



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

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

AGENDA

Village of Summit Plan Commission Thursday, February 20, 2025, 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
 - November 21, 2024
 - December 19, 2024
 - January 16, 2025
5. Next meeting date – proposed for Thursday, March 20, 2025, at 5:30 p.m.
6. **REGULAR BUSINESS:**
 - A. Discussion and action on a request by Andy Fieber, Aldo Partners, to combine two lots by Certified Survey Map for property owned by Christian and Katherine Kosch located at 34651 and 34647 Sugar Island Road (SUMT0671022 & SUMT0671023).
 - B. Discussion and action on a request by Andy Fieber, Aldo Partners, to record a revised Certified Survey Map for two existing properties owned by Madden Revocable Living Trust located at 1506 Sugar Island Road (SUMT0671034002) & Justin Beres & Andy Fieber located on the adjacent property to the north (SUMT0671034003).
7. **UPDATE** on Zoning Code Land Use Project
8. **UPDATE** regarding Village Board action on Plan Commission matters
9. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner

Posted: February 14, 2025

Next meeting date: March 20, 2025

***** 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
January 16, 2025

CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 p.m. on Thursday, January 16, 2025 at Summit Village Hall, 37100 Delafield Road, Summit, WI.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk LaValliere took roll call and confirmed that the meeting was noticed to the local media as required and requested and posted on the Village posting board and website. Commissioners present were: Matt Katz, Paul Schmitter, Jim Petronovich, Sandra Murray, Annette Kaja, and alternate Joan Gucciardi. Also present were: Chairperson Jim Siepmann, Planner Amy Barrows and Deputy Clerk/Deputy Treasurer Sarah LaValliere. Commissioner Jay Obenberger was not in attendance.

MINUTES

- November 21, 2024
- December 19, 2024

Minutes were not available for this meeting and no motion was made.

Next meeting date – proposed for Thursday, February 20, 2025, at 5:30 p.m.

Commissioner Schmitter will not be in attendance for the February meeting.

REGULAR BUSINESS:

Discussion and action on a request by Paul Grzeszczak, Briohn Building Corporation, for an Extraterritorial Certified Survey Map to create two lots for industrial use and an outlot on property owned by Waukesha County. The property is located at W339 S1742 CTH C in the Town of Genesee (GNT1463998).

Planner Barrows reviewed her summary included in the meeting pack.

Applicant Paul Grzeszczak, Briohn Building Corporation gave a review of the CSM and answered questions from the Plan Commission. The lower parcel is being created for a particular user. There may be additional land divisions for the parcel to the north based on the number of users for that area.

MOTION: (Schmitter, Murray) *to recommend Village Board acknowledge the proposed CSM for the creation*

of two lots and an outlot on property located at W339 S1742 CTH C and report no objections to the Town of Genesee and Waukesha County. Carried.

Matt Katz recuses himself for the remainder of the meeting and let the room.

Discussion and action on a request by Geoffrey Stein for a Certified Survey Map to transfer adjacent lands from property owned by Carol Burgess located at 37336 Sunset Drive (SUMT0708995) to property owned by Geoffrey Stein located at 37242 Sunset Drive (SUMT0708987) and to waive the inclusion of the remnant parcel on the Certified Survey Map.

Planner Barrows reviewed the summary included in the Plan Commission pack.

Bridget Hubing Reinhart, Boerner, Van Deuren appeared on behalf of the applicant Jeff Stein to answer any questions the Plan Commission might have. The garage is over the lot line by 1 foot. and when her client purchased the property, he thought he owned the land including the garage and area behind the storage sheds. They are trying to avoid any issues with their neighbors. Commissioner Murray asked if there was any precedent to allow a remnant parcel waiver. Chairperson Siepmann said that the Village has approved several waivers.

MOTION: (Schmitter, Murray) *to recommend that the Village Board approve the Certified Survey Map to transfer adjacent lands and to exclude the remnant parcel from the Certified Survey Map, subject to the following conditions:*

- A. *APPROVALS FROM ALL OBJECTING AND APPROVING BODIES: Petitioner shall satisfy all comments, conditions and concerns of the Wisconsin Department of Transportation, 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 does not result in the creation of any new 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.*

Carried.

UPDATE regarding Village Board action on Plan Commission matters

Planner Barrows provided an update regarding actions taken by the Village Board.

- Lurvey rezoning and associated preliminary plat for “The Gathering” subdivision was approved subject to conditions of the Plan Commission, including:
 - The village reserves the right to obtain easement on the Lurvey property.
 - The village attorney recommended a note be put on the CSM regarding the bridge on the parcel so that the village wouldn’t have any liability.
- Hog farming and dairy farming are exempt from permitted uses.
- Lang property rezoning and Certified Survey Map were approved subject to conditions approved by Plan Commission
- Raabe property rezoning and Certified Survey Map were approved subject to Plan Commission conditions.

ADJOURN Plan Commission meeting

MOTION: (Schmitter, Murray) *to adjourn at 5:48 p.m.* Carried.

Respectfully submitted,
Sarah LaValliere
Deputy Clerk/ Deputy Treasurer

Next meeting date: February 20, 2025



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MINUTES

Village of Summit Plan Commission

December 19, 2024

CALL TO ORDER

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

ROLL CALL AND CONFIRM POSTING

Deputy Clerk/Deputy Treasurer LaValliere took roll call and confirmed posting of the meeting to the local media as required and requested and posting on the village website and posting board.

Commissioners present were: Jim Petronovich, Sandra Murray, Matthew Katz, and Paul Schmitter

Commissioners not present: Alt. Joan Gucciardi, Jay Obenberger, Annette Kaja

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

MINUTES

- October 3, 2024, Joint PC/VB meeting (REVISED MINUTES)
- November 21, 2024 – were not available for this meeting.

MOTION: (Petronovich, Schmitter) *to approve the October 3, 2024, Joint PC/VB minutes as presented.* - Carried

Next meeting date – proposed for Thursday, January 16, 2025, at 5:30 p.m.

PUBLIC HEARINGS:

Chairperson Siepmann opened the public hearing 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 part of Lot 4 of CSM #11759, located in part of the NW ¼ of Section 25, T7N, R17E (SUMT0674031004).

Planner Barrows reviewed the staff report that was provided in the packet.

Plan Commission Comments:

Regarding out lot 1 ownership; will Lot 3 maintain ownership of outlot with opportunity to transfer or to add owners? Planner Barrows clarified that they can include additional owners from Shakerville, but Lot 3 needs to be part owner, which is how the original agreement was written.

Proposal meets threshold for Environmental Corridor density requirements.

Jon Spheeris

S1W33587 Abbitz Rd, Oconomowoc, stated this was the intent when the lot was created and approved by the Village, it would be buildable. i

Chairperson Siepmann opened the hearing up for public comment:

Jason Church

34954 Breens Rd

Provided his comments to the Plan commission.

Stating that the Sinise foundation purchased his lot. After the foundation started building on the lot, Mr. Lang pressed him to buy Lot 2. Mr. Church told Bob Lang to leave him alone for a while. Mr. Church brought up EC and the idea being to preserve and not allow disturbance in area. Jason stated that he believes most of Lots 1 and 3 are disturbed and stated that even if you add acreage to corridor, it would be over the amount allowed in normal circumstances. He continued his presentation of information and closes with the reason he is upset and attending the Public Hearing is he didn't think he would have to be dealing with some of the things he is dealing with, including allowing the extension of the environmental corridor. He asks the plan commission to take into account the intent of the ordinance and statutes. He also mentioned that Mr. Lang already has a building on his property, which may constitute another residential building. Construction also requires an access point to a county road.

Chairperson Siepmann asked Mr. Church if he knew that the lot north of him was a buildable lot. Mr. Church stated that the foundation was aware that Mr. Lang was pressuring them to buy something but he didn't otherwise know.

Daniel Kempel - 1345 N 70th St, Wauwatosa, WI 53213-2815

They are the owners of Lot 2 and he explained how stressful the process is because they purchased the lot based on faith that it was a buildable lot.

Jon Spheeris stated the Lang outbuilding is a detached garage and when the home was built it was before environmental corridor and therefore preexisting. The drive access has been approved by Waukesha County.

Public Hearing closed at: 5:50 pm.

Chairperson Siepmann opened the public hearing to:

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 lot for single-family residential construction on property owned by Amy Kathryn Raabe. The subject property is known as Lot 1 of CSM # 7025, and a portion of unplatted lands, located in part of the SW ¼ of Section 20, T7N, R17E, at 38758 Genesee Lake Road (SUMT0655992 & part of SUMT0655993).

Planner Barrows provided a review of the staff report that was provided in the packet.

There were no Plan Commission Comment.

Public Comment: No Public Comment

Planner Barrows provided additional clarification that the strip that's going to go to the Village of Summit on the south side of the road will remain in the agricultural district.

Public Hearing closed at: 5:56 pm

Chairperson Siepmann recused himself and left the room for the next two public hearings and first two agenda items.

MOTION: (Schmitter, Petronovich) *to appoint Matt Katz as Chair pro tem* - Carried

Acting Chair Katz opened the public hearing to:

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 in part of the NW ¼ & SW ¼ of Section 35 T7N, R17E, at 543 S. Wayfare Trail (SUMT0714999001).

Planner Barrows reviewed the staff report that was provided in the packet. Planner Barrows also reviewed the conditions of the A-2 Agricultural district request.

John Siepmann, Siepmann Realty, stated that at this time the owners do not want to commit to paving all the trails, paths may or may not be paved.

The Plan Commission asked for clarity regarding forestry and orchards in the conditions.

Planner Barrows reviewed the condition and stated no to forestry and no to orchards. The intention of the condition is to allow plantings for private use.

Acting Chair Matt Katz opens the public hearing up for Public Comment:

Jack Riley, 35791 Whitaker Lane provided his comments and concerns for the plat regarding walking paths and access to the barns and traffic. He is concerned that Whitaker will be more of a cut-through road and the Village should consider the matter.

Mr. Siepmann replied that at this time the paths are just placeholders, and the locations are not finalized yet.

Hearing no additional public comment, Acting Chair Matt Katz closed the Public Hearing at 6:25 pm.

Acting Chair Matt Katz opens the next public hearing to:

Receive comments and discuss a proposed request by John Siepmann, Siepmann Realty, for a Preliminary Plat

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).

Planner Barrows provided clarification of subdivision process for the Plan Commission and audience.

John Siepmann the applicant reviewed information about paths and locations stating they are preliminary, and they will locate them in the field where they work best for the topography and neighbors. Specific surface should be driven by developer and would prefer that easement is recorded.

He also addressed the perceived traffic challenges saying that they are not driven by this project, and he would hesitate to offer land or anything like a cul-de-sac since there is no relationship between traffic and development of this parcel.

Jack Riley

35791 Traeger Lane

Did not imply that there should be cul de sac, just generate awareness and the Village should consider it in the future. Maintain landscaping if possible and, no homeowner's association in Lincolnwood but thinks that there will be in new subdivision. The bridge remains in question. Likes subdivision layout, parking on corner of 18 & Whitaker. Would like to see something for parking to provide public access to the river.

Chair pro temp Matt Katz closes the Public Hearing at: 6:37 pm

REGULAR BUSINESS:

Discussion and action on a 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).

Plan Commission discussed whether trail requirements needed to be included as a condition of the rezone or if it could be part of the preliminary plat review. Plan Commission decided to wait until making a motion on the preliminary plat.

MOTION: (Murray, Schmitter) *to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the A-2 Agricultural District and R-3 Village Residential District on property located at 543 S. Wayfare Trail, more specifically, the areas to be zoned A-2 Agricultural District are legally described in Exhibit A and B and the areas to be zoned R-3 Village Residential District are legally described in Exhibit C and D. The Wetland Conservancy District and Environmental Corridor and Floodplain Overlay Districts will remain unchanged. The recommended zoning map amendment is subject to the conditions of the staff report and exempting dairy farming from Condition 2.A.2.*

The conditions are listed below for reference.

- 1. This rezone is not effective until a Subdivision Plat is reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds in substantial conformance with the Preliminary Plat revised on November 26, 2024, and presented at the December 19, 2024, Plan Commission*

meeting. A note shall be placed on the subdivision plat that no further land division is allowed unless a public road is constructed.

2. *Lot 12 is conditionally rezoned to the A-2 Agricultural District subject to the property being limited to the following uses:*

A. Principal permitted uses:

- 1) Apiculture (beekeeping).*
- 2) Grazing or pasturing of agricultural animals for the commercial purpose of food or fiber production, except for dairy farming.*
- 3) Raising of field crops.*
- 4) Raising livestock, except commercial feed lots and fur farms, for the commercial purposes of food or fiber production, except for dairy farming.*
- 5) Single-family residential dwelling.*

B. Accessory uses:

- 1. Barns, sheds, and similar structures customarily accessory to permitted agricultural use. Note: Agricultural structures may be permitted as principal permitted use in accordance with Section 111-100(b)(4) a.*
- 2. Guest houses, provided such structure shall not be rented, leased or used continually for permanent habitation.*
- 3. Not more than three dogs or three cats, or a combination thereof, which are over the age of 12 months.*
- 4. Home occupation.*
- 5. Attached or detached private garages.*
- 6. Private greenhouses.*
- 7. Private residential outdoor recreational facilities.*
- 8. Private residential stable.*

C. No conditional uses are allowed.

3. Out lot 1 is conditionally rezoned to the A-2 Agricultural District subject to the out lot being owned in an undivided fractional ownership by all lot owners of the proposed subdivision for open space purposes. The out lot may include limited amenities to enhance the space for open space purposes, such as the construction of a recreational trail, play area and fire pit. Provisions identifying the permitted uses and long-term maintenance responsibilities shall be included in the Subdivision Declaration of Restrictions and Open Space Management Plan, which shall be reviewed and approved by the Village of Summit as part of the Final Plat review.

Staff was 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 by John Siepman, Siepman Realty, for a Preliminary Plat 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).

Planner Barrows reviewed the conditions for the recommended motion:

1. Approval of the subdivision plat is subject to the rezoning being approved by Village Board.
2. The Fire Department is reviewing the need for any fire suppression requirements. Any recommended conditions of the Fire Department shall be considered by the Village Board.
3. The subdivision shall be subject to no further land division unless a public road is constructed.
4. The trees that were planted along the existing public roads shall be protected via a landscape easement granted to the HOA or through restrictions stated in the subdivision declaration of restrictions.
5. A copy of the subdivision declaration of restrictions and open space management plan shall be submitted to the Village for review and approval prior to the submittal of a Final Plat.
6. It is recommended that the areas of wetland, floodplain, primary environmental corridor, and a potential trail buffer be placed in a conservancy easement granted to either Waukesha County or a nonprofit organization.
7. Wetland, Floodplain, and Primary Environmental Corridor resource restrictions shall be added to the Final Plat. The restrictions should allow the construction of a trail subject to approvals from the Village of Summit, DNR, and ACOE.
8. The resource boundaries shall be clearly labeled. These boundaries may need to be shown on separate sheets.
9. "SL" shall be labeled.
10. The dotted area shall be labeled.
11. The building envelopes can be revised on Lots 1-11 to be 20 ft. from the local subdivision roads in accordance with the R-3 Residential standards. If the developer would like to be more restrictive, the setback shall be noted on the plat and a statement shall be added that the setback is more restrictive than the Village of Summit Zoning Ordinance and cannot be modified.
12. Written documentation shall be presented to the Village from the Waukesha County Environmental Health Division stating that each lot is suitable for a septic system. The soil tests shall be reviewed by Village Staff to determine if minimum basement elevations need to be pre-established to prevent high groundwater from entering basements.
13. All septic systems shall be pre-planned and shown on the Final Plat.
14. A Master Grading Plan shall be submitted for review and approval by Village Staff at such a time the Final Plat is submitted.
15. If signage is proposed, the location, type, and size, shall be included as part of the Final Plat submittal.
16. If any additional landscaping is proposed, including the installation of fencing, a plan shall be submitted as part of the Final Plat submittal. (They may put fencing in to border the lots from the outlot areas.)
17. Easements shall be clearly marked. Document #'s shall be referenced.
18. Previous discussion was held by the Plan Commission encouraging a note be added on the face of the Final Plat disclosing the Village of Dousman's Land Use Plan categories on adjacent lots. A note could be added that states: "The adjacent subdivision located in the southwest corner of this plat, known as Lincolnwood West, will be transferred to the Village of Dousman on or before 2048. Said land is designated on the Village of Dousman's Land Use Plan as Business. The existing farm field located directly north of the Bark River will be transferred to the Village of Dousman on or before 2048. Said land

is designated on the Village of Dousman's Land Use Plan as a Business Park. These land use categories are subject to change." (The applicants are asking to be more vague with the land use description in case the land use categories change).

19. A determination shall be made by the Village regarding the parking lot placement, construction, and long-term maintenance responsibilities.
20. The Village Board shall determine if there is any interest in constructing and maintaining a public parking area for access to the river. Additional requirements may apply.

There was some discussion by the Plan Commission that the north side of the river may be a better spot for access if it is designated as commercial in the future.

MOTION: (Murray, Schmitter) *to recommend Village Board conditionally approve the Preliminary Plat subject to the following conditions:*

1. *Compliance with all conditions of objecting and approval authorities.*
2. *Subject to all conditions of the Village Surveyor, Engineer, and Planner being met prior to the submittal of a Final Plat.*
3. *Subject to the proposed rezoning amendment being conditionally approved by the Village Board prior to the submittal of a Final Plat.*
4. *Modify point 16 of the planner conditions to state that a landscaping plan, including vegetation, trails, and fencing, shall be submitted as part of the final plat submittal.*

Carried.

Chairperson Siepmann returned to the meeting at 7:00 pm.

MOTION:(Schmitter, Katz) *to reinstate Jim Siepmann as Chair of the meeting.* Carried.

Discussion and action on a 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 part of Lot 4 of CSM #11759, located in part of the NW ¼ of Section 25, T7N, R17E (SUMT0674031004).

Planner Barrows reviewed the conditions and added other comments about Lots 1 & 3. If there is disturbance that exceeds the ordinance, they are independent violations. She recommended an addition to condition #2 in her staff report to include Lot 3's heirs and assigns.

The applicant will be responsible for the cost of plantings and the submittal of the letter of credit. The specifications report prepared by Kier Peckham has been submitted to SEWRPC for review.

Chairperson Siepmann clarifies that corridors are not just woodlands. They can include prairies, woodland, slope and topography. The Village may be giving up on some woods, but will be getting a nice prairie.

MOTION: (Katz, Schmitter) *to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance by adding the EC Environmental Corridor Overlay District to a 3.195-acre portion of property legally described in Exhibit A.*

The recommended zoning map amendment is subject to the following conditions as proposed in the staff report:

- 1. This rezone is not effective until a Certified Survey Map is reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds in substantial conformance with the Certified Survey Map revised on December 02, 2024, and presented for consideration at the December 19, 2024, Plan Commission meeting.*
- 2. The Certified Survey Map shall designate at least 11.4 acres as an out lot that must be owned in common with proposed Lot 3 of the Certified Survey Map and it heirs and assigns.*
- 3. The use of proposed Out lot 1 of the Certified Survey Map is limited for passive recreational purposes, aesthetic enhancement of the surrounding subdivision, and for growing agricultural crops only. No buildings or construction of any kind may be constructed in the out lot, and the use of trail bikes, or any other off-street motorized vehicles of any type are prohibited. This restriction shall be noted on the Certified Survey Map.*
- 4. The Certified Survey Map shall designate the 3.195-acre area that is being added as part of the EC Environmental Corridor Overlay District.*
- 5. The Certified Survey Map shall be inclusive of Lots 2, 3, and 4 of CSM #11759.*
- 6. The Certified Survey Map shall be subject to no further land division of any lot or out lot. This restriction shall be noted on the Certified Survey Map.*
- 7. This rezone is not effective until such time an Environmental Corridor Overlay District Specifications Report is reviewed and approved by Village Staff and recorded with Waukesha County Register of Deeds as an Exhibit to a Declaration of Restrictions drafted by the Village of Summit. The Declaration of Restrictions shall remain in perpetuity. The Declaration of Restrictions shall also include the specifications for the available uses and ownership of proposed Out lot 1. The site preparation and planting installation shall be completed prior to January 1, 2026. A financial guarantee for the cost of site preparation and installation, plus 15%, shall be submitted to the Village of Summit prior to this rezone being effective and prior to the Certified Survey Map being recorded.*
- 8. The Environmental Corridor Overlay District Specifications Report, and recorded Declaration of Restrictions Document Number, shall be referenced on the Certified Survey Map.*

The 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 by Jon Spheeris for a Certified Survey Map that reconfigures Lot 4 of CSM #11759 as a buildable lot and an out lot that is to be owned in common with the buildable lot. Lots 2 and 3 of CSM #11759 are included in the CSM, but no changes to the lot configuration of these lots are proposed. The subject properties are owned by Robert & Susanne Lang AKA Nancy Susanne Lang, Lang Residential Investment LLC and N. Susanne Lang, and Daniel & Kelley Kempel. The subject properties are known as Lots 2, 3, and 4 of CSM #11759, located in part of the NW ¼ of Section 25, T7N, R17E (SUMT0674031002, SUMT0674031003, & SUMT0674031004).

Planner Barrows recommends the plan commission recommend the Village Board approve the CSM subject to the conditions in the staff report.

MOTION: (Katz, Schmitter) *to recommend that Village Board approve the Certified Survey Map 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, and the Village Engineer, Surveyor, and Planner prior to approval of the Final Certified Survey Map.

B. SUBJECT TO REIMBURSEMENT OF EXPENSES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.

C. UTILITY CONNECTION FEES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note: The properties in this CSM are served by private septic systems and wells. Therefore, this condition does not apply.

D. BUSINESS OR COMMERCIAL USE. There shall be no commercial or business use, except as specifically permitted within or pursuant to the applicable Zoning Code.

E. ONE YEAR TO SATISFY CONDITIONS. Subject to the Petitioner satisfying all the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.

F. REZONING. The application to rezone the property to incorporate 3.195 acres of Environmental Corridor Overlay District shall be reviewed and conditionally approved by Village Board prior to this CSM being signed by the Village.
Carried

Discussion and action on a 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 lot for single-family residential construction on property owned by Amy Kathryn Raabe. The subject property is known as Lot 1 of CSM # 7025, and a portion of unplatted lands, located in part of the SW ¼ of Section 20, T7N, R17E, at 38758 Genesee Lake Road (SUMT0655992 & part of SUMT0655993).

Planner Barrows reviewed the recommended motion from the staff report.

MOTION: (Petronovich, Murray) *to recommend that Village Board approve the amendment to 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 on property described as Lot 1 of CSM # 7025, and adjacent unplatted lands, more specifically described in the Rezone Exhibit. The Wetland Conservancy District and Environmental Corridor and Floodplain Overlay Districts will remain unchanged. The recommended zoning map amendment is subject to the following conditions:*

1. This rezone is not effective until a Certified Survey Map is reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds to create two lots and an out lot in substantial conformance with the Certified Survey Map dated October 21, 2024, and presented for consideration at December 19, 2024, Plan Commission

meeting.

2. *The Certified Survey Map shall be subject to no further land division unless a public road is constructed. This restriction shall be noted on the Certified Survey Map.*

3. *Out lot 1 shall be dedicated to or acquired by the Village of Summit, as determined by the Village Board.*

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 by Mackenzy Raabe for a Certified Survey Map to accommodate an additional lot for single-family residential construction on property owned by Amy Kathryn Raabe. A portion of the subject lands is owned by the Village of Summit. The subject property is known as Lot 1 and Out lot 1 of CSM # 7025, and a portion of unplatted lands, located in part of the SW ¼ of Section 20, T7N, R17E, at 38758 Genesee Lake Road (SUMT0655992 & part of SUMT0655993).

Planner Barrows reviewed the conditions of the recommended motion from the staff report.

MOTION: (Petronovich, Murray) *to recommend that Village Board approve the Certified Survey Map subject to the following conditions:*

A. APPROVALS FROM ALL OBJECTING AND APPROVING BODIES: Petitioner shall satisfy all comments, conditions and concerns of the Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.

B. SUBJECT TO REIMBURSEMENT OF EXPENSES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any. expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.

C. UTILITY CONNECTION FEES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note: The properties in this CSM are served by private septic systems and wells. 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 the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.

F. REZONING. The application to rezone the property to the R-1 Estate Residential District

shall be reviewed and conditionally approved by the Village Board prior to this CSM being signed by the Village.

Carried

UPDATE regarding Village Board action on Plan Commission matters:

- A. Residential use in the neighborhood commercial district was approved. Conditions amended:
 - i. Residential units cannot be occupied until commercial use is operational. Planner read new condition.
 - ii. As part of a site building and operation plan of approval, the plan commission may be more restrictive than the conditions above.
- B. Mill Road CSM approved.
- C. Appointed Jeff Lee & Jack Riley to zoning code land use sub-committee.

ADJOURN Plan Commission meeting.

MOTION: (Schmitter, Katz) *to adjourn the Plan Commission meeting at: 7:40 PM* Carried

Respectfully submitted,

Sarah LaValliere

Deputy Clerk/ Deputy Treasurer

Next meeting date: January 16, 2025



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

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

MINUTES Village of Summit Plan Commission November 21, 2024

NOTE: THE THREE PUBLIC HEARINGS NOTICED IN THE OCONOMOWOC ENTERPRISE FOR THE NOVEMBER 21, 2024, PLAN COMMISSION MEETING WILL BE REPUBLISHED AND HEARD AT THE DECEMBER 19, 2024, PLAN COMMISSION MEETING

CALL TO ORDER

Chairperson Siepmann called the Village of Summit Plan Commission meeting to order at: 5:30 pm. On Thursday November 21, 2024 at Summit Village Hall 37100 Delafield Rd, Summit WI.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk/Deputy Treasurer Sarah LaValliere took roll and confirmed the posting of the meeting to the local media as required and requested and posted on the Village posting board and website. The following commissioners were present: Jim Petronovich, Sandra Murray, Matt Katz, Jay Obenberger, Paul Schmitter, Annette Kajal, and Alternate Joan Gucciardi.

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

MINUTES

- September 19, 2024
- October 3, 2024 – Joint VB & PC
- October 17, 2024

Alternate Gucciardi requested clarification of language related to the project details of the potential zoning ordinance text amendments.

MOTION: (Petronovich, Obenberger) *to accept the September 19 & October 19 minutes as presented.* – Carried

The October 3, 2024 minutes will be brought back for consideration.

Next meeting date – proposed for Thursday, December 19, 2024, at 5:30 p.m.
Alternate Gucciardi will not be at the December meeting.

REGULAR BUSINESS:

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).

Planner Barrows reviewed the request of Kamron Nash for a salt brine tank on the property at the Village of Summit.

Director of Public Works Nash reviewed the request for a brine tank and location at the Village of Summit.

There was discussion regarding the location, color of the tank and how it could be screened from the church property. Director Nash advised against fencing to ensure they have access to the site, but would be willing to consider landscaping closer to the lot line. She also added that the location was proposed based on avoiding traffic collision with the salt shed and to keep it as close as possible to electrical connections. The tank is filled from the top with a hose that will be stored on-site.

MOTION: (Kaja, Schmitter) *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. With consideration for landscape screening facing the church as part of the installation of the salt brine storage tank.* Carried

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).

Planner Barrows reviewed the request of Bruce Gallagher to combine two lots of record and modify the Primary Environmental Corridor restrictions.

Leslie Gallagher had a question about the suggestions from the planner for the lot not to be divided again. Planner Barrows stated that the density requirements wouldn't be met with further land division.

Bruce Gallagher approached and clarified that he is the agent and not the applicant for the plan commission.

MOTION: (Katz, Schmitter) *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 the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM's.*

Carried

Discussion and action on appointments to Zoning Code Land Use advisory committee.

Chairperson Siepmann reviewed his recommendations for members of the advisory committee. He is recommending Matt Katz and Paul Schmitter because they have been on the Plan Commission for a long time and have both been on committees with other communities bringing additional experience.

Planner Barrows reviewed the general meeting purposes and goals for the advisory committee.

MOTION: (Obenberger, Murray) *to appoint two members Matt Katz and Paul Schmitter from the Plan Commission to the advisory committee.* Carried

UPDATE regarding Village Board action on Plan Commission matters.

- Residential Text Amendment in Neighborhood Commercial District – Tabled
- Village of Dousman Regional Water Quality Plan – Intermunicipal agreement with Dousman
- Sewer availability to areas west of Village Hall through Oconomowoc
- Approved Zoning Code Project Scope

ADJOURN Plan Commission meeting.

MOTION: (Schmitter, Murray) *to adjourn the Village of Summit Plan Commission meeting at: 6:15 pm.*
Carried

Respectfully submitted,
Sarah LaValliere
Deputy Clerk/Deputy Treasurer

Next meeting date: December 19, 2024

CERTIFIED SURVEY MAP REVIEW
2/20/2025 Plan Commission Meeting
Kosch CSM – Lot Combination

Staff Report

Village of Summit, Wisconsin

Property Location: 34651 Sugar Island Road (SUMT0671022)
34647 Sugar Island Road (SUMT0671023)

Property Owner: Christian & Katherine Kosch

34651 Sugar Island Road – Northern Property

Lot Size: 0.61-acre
Zoning: R-3 Village Residential (35,000 sq. ft. lot size, 1-acre/unit density)
EC Environmental Corridor Overlay (PEC)
Land Use Plan: Wetland and Primary Environmental Corridor

34647 Sugar Island Road - Southern Property

Lot Size: 0.64-acre
Zoning: R-3 Village Residential (35,000 sq. ft. lot size, 1-acre/unit density)
EC Environmental Corridor Overlay (PEC)
Land Use Plan: Wetland and Primary Environmental Corridor

Possible Motion: *Motion to recommend that Village Board approve the Certified Survey Map to combine two legal lots of record, subject to the following conditions:*

- A. APPROVALS FROM ALL OBJECTING AND APPROVING BODIES: Petitioner shall satisfy all comments, conditions and concerns of the Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.*
- B. SUBJECT TO REIMBURSEMENT OF EXPENSES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
- C. UTILITY CONNECTION FEES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note: **The CSM does not result in the creation of any new 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.

Summary:

The property owner currently owns three legal lots of record on Sugar Island and would like to combine two of the lots into one legal lot of record. The combined lot would be 48,179 sq. ft., 1.1 acres. The lot would conform to the R-3 Residential District. The two existing lots do not conform to the minimum lot size requirements of the R-3 Residential District. The existing lots are also awkwardly shaped. It appears that a transfer of adjacent lands between the two properties occurred to accommodate a setback requirement for the residential structure located on the northern lot.

The property owner is also co-owner of the adjacent property to the southeast, which is nonconforming in size and width. There is a temporary tarp-like structure that may extend over the lot line into the subject property. Staff will work with the property owner to ensure no portion of the tarp-like structure is on the subject property and ensure that all necessary permits are obtained, if necessary.

Considerations:

Access and Frontage: The property will have frontage on Sugar Island Road. The right-of-way is used for pedestrian traffic only. All properties are accessed by watercraft only.

Total Area: The combined lot will be 48,179 sq. ft., or 1.1 acres. The lot will conform to the R-3 Residential District lot area requirements.

Sanitary Sewer System available: The property is in Utility District #2 and is currently served by sanitary sewer.

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

Natural Resources: There are no natural resources, except for the shore of Lower Nemahbin Lake.

Planner Comments:

- All structures shall be accurately shown.
- The owner shall verify that the tarp-like structure is located entirely on the adjacent property to the southeast and any necessary permits shall be obtained prior to July 1, 2025.
- Primary Environmental Corridor Preservation Restrictions shall be added to the CSM.
- A lot size measurement shall be taken to the OHWM.
- FEMA recently approved a Letter of Map Revision for the Bark River. The floodplain reference should be updated to read "Floodplain elevation is 872' NAVD 88, per LOMR 21-05-1028P effective 11/28/2022. The boundary shown on the CSM may need to be modified accordingly.

Surveyor and Engineering Comments: See attached letter dated February 3, 2025.



Building a Better World
for All of Us®

February 3, 2025

RE: Village of Summit
Kosch CSM Review
SEH No. 176551 Task 51

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 Christian A & Katherine J Kosch Joint Revocable Living Trust and prepared by Matthew O'Rourke of LandTech Surveying. The CSM reviewed is dated 01/02/2025. We have also included the CSM mark-ups to aid in the revisions. We offer the following comments:

- 1) The recorded bearing and distance, which do not agree with the proposed CSM, must be shown.
- 2) The 372.95-foot distance shown in the legal description for the east line of the CSM should be shown on the map.
- 3) The title "Administrator" is spelled incorrectly in the Village of Summit Plan Commission Approval signature block.

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)

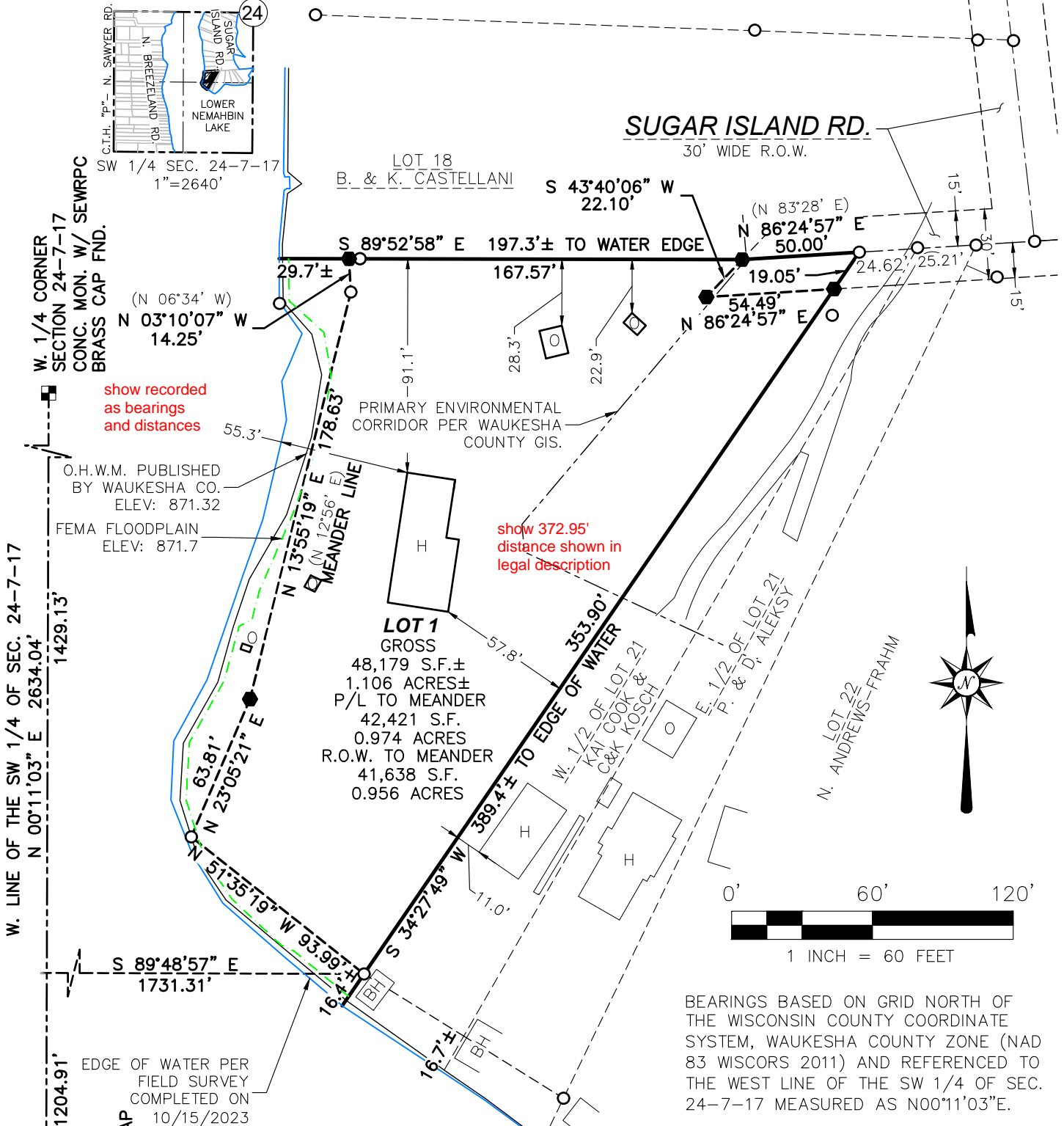
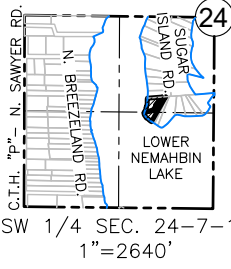
btp

x:\p\summv\176551\task 51 - kosch csm review\corr\review letters\kosch csm review letter_village of summit_2025-02-03.docx

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 19 AND LOT 20 IN SUGAR ISLAND BEING A SUBDIVISION OF GOVERNMENT LOT 8, IN THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

VICINITY MAP



W. 1/4 CORNER SECTION 24-7-17 CONC. MON. W/ SEWRPC BRASS CAP FND.

O.H.W.M. PUBLISHED BY WAUKESHA CO. ELEV: 871.32
FEMA FLOODPLAIN ELEV: 871.7

show recorded as bearings and distances

show 372.95' distance shown in legal description

EDGE OF WATER PER FIELD SURVEY COMPLETED ON 10/15/2023

SEE SHEET 2 FOR NOTES



PREPARED FOR:
CHRISTIAN A & KATHERINE J
KOSCH JOINT REVOCABLE LIVING
TRUST, JULY 31, 2015
12645 W CHERRY TREE LN
NEW BERLIN, WI 53151

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

DATED 01/02/2025
JOB# 23228
SHEET 1 OF 3

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

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 19 AND LOT 20 IN SUGAR ISLAND BEING A SUBDIVISION OF GOVERNMENT LOT 8, IN THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 19 AND LOT 20 IN SUGAR ISLAND BEING A SUBDIVISION OF GOVERNMENT LOT 8, IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST; THENCE N 00°11'03" E, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, 1204.91 FEET; THENCE S 89°48'57" E, 1731.31 FEET TO THE WEST LINE OF LOT 21 OF SUGAR ISLAND SUBDIVISION, AND THE POINT OF BEGINNING ALSO THE BEGINNING OF A MEANDER LINE SAID POINT LYING N 34°27'49" E, 16.4 FEET MORE OR LESS THE EDGE OF WATER OF LOWER NEMAHBIN LAKE; THENCE ALONG A MEANDER LINE OF LOWER NEMAHBIN LAKE FOR THE FOLLOWING 4 COURSES: 1.: THENCE N 51°35'19" W, 93.99 FEET; 2.: THENCE N 23°05'21" E, 63.81 FEET; 3.: THENCE N 13°55'19" E, 178.63 FEET; 4.: THENCE N 03°10'07" W, 14.25 FEET TO THE SOUTH LINE OF LOT 18 OF SUGAR ISLAND SUBDIVISION; THENCE S 89°52'58" E, ALONG THE SOUTH LINE OF LOT 18 OF SUGAR ISLAND SUBDIVISION, 167.57 FEET TO THE CENTERLINE OF SUGAR ISLAND ROAD; THENCE N 86°24'57" E, ALONG THE CENTERLINE OF SUGAR ISLAND ROAD, 50.00 FEET TO THE NORTHWEST CORNER OF LOT 21 OF SUGAR ISLAND SUBDIVISION; THENCE S 34°27'49" W, ALONG THE WEST LINE OF LOT 21 OF SUGAR ISLAND SUBDIVISION, 372.95 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 42,421 SQUARE FEET OR 0.974 ACRES INCLUDING LANDS LYING BETWEEN THE MEANDER LINE AND EDGE OF WATER OF LOWER NEMAHBIN LAKE.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE CHRISTIAN A & KATHERINE J KOSCH JOINT REVOCABLE LIVING TRUST, DATED JULY 31, 2015, BEING OWNER OF SAID LANDS.

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

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

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

- FLOODPLAIN IS PER FEMA FIRM MAP NO. 55133C0166H, MAP REVISED NOVEMBER 5, 2014.
- FLOODPLAIN ELEVATION DETERMINED FROM FEMA BARK RIVER CROSS SECTION SHEETS (871.7 NAVD 88)
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- THE ENTIRE PARCEL IS WITHIN THE VILLAGE OF SUMMIT SHORELAND JURISDICTION.
- LOT CONTAINS ENVIRONMENTAL CORRIDOR PER WAUKESHA COUNTY GIS. THE VILLAGE OF SUMMIT MAY REQUIRE A DELINEATION OF THE ENVIRONMENTAL CORRIDOR FOR BUILDING PERMIT PURPOSES.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 19 AND LOT 20 IN SUGAR ISLAND BEING A SUBDIVISION OF GOVERNMENT LOT 8, IN THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS WE THE CHRISTIAN A & KATHERINE J KOSCH JOINT REVOCABLE LIVING TRUST, DATED JULY 31, 2015, HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

CHRISTIAN A. KOSCH

KATHERINE J KOSCH

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED CHRISTIAN A & KATHERINE J KOSCH JOINT REVOCABLE LIVING TRUST, DATED JULY 31, 2015, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

VILLAGE OF SUMMIT BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD, THIS _____ DAY OF _____, 20_____.

JACK RILEY, VILLAGE PRESIDENT

DEBRA MICHAEL, ADMINISTRATOR-CLERK/TREASURER

VILLAGE OF SUMMIT PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT PLAN COMMISSION, THIS _____ DAY OF _____, 20_____.

JIM SIEPMANN, CHAIRPERSON

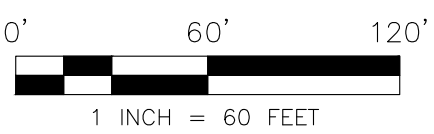
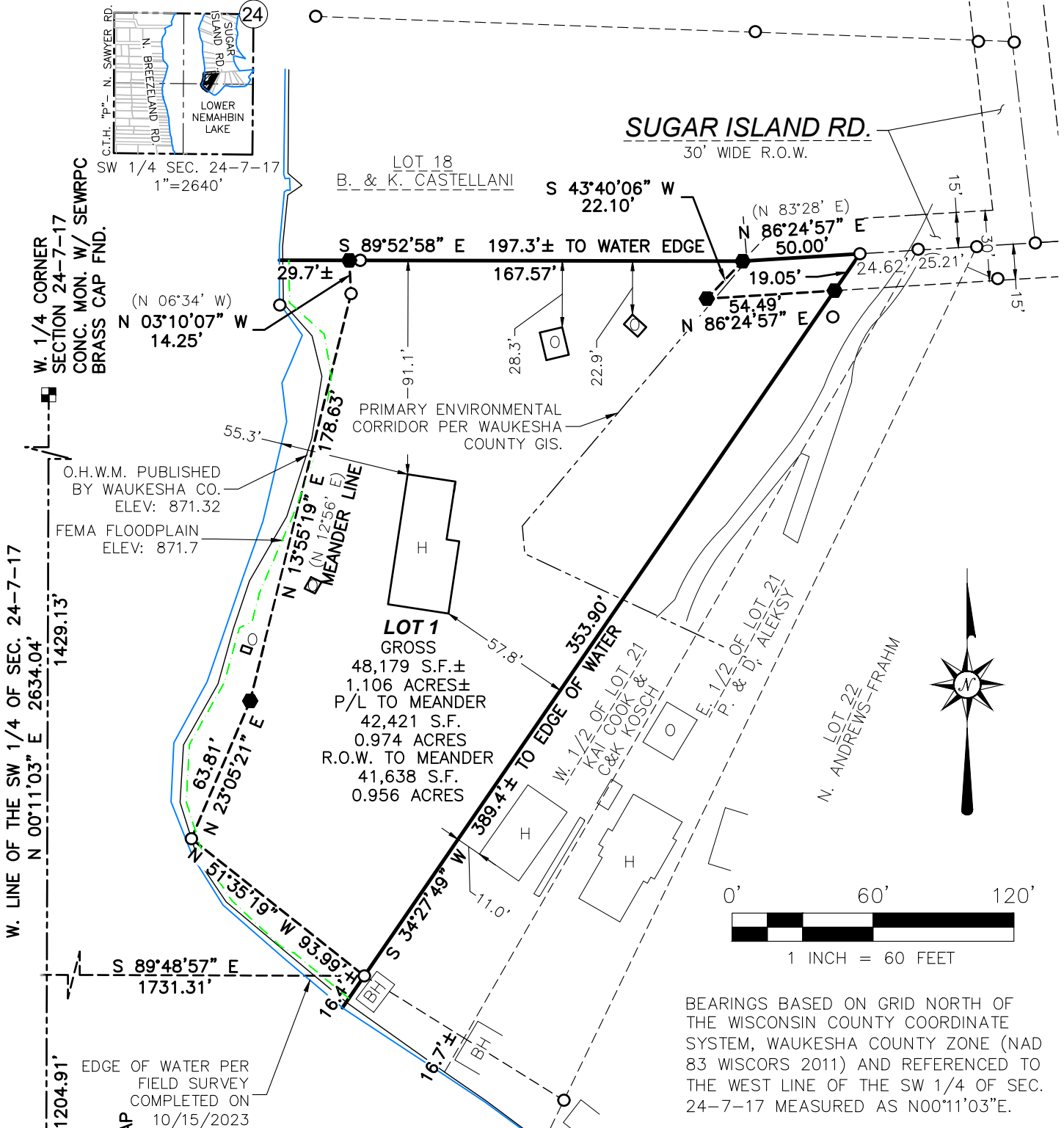
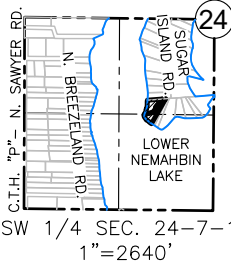
DEBRA MICHAEL, ADMINIATRATOR-CLERK/TREASURER



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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VICINITY MAP



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SEC. 24-7-17 MEASURED AS N00°11'03\"E.

LOWER NEMAUBIN LAKE

LEGEND

- SECTION CORNER MONUMENT
- FOUND 3/4 REBAR OR NOTED
- FOUND 1\" IRON PIPE OR NOTED
- SET 0.75\" O.D. X 18\" REBAR WEIGHING 1.502 LBS/FT.
- (R) RECORD DIMENSION
- H EXISTING DWELLING
- O EXISTING OUTBUILDING
- FLOODPLAIN



• SEE SHEET 2 FOR NOTES

PREPARED FOR:
CHRISTIAN A & KATHERINE J
KOSCH JOINT REVOCABLE LIVING
TRUST, JULY 31, 2015
12645 W CHERRY TREE LN
NEW BERLIN, WI 53151



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

DATED 01/02/2025
JOB# 23228

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

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- FLOODPLAIN ELEVATION DETERMINED FROM FEMA BARK RIVER CROSS SECTION SHEETS (871.7 NAVD 88)
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- LOT CONTAINS ENVIRONMENTAL CORRIDOR PER WAUKESHA COUNTY GIS. THE VILLAGE OF SUMMIT MAY REQUIRE A DELINEATION OF THE ENVIRONMENTAL CORRIDOR FOR BUILDING PERMIT PURPOSES.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 19 AND LOT 20 IN SUGAR ISLAND BEING A SUBDIVISION OF GOVERNMENT LOT 8, IN THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS WE THE CHRISTIAN A & KATHERINE J KOSCH JOINT REVOCABLE LIVING TRUST, DATED JULY 31, 2015, HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

CHRISTIAN A. KOSCH

KATHERINE J KOSCH

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED CHRISTIAN A & KATHERINE J KOSCH JOINT REVOCABLE LIVING TRUST, DATED JULY 31, 2015, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

VILLAGE OF SUMMIT BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD, THIS _____ DAY OF _____, 20_____.

JACK RILEY, VILLAGE PRESIDENT

DEBRA MICHAEL, ADMINISTRATOR-CLERK/TREASURER

VILLAGE OF SUMMIT PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT PLAN COMMISSION, THIS _____ DAY OF _____, 20_____.

JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL, ADMINIATRATOR-CLERK/TREASURER

CERTIFIED SURVEY MAP REVIEW
2/20/2025 Plan Commission Meeting
Beres/Fieber/Madden Revocable Living Trust CSM

Staff Report

Village of Summit, Wisconsin

Property Location: 1506 Sugar Island Road (SUMT0671034002)
Unknown address Sugar Island Road (SUMT0671034003)

Property Owner: Madden Revocable Living Trust
Justin Beres & Andy Fieber

1506 Sugar Island Road – Southern Property – Lot 1

Lot Size: 103,906 sq. ft., 2.385 acres
Zoning: R-3 Village Residential (35,000 sq. ft. lot size, 1-acre/unit density)
EC Environmental Corridor Overlay (PEC), FO Floodplain Overlay &
WC Wetland Conservancy
Land Use Plan: Wetland and Primary Environmental Corridor

Unknown address Sugar Island Road - Northern Property – Lot 2

Lot Size: 50,568 sq. ft., 1.161 acres
Zoning: R-3 Village Residential (35,000 sq. ft. lot size, 1-acre/unit density)
EC Environmental Corridor Overlay (PEC), FO Floodplain Overlay &
WC Wetland Conservancy
Land Use Plan: Wetland and Primary Environmental Corridor

Possible Motion: *Motion to recommend that Village Board approve the Certified Survey Map to combine two legal lots of record, subject to the following conditions:*

- A. APPROVALS FROM ALL OBJECTING AND APPROVING BODIES: Petitioner shall satisfy all comments, conditions and concerns of the Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.*
- B. SUBJECT TO REIMBURSEMENT OF EXPENSES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
- C. UTILITY CONNECTION FEES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note: **The CSM does not result in the creation of any new 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.

Summary:

In 2021, a CSM was reviewed, approved, and recorded for the division of three legal lots of record that were previously combined as one tax key parcel into two lots. The northern lot was sold separately. As part of the CSM, the lots were approved using Article X, allowing the reconfiguration of nonconforming parcels. The Village Surveyor required that the lot lines be drawn to the ordinary high water mark of Lower Nemahbin Lake, which resulted in a significant reduction in lot area.

Since the CSM was recorded in 2021, the applicant would like to modify the CSM to extend the lot lines to the water's edge. The Wisconsin Department of Administration agreed that lot lines should be extended to the water's edge in accordance with s. 236.16(4), Wis. Stats. The lot area square footage to the ordinary high water mark has been removed from the map document.

Considerations:

Access and Frontage: The properties have frontage on Sugar Island Road. No changes have been made.

Total Area: The lots are not changing other than the square footage identified in the lot area table is measured to the water's edge instead of the OHWM as presently shown.

Sanitary Sewer System available: The properties are in Utility District #2. The southern property is served by sanitary sewer. The northern lot is vacant but will have served by sewer upon development of the lot. There are no changes to sewer service as a result of the proposed CSM.

Water System Available: The southern property is served by a private well. The northern lot will be served by a private well upon development of the lot.

Natural Resources: There are wetlands, floodplain, and Primary Environmental Corridor along the shore of Lower Nemahbin Lake.

Planner Comments:

- The CSM shall include the acreage to the ordinary high water mark and water's edge.
- The wetland restrictions on sheet 4 shall include floodplain and primary environmental corridor.
- FEMA has approved a Letter of Map Revision for the Bark River since the 2021 CSM was recorded. The floodplain reference shall be updated to read "Floodplain elevation is 872' NAVD 88, per LOMR 21-05-1028P effective 11/28/2022. The boundary shown on the CSM may need to be modified accordingly.
- Although the applicant is revising the lot area so that it extends to the water's edge, the

Fieber/Beres/Madden CSM

overall lot area in the surveyor's certificate has remained the same. The surveyor shall verify that the area is correct.

Surveyor and Engineering Comments: No comments. See attached letter dated February 5, 2025.



Building a Better World
for All of Us®

February 5, 2025

RE: Village of Summit
Madden CSM Review
SEH No. 176551 Task 51

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 Drew T. and Patricia Madden and prepared by Matthew O'Rourke of LandTech Surveying. The CSM reviewed is dated 01/08/2025.

We recommend the CSM prepared, and dated 07/08/2025, be approved.

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)

btp

x:\pts\summv\176551\task 52 - madden-fieber csm review\cor\review letters\madden-fieber csm review letter_village of summit_2025-02-05.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

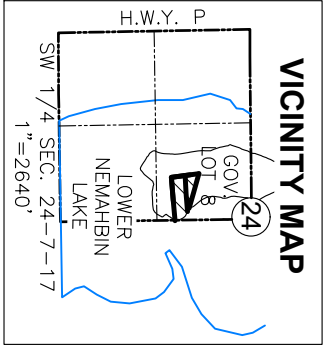
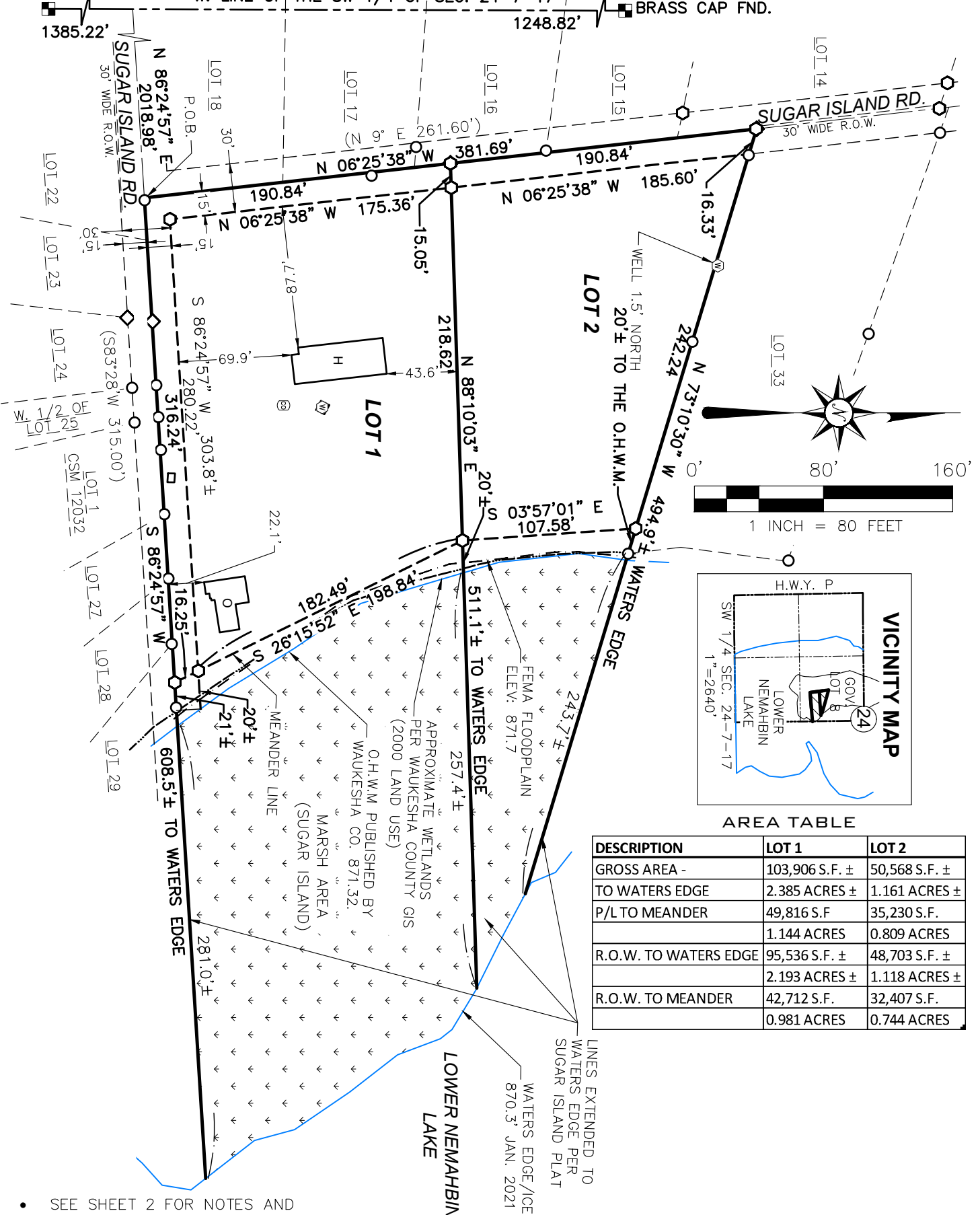
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WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 1 AND LOT 2 OF CSM 12158 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE APRIL 12, 2021, IN V. 124, P. 191-194 AS DOCUMENT NO. 4574374, BEING ALL OF LOTS 30, 31 AND 32 IN SUGAR ISLAND BEING A SUBDIVISION OF GOVERNMENT LOT 8, IN THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SW CORNER SECTION 24-7-17 CONC. MON. W/ SEWRPC BRASS N 00°11'03" E 2634.04' CAP FND.

W. 1/4 CORNER SECTION 24-7-17 CONC. MON. W/ SEWRPC BRASS CAP FND.



AREA TABLE

DESCRIPTION	LOT 1	LOT 2
GROSS AREA -	103,906 S.F. ±	50,568 S.F. ±
TO WATERS EDGE	2.385 ACRES ±	1.161 ACRES ±
P/L TO MEANDER	49,816 S.F.	35,230 S.F.
	1.144 ACRES	0.809 ACRES
R.O.W. TO WATERS EDGE	95,536 S.F. ±	48,703 S.F. ±
	2.193 ACRES ±	1.118 ACRES ±
R.O.W. TO MEANDER	42,712 S.F.	32,407 S.F.
	0.981 ACRES	0.744 ACRES

- SEE SHEET 2 FOR NOTES AND LEGEND
- SEE SHEET 5 FOR WETLANDS REGULATIONS.



PREPARED FOR:
DREW T. & PATRICIA MADDEN
6756 RAMSEY RD.
MIDDLETON, WI 53562

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

DATED 01/08/2023
JOB # 21009
SHEET 1 OF 4

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 1 AND LOT 2 OF CSM 12158 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE APRIL 12, 2021, IN V. 124, P. 191-194 AS DOCUMENT NO. 4574374, BEING ALL OF LOTS 30, 31 AND 32 IN SUGAR ISLAND BEING A SUBDIVISION OF GOVERNMENT LOT 8, IN THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING ALL OF LOT 1 AND LOT 2 OF CSM 12158, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE APRIL 12, 2021, IN V.124, P.191-194 AS DOCUMENT NO. 4574374, BEING ALL OF LOTS 30, 31 AND 32 IN SUGAR ISLAND BEING A SUBDIVISION OF GOVERNMENT LOT 8, IN THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWN 7 NORTH, RANGE, 17 EAST; THENCE N 00°11'03" E, ALONG THE WEST LINE OF SAID SECTION, 1,385.22 FEET TO A POINT; THENCE N 86°24'57" E, 2018.98 FEET TO THE SOUTHWEST CORNER OF LOT 30 OF SUGAR ISLAND SUBDIVISION AND THE POINT OF BEGINNING; THENCE N 06°25'38" W, ALONG THE WEST LINE OF LOTS 30, 31 AND 32, 381.69 FEET TO THE SOUTHWEST CORNER OF LOT 33; THENCE S 73°10'30" E, ALONG THE SOUTH LINE OF LOT 33 OF SUGAR ISLAND SUBDIVISION PLAT, 258.57 FEET TO THE BEGINNING OF A MEANDER LINE LYING N 73°10'30" W, 263.7 FEET MORE OR LESS OF THE EDGE OF WATER OF LOWER NEMAHBIN LAKE; THENCE S 03°57'01" E ALONG THE MEANDER LINE, 107.58 FEET; THENCE S 26°15'52" E ALONG THE MEANDER LINE, 198.84 FEET TO THE END OF SAID MEANDER LINE LYING S 86°24'57" W, 302 FEET MORE OR LESS OF THE EDGE OF WATER OF LOWER NEMAHBIN LAKE, SAID POINT LYING ON THE SOUTH LINE OF LOT 30 OF SUGAR ISLAND SUBDIVISION PLAT; THENCE S 86°24'57" W, ALONG THE SOUTH LINE OF LOT 30, 316.24 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 89,568 SQUARE FEET OR 2.056 ACRES, INCLUDING THE LAND BETWEEN THE MEANDER LINE AND THE EDGE OF WATER OF LOWER NEMAHBIN LAKE.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF DREW T. AND PATRICIA R. MADDEN, JUSTIN BERES AND ANDY FIEBER, OWNERS OF SAID LANDS.

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

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

DATED THIS _____ DAY OF _____, 20____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

- BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM WAUKESHA COUNTY ZONE, NAD 83(2011) AND REFERENCED TO THE WEST LINE OF THE SW 1/4 SEC. 24-7-17 MEASURED AS N00°11'03"E.
- VERTICAL DATUM IS NAVD 88(GEOID12A)
- FLOODPLAIN IS PER FEMA FIRM MAP NO. 55133C0166H, MAP REVISED NOVEMBER 5, 2014. FLOODPLAIN ELEVATION DETERMINED FROM FEMA BARK RIVER CROSS SECTION SHEETS (871.7 NAVD 88)
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- THE ENTIRE PARCEL IS WITHIN THE VILLAGE OF SUMMIT SHORELAND JURISDICTION.
- LOT CONTAINS ENVIRONMENTAL CORRIDOR PER WAUKESHA COUNTY GIS. THE VILLAGE OF SUMMIT MAY REQUIRE A DELINEATION OF THE ENVIRONMENTAL CORRIDOR FOR BUILDING PERMIT PURPOSES.
- THIS SITE WAS SUBJECT TO SNOWY CONDITIONS ON THE DATE OF THE SURVEY.

LEGEND

■	SECTION CORNER MONUMENT
○	FOUND 1" IRON PIPE OR NOTED
⊗	FOUND 3/4 REBAR" OR NOTED
◇	FOUND IRON ROD
~	WATER
H	HOUSE
O	OUTBUILDING
(R)	RECORD INFORMATION

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE:

AS OWNERS DREW T. AND PATRICIA R. MADDEN WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

DREW T. MADDEN

PATRICIA R. MADDEN

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED DREW T. MADDEN AND PATRICIA R. MADDEN TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, COUNTY, WI

PRINT NAME, _____

MY COMMISSION EXPIRES. _____

OWNER'S CERTIFICATE:

AS OWNERS JUSTIN BERES AND ANDY FIEBER WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

JUSTIN BERES

ANDY FIEBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED JUSTIN BERES AND ANDY FIEBER TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, COUNTY, WI

PRINT NAME, _____

MY COMMISSION EXPIRES. _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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VILLAGE OF SUMMIT BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD, THIS _____ DAY OF _____, 20____.

JACK RILEY, VILLAGE PRESIDENT

DEBRA MICHAEL, ADMINISTRATOR-CLERK/TREASURER

VILLAGE OF SUMMIT PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT PLAN COMMISSION, THIS _____ DAY OF _____, 20____.

JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL, ADMINIATRATOR-CLERK/TREASURER

WETLAND RESTRICTIONS

THOSE AREAS OF LAND IDENTIFIED AS WETLANDS AND/OR ENVIRONMENTAL CORRIDOR ON THIS CERTIFIED SURVEY MAP AND SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING AND FILLING ARE PROHIBITED.
2. THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS IS PROHIBITED.
3. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE VILLAGE OF SUMMIT. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE VILLAGE OF SUMMIT, SHALL ALSO BE PERMITTED.
4. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE.
5. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE WETLAND_ AND/OR ENVIRONMENTAL CORRIDOR IS PROHIBITED.
6. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE VILLAGE OF SUMMIT AND, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
7. THE CONSTRUCTION OF BUILDINGS WITHIN THE WETLAND IS PROHIBITED.