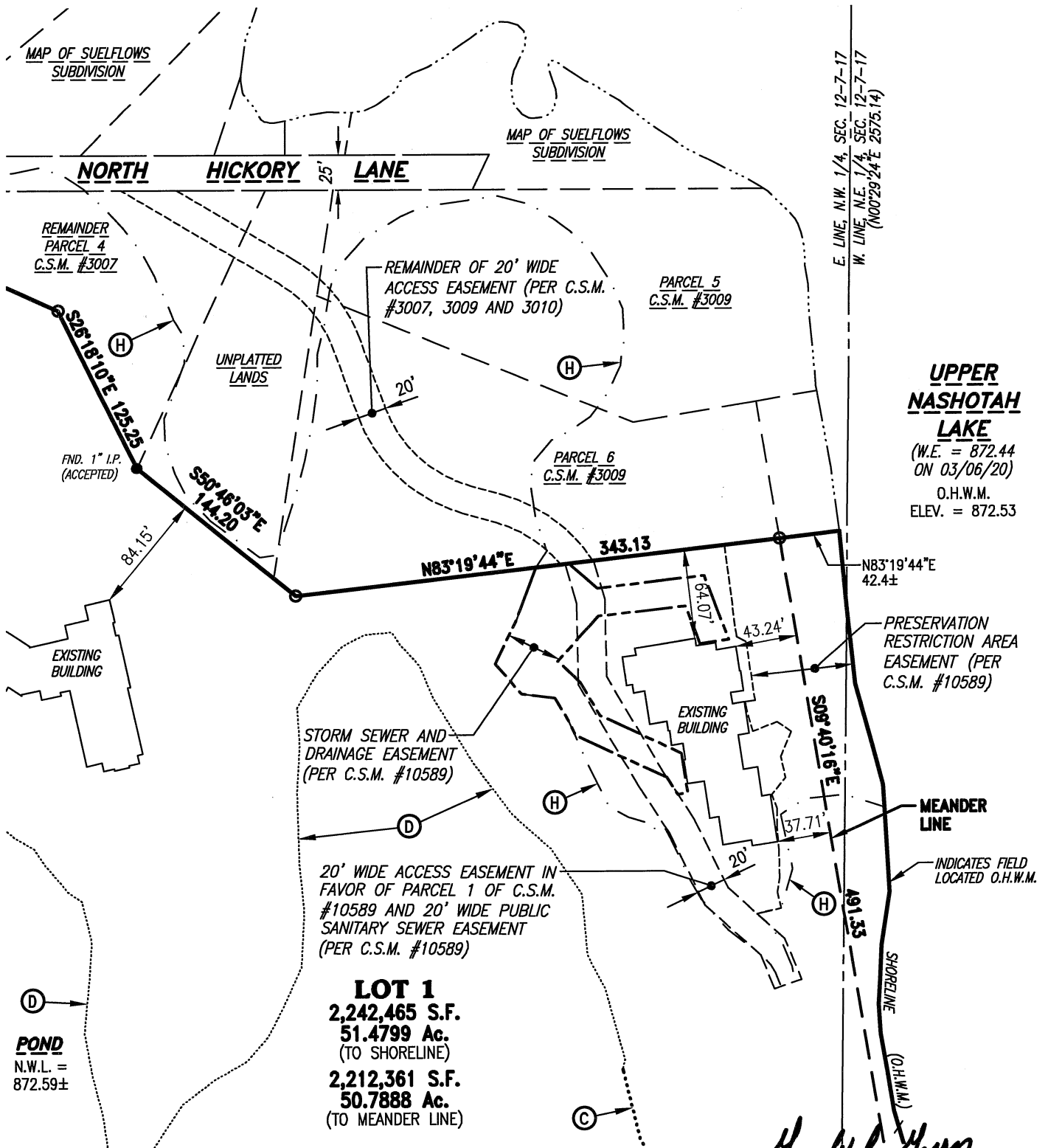
SCALE: 1" = 100'



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CERTIFIED SURVEY MAP NO.

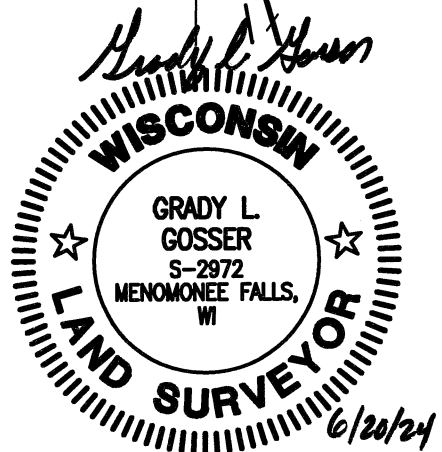
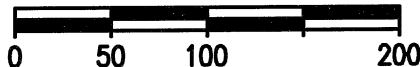
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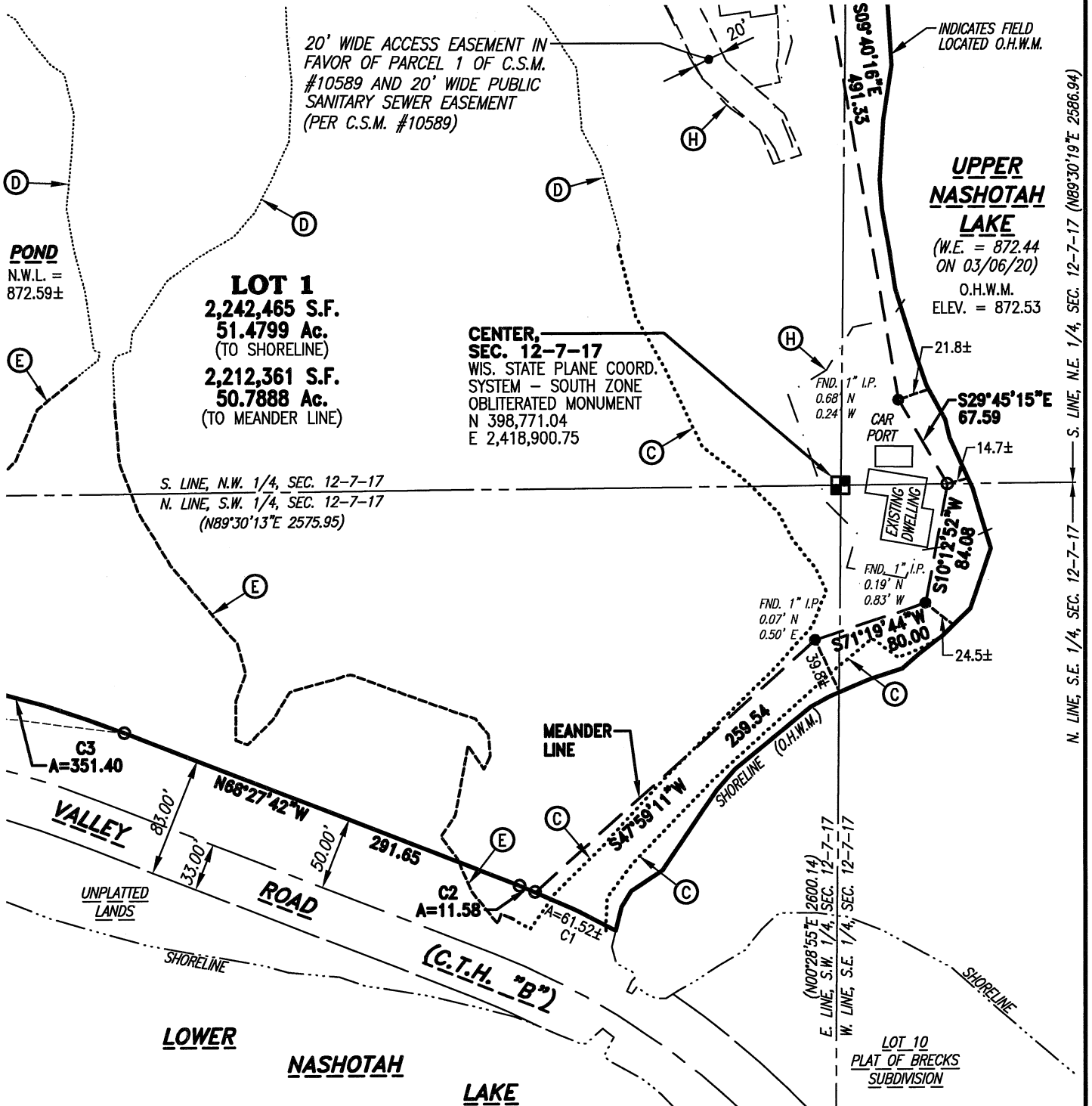
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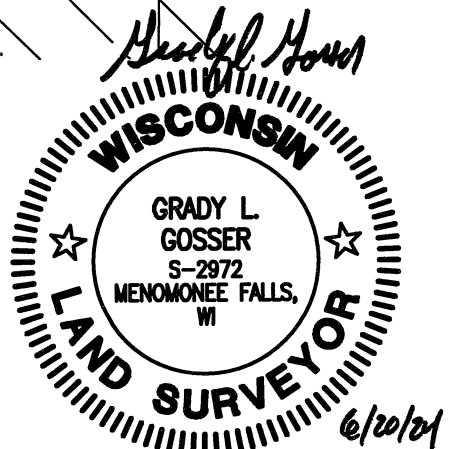
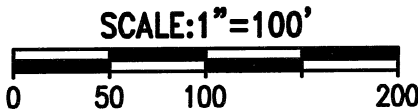
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Suite 300
Brookfield, WI 53005
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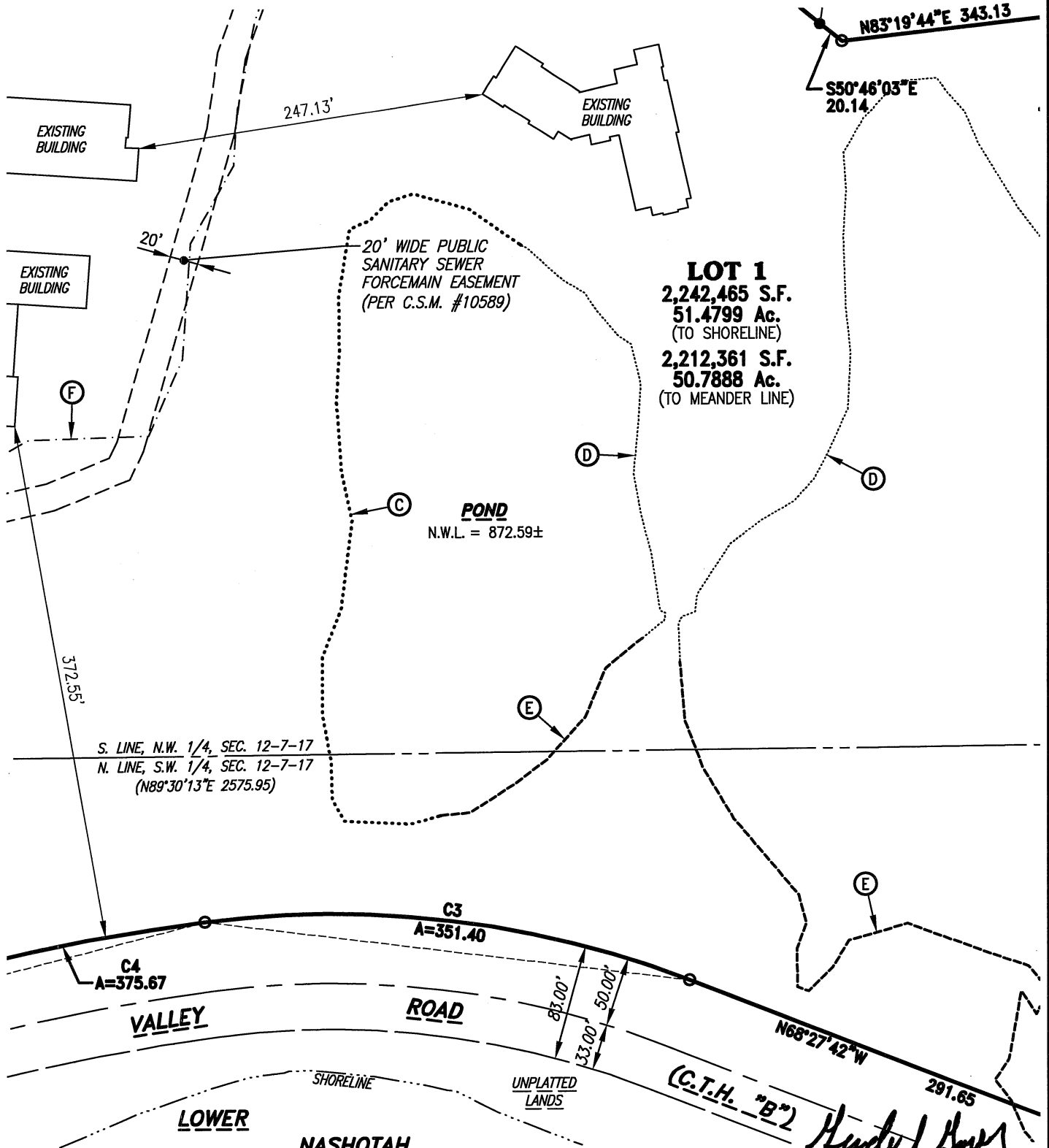
DRAFTED THIS 20th DAY OF JUNE, 2024
 THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 07-005-781-02
 SHEET 7 OF 14

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CERTIFIED SURVEY MAP NO. _____

BEING A REDVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3008, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10589 AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



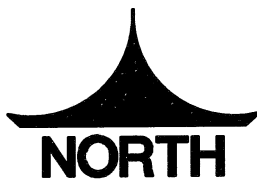
LOT 1
 2,242,465 S.F.
 51.4799 Ac.
 (TO SHORELINE)
 2,212,361 S.F.
 50.7888 Ac.
 (TO MEANDER LINE)

POND
 N.W.L. = 872.59±

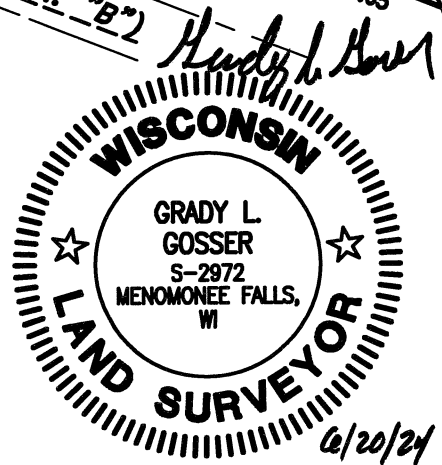
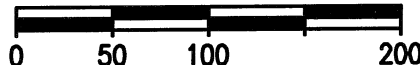
S. LINE, N.W. 1/4, SEC. 12-7-17
 N. LINE, S.W. 1/4, SEC. 12-7-17
 (N89°30'13"E 2575.95)



4100 N. Calhoun Rd.
 Suite 300
 Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481



SCALE: 1" = 100'



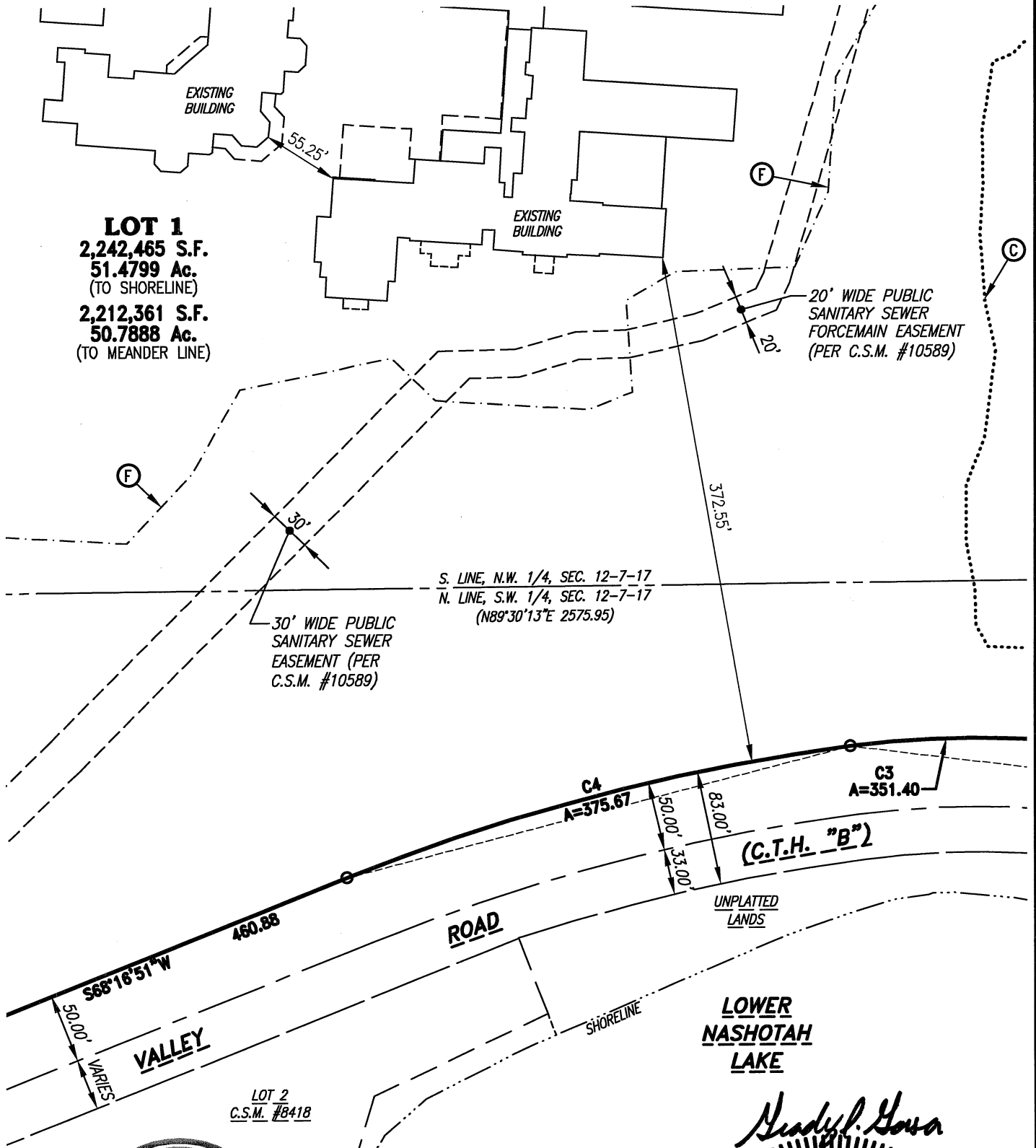
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JOB NO. 07-005-781-02
 SHEET 8 OF 14

CERTIFIED SURVEY MAP NO. _____

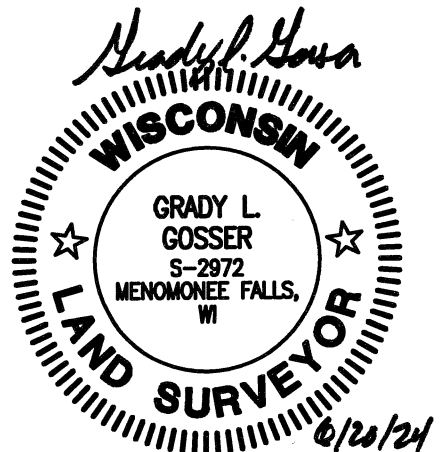
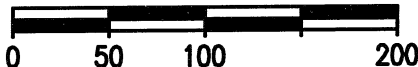
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Brookfield, WI 53005
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SCALE: 1" = 100'



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DRAFTED THIS 20th DAY OF JUNE, 2024
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 07-005-781-02
SHEET 9 OF 14

CERTIFIED SURVEY MAP NO.

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SURVEYOR'S CERTIFICATE CONTINUED

Thence Southwesterly 375.67 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 1485.00 feet, whose central angle is $14^{\circ}29'40''$, and whose chord bears South $75^{\circ}31'41''$ West, 374.67 feet to a point of tangency; Thence South $68^{\circ}16'51''$ West and along the said North Right-of-Way line, 460.88 feet to a point; Thence South $64^{\circ}09'01''$ West and along the said North Right-of-Way line, 6.56 feet to a point of curvature; Thence Southwesterly 13.23 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 15.00 feet, whose central angle is $50^{\circ}30'59''$, and whose chord bears South $89^{\circ}24'30.5''$ West, 12.80 feet to a point of tangency on the Northeasterly Right-of-Way line of "Pabst Road"; Thence North $65^{\circ}20'00''$ West and along the said Northeasterly Right-of-Way line, 47.31 feet to a point; Thence South $00^{\circ}12'03''$ East and along the said Northeasterly Right-of-Way line, 10.81 feet to a point; Thence North $65^{\circ}21'27''$ West and along the said Northeasterly Right-of-Way line, 228.89 feet to a point; Thence North $00^{\circ}12'03''$ West and along the East line of Unplatted Lands, 396.10 feet to a point; Thence North $89^{\circ}13'07''$ West and along the North line of said Unplatted Lands, 290.63 feet to a point; Thence Due North and along the East line of Unplatted Lands, 175.10 feet to a point; Thence Due West and along the North line of said Unplatted Lands, 381.52 feet to the point of beginning of this description.

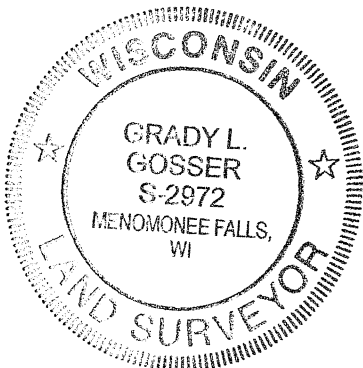
The Gross area of said Parcel contains 2,355,052 Square Feet (or 54.0646 Acres) of land, more or less to the Shoreline. The Gross area of said Parcel contains 2,324,948 Square Feet (or 53.3735 Acres) of land, more or less to the Meander Line. The Net area of said Parcel after the Right-of-Way dedication of "Valley Road" (C.T.H. "B") contains 2,299,579 Square Feet (or 52.7911 Acres) of land, more or less to the Meander Line.


That I have made such survey, land division and map by the direction of **ROGERS MEMORIAL HOSPITAL, INC.**, owner 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 20th day of June, 2024.




Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 20th Day of JUNE, 2024

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 07-005-781-02

SHEET 12 OF 14

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3008, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10589 AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

ROGERS MEMORIAL HOSPITAL, INC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation 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 _____ day of _____, 20 _____.

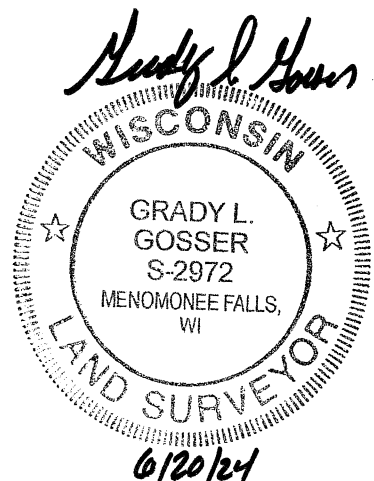
ROGERS MEMORIAL HOSPITAL, INC

Jack Collier, Vice President of Development

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, Jack Collier, Vice President of Development 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 Development of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____



Drafted this 20th Day of JUNE, 2024

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 07-005-781-02

SHEET 13 OF 14

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3008, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10589 AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 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, Rogers Memorial Hospital, Inc., owner, is hereby approved by the Village Board.

All conditions have been met as of this _____ day of _____, 20_____.

Date: _____

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: _____

Debra Michael, Village Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

Approved, that the Certified Survey Map, in the Village of Summit, Rogers Memorial Hospital, Inc., owner, is hereby approved by the Plan Commission.

Approved as of this _____ day of _____, 20_____.

Date: _____

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: _____

Debra Michael, Village Clerk



CERTIFIED SURVEY MAP NO.

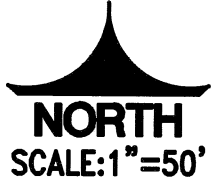
BEING A REDIVISION OF A PORTION OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 3007, A PORTION OF PARCEL 5 OF CERTIFIED SURVEY MAP NO. 3009, PART OF LOT 8 AND LOT 9 OF THE MAP OF SUELFLOWS SUBDIVISION, VACATED "NORTH HICKORY LANE" AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

(A) - VACATED "NORTH HICKORY LANE" (PER VILLAGE RESOLUTION NO. _____)

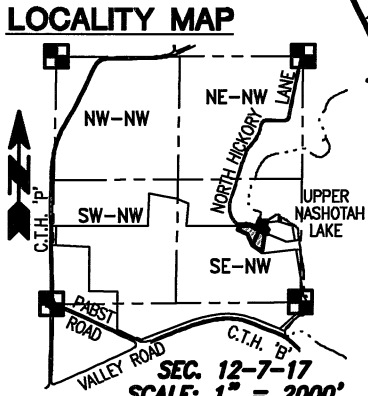
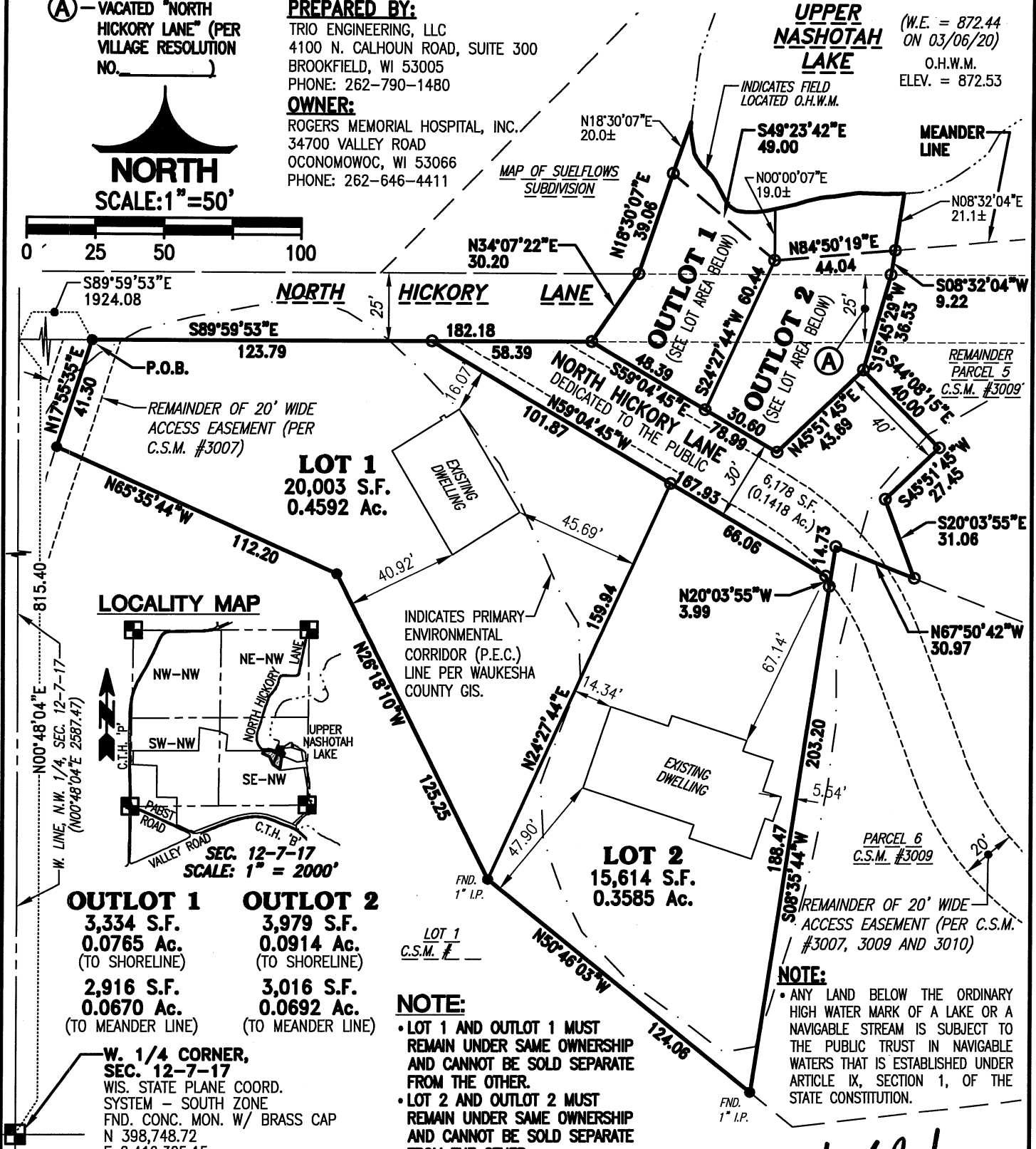
PREPARED BY:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480

OWNER:
ROGERS MEMORIAL HOSPITAL, INC.
34700 VALLEY ROAD
OCONOMOWOC, WI 53066
PHONE: 262-646-4411

UPPER NASHOTAH LAKE
(W.E. = 872.44 ON 03/06/20)
O.H.W.M.
ELEV. = 872.53



NORTH
SCALE: 1" = 50'



OUTLOT 1 3,334 S.F. 0.0765 Ac. (TO SHORELINE)	OUTLOT 2 3,979 S.F. 0.0914 Ac. (TO SHORELINE)
2,916 S.F. 0.0670 Ac. (TO MEANDER LINE)	3,016 S.F. 0.0692 Ac. (TO MEANDER LINE)

LOT 1
C.S.M. # _____

NOTE:

- LOT 1 AND OUTLOT 1 MUST REMAIN UNDER SAME OWNERSHIP AND CANNOT BE SOLD SEPARATE FROM THE OTHER.
- LOT 2 AND OUTLOT 2 MUST REMAIN UNDER SAME OWNERSHIP AND CANNOT BE SOLD SEPARATE FROM THE OTHER.

NOTE:

- ANY LAND 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.

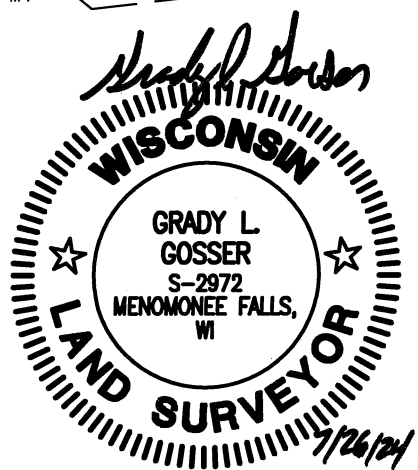
LEGEND:

- - INDICATES Section Corner
- - INDICATES "Set" 0.75" O.D. x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 0.75" O.D. Reinforcing Bar (Unless otherwise noted).

GENERAL NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE N.W. 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, BEARS N00°48'04"E.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

DRAFTED THIS 26th DAY OF JULY, 2024
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972



JOB NO. 07-005-781-02
SHEET 1 OF 4

H:\C700\781\07005-02\Survey\CSM\530CSM02.dwg

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF A PORTION OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 3007, A PORTION OF PARCEL 5 OF CERTIFIED SURVEY MAP NO. 3009, PART OF LOT 8 AND LOT 9 OF THE MAP OF SUELFLOWS SUBDIVISION, VACATED "NORTH HICKORY LANE" AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of a portion of Parcel 4 of Certified Survey Map No. 3007, a portion of Parcel 5 of Certified Survey Map No. 3009, part of Lot 8 and Lot 9 of the Map of Suelflows Subdivision, vacated "North Hickory Lane" and Unplatted Lands, all being a part of the Southeast 1/4 of the Northwest 1/4 of Section 12, Town 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 West 1/4 Corner of said Section 12; Thence North 00°48'04" East and along the West line of the said Northwest 1/4 Section, 815.40 feet to a point; Thence South 89°59'53" East and along the South Right-of-Way line of "North Hickory Lane" and the Westerly extension thereof, 1924.08 feet to the place of beginning of lands hereinafter described;

Continuing thence South 89°59'53" East and along the said South Right-of-Way line, 182.18 feet to a point; Thence North 34°07'22" East, 30.20 feet to a point on the North Right-of-Way line of said "North Hickory Lane"; Thence North 18°30'07" East, 39.06 feet to a point on a Meander Line; Thence South 49°23'42" East and along said Meander Line along the shores of "Upper Nashotah Lake", 49.00 feet to a point; Thence North 84°50'19" East and along said Meander Line, 44.04 feet to a point; Thence South 08°32'04" West, 9.22 feet to a point; Thence South 15°45'29" West, 36.53 feet to a point; Thence South 44°08'15" East, 40.00 feet to a point; Thence South 45°51'45" West, 27.45 feet to a point; Thence South 20°03'55" East, 31.06 feet to a point on the North line of Parcel 6 of said Certified Survey Map No. 3009; Thence North 67°50'42" West and along the said North line of said Parcel 6, 30.97 feet to a point; Thence South 08°35'44" West and along the West line of said Parcel 6, 203.20 feet to a point; Thence North 50°46'03" West, 124.06 feet to a point; Thence North 26°18'10" West, 125.25 feet to a point; Thence North 65°35'44" West, 112.20 feet to a point on the West line of said Parcel 4 of said Certified Survey Map No. 3007; Thence North 17°55'35" East and along the said West line of said Parcel 4, 41.30 feet to the point of beginning of this description.

The Gross area of said Parcel contains 42,930 Square Feet (or 0.9856 Acres) of land, more or less to the Shoreline.
The Gross area of said Parcel contains 42,930 Square Feet (or 0.9856 Acres) of land, more or less to the Meander Line.
The Net area of said Parcel after the Right-of-Way dedication of "North Hickory Lane" contains 41,549 Square Feet (or 0.9539 Acres) of land, more or less to the Meander Line.


That I have made such survey, land division and map by the direction of **ROGERS MEMORIAL HOSPITAL, INC.**, owner 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 26th day of July, 2024.




Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 26th Day of JULY, 2024

Job. No. 07-005-781-02

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

SHEET 2 OF 4

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF A PORTION OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 3007, A PORTION OF PARCEL 5 OF CERTIFIED SURVEY MAP NO. 3009, PART OF LOT 8 AND LOT 9 OF THE MAP OF SUELFLOWS SUBDIVISION, VACATED "NORTH HICKORY LANE" AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE:

ROGERS MEMORIAL HOSPITAL, INC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation 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 _____ day of _____, 20 _____.

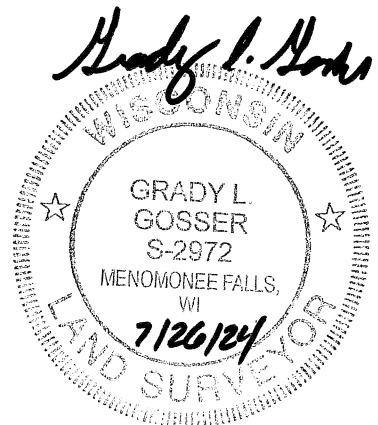
ROGERS MEMORIAL HOSPITAL, INC

Jack Collier, Vice President of Development

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20 _____, Jack Collier, Vice President of Development 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 Development of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF A PORTION OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 3007, A PORTION OF PARCEL 5 OF CERTIFIED SURVEY MAP NO. 3009, PART OF LOT 8 AND LOT 9 OF THE MAP OF SUELFLOWS SUBDIVISION, VACATED "NORTH HICKORY LANE" AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 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, Rogers Memorial Hospital, Inc., owner, is hereby approved by the Village Board.

All conditions have been met as of this _____ day of _____, 20_____.

Date: _____
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: _____
Debra Michael, Village Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

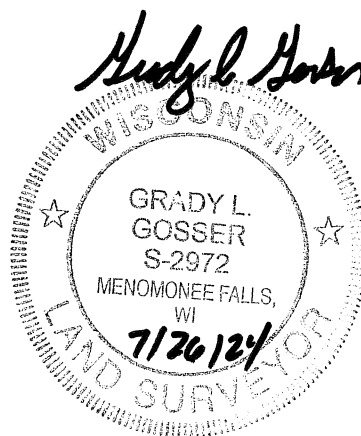
Approved, that the Certified Survey Map, in the Village of Summit, Rogers Memorial Hospital, Inc., owner, is hereby approved by the Plan Commission.

Approved as of this _____ day of _____, 20_____.

Date: _____
Jim Siepmann, Chairperson

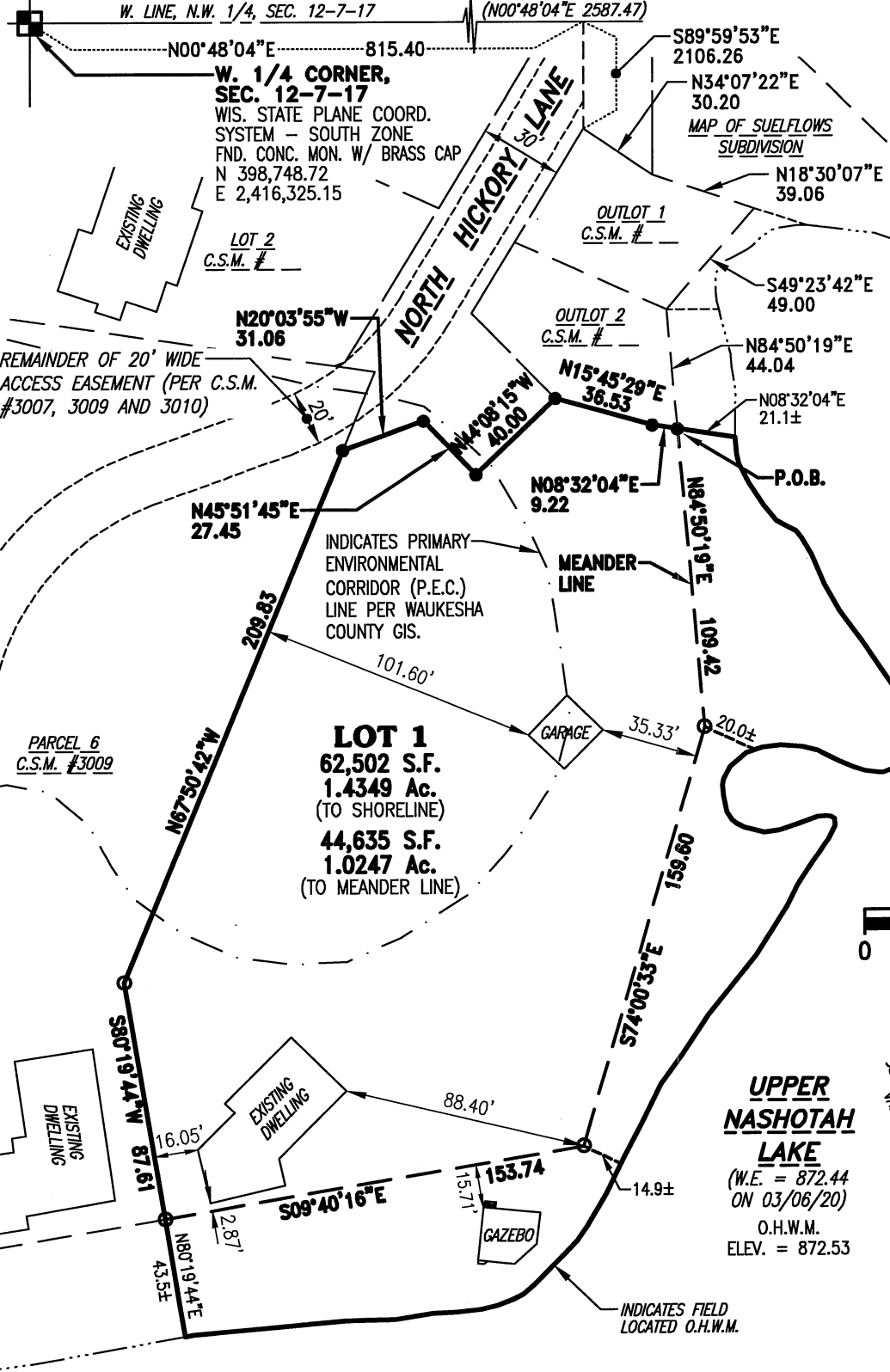
I hereby certify that the foregoing is true and correct, being approved by the Plan Commission of the Village of Summit.

Date: _____
Debra Michael, Village Clerk



CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF PART OF PARCEL 5 OF CERTIFIED SURVEY MAP NO. 3009, PART OF LOTS 9 AND 10 OF THE MAP OF SUELFLOWS SUBMISSION AND VACATED "NORTH HICKORY LANE", ALL BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



NOTE:

• ANY LAND 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.

OWNER:

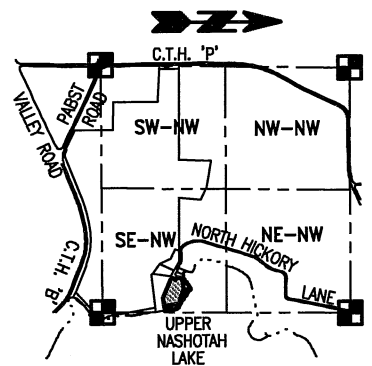
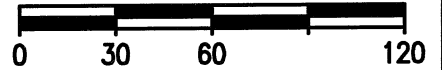
ROGERS MEMORIAL HOSPITAL, INC.
34700 VALLEY ROAD
OCONOMOWOC, WI 53066
PHONE: 262-646-4411

PREPARED BY:

TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD,
SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480



SCALE: 1" = 60'



LOCALITY MAP

N.W. 1/4, SEC. 12-7-17
SCALE: 1" = 2000'

LEGEND:

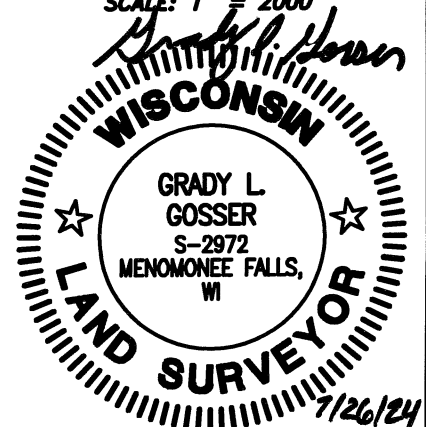
- - INDICATES Section Corner
- - INDICATES "Set" 0.75" O.D. x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 0.75" O.D. Reinforcing Bar (Unless otherwise noted).

GENERAL NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE N.W. 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, BEARS N00°48'04"E.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

DRAFTED THIS 26th DAY OF JULY, 2024

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972



JOB NO. 07-005-781-02

SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF PART OF PARCEL 5 OF CERTIFIED SURVEY MAP NO. 3009, PART OF LOTS 9 AND 10 OF THE MAP OF SUELFLOWS SUBDIVISION AND VACATED "NORTH HICKORY LANE", ALL BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a consolidation of part of Parcel 5 of Certified Survey Map No. 3009, part of Lots 9 and 10 of the Map of Sueflows Subdivision and vacated "North Hickory Lane", all being a part of the Southeast 1/4 of the Northwest 1/4 of Section 12, Town 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 West 1/4 Corner of said Section 12; Thence North 00°48'04" East and along the West line of the said Northwest 1/4 Section, 815.40 feet to a point; Thence South 89°59'53" East and along the South Right-of-Way line of "North Hickory Lane" and the Westerly extension thereof, 2106.26 feet to a point; Thence North 34°07'22" East, 30.20 feet to a point on the North Right-of-Way line of said "North Hickory Lane"; Thence North 18°30'07" East, 39.06 feet to a point on a Meander Line; Thence South 49°23'42" East and along said Meander Line along the shores of "Upper Nashotah Lake", 49.00 feet to a point; Thence North 84°50'19" East and along said Meander Line, 44.04 feet to the place of beginning of lands hereinafter described;

Continuing thence North 84°50'19" East and along said Meander Line, 109.42 feet to a point; Thence South 74°00'33" East and along said Meander Line, 159.60 feet to a point; Thence South 09°40'16" East and along said Meander Line, 153.74 feet to a point on the North line of Parcel 6 of Certified Survey Map No. 3009; Thence South 80°19'44" West and along said North line, 87.61 feet to a point; Thence North 67°50'42" West and along said North line, 209.83 feet to a point on the Northeasterly Right-of-Way line of said "North Hickory Lane"; Thence North 20°03'55" West and along the said Northeasterly Right-of-Way line, 31.06 feet to a point; Thence North 45°51'45" East and along the said Northeasterly Right-of-Way line, 27.45 feet to a point; Thence North 44°08'15" West and along the said Northeasterly Right-of-Way line, 40.00 feet to a point on the East line of Outlot 2 of Certified Survey Map No. _____; Thence North 15°45'29" East and along the said East line, 36.53 feet to a point; Thence North 08°32'04" East and along the said East line, 9.22 feet to the point of beginning of this description.

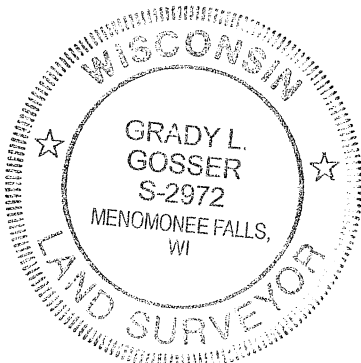
Said Parcel contains 62,502 Square Feet (or 1.4349 Acres) of land, more or less to the Shoreline. Said Parcel contains 44,635 Square Feet (or 1.0247 Acres) of land, more or less to the Meander Line.

That I have made such survey, land division and map by the direction of **ROGERS MEMORIAL HOSPITAL, INC.**, owner 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 26th day of JULY, 20 24.




Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 26th Day of JULY, 2024

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 07-005-781-02

SHEET 2 OF 4

CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF PART OF PARCEL 5 OF CERTIFIED SURVEY MAP NO. 3009, PART OF LOTS 9 AND 10 OF THE MAP OF SUELFLOWS SUBDIVISION AND VACATED "NORTH HICKORY LANE", ALL BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 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, Rogers Memorial Hospital, Inc., owner, is hereby approved by the Village Board.

All conditions have been met as of this _____ day of _____, 20_____.

Date: _____

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: _____

Debra Michael, Village Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

Approved, that the Certified Survey Map, in the Village of Summit, Rogers Memorial Hospital, Inc., owner, is hereby approved by the Plan Commission.

Approved as of this _____ day of _____, 20_____.

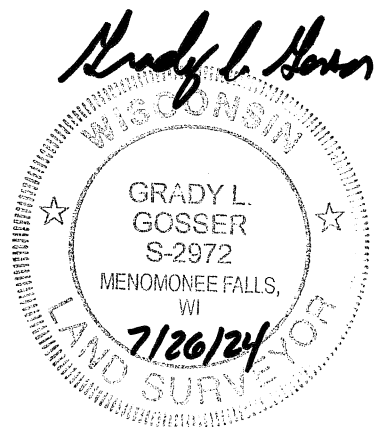
Date: _____

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: _____

Debra Michael, Village Clerk



VILLAGE OF SUMMIT

SUMMARY SHEET

August 6, 2020

For the August 13, 2020 Village Board Meeting

TOPIC:

Final Resolution to Consider Vacating and Discontinuing a portion of Hickory Lane

RECOMMENDED MOTION:

Motion to adopt the Final Resolution to consider vacating and discontinuing a portion of Hickory Lane.

PURPOSE:

To complete the formal process for relocating the right-of-way for the southeast end of Hickory Lane

BACKGROUND:

The original 1913 Suelfow's Subdivision Plat for lands on the west side of Upper Nashotah Lake included a layout for Hickory Lane to go east on the shoreline of the lake. Approximately 200 feet of the roadway was never built in the platted right-of-way. Instead, over time an area of driveways were used and paved and maintained for access to three homes in the area.

The state code allows for various procedures to vacate right-of-way. One mechanism that the Village of Summit has used in the past has the Village Board sponsoring the process. Attorney Macy and the attorney for Rogers have agreed on the process and information necessary.

ATTACHMENTS:

Draft Resolution

FISCAL IMPACT:

Rogers is covering the costs of this application. Future costs will include the maintenance of a turn around at the end of Hickory Lane. This area is currently gravel until the area settles and DPW includes in future roadwork.

Additional signage for no parking and turnaround direction will be needed.

PREPARED BY:

Henry Elling, Village Planner

RESOLUTION NO. _____

**FINAL RESOLUTION AND ORDER VACATING AND DISCONTINUING
A PORTION OF N. HICKORY LANE**

WHEREAS, the Village Board of the Village of Summit introduced and adopted an initial Resolution on June 11, 2020, as Resolution No. _____, proposing the vacation and discontinuance of a portion of N. Hickory Lane pursuant to § 66.1003(4)(a), Wis. Stats., more specifically depicted on the attached **EXHIBIT “A”** and described on the attached **EXHIBIT “B”**.

WHEREAS, a Notice of Lis Pendens was filed with the Office of the Register of Deeds, Waukesha County pursuant to §§ 66.1003(9) and 840.11 Wis. Stats., against the lots abutting the above-described portion of N. Hickory Lane, described as follows:

Lots 9 and 10, Suelflow’s Subdivision, of part of the Northwest ¼ of Section 12, Township 7 North, Range 17 East, except that part thereof conveyed to E.S. Thatcher and wife, described as follows: Commencing at the Southwest corner of Lot 9; running thence North, 32 feet to a point in the shore of Upper Nashotah Lake, as now excavated; thence North 78 degrees 25’ East and along the shore Upper Nashotah Lake, as now excavated 50 feet to a point; thence South 8 degrees 30’ West, 43 feet to a point on the North line of Hickory Lane; thence West 42.50 feet to the point of beginning, subject, to the restrictions contained in a Deed to E.S. Thatcher and wife, recorded in the Register of Deeds for Waukesha County, in Volume 179 of Deeds, Page 644. Said land being in the Village of Summit, County of Waukesha, State of Wisconsin.

Tax Key No. SUMT0622014

All that part of Lot 9 of the map of Suelflows Subdivision of part of the NW 1/4 of Section 12, Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows: Commencing at the SW Corner of the Lot 9 running thence N. 32 feet to a point in the shore of Upper Nashotah Lake as now excavated; thence N. 78° 25' E. and along the shore of Upper Nashotah Lake as now excavated 50 feet to the a point; thence S. 8° 30' W. 43 feet to a point on the N. line of Hickory Lane; thence W. 42.50 feet to the point of beginning.

That part of a piece of land bounded as follows: Commencing at point 814.61 feet N. and 2223.24 feet E. of the SW corner of the NW 1/4 of Section 12, Town 7 North, Range 17 East, Waukesha County, Wisconsin; running thence W. 48.10 feet to a point; thence S. 23° 18' W. 217 feet to a point; thence S. 51° 24' E. 124.15 feet to a point; thence N. 8° 5' E. 278.60 feet to the point of beginning.

Tax Key No. SUMT0622978

Parcel 4 of Certified Survey Map No. 3007 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on July 21, 1977 in Volume 22 of Certified Survey Maps, at Page 195 to 197, as Document No. 1007034, being part of the Northwest ¼ of the Section 12, Township 7 North, Range 17 East. Said land being in the Village of Summit, County of Waukesha, State of Wisconsin.

Tax Key No. SUMT0622980004

Parcel 5 of Certified Survey Map No. 3009 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on July 21, 1977 in Volume 22 of Certified Survey Maps, at Page 201 to 203, as Document No. 1007036, being part of the Northwest ¼ of Section 12, Township 7 North, Range 17 East. Said land being in the Village of Summit, County of Waukesha, State of Wisconsin.

Tax Key No. SUMT062298005

All that part of Lot 8 of the Map of Suelflow's Subdivision of part of the Northwest 1/4 of Section 12, Township 7 North, Range 17 East, in the Village (formerly Town) of Summit, Waukesha County, State of Wisconsin, described as follows: Beginning at a point on the North shore of the lake, 10 feet Northwesterly of the Northwest corner of said Lot 8; thence along the shore South 60 degrees 14' East, 75 feet to a point, which point is the point of beginning of the premises to be hereby conveyed, to-wit; running thence South 60 degrees 14' East, 25.50 feet to a point; thence South 18 degrees 3' West, 97.30 feet to a point on the North line of Hickory Lane; thence West along said North line, 93.40 feet to a point; thence North 43 degrees 48' East, 147.50 feet to the place of beginning.

For informational purposes: Tax Key No. SUMT0622011

WHEREAS, a public hearing was held before the Plan Commission on the 16th of July, 2020 and the Village Board on this 13th day of August, 2020, concerning said vacation and discontinuance of said portion of N. Hickory Lane, and that due and proper notice of said hearing was made in compliance with § 66.1003(4)(b), Wis. Stats.; and

WHEREAS, no written objections were made or filed to said proposed vacation and discontinuance with the Administrator-Clerk/Treasurer of the Village of Summit prior to the hearing therein or thereafter; and

WHEREAS, the Plan Commission of the Village of Summit reviewed and studied the proposed discontinuance and vacation of said portion of N. Hickory Lane, and determined that said vacation and discontinuance would be in the public interest, and filed their recommendation for said vacation and discontinuance of said portion of N. Hickory Lane with the Village Board prior to the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Summit that it deems and therefore finds that it would be in the public interest that a portion of N. Hickory Lane be vacated and discontinued pursuant to § 66.1003, Wis. Stats., which said portion to be discontinued and vacated is more specifically depicted on the attached **EXHIBIT "A"** and described on the attached **EXHIBIT "B"**.

BE IT FURTHER RESOLVED by the Village Board of the Village of Summit that it does and hereby orders that said portion of N. Hickory Lane above described, be, and the same hereby is, vacated and discontinued pursuant to § 66.1003, Wis. Stats.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be recorded with the Office of the Register of Deeds, Waukesha County, pursuant to § 840.11, Wis. Stats., discharging the lis pendens.

Dated this 13th day of August, 2020.

VILLAGE OF SUMMIT

Jack Riley, President

Debra J. Michael, Administrator-Clerk/Treasurer

ACKNOWLEDGMENT

STATE OF WISCONSIN)

COUNTY OF WAUKESHA)

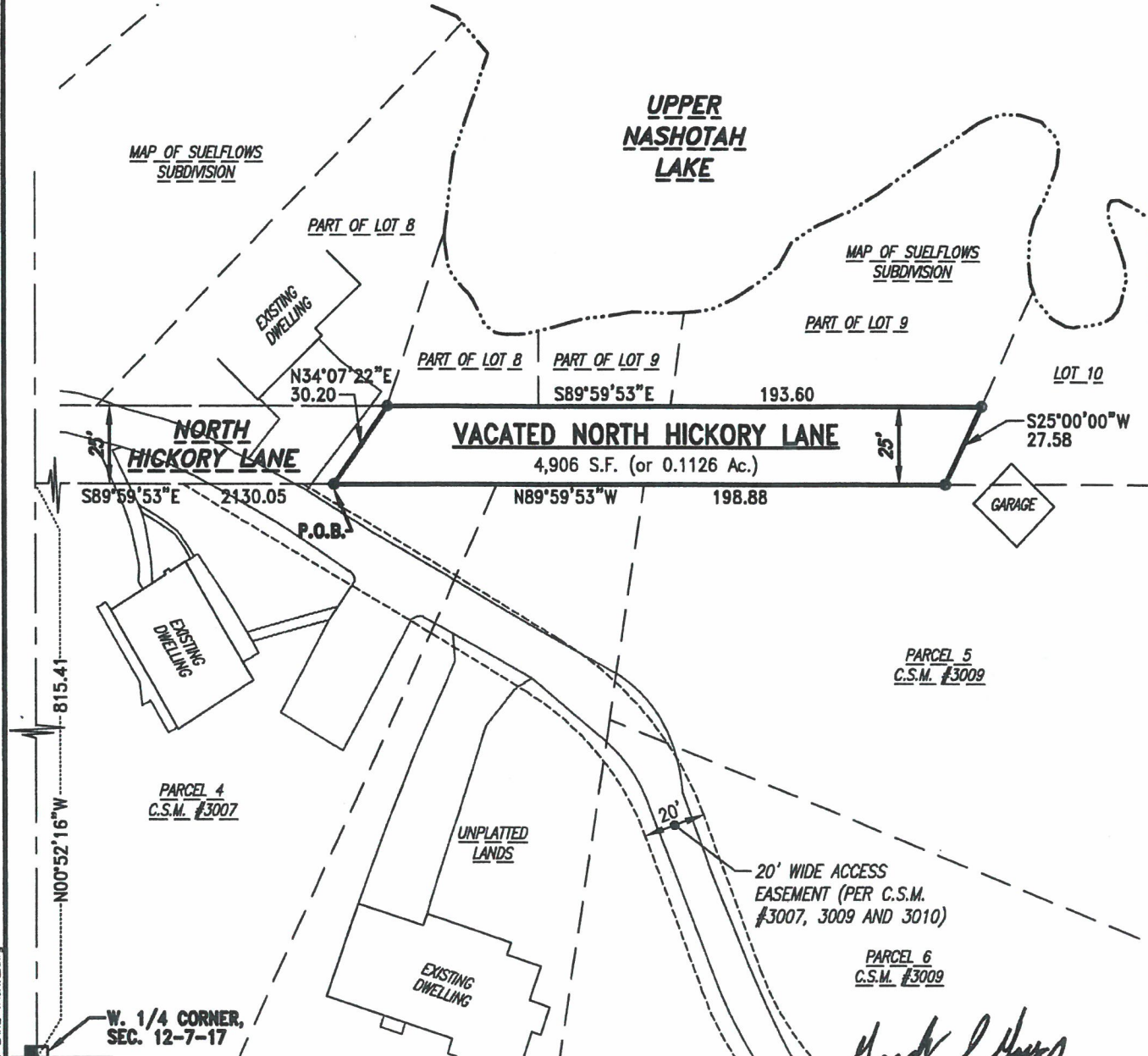
This instrument was acknowledged before me, the undersigned Notary Public, this _____ day of August, 2020, by Jack Riley, President of the Village Board of the Village of Summit, and Debra J. Michael, Administrator-Clerk/Treasurer of the Village Board of the Village of Summit, to me known to be the persons whose names are set forth above.

Notary Public, State of Wisconsin

My commission expires: _____

EXHIBIT "A"

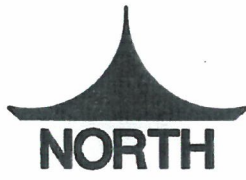
VACATED "NORTH HICKORY LANE"



H:\C700\781\07005-02\Survey\ESMT-EXHIBITS\885DEX-HICKORY LANE VACATE.dwg



**4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005**
Phone: (262) 790-1480
Fax: (262) 790-1481



SCALE: 1" = 50'



EXHIBIT "B"

VACATED "NORTH HICKORY LANE"

LEGAL DESCRIPTION:

All that part of the Southeast 1/4 of the Northwest 1/4 of Section 12, Town 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 West 1/4 Corner of said Section 12; Thence North 00°52'16" West and along the centerline of "Sawyer Road" (C.T.H "P"), 815.41 feet to a point; Thence South 89°59'53" East and along the South Right-of-Way line of "North Hickory Lane" and the Westerly extension thereof, 2130.05 feet to the place of beginning of lands hereinafter described;

Thence North 34°07'22" East, 30.20 feet to a point on the North Right-of-Way line of said "North Hickory Lane"; Thence South 89°59'53" East and along the said North Right-of-Way line, 193.60 feet to a point; Thence South 25°00'00" West and along the East Right-of-Way line of said "North Hickory Lane", 27.58 feet to a point, Thence North 89°59'53" West and along the said South Right-of-Way line, 198.88 feet to the point of beginning of this description.

Said Parcel contains 4,906 Square Feet (or 0.1126 Acres) of land, more or less.

Date: 5/27/20




Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

More than Two Accessory Buildings

9/19/24 Plan Commission Meeting

SUMT0660991

Staff Report

Village of Summit, Wisconsin

Property Location: 1406 N. Dousman Road

Property Owner: Thomas LaGalbo

Zoning: R-2, Country Residential (1.5-acre lot size, 90,000 sq. ft. density),
FO Floodplain Overlay

Land Use: SF Residential 1.6-acre density

Possible Motion: *Approve the request to construct an accessory building that results in more than two accessory buildings on the property subject to all accessory buildings complying with the setback provisions of the Zoning Ordinance prior to commencing construction of the proposed detached garage.*

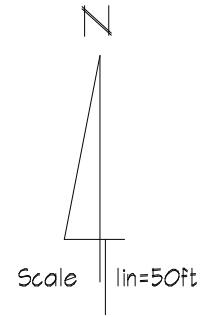
Summary:

The applicant owns a 1.65-acre lot on the west shore of Middle Genesee Lake. There is floodplain located near the shore. The property consists of a single-family residence, attached garage, and two sheds. The shed closest to the road is 192 sq. ft. and the other shed is 98 sq. ft. There are two additional structures located on the north lot line that are not shown on the survey, including a garbage enclosure and wood shed.

The applicant would like to construct a detached garage on the north side of the existing home. The detached garage will comply with all setbacks. The garage will be located 7 ft. from the residence, measured wall-to-wall. Section 111-96(d) requires that accessory structures be located so that any roofed or enclosed portion of the structure is located at least 10 ft. from the principal structure unless it complies with the state building code. The applicant intends on complying with the necessary code requirements so that the structure can be located closer than 10 ft. from the residence.

The accessory structure will be 24 ft. x 26 ft., 624 sq. ft., with 1 ft. overhangs. The structure will be approximately 17 ft. in overall height, 9 ft. from the yard grade to eave. The roof will consist of duration shingles and the siding will consist of LP 8" smooth siding. The material and color of the proposed structure will match the existing residence. Pictures of the existing structures are included in the meeting packet. Staff has requested that an updated survey be prepared to ensure the existing shed closest to the road complies with the side yard setback of 10 ft. and to ensure the proposed garage is placed at least 10 ft. from the north lot line. The applicant received the survey and the accessory structure closest to the road is located 7.5 ft. from the south lot line, whereas 10 ft. is required. The smaller shed along the south lot line is located 7.8 ft. from the lot line. However, this structure complies with the setback because it is less than 200 sq. ft. in size. A property can have one accessory structure up to 200 sq. ft. in size 5 ft. from the lot line. The garbage enclosure and wood shed are not shown on the survey, but appear to be nonconforming to the setback from the north lot line.

Section 111-100(b)(3)e of the Zoning and Shoreland Protection Ordinance requires Plan Commission approval when more than two accessory structures are proposed to ensure they do not adversely affect nearby properties or the general desirability of the neighborhood. The existing structures are in good condition and the proposed structure will be located near an existing detached garage on the adjacent property to the north. It does not appear that the proposed structure will impact nearby properties or the general desirability of the neighborhood, especially if the storage units are removed.



Property being subject to all easements of record.

Denotes set iron survey markers

589°18'48"W 367.02'

North line SE 1/4 Sec 21-7-21

(S.87°45'W. 367.02')

NE corner of the SE 1/4 of Sec. 21-7-17
388.217.11(n)
2,405.805.64(e)

Including Road R/W
Area = 72067.75 sq. ft.
1.65 acres

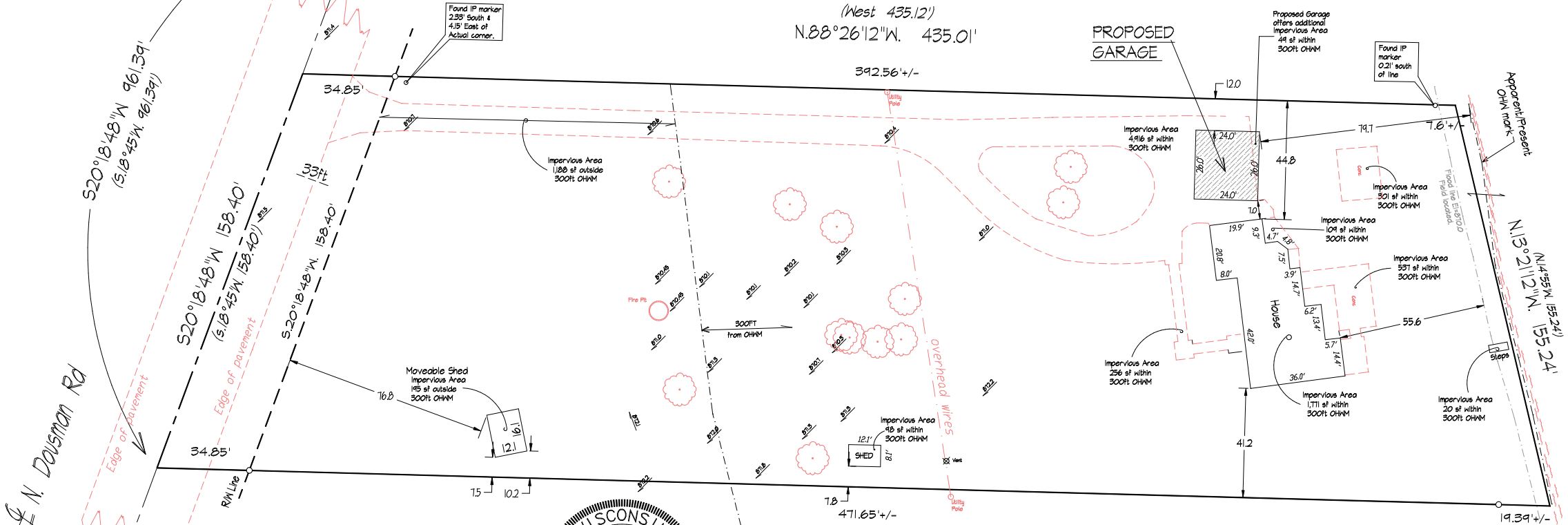
Excluding Road R/W
Area = 66840.55 sq. ft.
1.53 acres

Area within 300ft OHNM
Area = 45635.04 sq. ft.
1.05 acres

PLAT OF SURVEY OF...description of parcel surveyed
Part of the SE 1/4 of the SE fractional 1/4 of Section 21, Town 7 North, Range 17 East, Lot 8 of the unrecorded subdivision of Hollyhock Woods, said parcel being more particularly descres as follows: Commencing at the NE corner of said SE 1/4 of Section; thence S.89°18'48"W. along the north line of said 1/4 section 367.02 feet; thence S.26°12'48"W. 791.76 feet; thence S.20°18'48"W. 961.39 feet, said point being the point of beginning thence S.88°26'12"E. 525.81 feet to the shore of Middle Genesee Lake; thence N.13°21'12"W. 155.24 feet; thence 88°26'12"W. 435.01 feet, recorded as 435.12 feet; thence S.20°18'48"W. 158.40 fet to the point of beginning. Said land lying in the Village of Summit, Waukesha County, Wisconsin. (ref: Doc # 4085748)

Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD-21), And all bearings are referred to Grid North.

Vertical Datum is based on National Vertical Datum of 1929.



(West 435.12)
N.88°26'12"W. 435.01'

PROPOSED GARAGE

Found IP marker 0.21' south of line



S.88°26'12"E. 525.89'
(East 525.89')

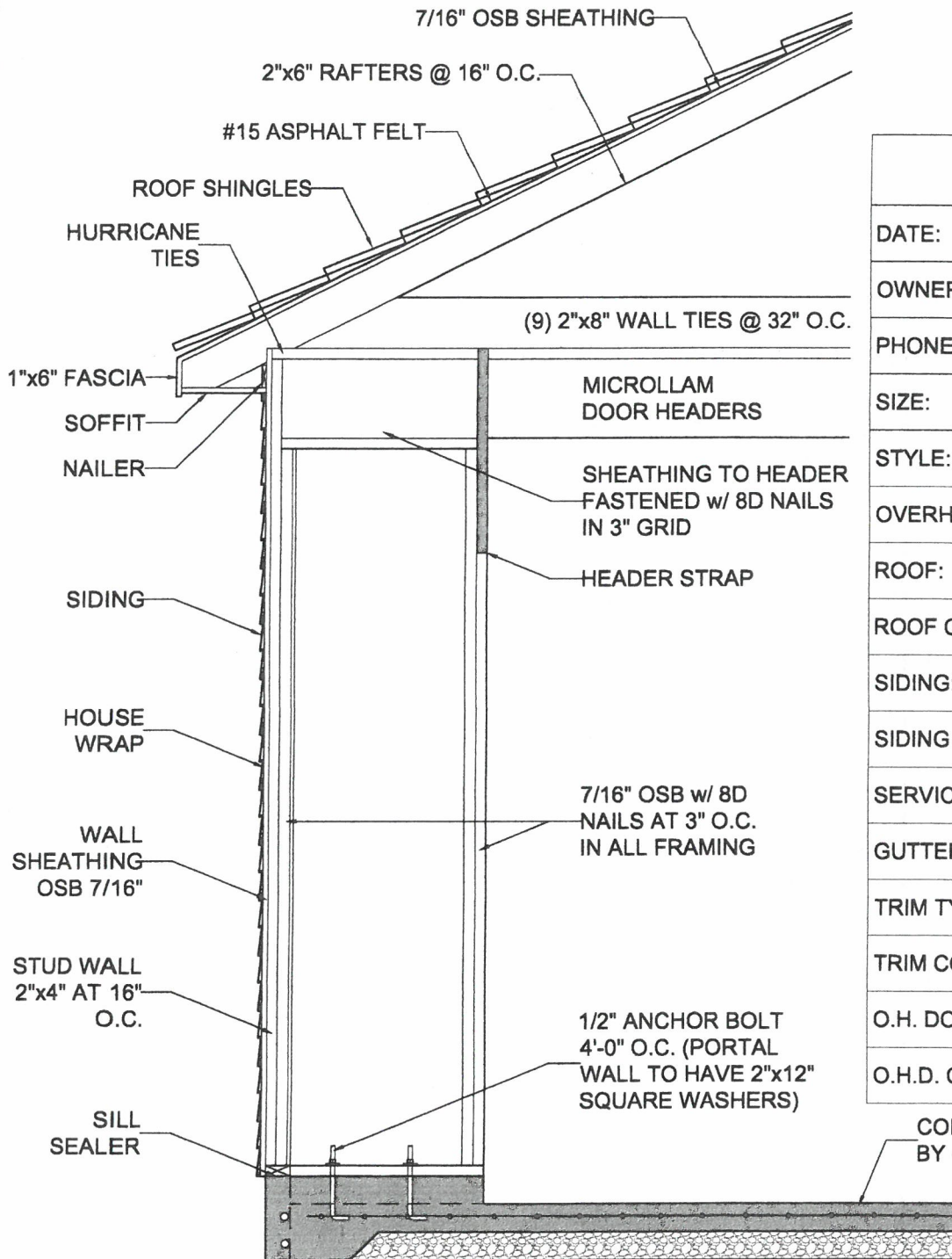
October 6, 2014
Rev November 07, 2014
Revised 9/06/2024 to show proposed garage

Present Owner: Thomas & Gina LaGalbo
Survey Address: 1406 N. Dousman Rd
Oconomowoc, WI 53066-9454

Tax Key # SUMT0660991

TYPICAL CROSS SECTION

*Siding match
home w/ same
color*



NEW GARAGE	
DATE:	08.13.2024
OWNER:	TOM & GINA LAGALBO
PHONE #:	(414) 750-1925
SIZE:	26'-0" x 24'-0"
STYLE:	REVERSE GABLE
OVERHANG:	ALL ONLY
ROOF:	OWEN CORNING: DURATION SHINGLES
ROOF COLOR:	O.T.S.
SIDING:	LP: 8" SMOOTH
SIDING COLOR:	PRIMED
SERVICE DOOR:	36" 6 PANEL DOOR
GUTTERS:	N/A
TRIM TYPE:	LP: PRE-FINISHED SMOOTH TRIM
TRIM COLOR:	PRIMED
O.H. DOOR:	C.H.I. #4283 w/ CASCADE INSERTS
O.H.D. COLOR:	MAHOGANY

OWNER:	TOM & GINA LAGALBO	GARAGE SIZE:	26'-0" x 24'-0"
ADDRESS:	1406 N. DOUSMAN RD. SUMMIT, WI 53066	GARAGE SYTLE:	REVERSE GABLE
		DRAWING SCALE:	1/2" = 1'-0"

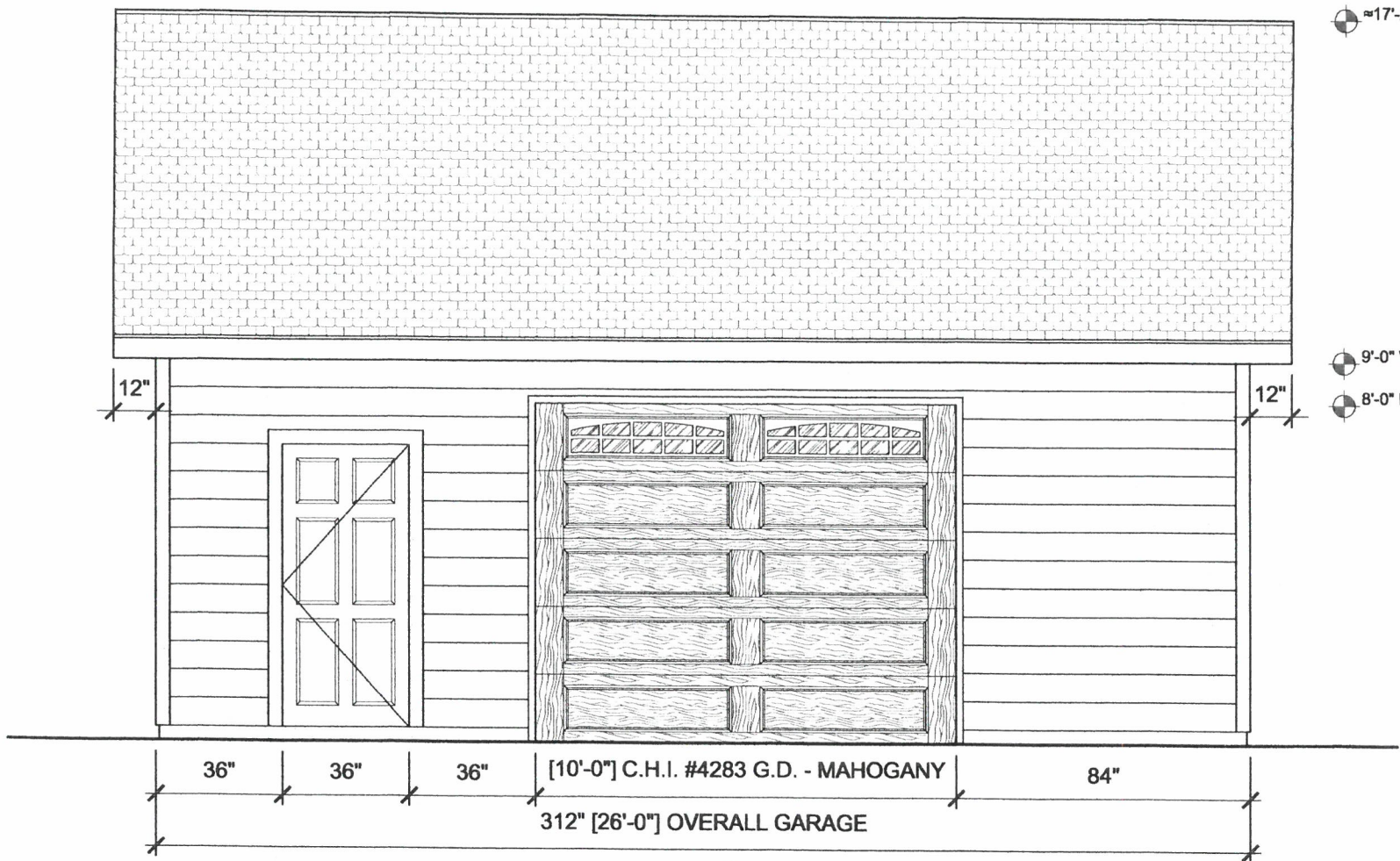




TOM & GINA LAGALBO RESIDENCE

ELEVATION	DATE: 08.13.2024
SCALE: 1/4" = 1'-0"	PAGE: 5 OF 6





17'-2" ELE.

9'-0" WALLS

8'-0" DOORS

[10'-0"] C.H.I. #4283 G.D. - MAHOGANY

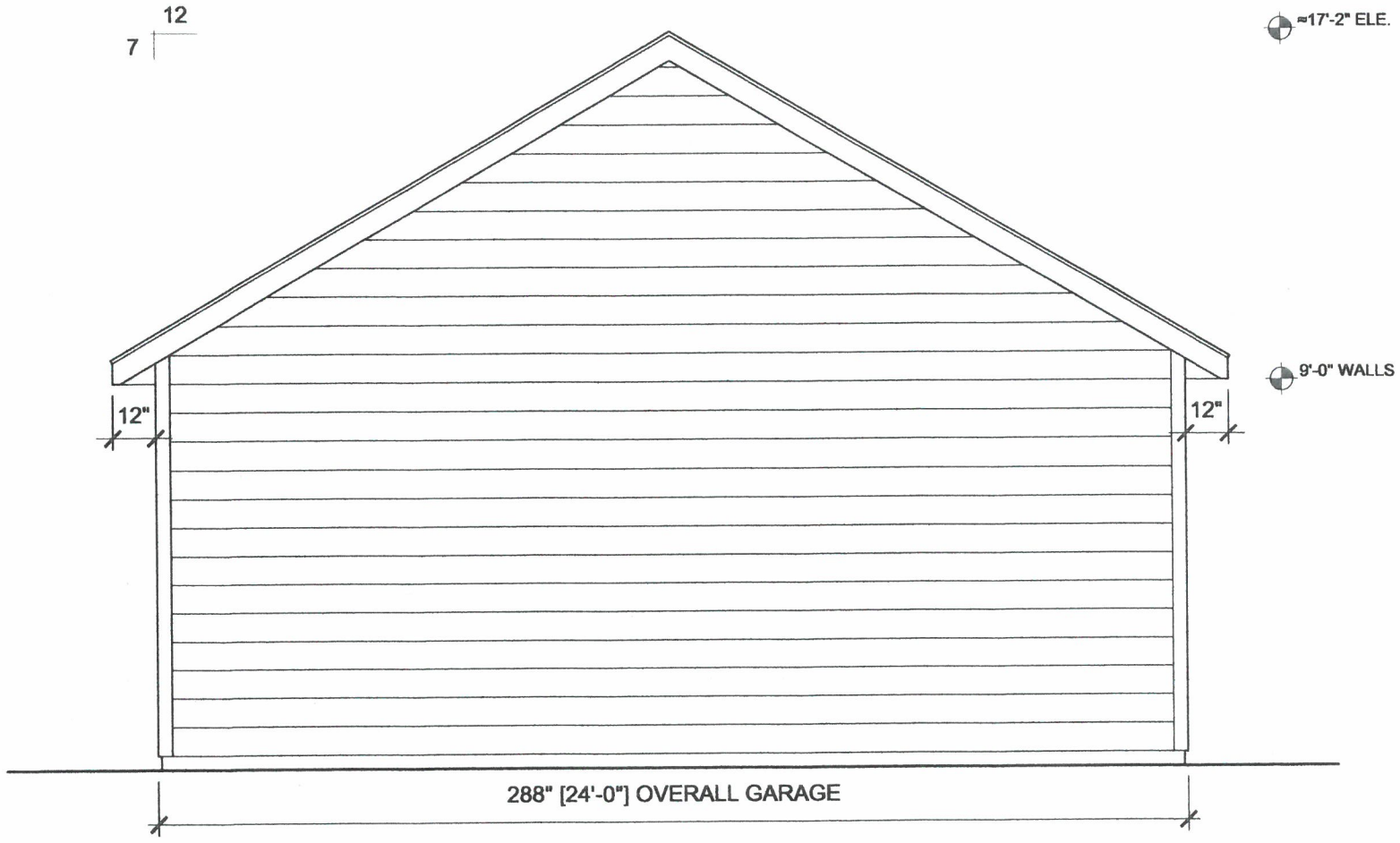
312" [26'-0"] OVERALL GARAGE

east

TOM & GINA LAGALBO RESIDENCE

ELEVATION	DATE: 08.13.2024
SCALE: 1/4" = 1'-0"	PAGE: 4 OF 6

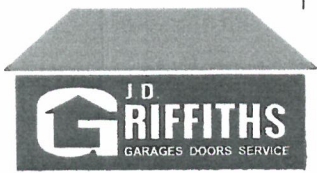


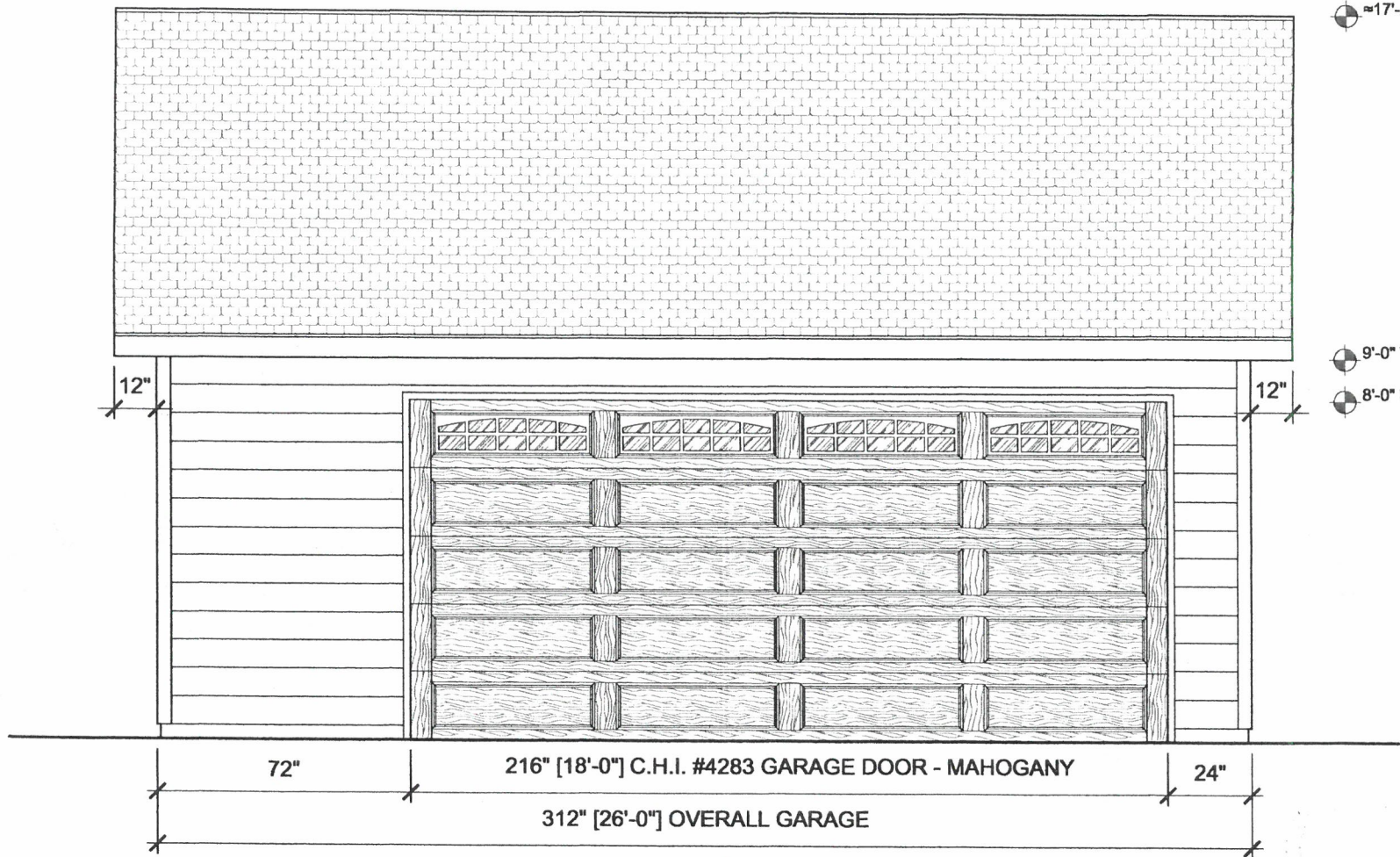


South

TOM & GINA LAGALBO RESIDENCE

ELEVATION	DATE: 08.13.2024
SCALE: 1/4" = 1'-0"	PAGE: 3 OF 6





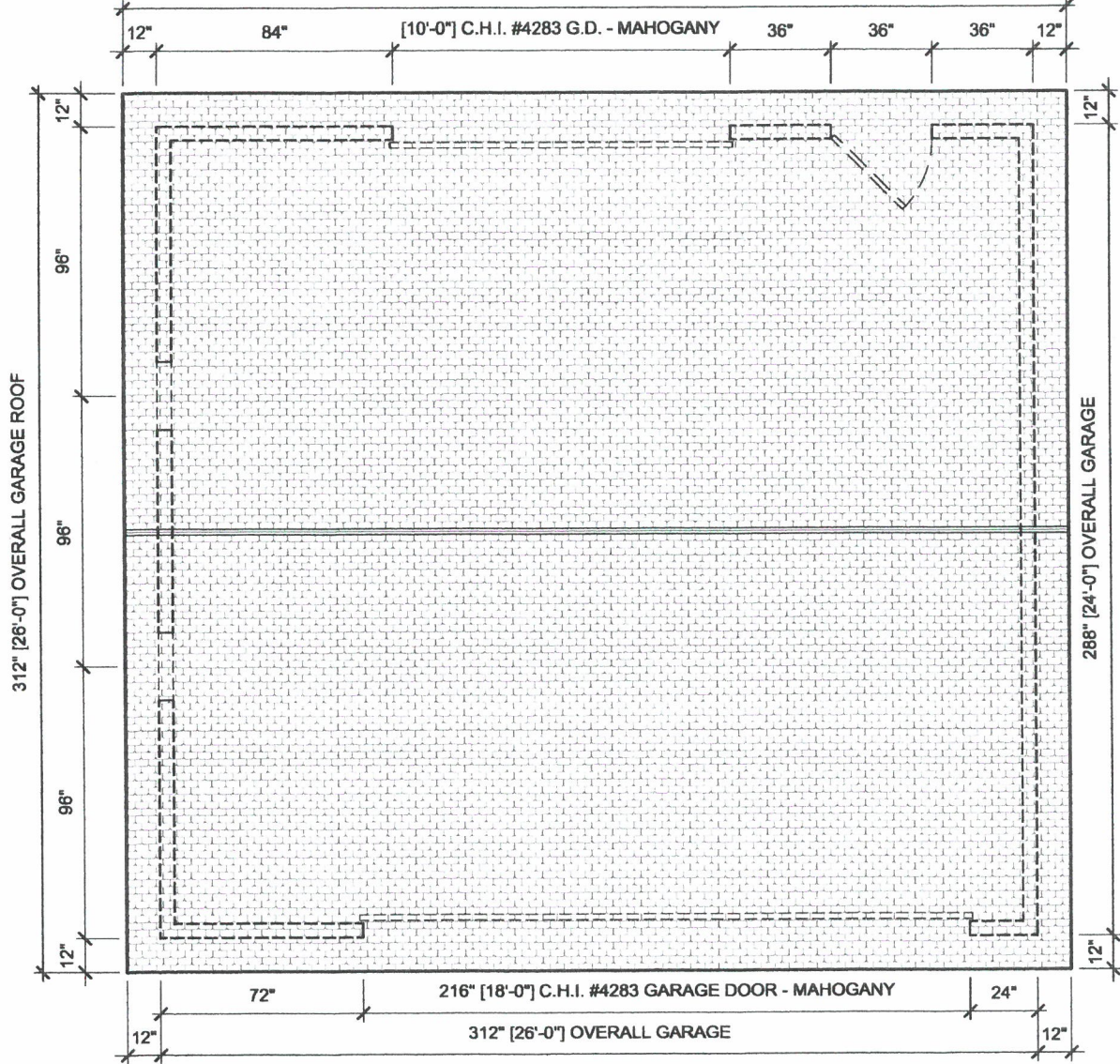
⊕ ≈17'-2" ELE.

⊕ 9'-0" WALLS

⊕ 8'-0" DOORS

West

336" [28'-0"] APPROXIMATE GARAGE ROOF



RECEIVED
AUG 15 2024
BY: _____

NOTE: SEE PAGE 6 FOR TYPICAL DETAILS

TOM & GINA LAGALBO RESIDENCE

PLAN VIEW	DATE: 08.13.2024
SCALE: 3/16" = 1'-0"	PAGE: 1 OF 6



Amy Barrows

From: Tom LaGalbo <tomlagalbo@wi.rr.com>
Sent: Friday, August 23, 2024 10:12 AM
To: Amy Barrows
Subject: Re: Application for plan commission

Hi Amy,

Here is a pic of our house. The garage will be to the left by the car.

I am out of town right now and will get you more pics. The garage roof will slope in front like the house. Windows will only be on the neighbors side only. No doors or windows on the house side of the garage. There will also be a firewall on the house side.

I will get you more info next week when I am back in town.

Thanks Amy,

Tom LaGalbo



Sent from my iPhone

> On Aug 20, 2024, at 12:09 PM, Amy Barrows <planner@summitvillage.org> wrote:

>

> Sorry, last email:

>

> - Can you tell me what direction the elevation drawings are facing, is it the west or east that has the man door and

Amy Barrows

From: Tom LaGalbo <tomlagalbo@wi.rr.com>
Sent: Sunday, August 25, 2024 11:57 AM
To: Amy Barrows
Subject: Re: Automatic reply: Application for plan commission

Hello Amy,

To answer some of your questions. The main garage door will be facing west. The windows on the garage will be on the north side of the garage. The roof will slope downward towards the main garage door, also known as a reverse gable. The siding on the garage will match our house and be the same color as the house. The garage is over 10 feet away from the lot line which you can see on the Survey and over 80 feet away from the lake.

In one of the photos, you will see our cars parked that's where the garage is going and it will be 7 feet away from the house which we are doing a firewall on the garage.

There will be no tree removal, just the removal of the old asphalt, which will be replaced by Cement.

You will also see pictures of the other two outbuildings which measurements are on the



survey.





I hope this answers your additional questions.

Thanks Amy,

Tom LaGalbo

Sent from my iPhone

On Aug 23, 2024, at 10:15 AM, Amy Barrows <planner@summitvillage.org> wrote:

I am in the office on Mondays, Tuesdays, and Thursdays from noon-3. I will return your email during those times. If you would like to make an appointment to meet with me, please contact Village Hall directly and they will schedule at time on my behalf.

If you need immediate assistance please call Summit Village Hall and our team will direct you accordingly.

Village Hall 262.567.2757

Best,
Amy Barrows
Planner
Village of Summit WI

Amy Barrows

From: Tom LaGalbo <tomlagalbo@wi.rr.com>
Sent: Tuesday, September 10, 2024 2:47 PM
To: Amy Barrows
Subject: Re: Survey

Hi Amy, he is going to send it to me tonight/PDF.

Please see attached what you requested, where we put our garbage dumpsters and Firewood.

I will drop off hardcopies of the survey that was updated.

Thanks Amy,
Tom LaGalbo



4147501925





Sent from my iPhone

On Sep 10, 2024, at 11:09 AM, Amy Barrows <planner@summitvillage.org> wrote:

Did you get a pdf of the survey that you could forward to me so that I can add it to the electronic packet?

Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, Wisconsin 53066
262-567-2757
planner@summitvillage.org
Hours: Monday, Tuesday, Thursday from 12-3

Zoning Ordinance Text Amendment Proposal
9/19/2024 Plan Commission Meeting
Residential Uses in the NC Neighborhood Commercial District

Staff Report

Village of Summit, Wisconsin

Possible Motion:

Direct staff to draft modified language related to the creation of 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 being met and schedule a public hearing for the October 17, 2024 Plan Commission meeting.

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.

At the August meeting and after received comments from the public that multi-family use does not fit adjacent to a single-family residential neighborhood, Plan Commission asked staff to prepare revised language that puts a greater restriction on multi-family residential uses for discussion at the September meeting. Based on discussion at the August meeting, the following language is proposed. Changes are reflected in track changes.

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. **Detached single-family residential is limited to one unit per lot. Multi-family residential shall be part of a structure that accommodates a commercial use. Multi-family residential is not permitted within a stand-alone structure.**
 - 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~~**one** 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. **The housing type, such as single-family and/or multi-family shall remain consistent with the housing type of the 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 recently rezoned 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 as permitted uses.

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 junction 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)