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

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**AGENDA**  
**Village of Summit Plan Commission**  
**Thursday, November 21, 2024, 5:30 p.m.**  
**At the Summit Village Hall, 37100 Delafield Road**

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PLEDGE OF ALLEGIANCE
4. MINUTES
  - September 19, 2024
  - October 3, 2024 – Joint VB & PC
  - October 17, 2024
5. Next meeting date – proposed for Thursday, December 19, 2024, at 5:30 p.m.
6. **REGULAR BUSINESS:**
  - A. Discussion and action on a request of Kamron Nash, Village of Summit Public Works Director, for Site Development approval to install a brine tank at Village of Summit Hall. The property is located at 37100 Delafield Road (SUMT0640998002).
  - B. Discussion and action on a request of Bruce Gallagher, applicant, to combine two lots of record and modify the Primary Environmental Corridor restrictions, on behalf of the property owner, Big Chiefy Holdings, LLC, on property located at 2313 N. Mill Road and the adjacent property to the south (SUMT0669982 & SUMT0669983).
  - C. Discussion and action on appointments to Zoning Code Land Use advisory committee.
7. **UPDATE** regarding Village Board action on Plan Commission matters
8. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner

**Posted: November 15, 2024**

**Next meeting date: December 19, 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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## MINUTES

### Village of Summit Plan Commission

### Thursday, September 19, 2024 5:30 p.m.

#### CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 p.m. on Thursday, September 19, 2024 at the Summit Village Hall, 37100 Delafield Rd, Summit, Wisconsin.

#### ROLL CALL AND CONFIRM POSTING

Deputy Clerk/Deputy Treasurer Sarah LaValliere took roll call and confirmed notice given to the local media as required and requested and posting of the agenda to the Village posting board and website. Commissioners present were:

- Jim Petronovich
- Sandra Murray
- Paul Schmitter
- Alt. Joan Gucciardi

Not present: Annette Kaja, Jay Obenberger, and Matthew Katz

Also present were Chairperson Jim Siepmann, Planner Amy Barrows, and Deputy Clerk/Deputy Treasurer Sarah LaValliere

#### MINUTES

- August 15, 2024

Minutes are not provided at this meeting and will be included for the October Plan Commission meeting.

Next meeting date – proposed for Thursday, October 17th, at 5:30 p.m.

Commissioner Murray unable to attend

#### PUBLIC HEARING:

Chairperson Siepmann opened a Public Hearing at 5:35pm to:

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.

Planner Barrows reviewed the 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). She also reviewed the proposal 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.

Chairperson Siepmann opened the hearing up for Public Comment at: 5:40 pm

There is no additional public comment.

Chairperson Siepmann closes the hearing at 5:42 pm

### **REGULAR BUSINESS:**

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.

Planner Barrows reviewed the recommended motion.

**MOTION:** (Murray, Schmitter) *to recommend the Village Board approve the amendment as presented at the Plan Commission meeting including :The 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:*

1. *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. Carried*

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.

Planner Barrows reviews the request for the Plan Commission.

Conversation is had about vacation of roads and access to parcels.

**MOTION:** (Schmitter, Petronovich) *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.*

Carried

Discussion and action on a request of Thomas LaGalbo to construct a third accessory building on property located at 1406 N. Dousman Road (SUMT0660991).

Planner Barrows does not feel that this needs Plan Commission approval anymore because the applicant is proposing to remove one of the existing structures. She reviewed the original request to construct a third accessory building on property located at 1406 N. Dousman Road (SUMT0660991). Stating that both existing structures are too close to the lot line and are non-conforming. Since the structures are 200 sq. ft. or less in size, one of the structures can be as close as 5 ft. to the lot line. The applicant agreed to remove the other structure.

Applicant Thomas Le Galbo – 1406 Dousman Rd - reviewed the information on the request for the Plan Commission. There will only be two structures.

Plan Commission determined that the dumpster and wood shed are not structures.

There was additional conversation about moving the shed or removing the shed. Plan Commission offers to condition approval so that the applicant can relocate one of the existing sheds to a conforming location. All agree that the approval should be subject to moving or tearing down one of the sheds is appropriate.

**MOTION:** (Murray, Petronovich) *to 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: final inspection of proposed detached garage. The dumpster enclosure and woodshed are not considered structures. Subject to final inspection. Carried*

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).

Planner Barrows reviewed the information on the request 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.

If proposal is approved the recommendation to meet the following requirements is made:

1. There shall be no more than 15 parking stalls without a landscaped area of at least 75 sq. ft.
2. Landscaped areas shall total at least 5% of the surfaced parking area.
3. The parking stalls shall be at least 10 ft. from the road right-of-way of Genesee Lake Road.

Conversation is had about parking and the site plan and whether the asphalt parking lot should be at least 10 ft. from the road right-of-way. The Commission agrees with the recommendation made by the planner.

The applicant requested additional clarification from Planner on additional parking requirements.

Planner Barrows provided additional clarification for the applicant and commission. Since the existing lot is within 10 ft. of the road right-of-way, the planner is just looking for the parking stalls to meet the requirements.

**MOTION:** ( Murray, Gucciardi) *to approve the Site Plan amendment for additional parking located on the west side of the existing parking lot that was previously shown on site plans presented to Plan Commission in 2019 as part of improvements to the site as possible future parking, subject to review and approval by the Village Engineer for Stormwater Management and Erosion Control, if deemed necessary by the Village Engineer and subject to Village Staff review and approval of the following requirements:*

1. *There shall be no more than 15 parking stalls without a landscaped area of at least 75 sq. ft.*
2. *Landscaped areas shall total at least 5% of the surfaced parking area.*
3. *The parking stalls shall be at least 10 ft. from the road right-of-way of Genesee Lake Road.*
4. *To ease construction and plowing of parking lot- pavement can be extended on north end of lot but shall be marked for no parking.*
5. *Wheel stops may be installed at the discretion of owner.*

Carried

*This approval does not include any review or approval of additional parking lot lighting. Additional approvals are required.*

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.

Planner Barrows reviewed the proposed text amendment of the Village of Summit Zoning and Shoreland Protection Ordinance included in the pack.

There was discussion related to the potential need for another public hearing.

**MOTION:** (Petronovich, Murray) *to approve the drafted 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 sent to the Village Board for approval subject to: Village Attorney recommendation regarding whether a public hearing is required.*

Discuss potential dates for Joint Plan Commission and Village Board meeting regarding permitted and conditional uses. October 3, 2024 at 5:30 pm.

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

- Lake Country Classical Academy – Tabled
- Jeff Stoll Rezone and CSM approved

**ADJOURN** Plan Commission meeting

**MOTION:** (Schmitter, Murray) *to ADJOURN the meeting at 6:38 pm.* -Carried

Respectfully submitted,

Sarah LaValliere

Deputy Clerk/Deputy Treasurer

**Next regular meeting date: October 17, 2024**



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## MINUTES

### Joint Village of Summit Plan Commission & Village Board Meeting October 3, 2024

#### CALL TO ORDER

President Riley called to order the special Village Board meeting to order at 5:30 pm on Thursday, October 3, 2024 at Summit Village Hall.

Chairperson Siepmann called to order the special Plan Commission meeting to order at 5:30 pm on Thursday, October 3, 2024 at Summit Village Hall.

#### ROLL CALL AND CONFIRM POSTING

Administrator-Clerk/Treasurer Michael confirmed that the meeting was noticed to the local media as required and requested and posted on the Village posting board and website. Trustees present were: Kraig Arenz, Sr., Jim Petronovich, Justin Phillips and Jeff Lee. Also present were: President Riley and Administrator-Clerk/Treasurer Debbie Michael.

Plan Commissioners present were: Matt Katz, Paul Schmitter, and Jay Obenberger. Also present were Chairperson Jim Siepmann and Planner Amy Barrows.

#### PROJECT PURPOSE & OVERVIEW: Discuss potential zoning ordinance text amendments related to available land uses (permitted/conditional use)

Planner Barrows explained why we are here and why this project is being proposed and what to do going forward. The idea is to create a project to reintroduce items going forward but we don't have to.

Planner Barrows provided a powerpoint presentation and explained that the zoning code has limited uses and limitations are mostly related to more unique uses that don't fit into other zoning district areas and were historically conditional uses which have been removed. We are not talking about any specific properties at this meeting. As an example, event barn type facilities, the purpose is to utilize more rural grounds versus a commercial district, meant to be out in a rural environment. For these land uses, the Village needs to decide if they want to encourage land use changes on some of these properties, under what circumstances, where and with what conditions.

Currently the Comp Plan acknowledges agricultural uses are not long term. Vision Statement: The Village of Summit is dedicated to maintaining its community-oriented rural residential environment in a manner that supports a strong education system, preserves its outstanding natural resources, provides cost effective village services, and balances its tax base through responsible development along the I-94 and CTH DR corridor, all while generating civic pride and encouraging active citizen participation.

The I-94/DR Corridor and area west of Village Hall will free up because it sounds that sewer is available since the area to the east in Oconomowoc has reached the 80%.

Related to the John's property at I-94/CTH P, people do come in with proposals, the owners want to sell the property but the sewer cost there is high and makes any type of residential development hard. If the Village wants to incentivize development on that property that would require some special provisions.

Sustainable Development requires the combination of looking at a strong social community, economy and environment. Studies show that residents and business owners want to have this combination, they value the natural resources and being close to where they work and live. You will get the higher tax revenue versus cost.

In 2018 the Village removed many Conditional Uses as part of Act 67. That was from a court case related to frac sand mining. The intent at the time was to come back to those uses removed and if they should be reintroduced with more restrictions.

REVIEW LAND USE TABLE: Discuss existing permitted and conditional uses per district, including recommended additions and deletions

Planner Barrows stated she would like to capture information to create a project scope to move forward. If it is a permitted use, if conditional use it is quasi-judicial and can use some discretion but any conditions or denials have to follow what has been specified in the code. You do want to write in as many provisions as you can think of, the burden is on the applicant to prove they meet the conditions of the permit.

Table: Land Uses Permitted

Many communities are adopting this table and including in the code.

P Permitted by Right

C Conditional Use Permit

Black P & C = existing

Blue P or C = recommendation to add

Red P or C = recommendation to remove

Residential Land Uses

Add P's to single-family duplexes, multi-family in neighborhood commercial

Recommendation to add Community Living Arrangement, Family day-care home, Private outdoor recreation facilities to MF-2 Multi-family Residential

## Agricultural Land Uses

Recommendation to add P to Animal Hospital in Business Park

Consider including beekeeping provision and add definition of nursery.

## Institutional Uses

Medical Hospitals are not allowed in the code right now, there was discussion about a specialty type hospital such as an orthopedic hospital being allowed. Planner Barrows stated we should leave it in the table for discussion.

Day schools already been addressed and code amendment made it permitted.

## Commercial Uses

Recommendation to modify bakery (retail only) and allow limited production.

## Home Occupations

Village Attorney has advised that they don't need approval but we've had a couple recently that have gotten extensive. So there should be a review process

Medical Office or Clinic is permitted in Business Park. Recommendation to add to Neighborhood Commercial and same with Dental Office.

Profession and professional services recommendation to add as permitted in Neighborhood Commercial.

Indoor Storage should at minimum be defined and decide if the Village wants to allow them or not. There was a question of where "distribution" fits into our code. Planner Barrows to research that.

Recommend Health Clubs in NC like a yoga studio or personal trainer, not like a YMCA.

President Riley asked about a boutique style, small hotel and would like to talk about that for Neighborhood Commercial.

Add Animal hospitals to Neighborhood Commercial. Limit runs, and kennels and potentially limit to small animals associated with those.

## Accessory Uses

Attached or detached private garages we don't allow in NC, BP and IN, is that intentional? It was requested to have a broader discussion because there are some already in the Institutional District.

Horses needs to be clarified in agricultural zoning, should be a simple project to add it to the table.

Fences are allowed in all districts. Trustee Petronovich has questions about the types of material used. This should be looked at by Amy and Mike Sindorf.

Recommendation to remove private boathouses from MF-1 and MF-2. These are already not allowed but Planner originally recommended inclusion).

Trustee Arenz stated he recommends adding private residential play equipment to A-1 and A-2.

Trustee Arenz asked about 2<sup>nd</sup> dwelling in agriculture districts.

Additional housing units to be looked at.

Conversion of home to be removed from A-1 and A-2.

Roadside stands to be discussed further in other districts.

Comprehensive Plan has mixed use category but there is not a zoning district called that.

PRIORITIZE USES: Discuss uses that have been removed from the zoning ordinance and consider reintroducing certain uses and adding new uses

Planner Barrows reviewed the table and explained the first several were uses in the code but then removed as a result of Act 67: senior living, commercial kennels, contractor's yard, solar energy, bed & breakfasts, wholesale commercial greenhouses, housing for seasonal employees, hunting clubs/private game farms.

Remainder are uses that have been coming up or are uses in neighboring communities.

If there are things that you really don't want the Village to consider, then we should know that.

Mixed Uses, for example, could include a property that will have a resort, clubhouse, restaurant, bar that is really hard to fit into a zoning district. Golf courses are only allowed in Institutional zoning right now and not those other elements. You could stretch what a golf course means.

The members were asked to pick the 5 highest ones that they want to focus on as the first project.

The following were the results:

1. Contractors Yards/Landscape Business
2. Event Facilities
3. Agri-tourism Uses
4. Storage of boats/trailers
5. Limited family business
6. Mixed Uses

The group also expressed interest in have a separate discussion regarding fences and lighting.

IDENTIFY FUTURE PROJECT SCOPE: Based on prioritized uses, identify components of a project scope, including:

- A. Project purpose and goals – this will be an additional cost if Amy does it because she cannot do during her normal business hours.
- B. Project participants – advisory committee or sub-committee. Recommend 2 from Village Board and 2 from Plan Commission, likes the way we did it for the Comp Plan. Public participation was discussed. It would have to be somebody that is knowledgeable. Jim & Paul should be involved if they are to include public participants. Trustee Arenz recommended two from Village Board, two from Plan Commission and Planner Barrows. The meetings should include a time for public participation/input. Agenda items should be very specific. Jack should decide on who for Village Board members and Jim to make recommendation for Plan Commission. \*Put on November agenda.
- C. Tasks related to achieving project goals
- D. Timeframe
- E. Costs (TBD)

Chairperson Siepmann stated that over the last week the Village has had two projects brought in for discussion; a large golf course and a very large industrial building proposed along the freeway. Plan Commission is going to start dealing with these issues very soon and the question is, how do they get to the Village Board members to determine if they should start to work on this. Trustee Arenz stated sometimes they can't give an opinion up front.

Planner Barrows stated the industrial business would need a rezoning and there should be a concept submittal to both Plan Commission and Village Board before a formal proposal.

Trustee Phillips stated he thinks we need to diversify our development because we are running out of residential development and he likes the idea of additional economic development and increasing our tax base.

Commissioner Katz asked about the event barn issue coming back to them four times, is there any way that we can get a definitive yes or no. It was a painful process for them, the applicant, the neighbors. Planner Barrows stated that is the goal of this process.

ADJOURN JOINT PLAN COMMISSION AND VILLAGE BOARD MEETING

**MOTION:** (Lee, Arenz) *to adjourn Special Village Board at 7:30 p.m.* Carried.

**MOTION:** (Schmitter, Katz) *to adjourn Special Plan Commission at 7:30 p.m.* Carried.

Respectfully submitted,

Debra J. Michael, WCMC  
 Administrator-Clerk/Treasurer



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

*Thursday, November 21, 2024*

Please be advised that the Village of Summit Plan Commission will hold a public hearing on **Thursday, November 21, 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 Jon Spheeris to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance to add EC Environmental Corridor Overlay to a portion of property owned by Lang Residential Investment LLC and N Susanne Lang in order to allow the construction of a residence on Lot 2 of CSM #11759. The subject property is known as Lot 4 of CSM #11759, located in part of the NW ¼ of Section 25, T7N, R17E (SUMT0674031004).

Immediately following the above noticed public hearing, another public hearing will be held by the Village of Summit Plan Commission at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin, at which time the Plan Commission will receive comments and discuss a proposed request by Mackenzy Raabe to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-2 Agricultural District to the R-1 Estate Residential District to accommodate an additional single-family residential lot on property owned by Amy Kathryn Raabe. The subject property is known as Lot 1 of CSM # 7025, located in part of the SW ¼ of Section 20, T7N, R17E, at 38758 Genesee Lake Road (SUMT0655992).

Immediately following the above noticed public hearing, another public hearing will be held by the Village of Summit Plan Commission at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin, at which time the Plan Commission will receive comments and discuss a proposed request by John Siepmann, Siepmann Realty, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the R-3 Village Residential District and the A-2 Agricultural District in order to accommodate a 12-lot single-family conservation type subdivision on property owned by Mark and Eileen Lurvey Trust. The subject property is located in part of the NW ¼ & SW ¼ of Section 35 T7N, R17E, at 543 S. Wayfare Trail (SUMT0714999001).

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](mailto: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, November 14, 2024. Verbal comments may be provided at the meeting. For more information regarding this public hearing, 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: November 7 and November 14, 2024  
 Posted: November 7, 2024

**PUBLIC HEARING  
 POSTPONED**

The public hearings scheduled for November 21, 2024, have been postponed until the next Village of Summit Plan Commission meeting.

**Village of Summit – Village Hall Site Plan Improvements**  
**37100 Delafield Road (SUMT0640998002)**  
11/21/2024 Plan Commission Meeting

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Staff Report

Village of Summit, Wisconsin

Property Owner:	Village of Summit
Applicant:	Kamron Nash, Public Works Director
Zoning:	IN - Institutional District
Land Use Plan:	Institutional

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**Possible Motion:**

*Motion to approve the site plan improvements, including the installation of a 6,250-gallon salt brine storage tank, upgraded electrical pump, and underground electrical service to efficiently serve the community by having a commonly used product for de-icing public roads and parking lots readily available and accessible.*

*Plan Commission should consider whether landscape screening is required as part of the installation of the salt brine storage tank.*

**Summary:**

The Village of Summit is proposing to install a salt brine storage tank and pumping system at the Village Hall property. A detailed summary of the request prepared by the Public Works Director is included in the packet. At the meeting on November 14, 2024, Village Board voted in favor of Option 3, which includes the installation of the largest tank (6,250-gallon tank), an upgraded electrical pump, and underground electrical service. Village Board would be willing to install Option 2 (5,150-gallon tank) if Plan Commission does not feel that Option 3 is reasonable. The tank will be located directly west of the salt shed inside of a concrete containment area currently used for landscape material and equipment. The concrete containment area consists of a concrete base with 6 ft. tall walls that would screen a portion of the tank. The Village Board will consider future vegetative screening if it is deemed necessary.

Preferred: Option 3 Tank (6,250-gallon tank): 16.17 ft. tall and 8.5 ft. diameter

Alternative: Option 2 Tank (5,150-gallon tank): 13.42 ft. tall and 8.5 ft. diameter



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## MEMORANDUM

To: Plan Commission

From: Kamron Nash, P.E., Village Public Works Director

Date: November 14, 2024

Re: Proposed Salt Brine Storage Tank and Pumping System Installation at Village Hall  
(SUMT0640998002)

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### PURPOSE:

To request approval and feedback from the Plan Commission for the installation of a salt brine storage tank and pumping system at the Village Hall municipal facility.

### BACKGROUND:

#### Village Board Approval

As part of the 2024 – 2028 Capital Improvement Plan, the addition of a salt brine storage tank and pumping system were included for 2024. This system will serve as a storage area for salt brine use in Village snow and ice control operations. Various options regarding tank sizes and pump options will be brought in front of the Village Board at the November 14<sup>th</sup> regular meeting. *\*Note that staff will provide an update to the Plan Commission based on action taken by the Village Board, as this summary was drafted prior to the November 14<sup>th</sup> meeting.*

#### Project Scope

The following options were presented to the Village Board for consideration:

**Option 1** – Purchase and install 3,400-gallon tank and gas pump

**Option 2** – Purchase and install 5,150-gallon tank, upgraded pump, electrical service extension (underground installation)

**Option 3** – Purchase and install 6,250-gallon tank, upgraded pump, electrical service extension (underground installation)

For each option, the proposed tank location will be on the concrete pad within the existing westernmost landscape bunker on the north side of the property, just west of the salt shed. The footprint of each tank is the same, and the height varies based on the tank capacity. This location is ideal for the following reasons:

- Installation of tank and pump system on existing impervious surface.
- Minimizes the length of additional electrical conduit/line that is required (service will come from the southwestern corner of the DPW Building if an electrical pump is installed).

- The location is far enough from the salt shed that multiple trucks/equipment may load salt and brine at the same time without conflict.

The following supplementary documents have been provided to depict the sizes of the tanks and the proposed installation:

### **1. Village Hall Survey**

This survey depicts the proposed location of the tank, as well as the path that the electrical service installation will follow, assuming an electrical pump is installed.

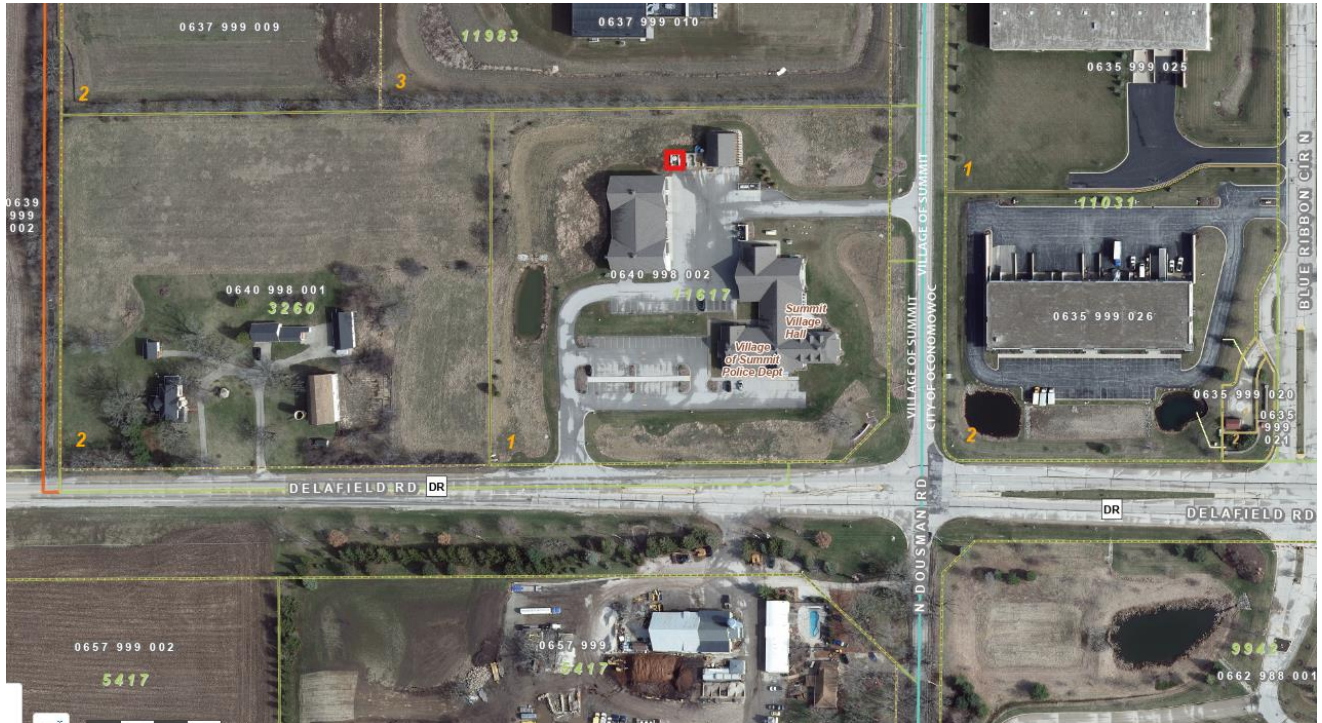
### **2. Village Hall Site Plan (with proposed improvements)**

A survey of the Village Hall property has been marked up with the proposed brine tank location and the proposed path of the underground electrical service installation from the DPW Building to the west side of the existing landscape bunkers.

### **3. Plan and Profile Drawings of 3,400, 5,150, and 6,250-Gallon Tanks**

These images depict the footprint of the tank, as well as the height of each tank size option. Profile views facing east, north, and south have been provided to depict the tank height in relation to the bunker. A west-facing profile was not provided since the salt shed screens the view of the tank from N Dousman Road and properties to the east across N Dousman Rd.

- The property directly to the west of the proposed tank location consist of agricultural lands, and the tank would not be visible from any of the existing structures.
- The property directly to the north is owned by Hope Church. There are currently mature trees that help shield the view of the Village Hall buildings and landscape bunkers, although this screening is not as effective during the winter months when trees are bare. The north wall of the landscape bunker is currently 6' in height. Additional screening may be installed, and it is recommended that any added screening is placed on or near the north property line to allow for maintenance around the landscape bunkers.
- The properties directly to the east are both light manufacturing/industrial, and view of the tank is blocked by the existing salt shed.
- Robb Brinkmann Construction, Inc. is located to the south across CTH DR (Delafield Rd). The proposed tank may be partially viewable from the west side of the property where the majority of the equipment operation and materials storage is located.



*Aerial image of the Village Hall property depicting neighboring properties.*

#### **4. Images of the Proposed Tank Location & Similar Installation for Waukesha County DPW**

An image of several liquid de-icer tanks that have been installed at the Waukesha County Highway Operations shop is included to provide a visual of what the tank will look like (white color). The remaining images depict the location in which the tank is proposed to be installed in the existing landscape bunkers at Village Hall west of the salt shed.

#### **ATTACHMENTS:**

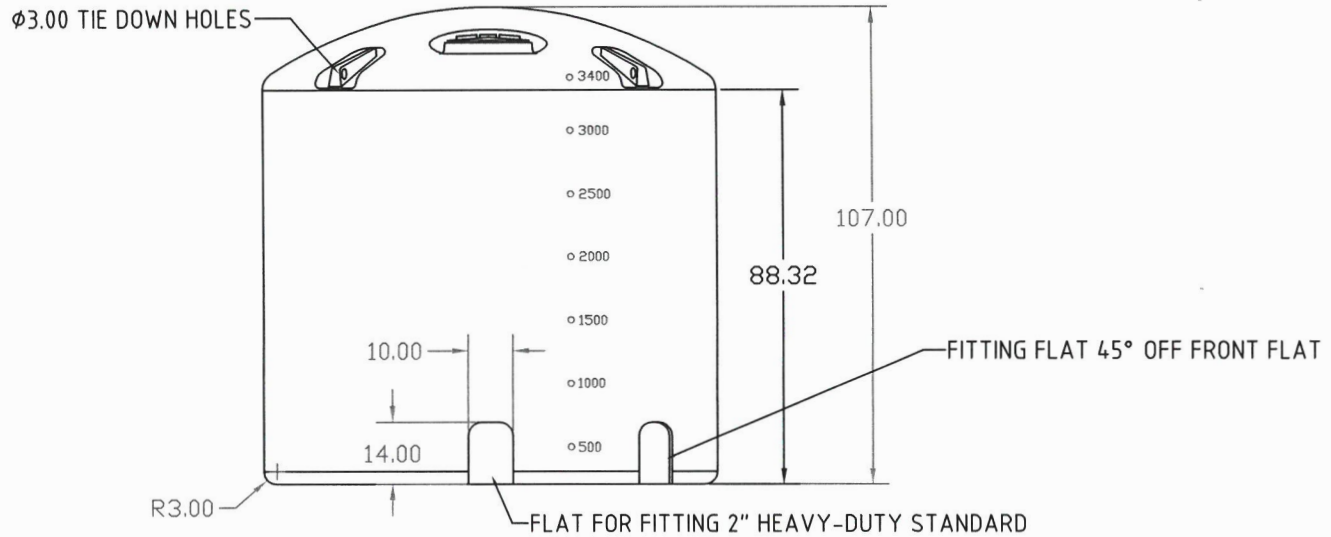
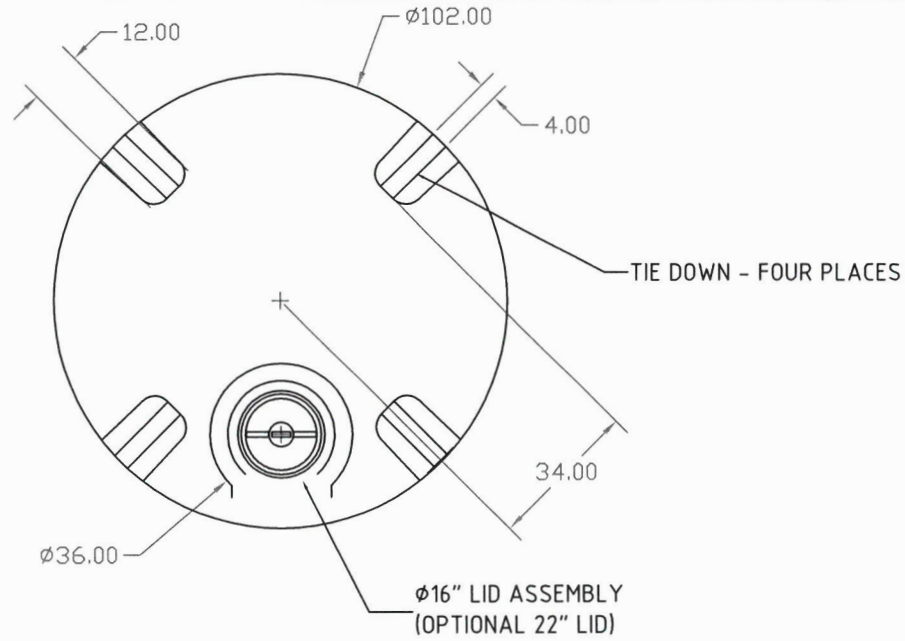
1. Contree Sprayer & Equipment Co, LLC Tank Specifications (3,400, 5,150, and 6,250-gallon tanks)
2. Village Hall Site Plan (with proposed improvements)
3. Plan & Profile View Drawings of Tank Options
4. Current Site Images & Waukesha County DPW Tank Installation


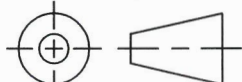
PROPRIETARY DATA

VT3400-102

PROPERTY OF ACE ROTO-MOLD MFG., INC. INFORMATION FURNISHED HEREIN IS THE PROPERTY OF ACE ROTO-MOLD MFG., INC. AND SHALL NOT BE USED, DISCLOSED TO OTHERS, OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF ACE ROTO-MOLD MFG., INC. ALL RIGHTS RESERVED.

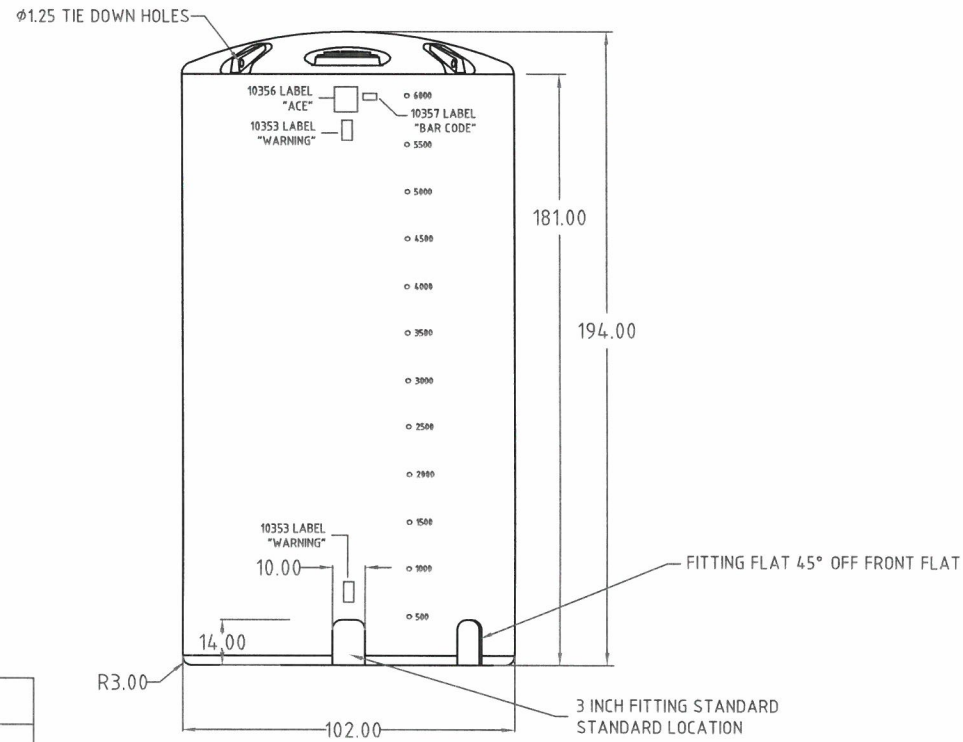
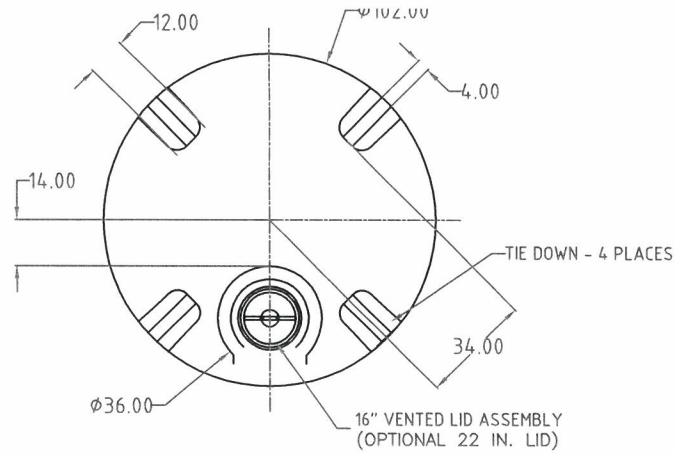
1



		DRAWN / DATE DHJ 05/09/03		MATERIAL		 <b>ACE ROTO-MOLD</b> A DIVISION OF DEN HARTOG INDUSTRIES, INC. 4018 HWY. 60 BLVD., BOX 421, HOSPERS, IOWA 51238	
		APPRD. / DATE ADH 11/20/07		HDPE OR EQUIVALENT REFERENCE MATERIAL DATA SHEET FOR SPECIFIC PROPERTIES.			
EV	DESCRIPTION	DATE	APPRD	THIRD ANGLE PROJECTION ANSI 14.5M		CLIENT / DESCRIPTION	
						3400 GALLON VERTICAL TANK	
ALL DIMENSIONS ARE IN DECIMAL INCHES TOLERANCES UNLESS OTHERWISE SPECIFIED $\pm 1\%$ @ 68° F				NOTES: 1. BLACK, WHITE, OR YELLOW COLOR 2. SHOT WEIGHT 585 LBS. 3. .50 THICK AT FLAT		SCALE	PART NO.
						N.S.	VT3400-102



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E	CHANGED STANDARD FITTING FROM 2" TO 3"	3/31/10 DHJ	2013
D	ADD SIDE WALL HEIGHT	8/07/06 DHJ	
C	CHANGED $\phi 3.00$ TO $\phi 1.25$ TIE DOWN	8/23/05 NVE	
B	ADD FITTING DESIGNATION	3/12/04 DHJ	
A	ADDED PART NUMBERS	4/19/96	EDB
V	DESCRIPTION	BY / DATE	CCN

DRAWN / DATE	MATERIAL
REH/5/8/98	HDPE OR EQUIVALENT
APPRD. / DATE	
DHJ 8/31/05	

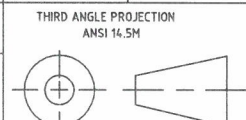


**Den Hartog**  
INDUSTRIES, INC.

Ace Roto-Mold Injection Molding Blow Molding Sowjoy  
4010 HOSPERS DRIVE S. BOX 425, HOSPERS, IOWA 51238-0425

ALL DIMENSIONS ARE IN DECIMAL INCHES  
TOLERANCES UNLESS OTHERWISE SPECIFIED

POLYETHYLENE	METAL
$\pm 1\% @ 68^\circ F$	DECIMAL $\pm .125"$ FRACTION $\pm 1/4"$



SHOT WEIGHT:	1550
SHIPPING WEIGHT:	1552
FINISH:	

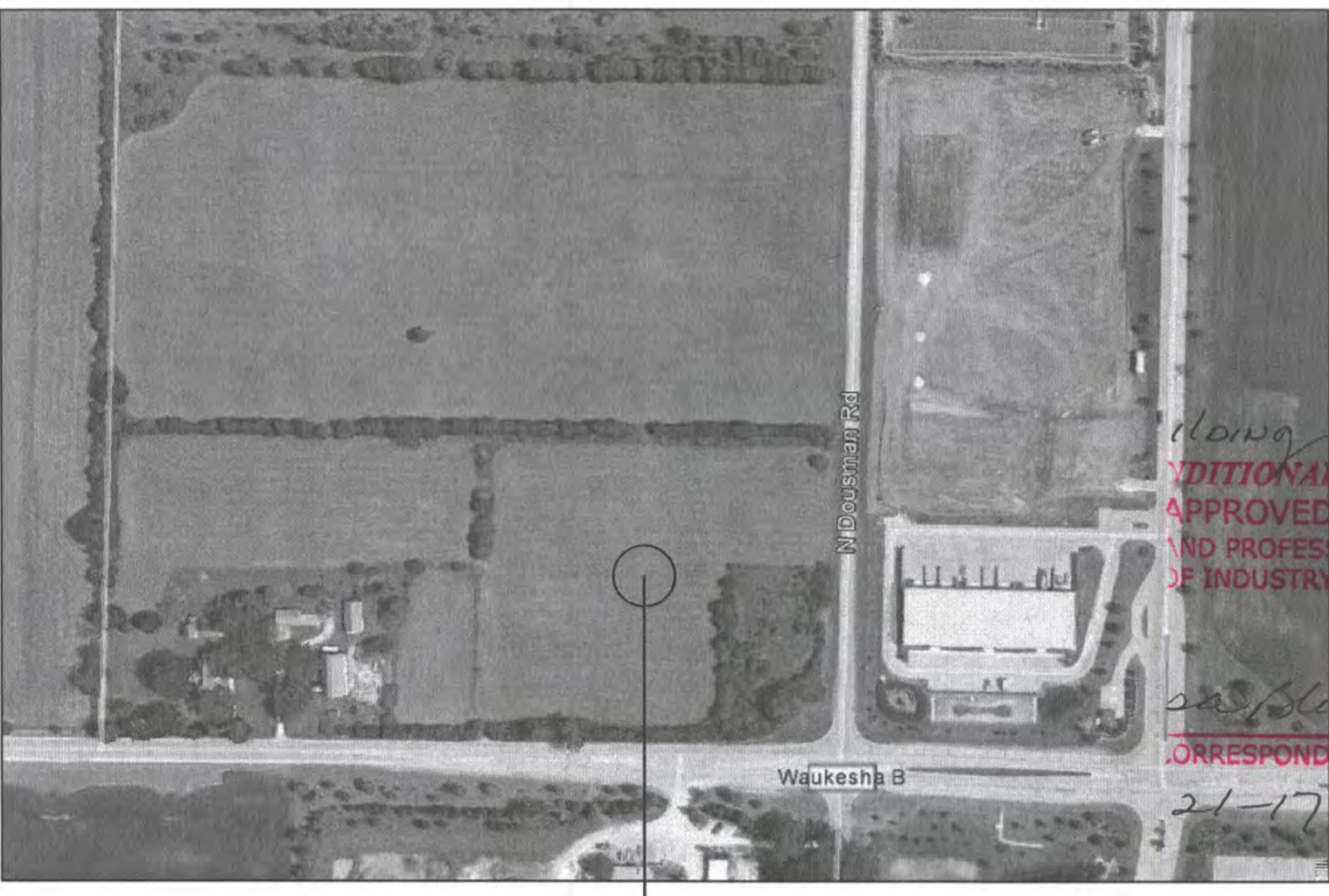
NOTES:  
1. WHITE, BLACK, OR YELLOW COLOR  
2. 0.74 WALL @ FLAT

DESCRIPTION	6250 GALLON VERTICAL TANK
SCALE	N.S.
PART NO.	VT6250-102

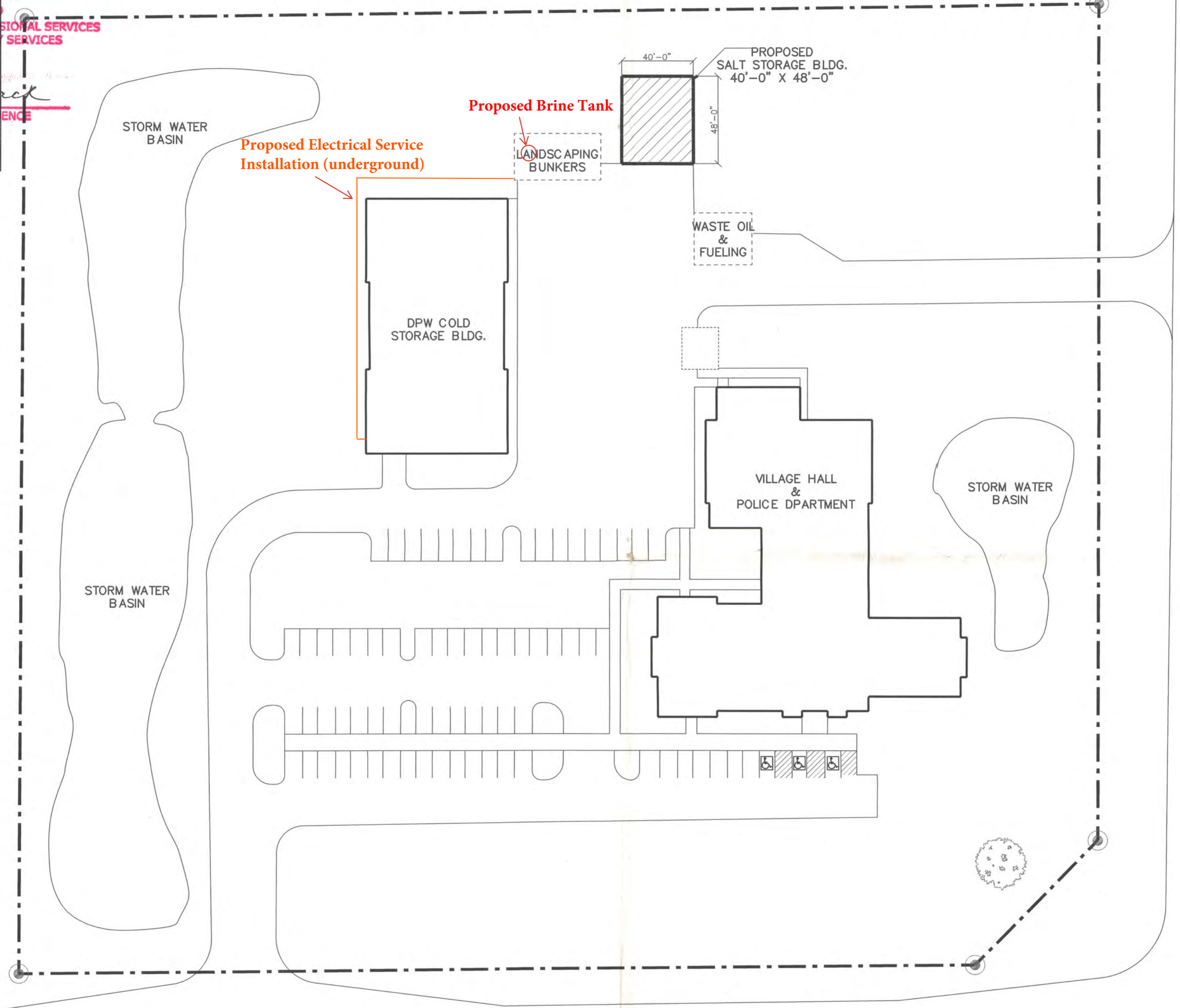
2



# SALT STORAGE STRUCTURE HWY DR & DOUSMAN RD. OCONOMOWOC, WI 53066



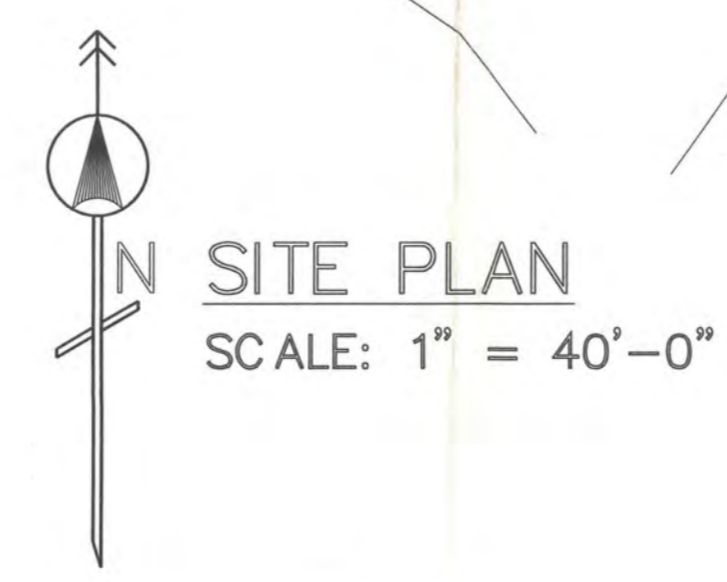
along with  
ADDITIONALLY  
APPROVED  
AND PROFESSIONAL SERVICES  
OF INDUSTRY SERVICES  
  
as block  
CORRESPONDENCE  
2-1-17



CITY HWY Z (N.DOUSMAN RD.)

HWY DR (DELAFIELD RD.)

SHEET	DESCRIPTION	SCALE
A1	Site Plan & Drawing Index	NONE
A2	Exterior Elevations	3/16" = 1'-0"
A3	Post & Footing Plan	3/16" = 1'-0"
A4	Floor Plan	1/4" = 1'-0"
A5	Typical Sections	3/8" = 1'-0"



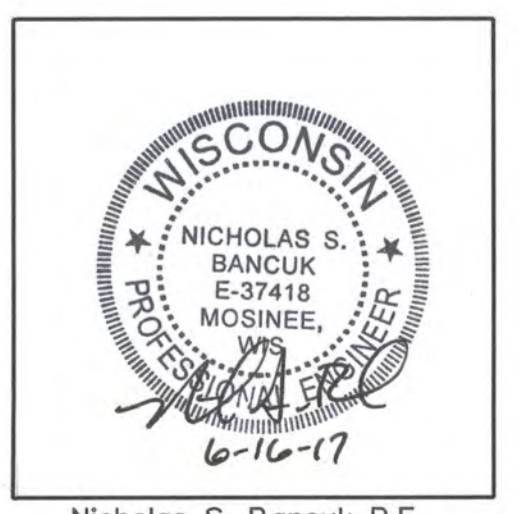
BUILDING INFORMATION:			
STREET ADDRESS	HWY DR & DOUSMAN RD.		
VILLAGE	SUMMIT	STATE	WI ZIP CODE 53066
COUNTY	WAUKESHA		
BUILDING LOCATED IN MUNICIPALITY THAT PERFORMS INSPECTIONS			
BUILDING SIZE	1,920 SQ. FT.	NO	
LENGTH	48'-0"	WIDTH	40'-0" EAVE HT. 20'-0"
ROOF SLOPE	8"/12"	MFRS DATA & APPLIED LOADS:	
LIVE LOAD	N/A	IMPORTANCE FACTOR 1.0 EXPOSURE B	
DEAD LOAD	10 P.S.F.	BASIC WINDSPEED 90MPH	
SNOW LOAD	25.2 P.S.F.	INTERNAL PRESSURE COEFFICIENT = +/- 0.18 Gcpi	
UNBAL. SNOW LOAD	27.3 P.S.F.	WALL WIND PRESSURE 11 P.S.F.	
TOTAL LOAD	37.3 P.S.F.	ROOF VERTICAL PRESSURE -9 P.S.F.	
ROOF INSULATION	N/A	WALL INSULATION	N/A

2009 IBC SPECIFICATIONS/PARAMETERS:			
BUILDING EXEMPT FROM STATE/LOCAL PLAN REVIEW		NO	
BUILDING VOLUME	> 50,000 CUBIC FT.		
SECTION 302 CLASSIFICATION	GROUP U		
AREA LIMITATION TABLE 503	5,500 SQ. FT. + AREA INCREASE		
TOTAL ACTUAL AREA	1,920 SQ. FT.		
HEIGHT LIMITATION TABLE 503	1 STORY ABOVE GRADE PLANE		
TOTAL NUMBER OF FLOORS	1 STORY ABOVE GRADE PLANE		
INCIDENTAL (NON-SEPARATED USES)			
DESCRIPTION	AREA	OCCUPANCY	
INCIDENTAL (SEPARATED USES)			
DESCRIPTION	AREA	OCCUPANCY	SEPARATION PROV.
TYPE OF CONSTRUCTION			
NO		TYPE N/A	
FIRE SUPPRESSION PROVIDED			
PLUMBING FACILITIES			
DESCRIPTION	MINIMUM REQD.	ACTUAL PROV.	
WATER CLOSETS OR URINALS			
URINAL			
LAVATORIES			
BATHROOMS / SHOWERS			
DRINKING FOUNTAIN			
SERVICE SINK			

SNOW LOAD CALCULATIONS:	
Roof Pitch in Degrees = 33.69° (8/12)	
Balanced Snow Load	
P <sub>f</sub> = (0.7) (0.8) (C <sub>1</sub> ) (C <sub>2</sub> ) (1) (F <sub>s</sub> )	
P <sub>f</sub> = (0.7) (1.0) (1.2) (1.0) (30) = 25.2 p.s.f.	
C <sub>s</sub> = 1.0	
P <sub>f</sub> = 25.2 p.s.f.	
Unbalanced Snow Load per SPS 362.1606 Wisconsin Alternate Standard Evaluation	
S <sub>u</sub> = (30) (e <sub>s</sub> ) (C <sub>2</sub> ) (C <sub>3</sub> ) (C <sub>4</sub> ) (C <sub>5</sub> )	
S <sub>u</sub> = (30) (1.0) (0.8) (1.0) (0.9) (1.25)	
S <sub>u</sub> = 27.3 p.s.f.	

PROJECT ENGINEER:  
MARK W. THOMPSON P.E.  
NICHOLAS S. BANCUK P.E.  
MARATHON TECHNICAL SERVICES LLC.  
404 FRANKLIN ST.  
WAUSAU, WI 54403  
(715) 843-7292  
mrt@mtsllc.net  
nick@mtsllc.net

OWNER:  
VILLAGE OF SUMMIT  
ATTN: HENRY ELLING (ADMINISTRATOR)  
2911 N. DOUSMAN RD.  
OCONOMOWOC, WI 53066  
262-567-2767  
admin@summitvillage.org



Nicholas S. Bancuk P.E.  
E-37418



901 Allen Street  
P.O. Box A  
Athens, WI 54411  
Phone (715) 257-7531  
Fax (715) 257-9392



Marathon Technical Services LLC  
404 Franklin Street  
Wausau, WI 54403  
Phone & Fax (715) 843-7292  
www.mtsllc.net

SURVISED: OTHERS REVISION DATE  
DRAWN BY P.A.V.  
APPROVED: N.S.B.

SITE PLAN & DRAWING INDEX

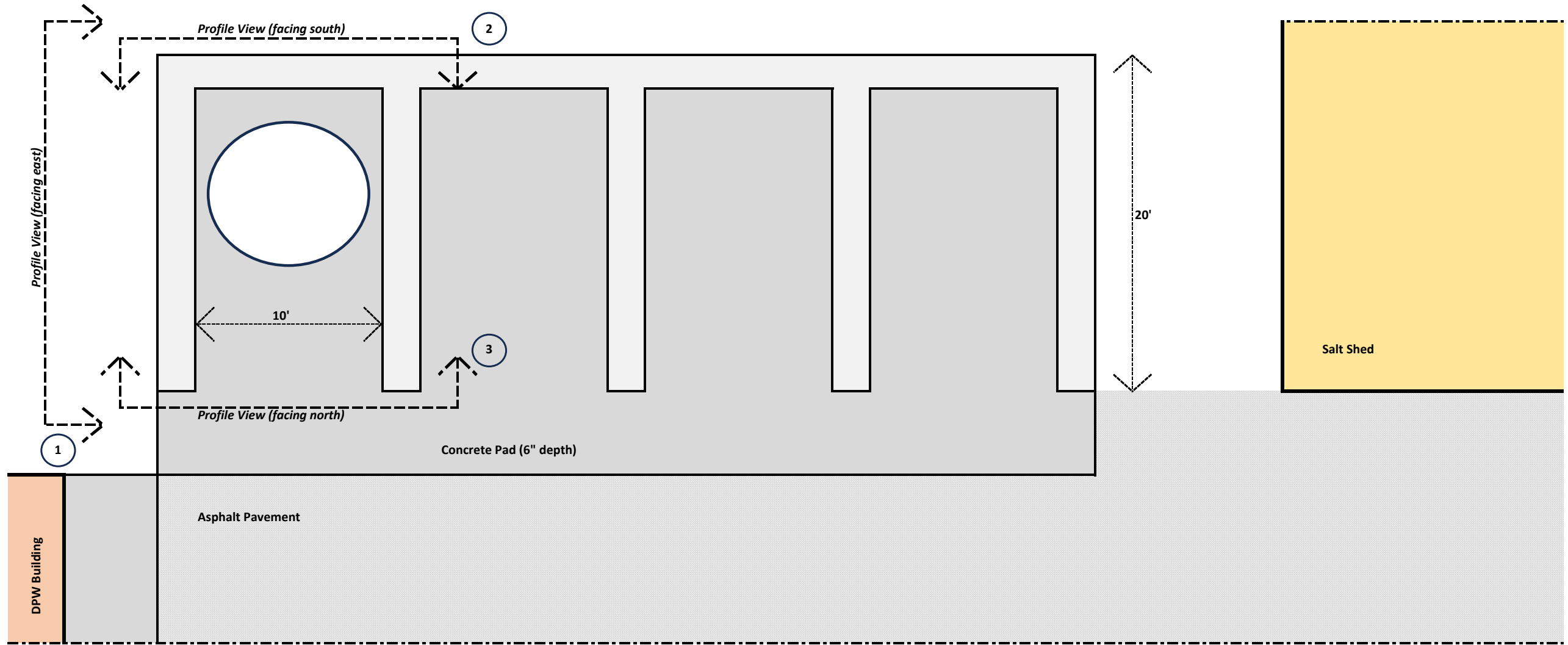
VILLAGE OF SUMMIT  
WAUKESHA COUNTY, WI  
SALT STORAGE STRUCTURE

Marathon Technical Services LLC  
404 Franklin St.  
Wausau, WI 54403  
Phone & Fax (715) 843-7292  
www.mtsllc.net

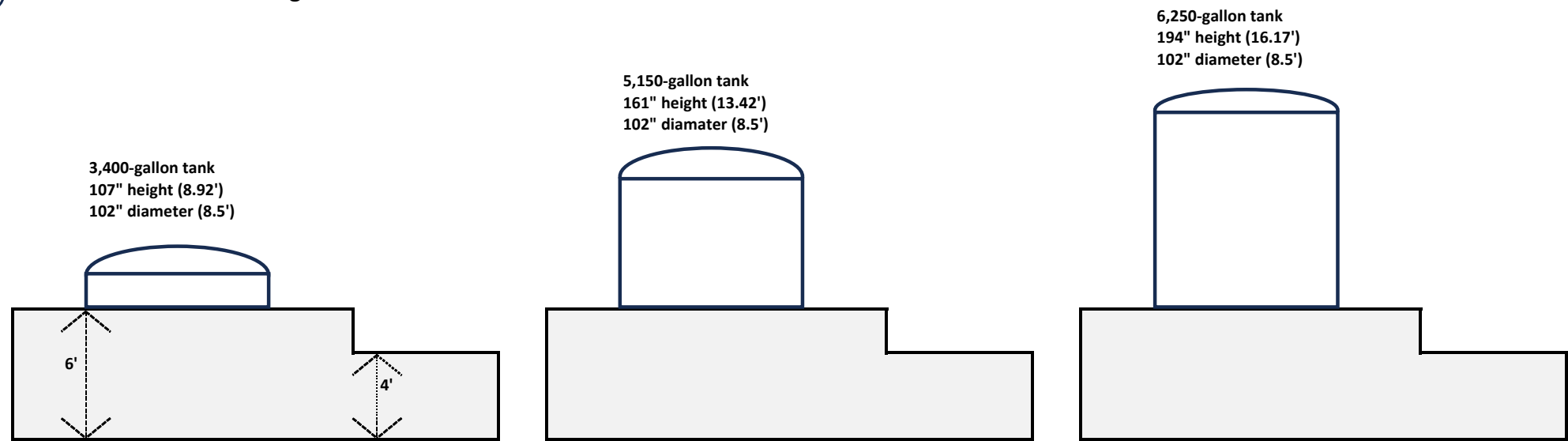
1" = 40'-0"  
(24 X 36)

SHEET NO.  
A1

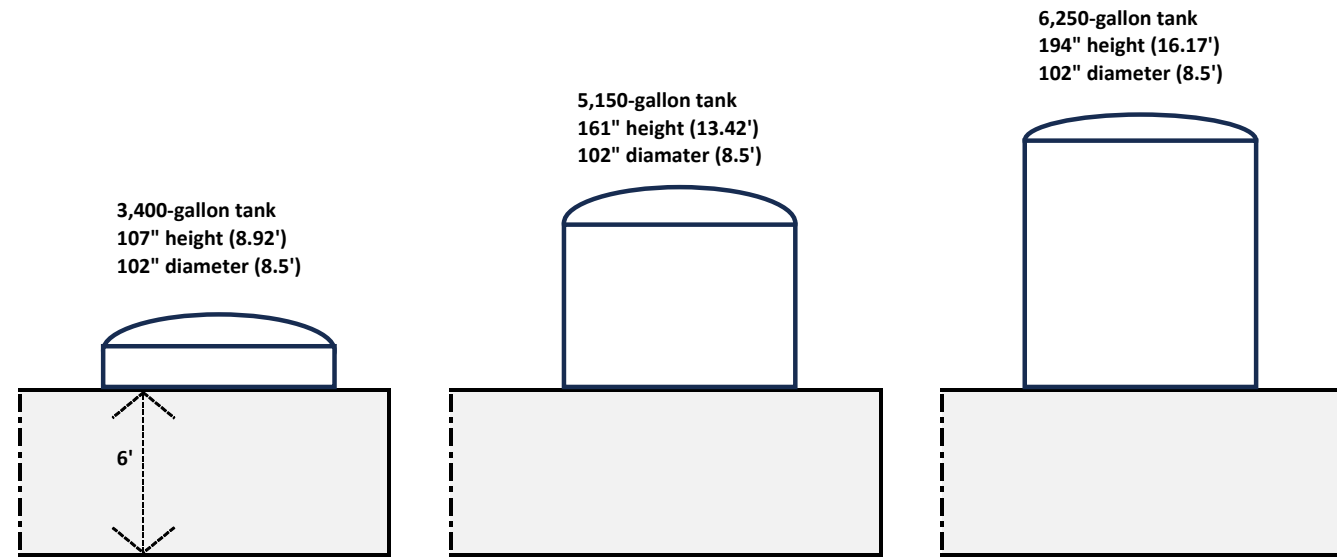
Plan View of Brine Tank Placement (west landspacing bunker)



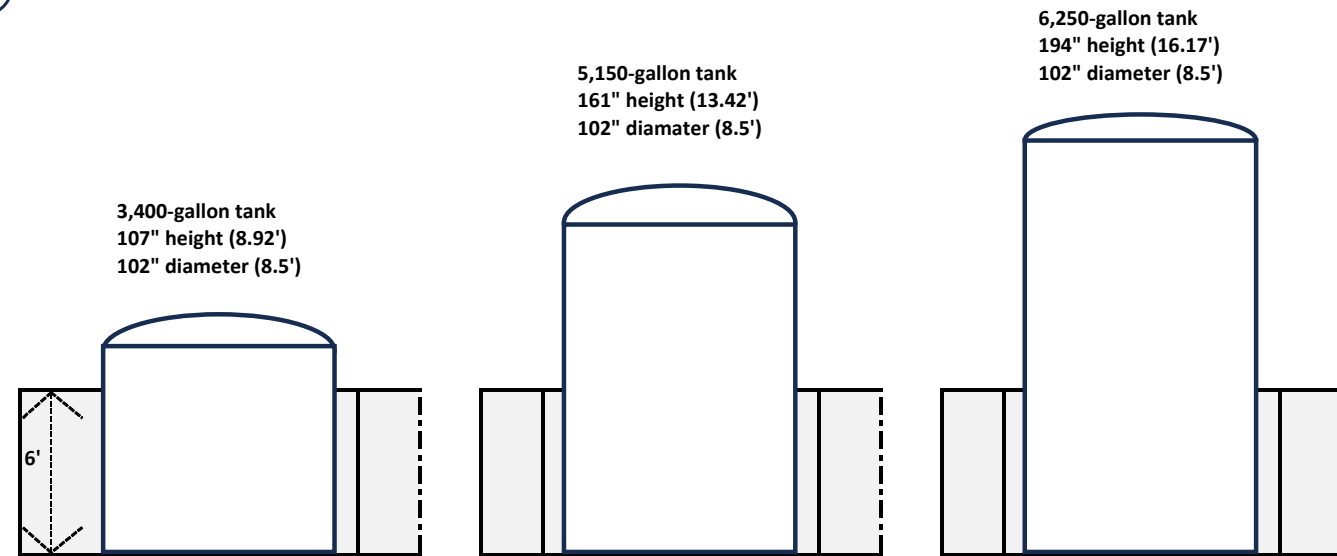
1 Profile view of tanks facing east.



2 Profile view of tanks facing south.



3 Profile view of tanks facing north.





Waukesha County Liquid De-Icer Storage



Landscape Basins between Salt Shed & DPW Building (concrete full block construction, 6' height at rear wall)



Side and rear walls of Landscape Basins



West Landscape Basin (proposed location of brine tank)

**CERTIFIED SURVEY MAP REVIEW**  
**11/21/2024 Plan Commission Meeting**  
**Big Chiefy Holdings, LLC**

---

Staff Report

Village of Summit, Wisconsin

Property Location: 2313 N. Mill Road & the adjacent property to the south  
(SUMT0669982 & SUMT0669983)

Property Owner: Big Chiefy Holdings, LLC

---

**Zoning:** R-2 Country Residential (1.5-acre min. lot size/90,000 sq. ft. per unit),  
EC Environmental Corridor Overlay & FO Floodplain Overlay

**Land Use Plan:** SF Residential 1.6-acre density, Primary Environmental Corridor

---

**Possible Motion:** *Motion to recommend that Village Board approve the Certified Survey Map to combine two lots into one lot and modify the Primary Environmental Corridor restrictions, 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 combination of lots. Therefore, this condition does not apply.***
- D. BUSINESS OR COMMERCIAL USE. There shall be no commercial or business use on this lot, except as specifically permitted within or pursuant to the applicable Zoning Code.*
- 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.*

**Summary:**

The two subject properties (Lot 1 and Lot 2 of CSM # 8364) are part of a Certified Survey Map that was recorded in 1997. Lot 1 is 193,554 sq. ft. (4.44 acres) and Lot 2 is 202,579 sq. ft. (4.65

acres). The recorded CSM created 3 lots of record. All 3 lots are located in the Primary Environmental Corridor. As part of the land division, each lot was subject to a building envelope and overall disturbance of each lot was limited to 15%. The Waukesha County Park and Planning Commission approved the northernmost lot with no frontage on a public road. Conservancy/Wetland Preservation Restrictions were included on the CSM. The improvements on Lot 1 cover an area on the lot that exceeds the approved building envelope. There is an outbuilding on Lot 2 that was permitted and intended to be built on Lot 1. However, the previous lot owner built the building on Lot 2 and outside of the approved building envelope on Lot 2. The previous owner did record an easement that gave Lot 1 access to and exclusive rights of the outbuilding. The zoning ordinance prohibits the construction of an accessory structure without a principal structure. The outbuilding is currently considered a violation of the zoning ordinance.

The applicant is representing the current property owner who is interested in combining Lots 1 and 2 as a single lot of record, resulting in a 9-acre lot. The proposed lot combination brings the properties into greater conformance with the zoning ordinance by eliminating a lot not abutting a public road, eliminating an accessory structure without a principal structure, and by modifying the building envelope/disturbance restrictions to reflect actual conditions.

Although not stated on the CSM, the applicant would like the designated building envelopes removed from the CSM and requests that the Village rely on the general statement noted on Sheet 3 of the existing CSM. The CSM should include resource restrictions that can be provided by the Village that consider wetlands, floodplain and environmental corridor. The ingress and egress and accessory structure easements should be properly revoked. Typographical errors on Sheets 3 and 4 will need to be fixed.

### **Considerations:**

Access and Frontage: The combined lot will have frontage on Mill Road.

Total Area: The lot will be 9.09 acres, which conforms to the zoning and land use plan.

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

Water System Available: The lot is served by a private well.

Natural Resources: There is regulated wetland, floodplain and primary environmental corridor. These areas need to be clearly labeled and include appropriate restrictions.

### **Planner Comments:**

- The floodplain boundary shall be noted on the CSM.
- A note shall be added to the CSM that states the entire property is located within the primary environmental corridor.
- The source of the wetland boundary shall be noted.
- There appears to be an unlabeled boundary that will need to be labeled.
- A note shall be added to the CSM that states, "The entire area of this CSM is located

*Big Chiefy Holdings, LLC - CSM*

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 that relate to the Primary Environmental Corridor can limit disturbance to 15% of the land area, rather than designating a specific building envelope.
- 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.”
- The spelling of “Cheify” on sheet 3 shall be corrected.

Surveyor and Engineering Comments: See attached letter dated November 5, 2024.

*Big Chiefy Holdings, LLC - CSM*

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 that relate to the Primary Environmental Corridor can limit disturbance to 15% of the land area, rather than designating a specific building envelope.
- 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.”
- The spelling of “Cheify” on sheet 3 shall be corrected.

Surveyor and Engineering Comments: See attached letter dated November 5, 2024.



Building a Better World  
for All of Us®

November 5, 2024

RE: Village of Summit  
Big Chiefy Holdings CSM Review  
SEH No. 176551 Task 47

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

Dear Ms. Barrows:

We have reviewed the Certified Survey Map for the Big Chiefy Holdings, LLC and prepared by Paul Hilmer of Hilmer & Associates LLC. The CSM reviewed is dated 09/23/2024. A marked-up copy of the CSM is attached to assist with the preparation of the revisions. We offer the following comments:

- 1) In several areas the text is too small. See the marked-up CSM for specific items.
- 2) There are a few areas where the "platted as" text on the mender lines are not legible.
- 3) The section corner ties need bearings.
- 4) The section corners on both ends of the section lines must be shown.
- 5) The overall bearing and distance of the section lines must be shown.
- 6) A pipe found or set symbol is needed on the bend point on the south lot line.
- 7) The road name must be underlined in a dashed or broken line type.
- 8) The road name must be shown within the road right of way or arrowed into the road right of way.
- 9) The notes on sheet one refer to additional notes on sheet 2, which do not appear to be provided.
- 10) Debra Michael's title must be revised on both Village approval certificates.
- 11) The limits of the 100-year flood elevation must be shown.
- 12) The spelling of the LLC should be checked and edited as appropriate throughout the document; it appears to be mis-spelled but should be verified.
- 13) The word "Member" is mis-spelled in the Owner's Certificate.

Please do not hesitate to contact me with any questions or comments at 414.949.8919 or kkindred@sehinc.com.

Sincerely,

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

Keith Kindred, PLS  
Principal, Regional Practice Center Leader  
(Lic. WI, IL)  
Attachment: Marked-up CSM  
btp

x:\pts\summ\176551\task 47 - big chiefy holdings csm review\corr\review letters\big chiefy holdings csm review letter\_village of summit\_2024-10-05.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

262.646.6855 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)

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

the 100 year elevation needs to be shown

spelling?

# Certified Survey Map No.

Being a combination of Lots 1 and 2 of Certified Survey Map No. 8364, recorded October 6, 1997, in Volume 73 of Certified Survey Maps on pages 161 to 166, as Document No. 2250986, being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13 and part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 24, all in Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

Prepared for:  
Big Cheify Holdings, LLC  
c/o Leslie DuBois  
2313 Mill Rd.  
Oconomowoc, WI. 53066

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

Flood Elev. per FIRM Panel 55133C0158H indicates a Flood zone designation of AE with an elevation of 872.7 NAVD 88 effective 11/5/2014

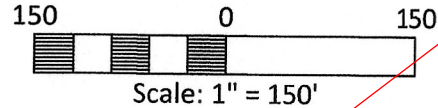
text size too small

### NOTES:

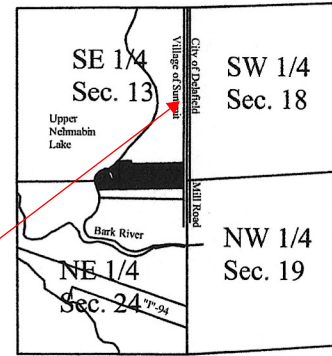
- bearings are based on the South line of the Southeast Quarter of Section 13-7-17 as S 88°44'35" W, Wisconsin State Plane Coordinate System, South Zone(NAD83 / 2011).
- Any land lying below the ordinary high water mark of a lake or navigable stream is subject to the public land trust in navigable waters that is established under Article IX, Section 1 of the State Constitution.
- See additional notes on Sheet 2 of 4.

Where are the notes on sheet 2?

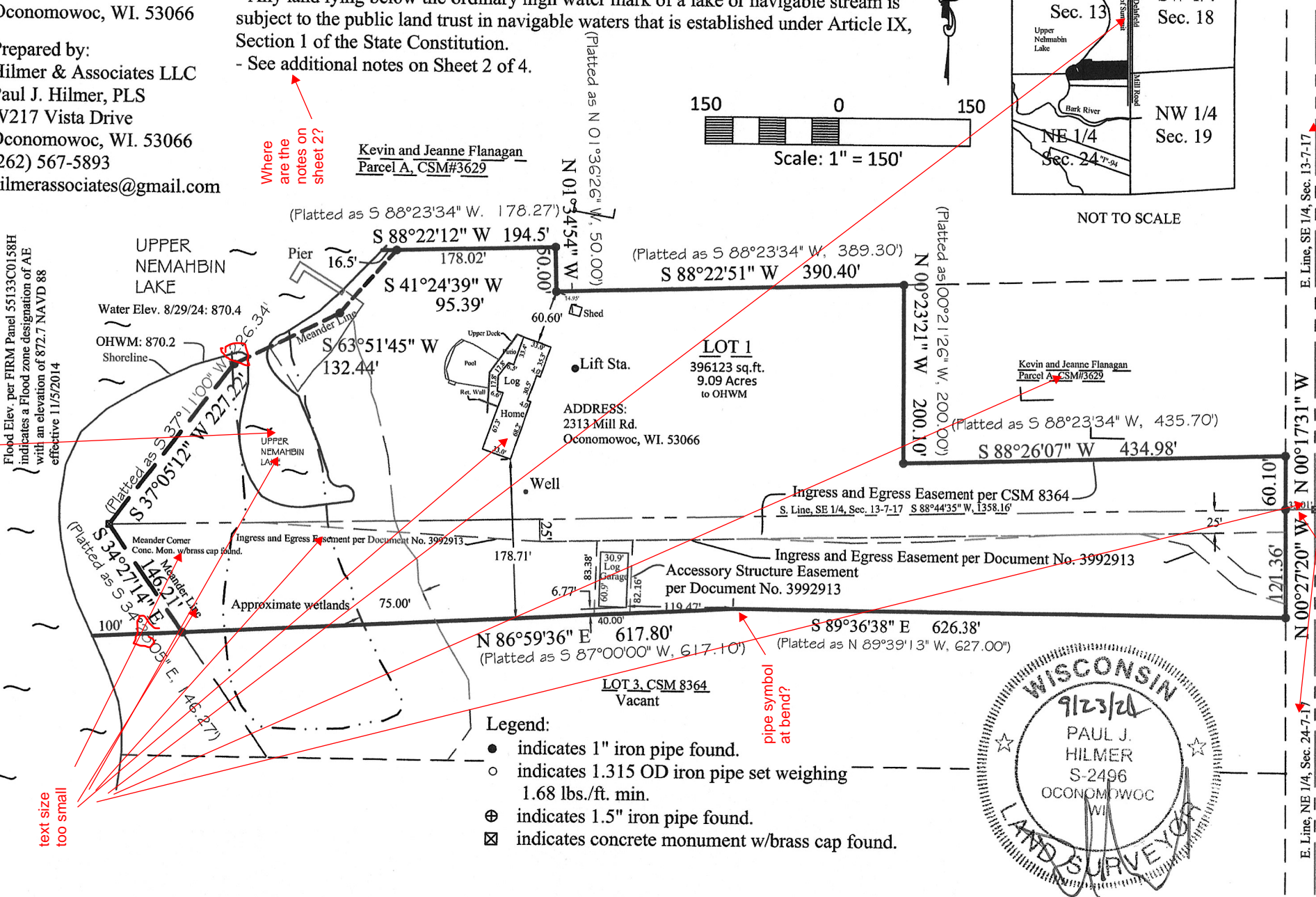
Kevin and Jeanne Flanagan  
Parcel A, CSM#3629



### Vicinity Map



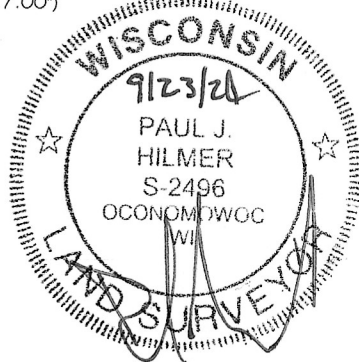
NOT TO SCALE



### Legend:

- indicates 1" iron pipe found.
- indicates 1.315 OD iron pipe set weighing 1.68 lbs./ft. min.
- ⊕ indicates 1.5" iron pipe found.
- ⊠ indicates concrete monument w/brass cap found.

pipe symbol at bend?



Monument at both ends of section lines and overall bearing and distance is required

This instrument drafted by Paul J. Hilmer bearing required on tie

Sheet 1 of 4 sheets.

# Certified Survey Map No. \_\_\_\_\_

Being a combination of Lots 1 and 2 of Certified Survey Map No. 8364 , recorded October 6, 1997, in Volume 73 of Certified Survey Maps on pages 161 to 166, as Document No. 2250986, being a part of the Southeast ¼ and Southwest ¼ of the Southeast ¼ of Section 13 and part of the Northwest ¼ and Northeast 1/4 of the Northeast 1/4 of Section 24, all in Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

## SURVEYOR'S CERTIFICATE

I, Paul J. Hilmer, Professional Wisconsin Land Surveyor, hereby certify:

That I have surveyed, combined and mapped a combination of Lots 1 and 2 of Certified Survey Map No. 8364 , recorded October 6, 1997, in Volume 73 of Certified Survey Maps on pages 161 to 166, as Document No. 2250986, being a part of the Southeast ¼ and Southwest ¼ of the Southeast ¼ of Section 13 and part of the Northwest ¼ and Northeast 1/4 of the Northeast 1/4 of Section 24, all in Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

That I have made such land division by the direction of Leslie DuBois, Owner of said land.

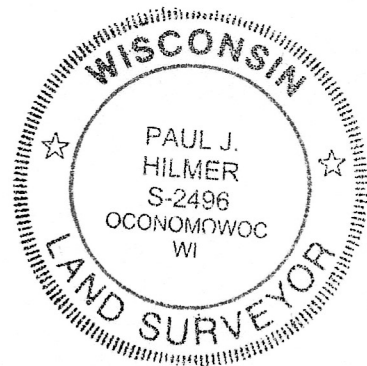
That this map is a true representation of all of the exterior boundaries of the land surveyed and divided.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land division ordinance of the Village of Summit, in surveying, dividing and mapping the same.

Dated this 23rd day of September, 2024.

Signed: \_\_\_\_\_

Paul J. Hilmer, PLS #2496  
Hilmer & Associates, LLC



Please verify the spelling of "Cheify"...typically would be spelled "Chiefy"

# Certified Survey Map No. \_\_\_\_\_

Being a combination of Lots 1 and 2 of Certified Survey Map No. 8364 , recorded October 6, 1997, in Volume 73 of Certified Survey Maps on pages 161 to 166, as Document No. 2250986, being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13 and part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 24, all in Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

spelling

## OWNER'S CERTIFICATE

I, Big Cheify Holdings, LLC Leslie DuBois Memeber, has caused the land described on this map to be surveyed, divided and mapped as represented on this map. I do furter certify that this map is required by Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Summit and must be submitted to the following for approval:

1) Village of Summit

Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ .

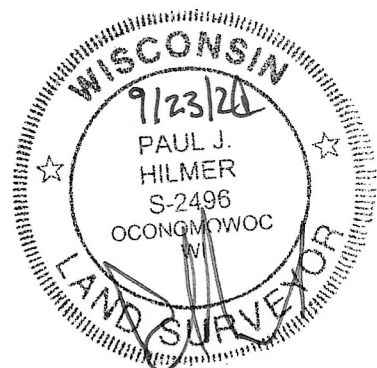
\_\_\_\_\_  
Leslie Dubois, Member

State of Wisconsin)

\_\_\_\_\_  
Wisconsin) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Big Cheify Holdings, LLC, Leslie Dubois, Member to me known to be the person whom executed the foregoing instrument and acknowledged the same.

(Notary seal) \_\_\_\_\_  
Notary Public, \_\_\_\_\_, Wisconsin.  
My commission expires \_\_\_\_\_ .



# Certified Survey Map No. \_\_\_\_\_

Being a combination of Lots 1 and 2 of Certified Survey Map No. 8364, recorded October 6, 1997, in Volume 73 of Certified Survey Maps on pages 161 to 166, as Document No. 2250986, being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13 and part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 24, all in Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

## PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Summit this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jim Siepmann, Chairman

\_\_\_\_\_  
Debra Michael, Secretary

## VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Summit on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jack Riley, President

\_\_\_\_\_  
Debra Michael, Clerk

Administrator-Clerk/Treasurer



October 10, 2024

To: Village of Summit

From Leslie DuBois

Subject: new Certified Survey Map for 2313 N Mill Rd (2 parcels)

I recently purchased Lots 1 and 2 of 3 lakefront parcels owned by the Kuhlman family. These can be seen on both the attached original CSM 8364, as well as a new Survey completed prior to my purchase, which shows the current and accurate dimensions and attributes of Lots 1 and 2. For added reference, I have also included a new survey of Lot 3, which was done after my purchase of Lots 1 and 2.

The purpose of a new CSM is to combine Lots 1 and 2 in order to simplify and enhance the property for me as a new owner, and also for the Village from a zoning and administrative standpoint.

My property currently consists of 2 parcels, as can be seen on the attached draft CSM:

1. Parcel 1 - SUMT0669982 – the “main property” with a home and improved lakefront area with pier.
2. Parcel 2 - SUMT0669983 – the secondary parcel, containing part of the driveway serving the home and also an outbuilding/garage.

While conducting due diligence prior to buying the property, and communicating with Amy Barrows, village zoning administrator, it was discovered that the prior owners had somehow ended up with at least 2 breaches of the original zoning restrictions. The original owners (now deceased) worked primarily with Waukesha County on their CSM in 1997, as the county had primary jurisdiction at that time when Summit was still a town. The main restrictions/conditions that were agreed to be placed on the 3 parcels were, as stated on the CSM 8364:

**Since the entire property is Primary Environmental Corridor, building envelopes must be shown on the three (3) parcels and the area for the residences, including septic system and any patios or decks, must be limited to the building envelopes and drive areas and must be further restricted so as to retain the natural qualities of a least 85% of the Primary Environmental Corridor on each lot. A site Plan for each structure and its associated improvements must be submitted for review and approval by the Town Building Inspector and the Zoning Administrator to determine compliance with this restriction.**

Somehow the measurements on the original CSM 8364 were inaccurate:

- A. The Lot 2 building envelope erroneously indicated a 70' width with 30' side setbacks. The new surveys indicate there is not sufficient width at that location, so the new survey has adjusted the envelope to a 50' width.
- B. For Lot 3, the original wetlands delineation was not accurate to the new DNR wetland areas delineated in 2015. Therefore, the surveyor has shifted the location of the Lot 3 building envelope eastward to an estimated location which complies with a 75' wetland setback.
- C. Also, we learned that the large garage built in 2002 on Lot 2 is non-conforming because there is currently no residence on that parcel. Combining Lot 2 with Lot 1 and the residence there would make the garage conform to current zoning.

Therefore, my request is as follows:

- 1. Combine Lots 1 and 2 into a single parcel and tax key per my proposed CSM
- 2. Revise the Primary Environmental Corridor restrictions as follows:  
Remove the building envelope restriction on the parcels, and simply defer any future buildings and/or further improvements to the land to the restriction of retaining at least 85% of the land on the parcel in a natural state.

Thank you,

Leslie DuBois

# Certified Survey Map No. \_\_\_\_\_

Being a combination of Lots 1 and 2 of Certified Survey Map No. 8364, recorded October 6, 1997, in Volume 73 of Certified Survey Maps on pages 161 to 166, as Document No. 2250986, being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13 and part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 24, all in Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

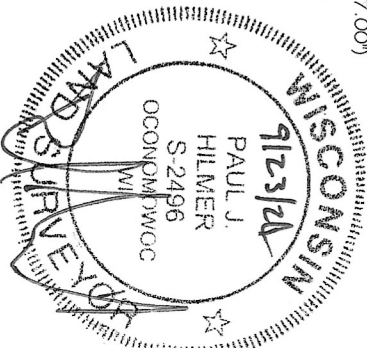
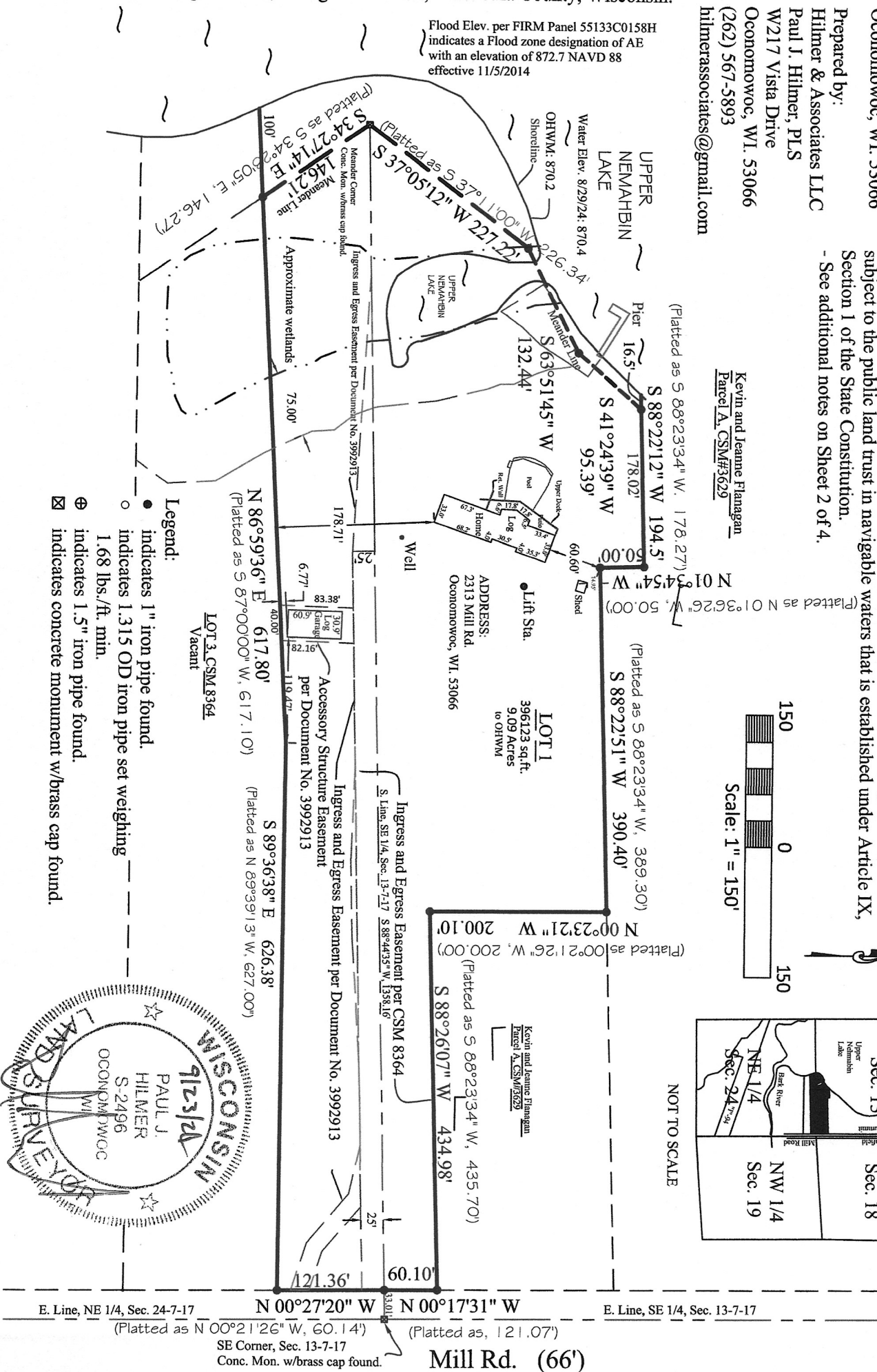
Prepared for:  
 Big Cheery Holdings, LLC  
 c/o Leslie DuBois  
 2313 Mill Rd.  
 Oconomowoc, WI. 53066

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

**NOTES:**

- bearings are based on the South line of the Southeast Quarter of Section 13-7-17 as S 88°44'35" W, Wisconsin State Plane Coordinate System, South Zone(NAD83 / 2011).
- Any land lying below the ordinary high water mark of a lake or navigable stream is subject to the public land trust in navigable waters that is established under Article IX, Section 1 of the State Constitution.
- See additional notes on Sheet 2 of 4.

Flood Elev. per FIRM Panel 55133C0158H indicates a Flood zone designation of AE with an elevation of 872.7 NAVD 88 effective 11/5/2014



# Certified Survey Map No. \_\_\_\_\_

Being a combination of Lots 1 and 2 of Certified Survey Map No. 8364 , recorded October 6, 1997, in Volume 73 of Certified Survey Maps on pages 161 to 166, as Document No. 2250986, being a part of the Southeast  $\frac{1}{4}$  and Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13 and part of the Northwest  $\frac{1}{4}$  and Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, all in Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

## SURVEYOR'S CERTIFICATE

I, Paul J. Hilmer, Professional Wisconsin Land Surveyor, hereby certify:

That I have surveyed, combined and mapped a combination of Lots 1 and 2 of Certified Survey Map No. 8364 , recorded October 6, 1997, in Volume 73 of Certified Survey Maps on pages 161 to 166, as Document No. 2250986, being a part of the Southeast  $\frac{1}{4}$  and Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13 and part of the Northwest  $\frac{1}{4}$  and Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, all in Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

That I have made such land division by the direction of Leslie DuBois, Owner of said land.

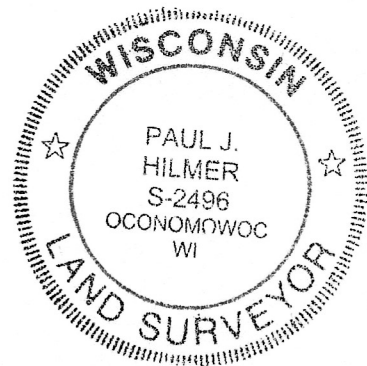
That this map is a true representation of all of the exterior boundaries of the land surveyed and divided.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land division ordinance of the Village of Summit, in surveying, dividing and mapping the same.

Dated this 23rd day of September, 2024.

Signed: \_\_\_\_\_

Paul J. Hilmer, PLS #2496  
Hilmer & Associates, LLC



# Certified Survey Map No. \_\_\_\_\_

Being a combination of Lots 1 and 2 of Certified Survey Map No. 8364, recorded October 6, 1997, in Volume 73 of Certified Survey Maps on pages 161 to 166, as Document No. 2250986, being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13 and part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 24, all in Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

## OWNER'S CERTIFICATE

I, Big Cheify Holdings, LLC Leslie DuBois Memeber, has caused the land described on this map to be surveyed, divided and mapped as represented on this map. I do furter certify that this map is required by Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Summit and must be submitted to the following for approval:

1) Village of Summit

Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

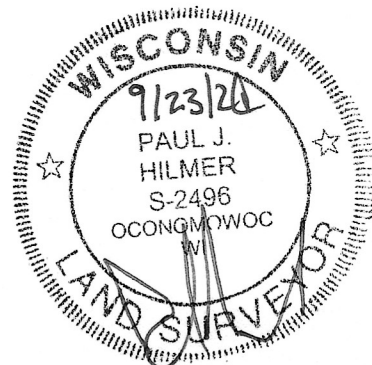
\_\_\_\_\_  
Leslie Dubois, Member

State of Wisconsin)

\_\_\_\_\_) Wisconsin) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Big Cheify Holdings, LLC, Leslie Dubois, Member to me known to be the person whom executed the foregoing instrument and acknowledged the same.

(Notary seal) \_\_\_\_\_  
Notary Public, \_\_\_\_\_, Wisconsin.  
My commission expires \_\_\_\_\_.



# Certified Survey Map No. \_\_\_\_\_

Being a combination of Lots 1 and 2 of Certified Survey Map No. 8364, recorded October 6, 1997, in Volume 73 of Certified Survey Maps on pages 161 to 166, as Document No. 2250986, being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13 and part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 24, all in Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

## PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Summit this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jim Siepmann, Chairman

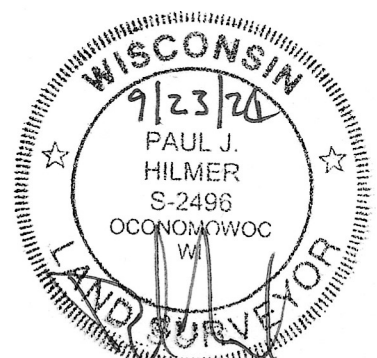
\_\_\_\_\_  
Debra Michael, Secretary

## VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Summit on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jack Riley, President

\_\_\_\_\_  
Debra Michael, Clerk



**LOTS 1 & 2 - 2313 N MILL RD**

**Hilmer & Associates LLC Land Surveying**  
 Office: 262-567-5893 E-mail: hilmerassociates@gmail.com  
 W217 Vista Drive  
 Oconomowoc, WI 53066  
**ALTA/NSPS LAND TITLE SURVEY**

- NOTES:**
- bearings are based on the South line of the Southeast Quarter of Section 13-7-17 as S 88°44'35" W, Wisconsin State Plane Coordinate System, South Zone(NAD83 / 2011).
  - The boundary is subject to change due to the natural causes and that it may or may not represent the actual location of limit of title.
  - Any land lying below the ordinary high water mark of a lake or navigable stream is subject to the public land trust in navigable waters that is established under Article IX, Section 1 of the State Constitution.
  - The underground utility information as shown hereon is based in part, upon information furnished by utility companies and the local municipality. While this information is believed to be reliable, its accuracy and completeness cannot be guaranteed nor certified to. The ground markings were located based on Diggers Hotline ticket No. 20243319400 dated August 15, 2024. As of the field date indicated below in the certificate, it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detail information is required, the client is advised to excavate as necessary.
  - The Village of Summit indicates no changes in the street right of way lines.
  - The wetland line and contours have been trace from Waukesha County GIS mapping system and are shown for informational purposes only. A field delineation may be needed to better define their location.
  - Vertical Datum is based on NAVD 88, Top of Concrete monument w/brass cap, 899.09.
  - Per ALTA/NSPS Survey Standard 3(E) v, Although every effort has been made to minimize positional error, due to the relief, vegetation and improvements on the surveyed property, some measurements may exceed the maximum allowable Relative Positional Precision requirements.
  - Zoning: PER Village of Summit Website the lots are zoned R-2 Country Residential with offsets as Front: 50'; Side: 30'; Rear: 30'; Wetland: 25'; Pavement: 15', with an Environmental Corridor Overlay District restricting disturbance areas to 15% of the total lot area.

Prepared for:  
 Diane Kuhlman Residence Trust Date 8/ 16 /2010  
 c/o Rod Kuhlman  
 2313 Mill Rd.  
 Oconomowoc, WI 53066

Prepared for:  
 Kuhlman Family Investments, LLC  
 c/o Rod Kuhlman  
 2313 Mill Rd.  
 Oconomowoc, WI 53066

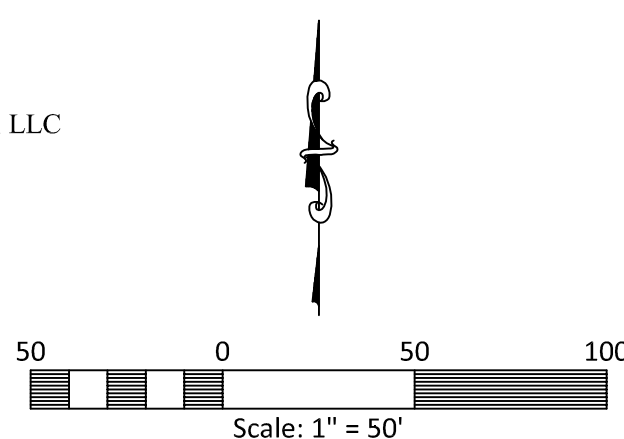
Prepared by:  
 Hilmer & Associates LLC  
 Paul J. Hilmer, PLS  
 W217 Vista Drive  
 Oconomowoc, WI 53066  
 (262) 567-5893  
 hilmerassociates@gmail.com

Description per Schedule A:

**PARCEL 1:**  
 Lots 1 and 2 of Certified Survey Map No. 8364 recorded on October 6, 1997, in Volume 73 of Certified Survey Maps on pages 161 to 166, as Document No. 2250986, being a redivision of Parcel B of Certified Survey Map No. 3629, in the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, and lands in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 24, Township 7 North, Range 17 East, in the Village of Summit, County of Waukesha, State of Wisconsin.

**PARCEL 2:**  
 Non-exclusive easement for the benefit of Parcel 1 created by Agreement Joint Driveway Maintenance, recorded on October 6, 1997, as Document No. 2250987 and Easement Agreement recorded on February 20, 2013, as Document No. 3992913 for ingress and egress as provided therein.

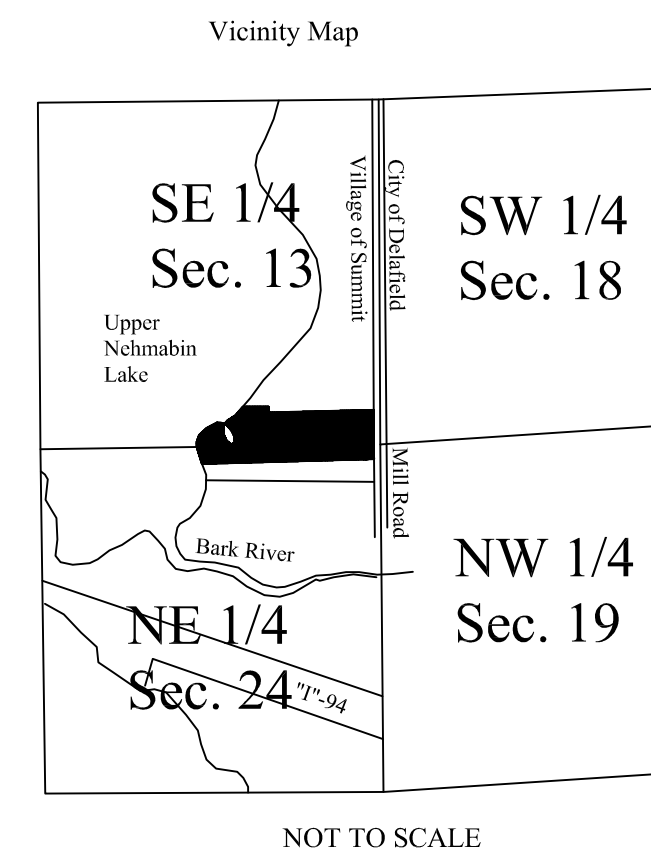
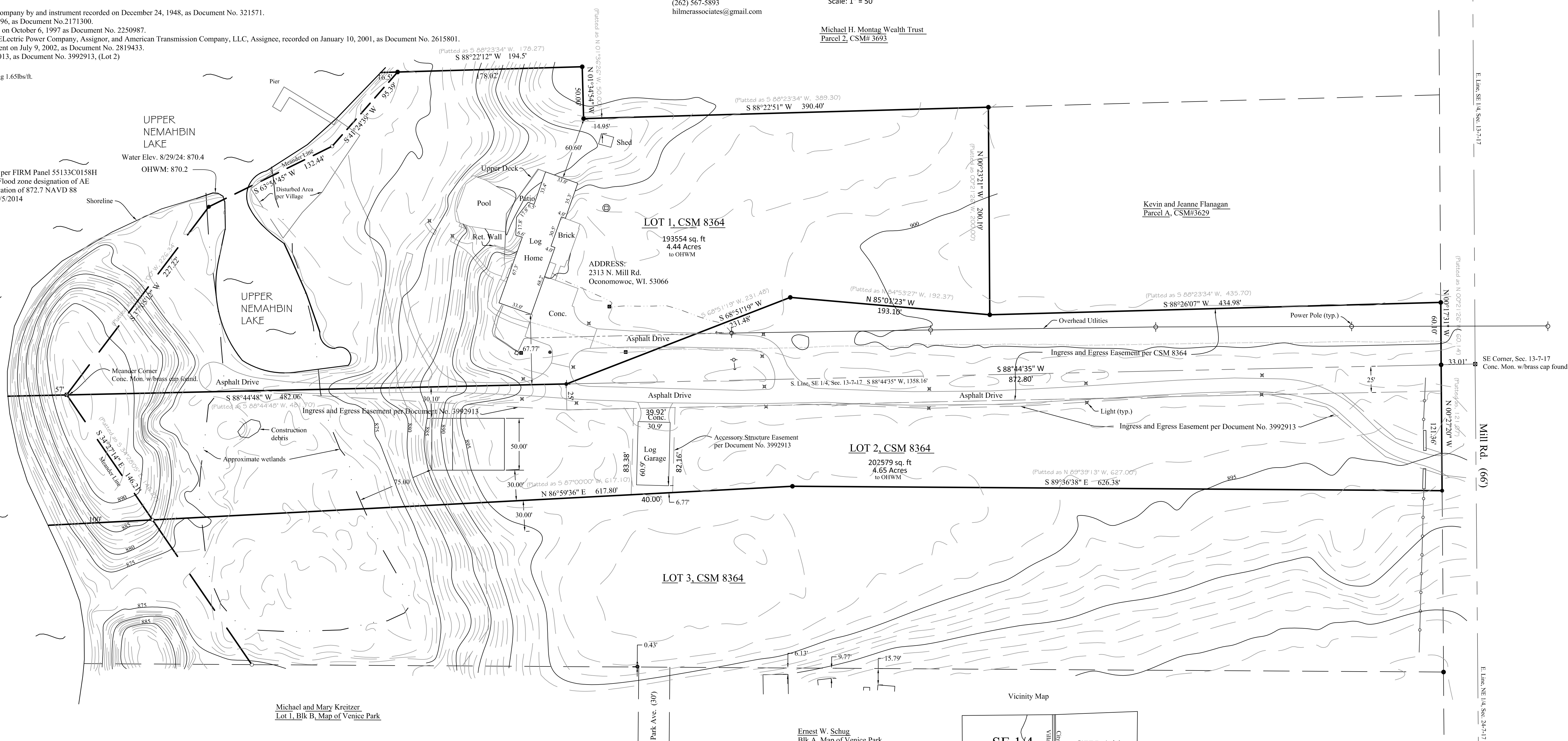
Property Address: 2313 Mill Rd., Oconomowoc, WI 53066  
 Tax Parcel No. SUMT0669982 and SUMT0669983  
 Survey No. 3758



Michael H. Montag Wealth Trust  
 Parcel 2, CSM# 3693

- This survey was prepared based on American Title insurance Company title commitment number 24-5476 dated July 24, 2024 which lists the following easements and/or restriction from Schedule B, Part II
- 1-7: not survey related.
  - 8: Reservations for easements, building setback lines and other matters shown on the recorded plat or certified survey map of the subject property referred to in Schedule A herein.
  - 9: Rights of the public in and to that portion of the within described premises lying below the ordinary high water mark of Upper Nemaubin Land and title to filled in or submerged lands.
  - 10: Reparation rights as neither guaranteed nor insured.
  - 11: This title commitment/policy does not insure the exact location of any portion of land created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), the title to land cut off by a change in course of the water body (avulsion), or ownership of artificially filled lands.
  - 12: Easement granted to Wisconsin Electric Power Company by and instrument recorded on December 24, 1948, as Document No. 321571.
  - 13: Resolution No. 177 recorded on November 12, 1996, as Document No. 2171300.
  - 14: Agreement Joint Driveway Maintenance recorded on October 6, 1997 as Document No. 2250987.
  - 15: Easement Assignment by and between Wisconsin Electric Power Company, Assignor, and American Transmission Company, LLC, Assignee, recorded on January 10, 2001, as Document No. 2615801.
  - 16: Conveyance of rights in land recorded by instrument on July 9, 2002, as Document No. 2819433.
  - 17: Easement Agreement recorded on February 20, 2013, as Document No. 3992913, (Lot 2)

- Legend**
- indicates 1" iron pipe found.
  - indicates 1.315" OD x 18" iron pipe set, weighing 1.65lbs/ft.
  - ✕ indicates PK Nail found in pavement.
  - indicates Conc. Monument w/brass cap found.
  - indicates light
  - ⊕ indicates Lift Station MH
  - ⊖ indicates Sign
  - ⊙ indicates Power Pole
  - ⊗ indicates Guy wire
  - ⊘ indicates Gas main
  - ⊙ indicates Phone line
  - ⊙ indicates Electric
  - ⊙ indicates phone box
  - ⊙ indicates Water Valve
  - ⊙ indicates Monitoring Well
  - ⊙ indicates Gas valve
  - ⊙ indicates Parking Light
- Flood Elev. per FIRM Panel 55133C0158H indicates a Flood zone designation of AE with an elevation of 872.7 NAVD 88 effective 11/5/2014



**Hardscape Areas Lots 1 and 2 totals**  
 Residence: 4607 sq.ft.  
 Garage: 1887 sq.ft.  
 Shed: 126 sq.ft.  
 Concrete: 6955 sq.ft.  
 Upper Deck: 1121 sq.ft.  
 Front Patio: 891 sq.ft.  
 Asphalt Drive: 20489 sq.ft.  
 Disturbed Area to Shoreline: 4860 sq.ft.

To:  
 First American Title Company  
 The Diane Kuhlman Residence Trust dated 8 / 16 / 2010  
 Kuhlman Family Investments, LLC  
 Big Cheif Holdings, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(b), 7(a), 8, 11(b), 13, 16 and 17 of Table A thereof. The field work was completed on August 29, 2024.

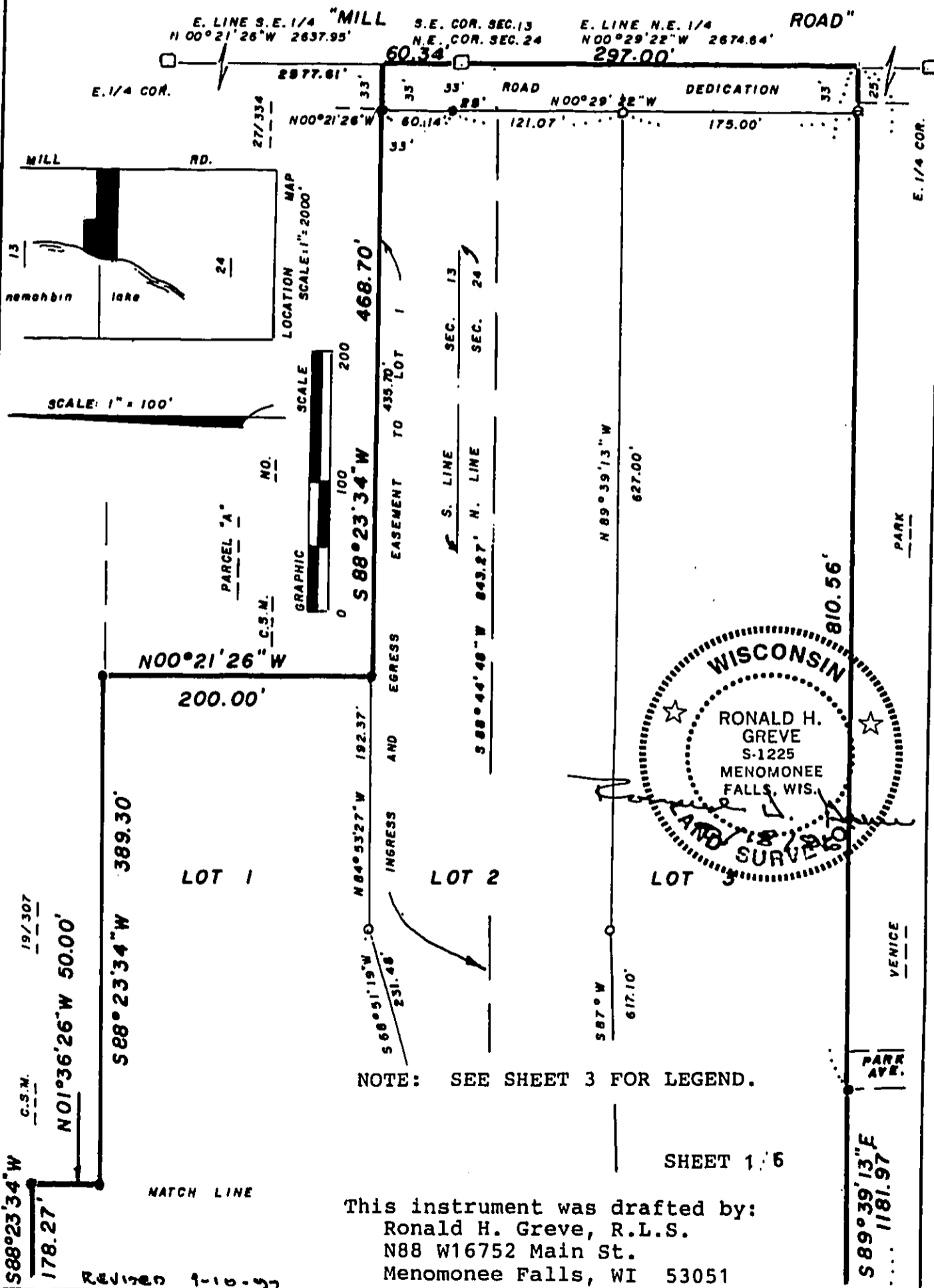
Date of Plat or Map: September 4th, 2024.

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

Paul J. Hilmer,  
 Professional Land Surveyor #2496

2250986

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. 8364  
BEING A REDIVISION OF PARCEL "B" OF C.S.M. NO. 3629 IN THE SE 1/4 & SW 1/4  
OF THE SE 1/4, SECTION 13 AND LANDS IN THE NW 1/4 & NE 1/4 OF THE NE 1/4,  
SECTION 24, ALL IN T7N, R17E  
TOWN OF SUMMIT  
WAUKESHA COUNTY, WISCONSIN  
Owner: Kuhlman Engineering Corp.



NOTE: SEE SHEET 3 FOR LEGEND.

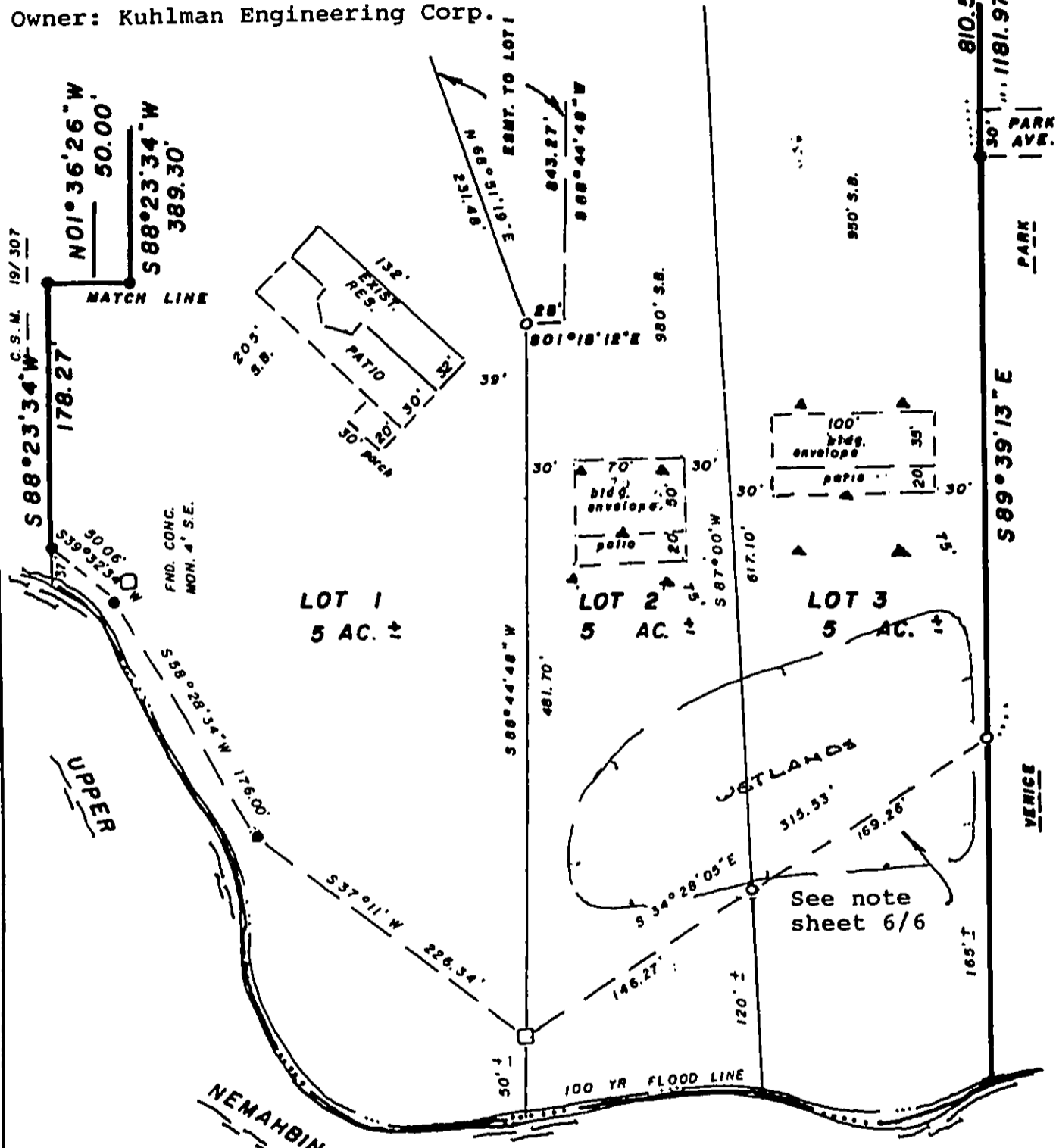
SHEET 1 OF 6

This instrument was drafted by:  
Ronald H. Greve, R.L.S.  
N88 W16752 Main St.  
Menomonee Falls, WI 53051

REVISED 9-10-57

71

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. 83124  
 BEING A REDIVISION OF PARCEL "B" OF C.S.M. NO. 3629 IN THE SE 1/4 & SW 1/4  
 OF THE SE 1/4, SECTION 13 AND LANDS IN THE NW 1/4 & NE 1/4 OF THE NE 1/4,  
 SECTION 24, ALL IN T7N, R17E  
 TOWN OF SUMMIT  
 WAUKESHA COUNTY, WISCONSIN  
 Owner: Kuhlman Engineering Corp.



WISCONSIN  
 RONALD H. GREVE  
 S.1225  
 MEMOONEE FALLS, WIS.  
 LAND SURVEYOR

This instrument was drafted by Ronald H. Greve, R.L.S.  
 N88 W16752 Main St.  
 Menomonee Falls, WI 53051  
 (414) 251-8141  
 9/18/96

SCALE: 1" = 100'

7/

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. 8364  
BEING A REDIVISION OF PARCEL "B" OF C.S.M. NO. 3629 IN THE SE  $\frac{1}{4}$  & SW  $\frac{1}{4}$   
OF THE SE  $\frac{1}{4}$ , SECTION 13 AND LANDS IN THE NW  $\frac{1}{4}$  & NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ ,  
SECTION 24, ALL IN T7N, R17E  
TOWN OF SUMMIT  
WAUKESHA COUNTY, WISCONSIN

LEGEND

- Denotes I.P. Found.
- ▣ Denotes concrete monument with brass cap.
- Denotes 1" x 24" I.P. SET. 1.13 lbs./lin. ft.
- ▲ Denotes perc tests.

Bearings referred to WI State Plane Coordinate System, South Zone.

Denotes ordinary high water line.

- 1) ALL parcels lie entirely within the jurisdictional limits of Waukesha County Shoreland and Floodplain Protection Ordinance.
- 2) The Waukesha County Park and Planning Commission has approved Lot 1 with no frontage on a public road (April 5, 1995).
- 3) Since the entire property is Primary Environmental Corridor, building envelopes must be shown on the three (3) parcels and the area for the residences, including septic system and any patios or decks, must be limited to the building envelopes and drive areas and must be further restricted so as to retain the natural qualities of a least 85% of the Primary Environmental Corridor on each lot. A site Plan for each structure and its associated improvements must be submitted for review and approval by the Town Building Inspector and the Zoning Administrator to determine compliance with this restriction.



*Ronald H. Greve*  
9-10-97

This instrument was drafted by Ronald H. Greve, R.L.S.  
N88 W16752 Main St.  
Menomonee Falls, WI 53051  
(414) 251-8141

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. 8-364  
BEING A REDIVISION OF PARCEL "B" OF C.S.M. NO. 3629 IN THE SE  $\frac{1}{4}$  & SW  $\frac{1}{4}$   
OF THE SE  $\frac{1}{4}$ , SECTION 13 AND LANDS IN THE NW  $\frac{1}{4}$  & NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ ,  
SECTION 24, ALL IN T7N, R17E  
TOWN OF SUMMIT  
WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I Ronald H. Greve, Registered Land Surveyor, does hereby certify THAT I have surveyed, divided and mapped part being a redivision of Parcel "B" of C.S.M. No. 3629 in the SE  $\frac{1}{4}$  and SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 13 and lands in the NW  $\frac{1}{4}$  and NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 24, all in T7N, R17E, Town of Summit, Waukesha County, Wisconsin, bounded and described as follow:

COMMENCING at the SE corner of said Section 13, said point being the place of beginning; thence N 00° 21' 26" W along the East line of the SE  $\frac{1}{4}$  60.34 feet; thence S 88° 23' 34" W, 468.70 feet; thence N 00° 21' 26" W, 200.00 feet; thence S 88° 23' 34" W, 389.30 feet; thence N 01° 36' 26" W, 50.00 feet; thence S 88° 23' 34" W, 178.27 feet; thence along a meander line as follows: S 39° 32' 34" W, 50.06 feet, S 58° 28' 34" W, 176.00 feet, S 37° 11' W, 226.34 feet, S 34° 28' 05" E, 315.53 feet; thence S 89° 39' 13" E, 1181.97 feet along the North line of Venice Park as monumented; thence N 00° 29' 22" W along the East line of the NE  $\frac{1}{4}$  Section 24, 297.00 feet to the place of beginning. TOGETHER with all lands between the meander line and the shoreline of Upper Nemahbin Lake. EXCEPTING the Easterly 33.00 feet dedicated for road purposes.

CONTAINING 15 acres.  $\pm$

THAT I have made such survey, land division and this map by the direction of Kuhlman Engineering Corporation, Ronald H. Kuhlman, President and Ryan S. Kuhlman, Secretary.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and of 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 Town of Summit and Waukesha County Parks and Land Use Department in surveying, dividing and mapping the same.

9-18-96  
DATE

BY Ronald H. Greve  
Ronald H. Greve, Registered  
Wisconsin Land Surveyor, S-1225

WAUKESHA COUNTY PARK AND PLANNING DEPARTMENT APPROVAL

APPROVED by the Waukesha County Park and Planning Department on this 30<sup>th</sup> day of September, 1996

This instrument was drafted by Ronald H. Greve, R.L.S.  
S-1225 888 W16752 Main St.  
ME OMOONEE Menomonee Falls, WI 53051  
FALLS, WIS. (414) 251-8141

John C. Johnson  
Director

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. 8364  
BEING A REDIVISION OF PARCEL "B" OF C.S.M. NO. 3629 IN THE SE 1/4 & SW 1/4  
OF THE SE 1/4, SECTION 13 AND LANDS IN THE NW 1/4 & NE 1/4 OF THE NE 1/4,  
SECTION 24, ALL IN T7N, R17E  
TOWN OF SUMMIT  
WAUKESHA COUNTY, WISCONSIN

OWNERS CERTIFICATE

WE, KUHLMAN ENGINEERING CORPORATION, Ronald H. Kuhlman,  
President and Ryan S. Kuhlman, Secretary, do hereby certify that  
we caused the land described on this map to be surveyed, divided  
and mapped as represented on the map in accordance with the Town  
of Summit, TOGETHER with the shown dedication.

Ronald H. Kuhlman Ryan S. Kuhlman  
RONALD H. KUHLMAN, President RYAN S. KUHLMAN, Secretary

PERSONALLY came before me this 24<sup>th</sup> day of SEPTEMBER, 1996,  
the above named, to me known to be the persons who executed the  
foregoing instrument and acknowledged the same.

Linda T. Mason Notary Public  
WAUKESHA CO., WI  
My Commission Expires 2-28-99

Plan Commission Approval

APPROVED by the Planning commission of the Town of Summit, this  
11 day of August, 1996. 7

Christopher L. ... Mark Lurvey  
Secretary Chairman

Town Board Approval

APPROVED by the Town Board of the Town of Summit this 11 day  
of August, 1996. 7

... ...  
Chairman Clerk

RECORDS SECTION  
WAUKESHA COUNTY, WISCONSIN  
...

WISCONSIN  
★ RONALD H. GREVE ★  
S-1225  
MENOMONEE FALLS, WIS.  
LAND SURVEYOR  
Ronald H. Greve  
9/18/96

This instrument was drafted by Ronald H. Greve, R.L.S.  
N88 W16752 Main St.  
Menomonee Falls, WI 53051  
(414) 251-8141

171

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. 8364  
 BEING A REDIVISION OF PARCEL "B" OF C.S.M. NO. 3629 IN THE SE  $\frac{1}{4}$  & SW  $\frac{1}{4}$   
 OF THE SE  $\frac{1}{4}$ , SECTION 13, AND LANDS IN THE NW  $\frac{1}{4}$  & NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$   
 SECTION 24, ALL IN T7N, R17E  
 TOWN OF SUMMIT  
 WAUKESHA COUNTY, WISCONSIN

CONSERVANCY/WETLAND PRESERVATION RESTRICTION

Those areas of land which are identified as Conservancy/Wetland Preservation Area on Sheet 2 of 6 on this Certified Survey Map shall be subject to the following restrictions:

1. Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located, and if applicable, the Waukesha County Park and Planning Commission, the Wisconsin Department of Natural Resources and the Army of Engineers.
2. The removal of topsoil and other earthen materials shall be prohibited.
3. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited with the exception of the removal of dead, diseased or dying vegetation at the discretion of landowner, or silvicultural thinning upon the recommendation of a forester or naturalist and the approval of the Waukesha County Park and Planning Department.
4. Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Conservancy/Wetland Preservation Area shall be prohibited.
6. Ponds may be permitted subject to the approval of the municipality in which they are located and if applicable, the Waukesha County Park and Planning Commission, the Wisconsin Department of Natural Resources and the Army corp of Engineers.
7. Construction of buildings is prohibited.

REGISTER'S OFFICE

2250986

Waukesha Co., Wis.

6th

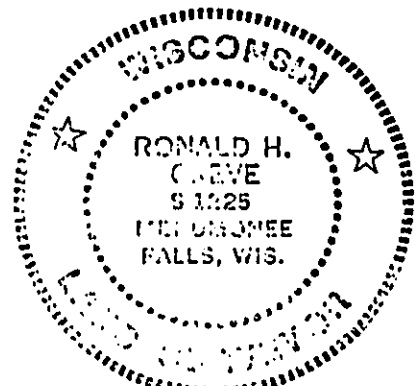
OCTOBER 19 97

10:48 A.M. & RECORDED

VOL. 73 of C.S.M.'s on pgs. 161-166

Michael J. Hasslinger  
 REGISTER

by Maureen M. Douglas  
 Deputy



*Thomas D. Anne*  
 9/18/96

**Professional Services Contract and Agreement for Zoning Code Text Amendment Project**  
**Between the Village of Summit and Planning & Zoning LLC**

THIS PROFESSIONAL SERVICES CONTRACT AGREEMENT (this “Agreement”) is made and entered into as of the last date below signed between the Village of Summit and Planning & Zoning LLC, a Wisconsin limited liability company (“Consultant”) (each a “Party” and collectively the “Parties”) to supplement the existing Professional Services Contract and Agreement between the Parties for Planning Services.

This Agreement authorizes and describes the scope, services, and payment for the Zoning Code Text Amendment Project. The conditions stated in the existing Professional Services Contract and Agreement for Planning Services for 2024-2026 apply to this Agreement and are made a part hereof and are included as Exhibit A.

**I. Project Scope**

Consultant will advise the Village of Summit regarding potential Zoning Code Text Amendments to determine if a variety of common land uses should be added to the Village of Summit Zoning and Shoreland Protection Ordinance as a permitted or conditional use in certain zoning districts, including appropriate conditions, to proactively support the Village’s long-term vision of land use development. Services will include researching baseline and benchmark data from other communities, preparation of staff reports, attendance and facilitation at advisory committee meetings, Plan Commission meetings, and Village Board meetings, and the preparation of any recommended ordinances. The project will include the involvement of an advisory committee, which will include the following members:

- Amy Barrows, Project Facilitator & Village Planner
- Debra Michael, Village Administrator-Clerk/Treasurer
- Jack Riley, Village President
- Jim Petronovich, Village Board Trustee & Plan Commission Member
- Plan Commission Member #1 (TBD)
- Plan Commission Member #2 (TBD)

The Project Scope **does not** include engineering, surveying, legal, or other services not specifically stated above, unless mutually agreed to by the Village of Summit and Consultant in writing.

**Items to be furnished by Village of Summit:** The Village of Summit shall provide Consultant with historical records, site plans, and such other data, information, or material reasonably requested by Consultant to perform the services required as part of this project. The Village of Summit represents and warrant that they are the owner of the furnished items and the accuracy and completeness of any information contained therein. Consultant shall not be liable for damages which arise out of the reasonable reliance on the information contained within the furnished items.

## II. Detailed Scope & Estimated Cost

Task	Estimated Cost	Potential Timeframe
<p><b>Task 1: Kick-off meeting with Advisory Committee</b></p> <ul style="list-style-type: none"> <li>• Pre-meeting preparation, including research regarding conditions from neighboring communities</li> <li>• Summarize results of Joint Plan Commission-Village Board Meeting</li> <li>• Prioritize the order of uses to be discussed (taken from prioritized uses from joint meeting)</li> <li>• Initial discussion regarding pros and cons of each prioritized use</li> <li>• Discuss public engagement needs and provide recommendations for Village Board</li> </ul>	<p>8 hrs Preparation + 2 hrs Meeting Time = \$1200</p>	<p>January 2025</p>
<p><b>Task 2: Review and provide recommendations for Priority Use #1</b></p> <ul style="list-style-type: none"> <li>• Pre-meeting research regarding the use taken from other communities and other resources</li> <li>• Advisory committee recommends if use should be allowed, and if so, determine applicable zoning districts.</li> <li>• Advisory committee recommends if use should be allowed as a permitted or conditional use</li> <li>• Advisory committee recommends necessary conditions, keep measurable and specific if possible</li> <li>• Advisory committee recommends which properties apply based on above answers</li> <li>• Advisory committee recommends if additional public engagement is required</li> </ul>	<p>4 hrs Preparation + 2 hrs Meeting Time = \$720</p>	<p>February 2025</p>
<p><b>Task 3: Village Board meeting: Initiate text amendment application</b></p>	<p>Up to 1 hr = \$120</p>	<p>March 2025</p>
<p><b>Task 4: Public Hearing &amp; Recommendation by Plan Commission</b></p>	<p>Up to 1 hr = \$120</p>	<p>April 2025</p>
<p><b>Task 5: Draft Ordinance</b></p>	<p>Up to 1 hr = \$120</p>	<p>April 2025</p>
<p><b>Task 5: Action by Village Board</b></p>	<p>Up to 1 hr = \$120</p>	<p>May 2025</p>
<p><b>Repeat Tasks 2-5 for each Priority Use (may combine uses)</b></p>		<p>June – December 2025</p>

<b>Total Estimated Cost for Tasks 1-5*</b>	<b>\$2,400 Tasks 1-5 for Top Priority Use up to \$8,400 for all top 6 Priority Uses</b>	
<b>Task 6: Prepare recommendations for text amendments that were designated as “Just Do” items during October Joint Plan Commission and Village Board meeting</b> <ul style="list-style-type: none"> <li>• Add or remove uses in zoning districts based on land use table discussion at joint meeting</li> <li>• Bakeries – define production area allowed</li> <li>• Define nurseries</li> <li>• Define indoor storage and distribution</li> <li>• Modify language for regulated household animals, animal hospitals, and review horse and beekeeping provisions</li> <li>• Review statutes related to wind energy conversion systems &amp; roof-mounted satellite fixtures</li> <li>• Remove conversion of home use from the agricultural districts, review multiple home provisions, and consider allowing roadside stands in commercial districts</li> <li>• Consider provisions for solar energy conversion systems, public and quasi-public utility substations, radio towers</li> <li>• Add home occupation review process</li> <li>• Review attached/detached garages and sheds in commercial districts</li> </ul>	<b>Up to 10 hours = \$1,200</b>	January – May 2025
<b>Total Estimated Cost for ALL TASKS*</b>	<b>\$3,600 - \$9,600</b>	

\*Estimated Cost May Vary. The Village of Summit can eliminate or add on to tasks. Additional meetings may be required. Additional time not specified above will be charged at a rate of \$120 per hour. The Village of Summit will only be charged for the actual time spent on the project. Regular office hours may be used as time allows to reduce overall project costs.

The scope of work does not include any text amendments related to fences, lighting, or multi-family residential provisions.

### III. Payment

Consultant’s billing rate will be \$120 per hour billed on a monthly basis. Materials provided by the Consultant will be considered add-on expenses.

Signed:

\_\_\_\_\_  
Date \_\_\_\_\_  
**Jack Riley, Village President**

**Signed:**

\_\_\_\_\_  
Date \_\_\_\_\_  
**Sole Member of Planning & Zoning LLC**

Amy Barrows  
906 Meyers Ct.  
Wales, WI 53183  
[abplanningzoning@gmail.com](mailto:abplanningzoning@gmail.com)