



Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
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Summit Village Hall • 37100 Delafield Road • Summit, WI 53066

AGENDA

Village Board - Village of Summit
Thursday, January 9, 2025 at 6:30 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. PUBLIC COMMENT

5. CONSENT AGENDA - Items listed under the Consent Agenda are considered in one motion unless a Village Board Member requests that an item be removed from the Consent Agenda
 - A. Minutes of December 12, 2024 regular meeting & October 3, 2024 Joint Plan Commission/Village Board
 - B. December, 2024 payables
 - C. Special Events License for GLP Acquisitions LLC: February 1, 2025 Ice Fishing Competition

6. PLANNING DEPARTMENT
 - A. Update on Plan Commission activities
 - B. 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).
 - C. Discussion and action on a 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).
 - D. 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).
 - E. 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 outlot that is to be owned in common with the buildable lot. Lots 2 and 3 of CSM #11759 are included on 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).

- F. 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).
- G. 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 Outlot 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).

7. PUBLIC WORKS DEPARTMENT

- A. Monthly Administrative Report
- B. Discussion and action on inclusion of Village of Summit Roads in the National Tribal Transportation Facilities Inventory
- C. Discussion and action on SEH Proposal for Professional Services for Parking Lot, Stormwater Facilities and Dumpster Enclosure Improvements at Village Park

8. POLICE DEPARTMENT

- A. Monthly Report
- B. Discussion and action on designation of donated funds: \$500

9. WESTERN LAKES FIRE DISTRICT

- A. Monthly Report

10. VILLAGE BOARD

- A. Discussion and action on designation of donated funds to the Village Park National Fitness Campaign Project: \$500
- B. Update on National Incident Management System (NIMS)/Incident Command System (ICS) training compliance for Elected Officials and staff
- C. Discussion and action to set items for February 13, 2025 regular Village Board meeting

11. ADJOURN VILLAGE BOARD MEETING

Respectfully Submitted,

Debra J. Michael, WCMC
Village Administrator-Clerk/Treasurer

Next Regular Meeting: February 13, 2025

Posted: January 3, 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 possible 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 Board noticed above.



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MINUTES

Village Board - Village of Summit

December 12, 2024

CALL TO ORDER

President Riley called to order the Village Board meeting at 6:41 p.m. on Thursday, December 12, 2024 at Summit Village Hall, 37100 Delafield Road, Summit, WI.

ROLL CALL AND CONFIRM POSTING

Administrator Michael took roll call and confirmed that the meeting was noticed to the local media as required and requested and posted to the Village posting board and website. Trustees present were: Jim Petronovich, Kraig Arenz, Sr., and Jeff Lee. Also present were: President Jack Riley, DPW Director Kamron Nash, Planner Amy Barrows, Police Chief Mike Hartert and Administrator-Clerk/Treasurer Debbie Michael. Trustee Justin Phillips was absent.

PUBLIC COMMENT - None

Introductions – Highway Crew Operators: Hunter Reynolds and Dan Greig

Director Nash gave a brief background for each of the new employees and Mr. Greig was present and said a few words.

CONSENT AGENDA - Items listed under the Consent Agenda are considered in one motion unless a Village Board Member requests that an item be removed from the Consent Agenda

- A. Minutes of November 14, 2024
- B. Payables – November 2024

MOTION: (Petronovich, Arenz) *to approve the consent agenda as presented.* Carried.

PLANNING DEPARTMENT

Plan Commission Activity Report

Planner Barrows stated that she requested this be added to the monthly agenda to keep the Village Board up to date on activities of the Plan Commission. In November, Kamron got approval of the brine tank from Plan Commission, they did request evergreen plantings to screen towards Hope Church but gave no deadline. Next week there are four public hearings at Plan Commission which will all eventually come to the Village Board.

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 provided the GIS image and explained that the property owner is proposing to combine two lots which cleans up some non-conforming items. Property owner bought two northern properties and all the lots were created in 1997, the improvements exceed the building envelopes and they built an outbuilding on the southern lot with an access easement. This CSM eliminates the accessory building without a primary structure non-conformance, gets rid of lot not abutting a public road, remove building envelopes and cleans up the area in general.

MOTION: (Petronovich, Lee) *to 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.

Carried.

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 provided certain conditions are met

Planner Barrows stated this was brought back from last month with direction that she speak with Attorney Macy. There was concern about occupancy of the commercial operations prior to residential occupancy.

MOTION: (Lee, Petronovich) *to adopt the enclosed ordinance to create Section 111-354(c)(4) of the Zoning and Shoreland Protection Ordinance, adding single family and multi-family residential uses an accessory use in the NC*

Neighborhood Commercial Zoning District provided certain conditions are met, subject to Village Attorney review of the ordinance. Carried.

Discussion and action on re-appointment to Zoning Code Land Use sub-committee

Planner Barrows stated that at the Plan Commission Meeting Matt Katz and Paul Schmitter were recommended by Chairperson Siepmann based on past experience. The Village Board should reconsider the appointment of Jim Petronovich due to the possibility of creating a negative quorum.

MOTION: (Arenz, Riley) *to rescind the previous appointment of Jim Petronovich and approve the appointment of Jeff Lee as a Village Board representative to the Zoning Code Land Use sub-committee. Carried.*

PUBLIC WORKS DEPARTMENT

Monthly Administrative Report

Report was provided in the packet.

Discussion and action on purchase of used milling attachment for skid loader

Director Nash is asking for support of purchasing this used attachment. This is a good deal and the fact that they were able to use it and inspect it first is a bonus.

MOTION: (Petronovich, Arenz) *to authorize staff to purchase a used milling attachment from the City of Waukesha at a cost not to exceed \$3,000 utilizing excess Public Works Road Maintenance operating funds. Carried.*

Discussion and action on SEH change order for Professional Services related to N Venice Beach Road Drainage Improvements

Director Nash stated this is just for drainage, not the road paving. This was a challenging project and there was a lot of handholding with the residents and the Upper Nemahbin Lake Management District, and the DNR then required a Chapter 30 permit. These funds have already been expended, so there is no adjustment needed to the budget, just amending the contract.

There was discussion with SEH Engineer Robert Malzahn related to the work that was done and the corrections to the issues that previously existed.

MOTION: (Lee, Petronovich) *to approve Change Order No. 2 for SEH professional engineering services for the N Venice Beach Road Drainage Improvements project for a cost not to exceed \$12,000 to be paid with borrowed funds allocated to the 2024 Road Paving Program. Carried.*

Discussion and action on SEH change order for Professional Services related to 2024 Road Paving Program

Director Nash explained this is specific to paving only and that while doing the project they found additional issues with Hartwell Place, Mariner Circle, Oak Openings and S Waterville Road. Overall construction cost went down.

These fees have not been charged or paid for yet.

MOTION: (Lee, Arenz) *to approve Change Order No. 1 for SEH professional engineering services for the 2024 Road Paving Program project for a cost not to exceed \$6,500 to be paid with borrowed funds allocated to the 2024 Road Paving Program.* Carried. Petronovich opposed.

Discussion and action on 2025 Agreement with SEH for Engineering services

Director Nash stated this agreement includes General Engineering, MS4 and SUD #2 Engineering. There was extra funding for a MS-4 audit.

MOTION: (Lee, Arenz) *to approve the 2025 Village of Summit Ongoing Engineering Services Agreement with Short Elliott Hendrickson (SEH), as proposed.* Carried. Petronovich opposed.

Discussion and action on SEH proposal for Professional Services for the 2025 Road Paving Program

MOTION: (Arenz, Lee) *to approve the SEH Proposal for Professional Services for the Village of Summit 2025 Road Paving Program as proposed with a total expenditure not-to-exceed \$99,600, as approved in the 2025 Capital Improvement Plan.* Carried.

Discussion and action on SEH proposal for Professional Services for Parking Lot, Stormwater Facilities and Dumpster Enclosure Improvements at Village Park

MOTION: (Lee, Riley) *to approve the SEH proposal for professional services for the Genesee Lake Road Park Parking Lot Project as proposed with a total expenditure not-to-exceed \$56,200.*

Trustee Arenz stated he has issues with the parts that he believes Trustee Petronovich is unhappy about related to the amounts of other projects. When it adds up in other projects for this, it is a sizeable amount that eats away at our CIP dollars.

Trustee Petronovich stated the cost of engineering is getting crazy and doesn't know why everything needs to be engineered.

Trustee Arenz stated \$6,000 worth of engineering on a \$40,000 project seems excessive. These other items keep adding up and we are getting less for our dollars.

Carve off some these items like the dumpster enclosure, not sure what is attributed to the other portions. Could these be brought back in more detail with detailed line items.

The main push is the road program but this has more room on timing.

Director Nash stated she could bring back how we are looking to use impact fee funds as part of the discussion.

MOTION: (Lee, Riley) *to withdraw previous motion.*

MOTION: (Arenz, Lee) *to approve staff to come back to the next regularly scheduled meeting with more granular*

detail for the park expansion projects. Carried.

Discussion and action on Amendment No. 1 to the Strand Associates, Inc. Engineering Services Agreement for N Dousman Road Multi-Use Trail Project

Director Nash stated that a property owner came into the last meeting the group had and requested that the trail start along the East side of the road for approximately 900' and then cross to the West side of Dousman Road and continue down to Genesee Lake Road.

Trustee Arenz stated this addresses the crossing at a bad point because of a bend in the road and eliminates infrastructure (telephone poles that would need to be moved) and the cutting of trees to be able to make it fit.

Director Nash stated we will have to acquire right-of-way via an easement per the DNR. The other easements will be temporary because of the construction and possible clean up after the project, but the end project will end up being in the ultimate right-of-way. We will need to get three easements from property owners.

MOTION: (Arenz, Lee) *to approve Amendment No. 1 to the Engineering Services Agreement between WisDOT, the Village, and Strand Associates, Inc. for engineering services related to the N Dousman Road Multi-Use Trail project, contingent upon review and approval by WisDOT.* Carried. Petronovich opposed.

Discussion and action on Agreement for 2025 Village Hall cleaning services

Since the last budget meeting, staff was able to get three additional people to come in for a tour and they have provided a quote. Those proposals were included in the packet. Our current cleaner is aware that we will be changing providers and has stated that if we would need a deep cleaning, they would be happy to assist with that.

MOTION: (Lee, Arenz) *to approve the 2025 Janitorial Contract with Dan Plautz Cleaning Service, Inc. for Village Hall facilities cleaning services for 2025, as proposed.* Carried.

Discussion and action on Oconomowoc Area Baseball Club (OABC) proposal to construct new baseball fields and batting cages at Village Park (37505 Genesee Lake Road)

Director Nash stated that Kevin Rausch is here from 5-O's if there are additional questions. The group is interested in constructing two additional ball fields, batting cages, and a paved path extension at Genesee Lake Road Park. The group is looking to see if there is support from the Village Board before they invest too much of their resources in pursuing this.

Trustee Lee asked how this lines up with what they did on the CORP and the Master Plan most. Director Nash replied that the Park Master Plan was never finalized but all of the discussion they have had both in the CORP meetings and the Village Board conversations is that the active sports remain on the north end of the park and the quieter, mor passive sports be on the south side which is the reason why 5-Os are proposing the new fields on the north side, further away from the residential area.

Trustee Lee asked if we had additional fields shown on the plan. Director Nash replied we did put a space holder for those in that general area including pickleball courts too. Trustee Lee questioned that if we were to do this, how does that impact pickleball. Director Nash stated the pickleball group is very interested in the area that is just to the

south of circular parking lot that exists with all the trees because they are looking for that natural wind block and sound buffering.

President Riley stated we already needed more parking with existing fields and if we add two additional baseball fields aren't we still going to need more additional parking. It seems like we would solve one problem but cause another.

Trustee Arenz stated when these baseball fields were initially proposed with Dan Nelson there was an agreement that development would stop at a four-plex. That might be a legacy issue from the past that had been discussed. The other thing was there was to be no lights, which he doesn't see any in this proposal. There is capacity for those other groups like pickleball and feels we could fit those uses other places.

President Riley stated he doesn't know of many complaints from the neighbors related to the 5-Os. Director Nash stated there have been complaints about traffic and parking on the road but nothing significant. There also was a noise complaint about music from a property owner on the northeast corner of Genesee Lake Road and Dousman Road and 5-O's adjusted that and the property owner was thankful and said he wasn't hearing it anymore. Trustee Petronovich stated he received a complaint about the noise of bats hitting the ball.

Trustee Lee stated there was a lot of conversation during the Master Plan/CORP committee about whether or not this was going to a park or baseball fields. Majority of people on the committee were in agreement for one more field. President Riley agreed that the people didn't want the whole park baseball fields or active uses. Trustee Lee added that his concern would be making sure to leave room for pickleball and pickleball expansion because that is something that serves a good share of our community in a different fashion, also talk of trails and less active areas.

Trustee Arenz would likely ask for a dense screening between the properties to the East. Knows two of those property owners and if we are building out to that area with an active use, it will affect them.

Kevin Raasch stated there is a need for fields in the community and they are looking at 1 – 2 years but it all depends on their fundraising efforts. President Riley asked if they are moving from different fields to these fields or would it be additional. Mr. Raasch stated it would be additional fields, they have 22 teams ages 7 – 14 that play down there which is 250 kids plus 75 in the D-League so over 300 kids using the fields over Summer. The 5-Os organization is based out of these fields in Summit.

President Riley stated having fields and getting kids off their phones is a good idea. The problem is that we don't really use these fields, it's only the 5-O's 90-95 percent of the time. With the current usage we are putting in stormwater and parking and that is significant. President Riley added that maybe part of the proposal will be to not only put the infrastructure for the fields but also contribute to the parking infrastructure by adding money for that to offset what the Village is putting up. Mr. Raasch stated he thinks they'd be willing to build a dumpster enclosure for the Village and could make that part of the agreement.

Mr. Raasch added they are good stewards of the park and enhance it and clean it up. He was down there this past fall watering sod that was put in. Their group uses them for playing games but knows there are other community members down there enjoying the space.

Trustee Lee recalls the big feedback they received when going through the CORP/Master Plan was is this a park or is this sporting complex? Most of the people wanted a park, not necessarily a sporting complex. When he says

most people, he means Village residents that gave feedback on it. Trustee Arenz stated that's what we heard when we go to the four-plex.

Director Nash stated that 5-Os want to know if the Village would support this before they put effort into design and going to the Plan Commission.

Trustee Lee stated it might be interesting for this to come back next month and share some of the information from the CORP including the maps and get a better understanding of what that group talked about. He recalls there was one new ball field penciled in but not two. Trustee Arenz stated if we had further discussion in January, that wouldn't cost them too much lost time. Mr. Raasch stated they want to see what the vision of the board is for the rest of the park and would love to work together to come up with the best plan.

President Riley stated he doesn't hear a solid no from the board and maybe next month we'll have some more information.

MOTION: (Arenz, Lee) *to table this and bring back at the next regularly scheduled meeting in January with additional details for the board to review.* Carried.

POLICE DEPARTMENT

Monthly Report

Chief Hartert reviewed the report.

Discussion and action on corrected 2025 – 2028 Police Contract

Chief stated after further review it was determined to make the document gender-neutral. Nothing is new except for gender terms and a few highlighted grammatical errors.

MOTION: (Arenz, Lee) *to approve the corrected 2025-2028 Police Contract.* Carried.

Discussion and action on Resolution #24-468 for the 2025 Lake Country Municipal Court Budget

MOTION: (Lee, Arenz) *to approve Resolution #24-468, which approves the 2025 Lake Country Municipal Court Budget.* Carried.

WESTERN LAKES FIRE DISTRICT

Monthly Report

There was no representative present but a monthly report was emailed to the board members earlier in the week.

VILLAGE BOARD

Discussion and action on Village of Summit PTO Conversion Plan – Secure/Cares/CAA Amendment

MOTION: (Arenz, Lee) to adopt the Village of Summit PTO Conversion Plan Secure/Cares/CAA Amendment as prepared by outside counsel with the default selections which have been reviewed and determined to have no practical impacts on the plan per outside counsel. Carried.

Discussion and action on retirement gifts for Village employees

Director Nash stated she was requested to add this to the agenda by Trustee Lee because we have an employee retiring and there have been questions on what the Village should be covering in terms of gifts or keepsakes. In the past we have purchased a nice frame for the proclamation or resolution. Director Nash proposed purchasing a street name sign that has his name on it and the Village of Summit logo and that she did order one and if the Village determines they won't pay for it, somebody else will pay for it. Looking for direction and if the Village Board would like to set a policy for that and if it would be for specific items or a maximum dollar amount.

President Riley stated he is fine with framed proclamation and a sign, which he figures is about \$100. Trustee Lee added that he likes the idea of the sign with the person's name on it and doesn't know how many years you need to work here to qualify for that but would leave it more open ended to say "discretionary management decision up to \$100 spend" would make sense to him. President Riley stated he thinks after five years of service at a minimum.

Staff was directed to bring back a policy based on the discussion this evening.

Update on ATV/UTV Ordinance

Trustee Arenz stated as we move forward, we made some assumptions with State Statutes and County interpretation of those. We requested the roads that were identified on that map as far as Golden Lake Road, a segment of Sawyer Road and part of Delafield Road and asked our County Supervisor to take that request back to Waukesha County to get an understanding and possible approval. We have learned that the County is moving forward with a pilot in 2025 with the Town of Eagle.

Director Nash stated the club was hoping to get bases installed before the frost. She has requested that if we were going to partially only sign the Village roads that they come up with a new sign plan because the stop and starts would change.

Wayne Euclid, County Supervisor District #2, stated they had a meeting July 2 with Allison Bussler and she talked about the pilot plan, they are concerned with safety. In the meantime, there was discussion related to the State Statute and the Ordinance that Waukesha County already has in place and which trumps the other. The County sent a letter to Kamron that their interpretation was different and they would not allow routes on the 35 mph roads within Summit. The Okauchee ATV/UTV Club has pushed back hard at the County and that hasn't been resolved. On November 18 Supervisor Euclid went back to Allison with the request for the three roads in Summit to be considered as the pilot and he was told they already decided to go with Eagle for the pilot.

Trustee Arenz stated that the Okauchee ATV/UTV group is working on updating a map of the signage so that the Village roads would be open for use.

Discussion and action on next meeting date and possible agenda items

Next meeting date: January 9, 2025. Possible agenda items TBD.

ADJOURN VILLAGE BOARD MEETING

MOTION: (Lee, Arenz) *to adjourn at 8:23 p.m.* Carried.

Respectfully Submitted,

Debra J. Michael, WCMC
Village Administrator-Clerk/Treasurer

Next Regular Meeting: January 9, 2025



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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~~ the Village can do going forward. The idea is to create a project ~~to reintroduce items going forward~~ that considers reintroducing or newly introducing uses in certain zoning districts. Alternatively, the village can decide to not move forward with the project 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 2nd 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

VILLAGE OF SUMMIT
 Payables Report for
 January 9, 2025 Meeting
 Prepared by Debbie Michael

Summary of December, 2024 Payables

Paid Check Batches:

\$ Amount	Description
91,053.33	Mid month checks

Total \$ 91,053.33	

Batches For Payment:

\$ Amount	Description
81,877.03	December Payables
13,977.80	Tax Overpayments
-	Credit Card

Total \$ 95,854.83	

Total December Payables for Approval: \$ 186,908.16

Approved by the Summit Village Board on this the 9th day of January, 2025

Engineering	\$	3,982.10
Village		586.25
Billed		3,395.85
Planning		-
Planner		
Shoreland		
Billed		
Legal	\$	-
Village		
Billed		

WSB CHECKING

ALL Checks

Posted From: 12/14/2024 From Account:
Thru: 1/03/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
408557	12/18/2024	BURKE TRUCK & EQUIPMENT SNOW & ICE EQUIPMENT	
100-00-53300-340-000		PUBLIC WORKS ICE & SNOW SNOW & ICE EQUIPMENT 33588	1,481.80
Total			1,481.80

408558	12/18/2024	PLANNING & ZONING LLC NOV 2024 PLANNER SERVICES	
100-00-56301-290-000		VILLAGE PLANNER O/S SERVICES NOV 2024 PLANNER SERVICES 78	3,107.05
100-00-56401-290-000		SHORELAND ZONING ADMIN O/S SVC NOV 24 SHORELAND SERVICES 79	2,970.00
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE ABET 80	240.00
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE BIG CHIEFY CSM 80	180.00
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE WIDMANN CSM 80	30.00
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE RAABE CSM/REZONE 80	330.00
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE LURVEY SUB 80	360.00
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE PANGA 80	120.00
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE LANG PEC 80	450.00
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE LAGALBO 80	60.00
Total			7,847.05

408559	12/26/2024	ANNETTE KAJA PC MEETINGS 2024	
100-00-56300-110-000		PLAN COMMISSION WAGES PC MEETINGS 2024 DEC 2024	500.00
Total			500.00

408560 12/26/2024 CHARLES THELEN/CT DESIGN
T-SHIRTS 12 VB & PC

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ALL Checks

Posted From: 12/14/2024 From Account:
Thru: 1/03/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-51600-390-000		VILLAGE HALL EXPENSE	240.00
		T-SHIRTS 12 VB & PC	640
		Total	240.00
408561	12/26/2024	DIVERSIFIED BENEFIT SERVICES INC DEC FSA ADMIN	
100-00-51600-210-000		VILLAGE HALL 3RD PARTY ADMIN	95.00
		DEC FSA ADMIN	428417
		Total	95.00
408562	12/26/2024	GFL ENVIRONMENTAL NOV 2024 2294 HH	
100-00-53620-000-000		GARBAGE & RECYCLING	40,466.77
		NOV 2024 2294 HH	232660
		Total	40,466.77
408563	12/26/2024	JAMES P. SIEPMANN 2024 PLAN COMMISSION ATTENDANCE	
100-00-56300-110-000		PLAN COMMISSION WAGES	650.00
		2024 PLAN COMMISSION ATTENDANCE	DEC 2024
		Total	650.00
408564	12/26/2024	JAMES PETROVICH 2024 PLAN COMMISSION ATTENDANCE	
100-00-56300-110-000		PLAN COMMISSION WAGES	650.00
		2024 PLAN COMMISSION ATTENDANCE	DEC 2024
		Total	650.00
408565	12/26/2024	JAY OBENBERGER 2024 PLAN COMMISSION ATTENDANCE	
100-00-56300-110-000		PLAN COMMISSION WAGES	400.00
		2024 PLAN COMMISSION ATTENDANCE	DEC 2024
		Total	400.00
408566	12/26/2024	JOAN GUCCIARDI 2024 PLAN COMMISSION ATTENDANCE	
100-00-56300-110-000		PLAN COMMISSION WAGES	300.00
		2024 PLAN COMMISSION ATTENDANCE	DEC 2024
		Total	300.00

WSB CHECKING

ALL Checks

Posted From: 12/14/2024 From Account:
Thru: 1/03/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
408567	12/26/2024	MATTHEW KATZ 2024 PLAN COMMISSION ATTENDANCE	
100-00-56300-110-000		PLAN COMMISSION WAGES 2024 PLAN COMMISSION ATTENDANCE	500.00
		DEC 2024	
		Total	500.00
408568	12/26/2024	OCD CLEANERS LLC NOVEMBER 2024	
100-00-51600-280-000		VILLAGE HALL CLEANING NOVEMBER 2024	3,171.00
		3986	
		Total	3,171.00
408569	12/26/2024	PAUL SCHMITTER 2024 PLAN COMMISSION ATTENDANCE	
100-00-56300-110-000		PLAN COMMISSION WAGES 2024 PLAN COMMISSION ATTENDANCE	550.00
		DEC 2024	
		Total	550.00
408570	12/26/2024	SANDRA MURRAY 2024 PLAN COMMISSION ATTENDANCE	
100-00-56300-110-000		PLAN COMMISSION WAGES 2024 PLAN COMMISSION ATTENDANCE	550.00
		DEC 2024	
		Total	550.00
408571	12/26/2024	WAUKESHA COUNTY TREASURER UNCLAIMED FUNDS	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE UNCLAIMED FUNDS	165.74
		12262024	
		Total	165.74
408572	12/26/2024	WOLF PAVING CO INC 2023 ROAD PAVING RETAINAGE	
100-00-57400-000-000		CAPITAL PURCHASE 2023 ROAD PAVING RETAINAGE	6,266.85
		10102024	
		Total	6,266.85
12/5 WDC 12/5	12/31/2024	EMPOWER RETIREMENT - WDC	
		Manual Check	
100-00-21526-000-000		457 DEF COMP 12/5	2,697.50
		1254970238	

WSB CHECKING

ALL Checks

Posted From: 12/14/2024 From Account:
Thru: 1/03/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-21525-000-000	12/5	ROTH	937.50
		1254970238	
Total			3,635.00

11/20 WDC 12/31/2024 EMPOWER RETIREMENT - WDC
11/20

Manual Check

100-00-21526-000-000	11/20	457 DEF COMP	2,705.25
		1254971468	
100-00-21525-000-000	11/20	ROTH	945.25
		1254971468	
Total			3,650.50

12/20 WDC 12/31/2024 EMPOWER RETIREMENT - WDC
12/20

Manual Check

100-00-21526-000-000	12/20	457 DEF COMP	2,725.21
		1254969980	
100-00-21525-000-000	12/20	ROTH	965.21
		1254969980	
Total			3,690.42

JAN 25 HLTH 12/24/2024 EMPLOYEE TRUST FUNDS - INSURANCE
JAN 2025

Manual Check

100-00-21530-000-000		INSURANCE PAYABLE	2,220.43
		EMPLOYEE SHARE HLTH	
		JAN 2025	
100-00-51420-132-000		ADMIN C/T INSURANCE	944.77
		HEALTH INS VILLAGE PORTION	
		JAN 2025	
100-00-52100-132-000		POLICE INSURANCE	9,808.50
		HEALTH INS VILLAGE PORTION	
		JAN 2025	
100-00-53300-132-000		PUBLIC WORKS INSURANCE	3,269.50
		VILLAGE HEALTH INS PORTION	
		JAN 2025	
Total			16,243.20

Grand Total 91,053.33

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ALL Checks

Posted From: 12/14/2024

From Account:

Thru: 1/03/2025

Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND

91,053.33

Total Expenditure from all Funds

91,053.33

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Dated From: 1/10/2025 From Account:
Thru: 1/10/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
1/10/2025 ACCURATE APPRAISAL LLC			
JANUARY 2025			
100-00-51530-290-000		ASSESSOR O/S SERVICES	2,500.00
		JANUARY 2025 5102	
Total			2,500.00
1/10/2025 ACCURATE GRAPHICS, INC			
BLDG INSP FORMS Previous Year Expense			
100-00-52402-000-000		BUILDING INSPECT SUPPLIES	240.91
		BLDG INSP FORMS 47080	
Total			240.91
1/10/2025 ARC DOCUMENT SOLUTIONS LLC			
HOUSE PLAN COPIES - HAWLEY 34336 VEN BCH Previous Year Expense			
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	41.20
		HOUSE PLAN COPIES - HAWLEY 34336 VEN BCH 55WII9054556	
Total			41.20
1/10/2025 BANYON DATA SYSTEMS INC			
POS TAX ENTRY SUPPOR			
100-00-51600-290-000		VILLAGE HALL TAX BILLS	440.00
		POS TAX ENTRY SUPPOR 00166026	
Total			440.00
1/10/2025 CASPER'S TRUCK EQUIPMENT			
PREWET INSTALL 2019 INTERNATIONAL Previous Year Expense			
100-00-57400-000-000		CAPITAL PURCHASE	14,871.81
		PREWET INSTALL 2019 INTERNATIONAL 0062143-IN	
Total			14,871.81
1/10/2025 CITY OF OCONOMOWOC POLICE DEPARTMENT			
SEATBELT GRANT NOV 2024 Previous Year Expense			
100-00-52104-000-000		POLICE GRANT POOL PYMNT	1,217.91
		SEATBELT GRANT NOV 2024 NOV 2024	
Total			1,217.91
1/10/2025 CITY OF WAUKESHA			
TECH RESCUE 2025			
100-00-52200-291-000		FIRE DISTRICT TECHNICAL RESCUE	1,935.00
		TECH RESCUE 2025 2224017	

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Dated From: 1/10/2025 From Account:
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Voucher Nbr	Check Date	Payee	Amount
Total			1,935.00
1/10/2025 CIVIC PLUS LLC			
MUNICODE SUPPORT			
100-00-51600-320-000		VILLAGE HALL IT SUBSCRIPTIONS	250.00
		MUNICODE SUPPORT 319364	
Total			250.00
1/10/2025 CONTREE SPRAYER & EQUIPMENT COMPANY LLC			
EQUIP REPAIRS		<i>Previous Year Expense</i>	
100-00-53300-340-000		PUBLIC WORKS ICE & SNOW	8,995.14
		EQUIP REPAIRS 83308	
Total			8,995.14
1/10/2025 CONVERGENT SOLUTIONS			
LABOR FOR PHONE ISSUES		<i>Previous Year Expense</i>	
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	183.70
		LABOR FOR PHONE ISSUES 57623	
Total			183.70
1/10/2025 COREY OIL LTD			
12 QT DURAMAX SB 20W50		<i>Previous Year Expense</i>	
100-00-53300-250-000		PUBLIC WORKS FUEL	45.44
		12 QT DURAMAX SB 20W50 578878	
Total			45.44
1/10/2025 CREATIVE IMAGING PRODUCTS LLC			
COPIES 9/12 - 12/19		<i>Previous Year Expense</i>	
100-00-51600-390-000		VILLAGE HALL EXPENSE	345.42
		COPIES 9/12 - 12/19 6682MA	
Total			345.42
1/10/2025 DECKER SUPPLY CO INC			
ADDRESS SIGNS		<i>Previous Year Expense</i>	
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	250.55
		ADDRESS SIGNS 930943	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	517.70
		BARRICADES 930943	
Total			768.25

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ACCT

Dated From: 1/10/2025 From Account:
Thru: 1/10/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
1/10/2025		EH WOLF & SONS INC	
	297.6 GAL DIESEL		<i>Previous Year Expense</i>
100-00-53300-250-000	PUBLIC WORKS FUEL		761.94
	297.6 GAL DIESEL	27321	
100-00-52100-250-000	POLICE FUEL		1,038.53
	455.5 GAL GAS	11313	
100-00-52100-250-000	POLICE FUEL		709.04
	288.3 GAL GAS	20596	
100-00-52100-250-000	POLICE FUEL		530.46
	227.6 GAL GAS	31682	
100-00-52100-250-000	POLICE FUEL		406.31
	164.8 GAL GAS	37819	
100-00-53300-250-000	PUBLIC WORKS FUEL		520.53
	206.6 GAL DIESEL	33696	
			Total
			3,966.81
1/10/2025		G-BROCKS AUTO REPAIR	
	TIRE REPAIR 2022 FORD EXP		<i>Previous Year Expense</i>
100-00-52100-260-000	POLICE SQUAD REP & MAINT		24.00
	TIRE REPAIR 2022 FORD EXP	154353	
100-00-52100-260-000	POLICE SQUAD REP & MAINT		671.38
	WHEEL BEARING 2017 FORD	154258	
			Total
			695.38
1/10/2025		GALLS LLC	
	PANTS HARTERT		<i>Previous Year Expense</i>
100-00-52100-313-000	POLICE CLOTHING ALLOW		134.97
	PANTS HARTERT	029713735	
			Total
			134.97
1/10/2025		GENE WILBUR	
	PROPPER INV PANTS		<i>Previous Year Expense</i>
100-00-52100-313-000	POLICE CLOTHING ALLOW		55.61
	PROPPER INV PANTS	1000354791	
			Total
			55.61
1/10/2025		GLOBE LIFE	
	SUPPLEMENTAL INS		

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Dated From: 1/10/2025 From Account:
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Voucher Nbr	Check Date	Payee	Amount
100-00-21530-000-000		INSURANCE PAYABLE	786.06
		SUPPLEMENTAL INS	
		JAN 2025 31354	
		Total	786.06

1/10/2025		HAAS BADGE & EMBLEMS	Previous Year Expense
100	PATCHES CSO		
100-00-52100-313-000		POLICE CLOTHING ALLOW	135.00
		100 PATCHES CSO	
		5578	
		Total	135.00

1/10/2025		ITU ABSORB TECH INC	Previous Year Expense
		UNIFORMS	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	6.48
		UNIFORMS	
		8449996	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	16.10
		UNIFORMS	
		8453751	
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	116.29
		MATS & TOWELS	
		8453751	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	9.35
		UNIFORMS	
		8461304	
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	17.72
		MATS/TOWELS	
		8461304	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	9.35
		UNIFORMS	
		8457737	
		Total	175.29

1/10/2025		J.F. AHERN CO	Previous Year Expense
		5 YEAR MAINTENANCE-FIRE PROTECTION SYS	
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	2,865.00
		5 YEAR MAINTENANCE-FIRE PROTECTION SYS	
		699964	
		Total	2,865.00

1/10/2025		LAKE COUNTRY HEATING & COOLING	Previous Year Expense
		EMERGENCY HVAC REPAIRS	
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	790.20
		EMERGENCY HVAC REPAIRS	
		63385	
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	1,570.00
		MAINTENANCE HVAC	
		63552	

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ACCT

Dated From: 1/10/2025 From Account:
Thru: 1/10/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	404.10
		EMERGENCY HVAC REPAIRS 63520	
Total			2,764.30

		1/10/2025 LANGE ENTERPRISES INC	
		35056 OLD WOODS RD ADDRESS SIGN REPLMNT	Previous Year Expense
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	38.70
		35056 OLD WOODS RD ADDRESS SIGN REPLMNT 89921	
Total			38.70

		1/10/2025 LEAGUE OF WISCONSIN MUNICIPALITIES	
		33468	
100-00-51100-321-000		VILLAGE BOARD DUES & TRAINING	5,955.50
		33468 2025 DUES	
Total			5,955.50

		1/10/2025 MAGNA-MATIC	
		LAWN MOWER BLADE BALANCING/SHARPENING	Previous Year Expense
100-00-54910-390-000		CEMETERY EXPENSE	1,848.85
		LAWN MOWER BLADE BALANCING/SHARPENING 83865	
Total			1,848.85

		1/10/2025 MAP RETIREMENT USA, LLC	
		401(A) PLAN ADMIN	
100-00-51600-210-000		VILLAGE HALL 3RD PARTY ADMIN	1,075.00
		401(A) PLAN ADMIN 127535	
Total			1,075.00

		1/10/2025 OCD CLEANERS LLC	
		DEC 2024 CLEANING	Previous Year Expense
100-00-51600-280-000		VILLAGE HALL CLEANING	3,171.00
		DEC 2024 CLEANING 4123	
Total			3,171.00

		1/10/2025 OLSEN SAFETY EQUIPMENT CORP	
		VESTS, EARPLUGS, GLOVES	Previous Year Expense
100-00-53300-390-000		PUBLIC WORKS EXPENSE	142.48
		VESTS, EARPLUGS, GLOVES 0420864-IN	
Total			142.48

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ALL Checks by Payee
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Dated From: 1/10/2025 From Account:
Thru: 1/10/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
1/10/2025 PROHEALTH CARE			
LEGAL LAB DRAW		<i>Previous Year Expense</i>	
100-00-52100-390-000		POLICE EXPENSE	38.24
		LEGAL LAB DRAW	10006204151
			Total 38.24
1/10/2025 PROHEALTH MEDICAL GROUP			
REYNOLDS DOT COMPLIANCE TESTING		<i>Previous Year Expense</i>	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	180.00
		REYNOLDS DOT COMPLIANCE TESTING	324887
			Total 180.00
1/10/2025 SECURIAN FINANCIAL GROUP INC			
LIFE INS			
100-00-52100-132-000		POLICE INSURANCE	164.27
		LIFE INS	JAN 2025
100-00-53300-132-000		PUBLIC WORKS INSURANCE	30.05
		LIFE INS	JAN 2025
100-00-51420-132-000		ADMIN C/T INSURANCE	30.10
		LIFE INS	JAN 2025
100-00-51422-132-000		VILLAGE OFFICE INSURANCE	11.09
		LIFE INS	JAN 2025
100-00-21530-000-000		INSURANCE PAYABLE	145.73
		SUPPLEMENTAL LIFE INS	JAN 2025
			Total 381.24
1/10/2025 SHERWIN INDUSTRIES, INC.			
MANHOLE PROTECTION RINGS		<i>Previous Year Expense</i>	
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	257.25
		MANHOLE PROTECTION RINGS	SS105316
			Total 257.25
1/10/2025 SHORT ELLIOTT HENDRICKSON INC			
DAVIDSON		<i>Previous Year Expense</i>	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	231.25
		DAVIDSON	479829
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	323.75
		KEMP	479829

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ALL Checks by Payee
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Dated From: 1/10/2025 From Account:
Thru: 1/10/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	542.50
		RAABE CSM 479829	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	715.00
		SPHEERIS LANG PEC 479829	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	46.25
		ABET 479829	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	798.35
		LURVEY SUBDIVISION 479829	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	738.75
		BIC CHIEFY CSM 479829	
100-00-53101-000-000		ENGINEERING O/S SERVICES	586.25
		NOV ON CALL ENGINEERING 479842	
Total			3,982.10

1/10/2025 STANDARD INSURANCE COMPANY RC
STD LTD INS

100-00-52100-132-000		POLICE INSURANCE	824.36
		STD LTD INS JAN 2025	
100-00-53300-132-000		PUBLIC WORKS INSURANCE	129.17
		LTD STD INS JAN 2025	
100-00-51422-132-000		VILLAGE OFFICE INSURANCE	31.93
		STD LTD INS JAN 2025	
100-00-51420-132-000		ADMIN C/T INSURANCE	83.49
		STD LTD INS JAN 2025	
Total			1,068.95

1/10/2025 STRAND ASSOCIATES INC
N DOUSMAN RD TRAIL

100-00-57400-000-000		CAPITAL PURCHASE	2,187.68
		N DOUSMAN RD TRAIL 0218345	
Total			2,187.68

1/10/2025 STREICHER'S
HAZELTON SHIRTS, BOOTS, PANTS, FLASHLIGH

100-00-52100-313-000		POLICE CLOTHING ALLOW	297.00
		HAZELTON SHIRTS, BOOTS, PANTS, FLASHLIGH I1731091	
100-00-52100-313-000		POLICE CLOTHING ALLOW	699.82
		HAZELTON PATCH, SHIRTS, PANTS I1731097	

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Dated From: 1/10/2025 From Account:
Thru: 1/10/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			996.82
1/10/2025 SUNSET SEPTIC SERVICES			
PUMP HOLDING TANK			<i>Previous Year Expense</i>
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	285.00
		PUMP HOLDING TANK I21616	
Total			285.00
1/10/2025 TC LYON'S ELECTRIC, LLC			
BRINE SYSTEM			<i>Previous Year Expense</i>
100-00-53300-340-000		PUBLIC WORKS ICE & SNOW	2,900.00
		BRINE SYSTEM 5609	
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	1,203.00
		BRINE SYSTEM 5609	
Total			4,103.00
1/10/2025 TIM'S AUTO PARTS			
FILTERS			<i>Previous Year Expense</i>
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	34.87
		FILTERS 11557-796486	
Total			34.87
1/10/2025 TOP PACK DEFENSE			
BEST PANTS, BELT			<i>Previous Year Expense</i>
100-00-52100-313-000		POLICE CLOTHING ALLOW	149.96
		BEST PANTS, BELT 14720	
Total			149.96
1/10/2025 VAN HORN FORD			
MIRROR ASSMBLY F450			<i>Previous Year Expense</i>
100-00-53300-340-000		PUBLIC WORKS ICE & SNOW	445.78
		MIRROR ASSMBLY F450 11523905	
Total			445.78
1/10/2025 VILLAGE OF HARTLAND POLICE DEPARTMENT			
SEAT BELT GRANT			<i>Previous Year Expense</i>
100-00-52104-000-000		POLICE GRANT POOL PYMNT	872.10
		SEAT BELT GRANT NOV 2024 NOV 2024	
Total			872.10

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Dated From: 1/10/2025 From Account:
Thru: 1/10/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	1/10/2025	VILLAGE OF SUMMIT	
		2024 FIRE DEPT FEE	
100-00-51910-000-000		FIRE PROTECTION FEE	6,411.43
		2024 FIRE DEPT FEE	SUMT0640998002
100-00-51910-000-000		FIRE PROTECTION FEE	50.00
		2024 FIRE DEPT FEE	SUMT0636995
100-00-51910-000-000		FIRE PROTECTION FEE	50.00
		2024 FIRE DEPT FEE	SUMT0685979001
		Total	6,511.43

	1/10/2025	WAUKESHA COUNTY POLICE CHIEFS' ASSOC	
		HARTERT MEMBERSHIP	
100-00-52100-390-000		POLICE EXPENSE	100.00
		HARTERT MEMBERSHIP	WCPCA 2025
100-00-52100-390-000		POLICE EXPENSE	60.00
		WRAALSTAD MEMBERSHIP	WCPCA 2025
		Total	160.00

	1/10/2025	WAUKESHA COUNTY PUBLIC WORKS ASSOCIATION	
		SCOTT LILIENTKAMP	
100-00-53300-321-000		PUBLIC WORKS DUES & TRAINING	80.00
		SCOTT LILIENTKAMP	2025 DUES
100-00-53300-321-000		PUBLIC WORKS DUES & TRAINING	80.00
		KAMRON NASH	2025 DUES
		Total	160.00

	1/10/2025	WAUKESHA COUNTY TECHNICAL COLLEGE	
		OWENS TRAINING	Previous Year Expense
100-00-52100-312-000		POLICE TRAINING & SUPPLY	104.70
		OWENS TRAINING	S0851143
		Total	104.70

	1/10/2025	WAUKESHA COUNTY TREASURER	
		PRISONER HOUSING NOV 2024	Previous Year Expense
100-00-52100-390-000		POLICE EXPENSE	43.02
		PRISONER HOUSING NOV 2024	2024-20040120
		Total	43.02

	1/10/2025	WI DEPARTMENT OF TRANSPORTATION	
		N DOUSMAN ROAD TRAIL	Previous Year Expense

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Dated From: 1/10/2025 From Account:
Thru: 1/10/2025 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-57400-000-000		CAPITAL PURCHASE	4.88
		N DOUSMAN ROAD TRAIL	
		395-0000376055	
		Total	4.88
<hr/>			
	1/10/2025	WISCONSIN PROFESSIONAL POLICE ASSOCIATION INC	
		JAN 2025 UNION PAC 8	
100-00-21550-000-000		UNION DUES	0.80
		JAN 2025 UNION PAC 8	22699
100-00-21550-000-000		UNION DUES	364.80
		JAN 2025 UNION LEER 8	23341
100-00-21550-000-000		UNION DUES	48.00
		JAN 2025 UNION ELPP 8	119577E
		Total	413.60
<hr/>			
	1/10/2025	WM CORPORATE SERVICES, INC	
		STREET SWEEPING	Previous Year Expense
100-00-53300-345-000		PUBLIC WORKS MS4	381.84
		STREET SWEEPING	0020648-1704-8
100-00-52100-390-000		POLICE EXPENSE	43.02
		NOV PRISONER HOUSING	2024-20040120
		Total	424.86
<hr/>			
	1/10/2025	WORKHORSE SOFTWARE SERVICES INC	
		2025 SUPPORT ACCT/BILLING	
100-00-51510-000-000		ACCOUNTING & AUDITING O/S SERV	2,275.00
		2025 SUPPORT ACCT/BILLING	6142
		Total	2,275.00
<hr/>			
	1/10/2025	WPRA	
		K NASH MEMBERSHIP	
100-00-53300-321-000		PUBLIC WORKS DUES & TRAINING	150.00
		K NASH MEMBERSHIP	8375
		Total	150.00
<hr/>			
	1/10/2025	YES EQUIPMENT & SERVICES INC	
		RESEAL GRAPPLE CYLINDER	Previous Year Expense
100-00-53300-350-000		PUBLIC WORKS EQUIP MAINT	1,001.82
		RESEAL GRAPPLE CYLINDER	SRV296265
		Total	1,001.82

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Dated From: 1/10/2025

From Account:

Thru: 1/10/2025

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Grand Total			81,877.03

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Dated From: 1/10/2025 From Account:
Thru: 1/10/2025 Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND	81,877.03
Total Expenditure from all Funds	81,877.03



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

MEMORANDUM

To: Village Board

From: Debbie Michael, Village Administrator-Clerk/Treasurer

Date: January 2, 2025

Re: Consent Agenda Item – Special Event – Golden Lake Pub

BACKGROUND: Golden Lake Pub has applied for a special events
February 1 6 am – 5 pm Fisheree

ATTACHMENTS: Application

FISCAL IMPACT: \$50 revenue for each day

Staff recommends approval of the special events as part of the Consent Agenda



VILLAGE OF SUMMIT

APPLICATION FOR SPECIAL EVENTS LICENSE

FEE: \$50.00 PER DAY

PAID
OK # 719
12/20/24
\$50.00

FOR THE SALE OF FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS AT SPECIAL EVENTS, PICNICS OR SERVICE OUTSIDE OF THE CURRENT PLAN OF OPERATION FOR AN ESTABLISHMENT THAT CURRENTLY HOLDS A COMBINATION LIQUOR LICENSE IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY.

NAME OF LIQUOR LICENSE HOLDER GLP Acquisitions LLC
TRADE NAME Golden Lake Pub

THE ABOVE NAMED HAS APPLIED FOR A SPECIAL EVENTS LICENSE FOR THE PREMISES LOCATED AT:

604 S. Golden Lake Road

FOR A SPECIAL EVENT TO BEGIN: 2/1/25 @ 6am AND END: 2/1/25 5pm
(Date & Time) (Date & Time)

AND AGREES TO COMPLY WITH ALL LAWS, RESOLUTIONS, ORDINANCES AND REGULATIONS (INCLUDING STATE, FEDERAL AND LOCAL).

TYPE OF EVENT Ice Fishing Competition

ESTIMATED NUMBER OF PEOPLE TO ATTEND THE EVENT 50-75

LIST PROVISIONS IN EFFECT FOR ADDITIONAL PARKING AND RESTROOM FACILITIES none

DOES THE EVENT INCLUDE: MUSIC _____ FOOD _____ OTHER _____

SECURITY WILL BE PROVIDED BY: self

IT IS FURTHER UNDERSTOOD THAT THE PERMIT HOLDER WILL MAKE PROVISIONS TO ASSURE ALL ALCOHOLIC BEVERAGES REMAIN ON THE LICENSED PREMISE AND THAT NO ALCOHOLIC BEVERAGES ARE SERVED TO MINORS.

DECLARATION: I HEREBY ACCEPT AND ASSUME FULL RESPONSIBILITY FOR ALL BUSINESS CONDUCTED RELATIVE TO ALCOHOLIC BEVERAGES ON THE ABOVE REFERENCED PREMISES.

SIGNED THIS DATE 12-20-24 BY Beth Trujillo
Officer, agent, partner or individual

APPROVED ON _____ BY VILLAGE OF SUMMIT BOARD



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

MEMORANDUM

To: Village Board

From: Amy Barrows, Planner

Date: January 9, 2025

Re: **Zoning Map Amendment from the A-1 Agricultural District to the A-2 Agricultural District & the R-3 Village Residential District**

543 S. Wayfare Trail (SUMT0714999001)

BACKGROUND: See 12/19/2024 Plan Commission Staff Report.

At the December meeting, Plan Commission unanimously recommended 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 the 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 provided in the enclosed ordinance.

At the public hearing, there was discussion regarding the paths and whether or not public access would be provided to the goats. There was also concern that Whitaker Lane is already used as a shortcut road and that the trend will likely increase with new development, especially development in the Village of Dousman. The developer suggested that the paths may or may not be paved and the locations have not been finalized. The developer also stated that the County and State are not interested in ownership or easements along the river. However, the developer is working with a non-profit agency to determine their interest. The developer requested that they not be responsible for any traffic modifications since the proposed development is minor and will not impact traffic patterns. There was also some discussion regarding access to the river and how ownership/access of the bridge will be managed. This matter is unrelated to the review of the development and should be resolved privately by the developer.

ATTACHMENTS:

- 12/19/2024 Plan Commission Staff Report
- Draft Ordinance with Exhibits
- Subdivision Plat Exhibit

FISCAL IMPACT: There are no infrastructure costs or increased needs for public services, unless the Village constructs and maintains a parking lot for public access to the Bark River. Additional tax revenue will be provided at such time new residences are constructed on the newly created lots.

RECOMMENDED MOTION:

Adopt the enclosed ordinance, subject to Village Attorney review, to amend 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 (Conservation Development) 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 (Conservation Development) are legally described in Exhibit C and D. The Wetland Conservancy District and Environmental Corridor and Floodplain Overlay Districts will remain unchanged. The zoning map amendment is subject to the following conditions:

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. Lots 1-11 are subject to the conservation development requirements of Section 111-349(e)(3) unless the developer requires more restrictive standards as part of the Subdivision Declaration of Restrictions.
3. 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 of 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 a permitted agricultural use. Note: Agricultural structures may be permitted as a 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.

- 4. Outlot 1 is conditionally rezoned to the A-2 Agricultural District subject to the outlot being owned in an undivided fractional ownership by all lot owners of the proposed subdivision for open space purposes. The outlot 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.**

ZONING DISTRICT AMENDMENT REQUEST
12/19/2024 Plan Commission Meeting
Lurvey Property (SUMT0714999001)

Staff Report

Village of Summit, Wisconsin

Property Location: 543 S. Wayfare Trail

Property Owner: Mark & Eileen Lurvey

Applicant: John Siepmann, Siepmann Realty

Possible Motion: *Motion 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 following conditions:*

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.*
 3. *Raising of field crops.*
 4. *Raising of 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 a permitted agricultural use. Note: Agricultural structures may be permitted as a 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.*

Lurvey Rezone

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. *Outlot 1 is conditionally rezoned to the A-2 Agricultural District subject to the outlot being owned in an undivided fractional ownership by all lot owners of the proposed subdivision for open space purposes. The outlot 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 is directed to prepare a draft ordinance in accordance with this motion, subject to Village Attorney review, for consideration by Village Board.

Summary:

Existing Zoning: A-1 Agricultural District (35+ acres) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Proposed Zoning: A-2 Agricultural District (10-35 acre density & min. 3-acre lot size) & R-3 Village Residential District Conservation Subdivision (28,000 sq. ft. density/40% open space & min. 20,000 sq. ft. lot size) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Land Use Plan: SF Residential 1.6-acre density with Wetland & Primary Environmental Corridor

Adjacent Land Uses		Zoning*
N	Agricultural	A-1 & A-2
South	Residential	R-2 & R-3
East	Residential	R-2
West	Village of Dousman – pending development of Three Pillars	N/A

*Natural resource zoning districts cover portions of the adjacent lands

Lurvey Rezone

The adjacent subdivision located directly south of the property known as Lincolnwood West is currently zoned R-3 Residential with lot sizes of 1-acre or more. The adjacent properties to the east and remaining properties to the south are zoned R-2 Country Residential with most lot sizes of 2 acres or more.

The applicant is proposing to develop an existing 38.7-acre property currently used for agricultural purposes as a 12-lot single-family residential subdivision. There are 12 numbered lots and one outlot (Outlot 1) that will be owned in common with all of the lot owners. Lot 12 contains an existing pole barn and animal shelter. Lot 12 will remain in ownership of the existing property owner, but will eventually be used for the purpose of constructing a single-family residence. The property owners live on the adjacent lot to the east. The pole barn is considered a principal building in the A-1 Agricultural District. The applicant is proposing to rezone Lot 12 and Outlot 1 to A-2 Agricultural so that the minimum lot size of Lot 12 can be reduced in size, as small as three acres (with a maximum density of 1 unit/10 acres). The pole barn is still considered a principal building in the A-2 Agricultural District.

The applicant is proposing to rezone the area of the remainder of the property inclusive of Lots 1-11 to the R-3 Village Residential District and develop the subdivision as a conservation type development, which requires a minimum lot size of 20,000 sq. ft. and maximum density of 28,000 sq. ft./unit. A conventional type development would require a minimum lot size of 35,000 sq. ft. and maximum density of 43,560 sq. ft./unit. A conservation subdivision allows a minimum lot width of 120 ft. rather than 150 ft. that is required as part of a conventional subdivision. Conservation subdivisions require that at least 40% of the land be held in open space. A minimum of 10.9 upland acres would need to be preserved. The applicant is proposing to preserve 13 upland acres.

The applicant is not proposing to amend the land use plan, which allows a maximum density of 1.6-acres/unit. Waterways, wetlands, and floodplain are not included in the density calculation. The land use plan is the limiting factor and would yield a total of 16 lots (based on the lot calculations below). The applicant is proposing a total of 11 new single-family residential lots in the R-3 District, with an average lot size of 37,813 sq. ft. None of the newly created lots will include wetlands, floodplain, or primary environmental corridor.

Lot 12 is 10.86 acres in size with the pole barn and pergola and will eventually become a single-family residential lot. The existing structures on Lot 12 contain 7 goats and several chickens. If the property remains in an agricultural zoning district, it appears that there is no restriction on the number of goats, provided the goats are used for agricultural purposes.

Outlot 1 will be commonly owned by all lot owners of the subdivision. The outlot is 17.15 acres in size. The applicant is proposing a private trail system, fire pit and play area, and stormwater management within the outlot. The outlot will also provide access to the Bark River for all lot owners. The applicant is willing to allow the construction of a 5-car parking lot for public access to the Bark River with an easement dedicated to the Village, County, or other entity. The applicant is not interested in any construction or other financial responsibilities related to maintenance. The applicant is also willing to provide an easement for the benefit of Waukesha

Lurvey Rezone

County or non-profit organization to preserve the Bark River Greenway area, which may be inclusive of the wetland and floodplain, and a strip outside of the wetland and floodplain for the construction of a future trail that would connect STH 67 and CTH P.

No new roads are proposed. Each lot will have access from an existing local subdivision road. Each lot will be served by a private septic system and well. It appears some of the land has soils that are indicative of high groundwater conditions. The Village Surveyor has recommended that the applicant provide pre-planned septic areas. The applicant will be preparing Subdivision Declaration of Restrictions and establishing a Homeowner’s Association. Staff has suggested that the restrictions include provisions to protect the existing trees that line the edge of the public roads. The Village may want to require notification to the lot owners that the adjacent subdivision in the southwest corner and existing agricultural field northwest of the development are planned to be transferred to the Village of Dousman and the long-term land use designations are business and business park, respectively.

Land Type	Acres
Upland (no PEC/WL/FP)	25.68 acres
<ul style="list-style-type: none"> Upland (no PEC/WL/FP) (1 unit/1.6-acres) 	15.68
<ul style="list-style-type: none"> Upland (no PEC/WL/FP) (1 unit/10 acres) 	10
Upland PEC (1 unit/5 acres)	1.53 acres
Wetland/Floodplain (no density credit)	10.35
Proposed Road ROW	0
Total	37.56

Density per Land Use Plan Subdivision

Gross Developable Area (Excludes WL/FP and Exterior Road ROW) = 27.21 acres

Net Developable Area = (GDP – Proposed Road ROW) = 27.21 acres

Required Open Space for Conservation Subdivision (40%) = 10.88 acres

Developable area = 27.21 acres – Upland PEC (1.53 acres) = 25.68 acres

Number of units allowed per LUP (non-EC) = 16.05 units

Number of units allowed per EC = 0.3 units

Total number of units allowed = 16 units

Density Per R-3 and A-2 Zoning

Gross Developable Area (Excludes WL/FP and Exterior Road ROW) = 27.21 acres

Net Developable Area = (GDP – Proposed Road ROW) = 27.21 acres

Required Open Space for Conservation Subdivision (40%) = 10.88 acres

Developable area = 27.21 acres – Upland PEC (1.53 acres) = 25.68 acres

Number of units allowed per R-3 (subtract 10 acres for one lot in A-2) = 24.39 units

Number of units allowed in A-2 = 1 unit

Total number of units allowed = 25 units

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

www.pinnacle-engr.com

LANDS TO BE REZONED A-2: OUTLOT 12

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and a part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35, thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East, 60.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway "67" and the Point of Beginning 1.

Thence North 00°30'01" West along said east right of way line, 56.15 feet; thence North 00°25'14" West along said east right of way line 110 feet, more or less to the centerline of the Bark River, thence northwesterly 1308 feet, more or less, along the centerline of said Bark River, thence South 56°00'55" East, 636 feet, more or less, thence South 01°27'13" East, 176.59 feet; thence South 18°20'21" East, 530.85 feet; thence North 69°06'17" East, 293.27 feet to a point on the west right of way line of South Wayfare Trail and a point on a curve, thence southwesterly 20.00 feet along the arc of said curve to the left, whose radius is 2995.34 feet and whose chord bears South 21°05'11" East, 20.00 feet to the north line of Certified Survey Map No. 6393, thence South 62°18'01" West along said north line, 797.18 feet to the northerly right of way line of Whitaker Lane and a point on a curve, thence northwesterly 5.26 feet along the arc of said curve to the left, whose radius is 592.70 feet and whose chord bears North 61°14'47" West, 5.25 feet; thence North 61°30'01" West along said northerly right of way line, 58.88 feet; thence North 28°29'59" East, 300.00 feet; thence North 61°30'01" West, 480.00 feet; thence North 64°22'03" West, 154.05 feet; thence North 73°49'36" West, 166.88 feet; thence South 11°08'36" West, 300.00 feet to the aforesaid northerly right of way line of Whitaker Lane and a point on a curve, thence northwesterly 132.43 feet along the arc of said curve to the left, whose radius is 651.67 feet and whose chord bears North 84°40'43" West, 132.20 feet; thence South 89°29'59" West along said northerly right of way line, 80.00 feet to the Point of Beginning 1.

Said land containing 18.44 acres.

LANDS TO BE REZONED A-2: LOT 12

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the southwest corner of the Northwest 1/4 of said Section 35, thence South 89°08'08" East along the south line of said Northwest 1/4, 1354.55 feet; thence North 18°20'21" West, 421.01 feet; thence North 01°27'13" West, 176.59 feet to the Point of Beginning 2.

Thence North 56°00'55" West, 636 feet, more or less, to the centerline of the Bark River, thence northwesterly 1261 feet, more or less, along the centerline of said Bark River, thence South 07°20'21" East, 638 feet more or less, to the northerly right of way line of South Wayfare Trail and a point on a curve, thence southwesterly 310.68 feet along the arc of said curve to the left and said right of way line, whose radius is 409.78 feet and whose chord bears South 21°56'27" West, 303.29 feet; thence South 87°17'14" West, 270.00 feet to the Point of Beginning 2.

Said land containing 11.83 acres.

LANDS TO BE REZONED R-3: LOTS 1-4

Being a part of the Northwest 1/4 of the Southwest 1/4 and a part of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35, thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East and then along the northerly right of way line of Whitaker Lane, 140.00 feet to a point of curvature, thence southeasterly 132.43 feet along the arc of said curve to the right, whose radius is 651.67 feet and whose chord bears South 84°40'43" East, 132.20 feet to the Point of Beginning 3.

Thence North 11°08'36" East, 300.00 feet; thence South 73°49'36" East, 166.88 feet; thence South 54°22'03" East, 154.05 feet; thence South 61°30'01" East, 480.00 feet; thence South 28°29'59" West, 300.00 feet to the aforesaid northerly right of way line of Whitaker Lane; thence North 61°30'01" West along said northerly right of way line, 513.00 feet to a point of curvature; thence northwesterly 197.41 feet along the arc of said curve to the left, whose radius is 651.67 feet and whose chord bears North 70°10'43" West, 196.66 feet to the Point of Beginning 3.

Said land containing 5.19 acres.

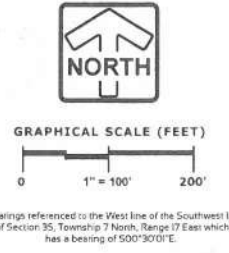
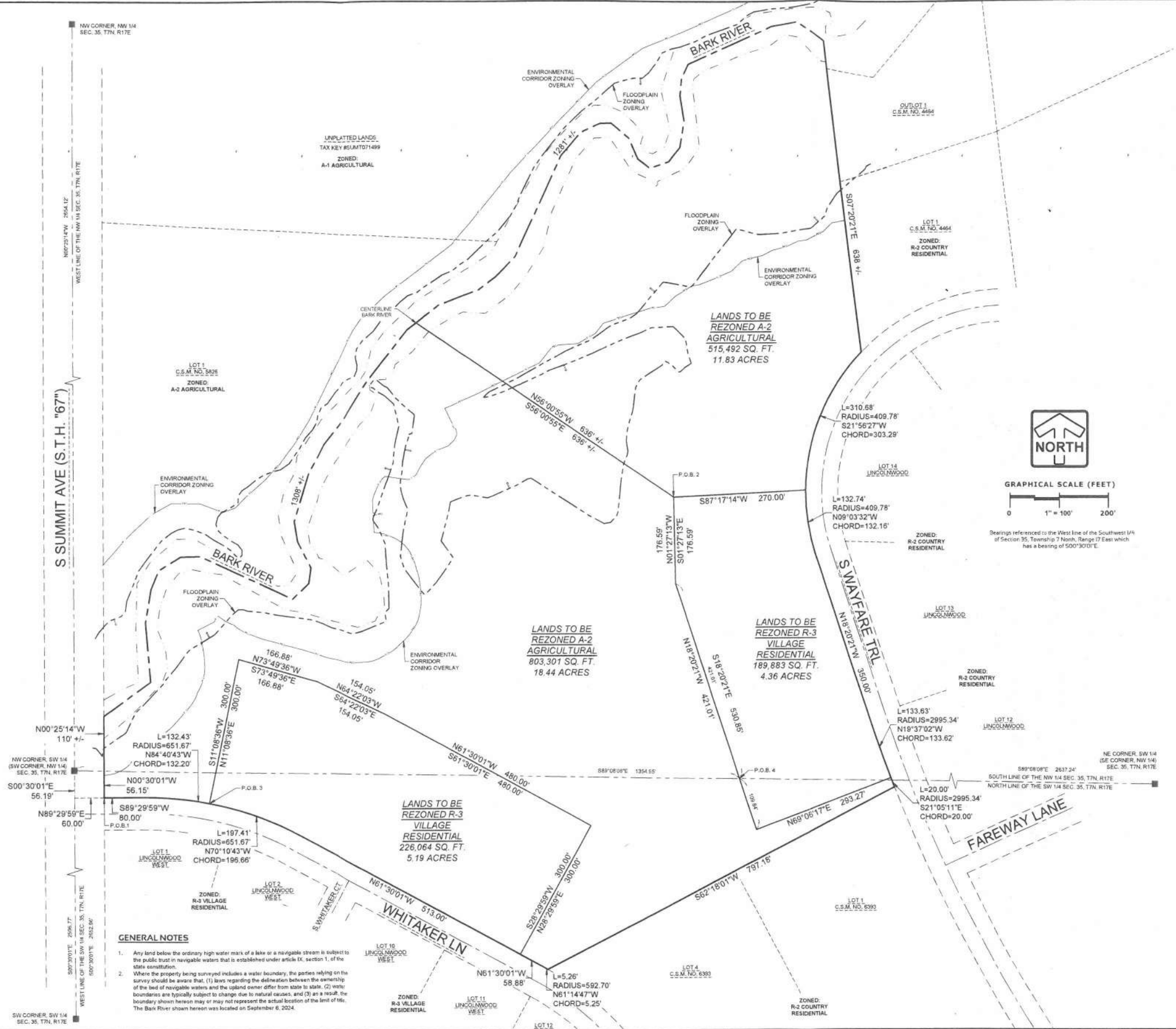
LANDS TO BE REZONED R-3: LOTS 7-11

Being a part of the Northeast 1/4 of the Southwest 1/4 and a part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35, thence South 89°08'08" East along the north line of said Southwest 1/4, 1354.55 feet to the Point of Beginning 4.

Thence South 18°20'21" East, 109.84 feet; thence North 69°06'17" East, 293.27 feet to the westerly right of way line of South Wayfare Trail and a point on a curve, thence northwesterly 133.63 feet along the arc of said curve and said right of way line, whose radius is 2995.34 feet and whose chord bears North 19°37'02" West, 133.62 feet; thence North 18°20'21" West along said right of way line, 350.00 feet to a point of curvature; thence northwesterly 132.74 feet along the arc of said curve to the right and said right of way line, whose radius is 409.78 feet and whose chord bears North 09°03'32" West, 132.16 feet; thence South 87°17'14" West, 270.00 feet; thence South 01°27'13" East, 176.59 feet; thence South 18°20'21" East, 421.01 feet to the Point of Beginning 4.

Said land containing 4.36 acres.



- GENERAL NOTES**
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
 - Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that: (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state; (2) water boundaries are typically subject to change due to natural causes; and (3) as a result, the boundary shown herein may or may not represent the actual location of the limit of title. The Bark River shown herein was located on September 6, 2024.

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
2075 WATER TOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO, ILL. WAUKEGA, ILL. NATIONAL AVENUE

543 SOUTH WAYFARE TRAIL
PART OF THE NE 1/4 AND NW 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SEC. 35, T7N, R17E EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

ZONING EXHIBIT
SUMT 0714999001

REVISIONS		SHEET
NO.	DESCRIPTION	
1	ISSUED FOR PERMIT	1
2	REVISED	1

REC. JOB NO.: 58666.00
DATE: 10/28/2024
SCALE: 1"=100'
DRAFTED BY: BT

SHEET 1 & 1

December 3, 2024

Dear Neighbors,

We are writing to update everyone on Wayfare Trail and Whitaker Lane, particularly those living adjacent to or near the farmland between the two roads. As owners of the property, we—Mark and Eileen Lurvey—would like to share our plans for the development of this land in the coming year.

Enclosed, you will find a color map outlining the proposed development of the 37.5-acre parcel, along with a data sheet detailing specifics of the project. While we've had the pleasure of discussing some aspects of the plan with a few of you during our walks around the property, we believe it's important to ensure all neighbors are fully informed. Please feel free to share this information with others in the community.

A Brief History

In the early 1980s, Mark's uncle, Conrad Lurvey, developed homesites on his farm, which eventually became Whitaker Lane and Wayfare Trail. We purchased a corner of this farm, where we built our home at 35680 Wayfare Trail, completing it in 1988. Mark has continued to farm the land between the two roads and south of the Bark River, which we acquired from Conrad.

It has long been our expectation that this parcel would eventually be developed into homesites. In planning this development, we are committed to doing so thoughtfully and in a way that aligns with the surrounding community. To help bring this vision to life, we're working with Siepmann Realty, a trusted partner with decades of experience in this style of development.

The Plan

We have known the Siepmann team for many years, and we are confident they will honor the land with a well-designed neighborhood of 12 homesites, thoughtfully integrated with open spaces. We are especially excited that the plan preserves significant green areas, including a paved walking path providing access to the Bark River.

The common areas, including the walking paths, will be maintained by a Homeowners Association made up of the 12 new homeowners. These paths will be open to neighborhood walkers who use them respectfully.

Next Steps

The Village of Summit Plan Commission will review the Preliminary Plat for the development on **December 19th at 5:30 p.m.** at the Summit Village Hall. This will be a public hearing, and we encourage anyone interested to attend and learn more about the project.

Additionally, we've decided to name this new development "**The Gathering**" to reflect its role as a place of community and connection.

If you have any questions or would like more information, please don't hesitate to reach out to Siepmann Realty at **262-650-9700**.

We look forward to continuing to be good neighbors and creating a development that complements the character of the surrounding area.

Sincerely,
Eileen and Mark Lurvey



“THE GATHERING”

VILLAGE OF SUMMIT

--PROPOSED DEVELOPMENT OF THE LURVEY PROPERTY--

November, 2024

- Location:** East of Summit Ave (Hwy 67), West of Wayfare Trail, and North of Whitaker Lane
- Site Size:** 37.56 Acres
- Current Zoning:** A-1 Agriculture
- Proposal:** To create a single-family subdivision of 12 homesites with lots averaging 37,813 square feet in size, each having frontage on green space and the Bark River.
- General Character:** It is envisioned that this will be a community of architecturally controlled single family homes on homesites surrounded by commonly owned green space.
- Building Restrictions:** Deed restrictions will require minimum home sizes and architectural details including Village zoning minimum home size or greater.
- River Greenway:** An easement will be conveyed to Waukesha County to protect the woodlands, wetlands, and floodplain on Lot 12 and Outlot 1 as part of the County’s Bark River Corridor Greenway Plan.
- Density Calculations:** See attached site “data sheet”.
- Drainage:** A series of storm water treatment and control devices will be constructed on Outlot 1 in conformance with local and state regulations.
- Timing:** If approval is granted on a timely basis, construction would begin in Spring, 2025. The development will be constructed in a single phase.
- Synopsis:** We are pleased to present an extraordinary and innovative plan for a high-quality residential community that will enhance the surrounding neighborhoods of the Village of Summit

“THE GATHERING” -- Data Sheet

<u>Existing Zoning:</u>	A-1 Agricultural (Minimum_35 ac)
<u>Proposed Zoning:</u>	R-3 Village Residential (Lots 1 – 11) A-2 Agriculture – Lot 12 & Outlot #1
<u>Overall Site Area:</u>	37.56 acres
<u>Length of New Roads:</u>	0 Feet
<u>Density Per Master Plan:</u>	Single Family Residential--1.6-acre density
<u>Density as Proposed:</u>	3.13ac/12 Lots*
<u>Density Factor & Area/Dwelling Unit:</u>	28,000 square feet
<u>Number of Lots Proposed:</u>	12 Homesites + Outlot #2
<u>Minimum Lot Size:</u>	36,000 square feet
<u>Minimum Lot Size (Cons. Sub):</u>	20,000 square feet
<u>Minimum Lot Width:</u>	120'
<u>Average Proposed Lot Size:</u>	37,813 (11 Lots)
<u>Common Open Space (Outlot #1):</u>	17.15ac (55%)
<u>Preliminary Building Restrictions:</u>	1 st Floor Minimum: 1,200 square feet 1 st & 2 nd Floor Minimum: 1,400 square feet
<u>Homeowners Association:</u>	Yes
<u>Utilities:</u>	Natural Gas, Electricity, and Telephone
<u>Water:</u>	Individual Private Wells
<u>Wastewater:</u>	Individual Septic Systems

*Lot 12 is proposed as a single-family farmette for one home and barn site. The barn, chicken coop and pasture currently exist and houses farm animals (goats & chickens).

Utilities: The area is served by private sewage systems and wells.

Traffic, Access, & Frontage: All lots will have frontage on a public road. The addition of 12 single-family lots should have minimal traffic impacts.

Public Services/Capital Investments: There will be no changes to public services other than emergency services will need to be provided. There are no requirements for capital investments as a result of the rezone request unless the Village accepts the burden of constructing and maintaining a public parking lot.

Environment: There are wetland, floodplain, and primary environmental corridor resources on both lots. These areas will be preserved through resource restrictions on the Subdivision Plat.

Adjacent properties: The rezone allows for single-family residential construction while providing a substantial amount of open space. Although the lots will be smaller than the lots immediately adjacent to the proposed subdivision, the applicant is proposing to preserve a substantial area in common open space and provide an area that can be reserved for river access. A conventional subdivision with larger lot sizes could result in more infrastructure and visual impacts to the surrounding neighborhood. The land use plan is the controlling factor as it relates to density and the plan would allow for 16 units, whereas the applicant is proposing 12.

Compliance with Comprehensive Plan: The proposed zoning complies with the Comprehensive Plan.

ORDINANCE NO. _____

AN ORDINANCE

TO CONDITIONALLY REZONE CERTAIN LANDS

IN THE VILLAGE OF SUMMIT AS PART OF THE ZONING AND SHORELAND PROTECTION ORDINANCE FROM THE A-1 AGRICULTURAL DISTRICT (SECTION 111-357) TO THE A-2 AGRICULTURAL DISTRICT (SECTION 111-358) AND THE R-3 VILLAGE RESIDENTIAL DISTRICT – CONSERVATION DEVELOPMENT (SECTION 111-349) ON PROPERTY LOCATED AT 543 S. WAYFARE TRAIL (SUMT0714999001).

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 – CONSERVATION DEVELOPMENT ARE LEGALLY DESCRIBED IN EXHIBIT C AND D. THE WETLAND CONSERVANCY DISTRICT AND ENVIRONMENTAL CORRIDOR AND FLOODPLAIN OVERLAY DISTRICTS WILL REMAIN UNCHANGED; AND TO CONDITIONALLY AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF SUMMIT.

WHEREAS, pursuant to Section 111-386(b)(1) of the Village Code, a petition has been filed by John Siepmann, Siepmann Realty (APPLICANT) on behalf of Mark and Eileen Lurvey Trust (PROPERTY OWNER), as the owner of certain lands in the Village of Summit, to rezone certain lands legally described and illustrated in Exhibits “A-D”, and described as 543 S. Wayfare Trail (SUMT0714999001), which is incorporated herein by reference (the “Subject Lands); and

WHEREAS, the Petitioner has provided the Village Clerk with the petition in triplicate form and the required fee pursuant to Village Code Section 111-386(b)(2) and all required data pursuant to Chapter 111 of the Village Code; and

WHEREAS, upon publication of the required “Notice of Public Hearing” and mailing of said “Notice of Public Hearing” to all parties-in-interest as required by Section 111-387(b)(1)(b) of the Village Code, the Village Plan Commission held a public hearing on December 19, 2024, as required by Section 111-386(b)(4) of the Village Code; and

WHEREAS, following the December 19, 2024 public hearing, the commissioners considered all the information presented at the public hearing; and

WHEREAS, the Plan Commission recommended approval of the rezoning petition of the Subject Lands, subject to certain conditions, to the Village Board; and

WHEREAS, the Village Board finds that this change to the Village Zoning and Shoreland Protection Ordinance is not subject to the super majority requirement of Section 66.10015,

Wisconsin Statutes, related to down zoning because the Property Owner affected by this zoning ordinance requested and agreed to this change; and

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

WHEREAS, the Village Board has included several conditions of its approval of the rezoning petition as defined and approved on January 9, 2025.

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

SECTION 1: The Zoning Map of the Village of Summit is hereby amended to rezone the Subject Lands from the A-1 Agricultural District (Section 111-357) to the A-2 Agricultural District (Section 111-358) and the R-3 Village Residential District – Conservation Development (Section 111-349) on property located at 543 S. Wayfarfe Trail (SUMT0714999001). The areas to be zoned A-1 Agricultural District are legally described in Exhibit A and B and the areas to be zoned R-3 Village Residential District – Conservation Development are legally described in Exhibit C and D. The wetland conservancy district and environmental corridor and floodplain overlay districts will remain unchanged. This rezoning is subject to the following conditions being met:

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. Lots 1-11 are subject to the conservation development requirements of Section 111-349(e)(3) unless the developer requires more restrictive standards as part of the Subdivision Declaration of Restrictions.
3. 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 of 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 a permitted agricultural use. Note: Agricultural structures may be permitted as a 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.

4. Outlot 1 is conditionally rezoned to the A-2 Agricultural District subject to the outlot being owned in an undivided fractional ownership by all lot owners of the proposed subdivision for open space purposes. The outlot 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.

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

SECTION 3: SEVERABILITY.

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

SECTION 4: EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage and publication and subject to the conditions stated in Section 1, and this Ordinance is null and void and the current zoning shall be in effect with no further notice if said conditions are not complied with on the terms and conditions stated herein.

This Ordinance passed this ____ day of _____, 2025.

VILLAGE OF SUMMIT

By: _____
Jack Riley, Village President

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

Published/Posted the ____ day of _____ 2025

LANDS TO REZONED A-2: EXHIBIT A (LOT 12)

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the southwest corner of the Northwest 1/4 of said Section 35; thence South 89°08'08" East along the south line of said Northwest 1/4, 1354.55 feet; thence North 18°20'21" West, 421.01 feet; thence North 01°27'13" West, 176.59 feet to the Point of Beginning 2;

Thence North 56°00'55" West, 636 feet, more or less, to the centerline of the Bark River; thence northwesterly 1281 feet, more or less, along the centerline of said Bark River; thence South 07°20'21" East, 638 feet more or less, to the northerly right of way line of South Wayfare Trail and a point on a curve; thence southwesterly 310.68 feet along the arc of said curve to the left and said right of way line, whose radius is 409.78 feet and whose chord bears South 21°56'27" West, 303.29 feet; thence South 87°17'14" West, 270.00 feet to the Point of Beginning 2.

Said land containing 11.83 acres.

LANDS TO REZONED A-2: EXHIBIT B (OUTLOT 1)

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and a part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35; thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East, 60.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway "67" and the Point of Beginning 1;

Thence North 00°30'01" West along said east right of way line, 56.15 feet; thence North 00°25'14" West along said east right of way line 110 feet, more or less to the centerline of the Bark River, thence northwesterly 1308 feet, more or less, along the centerline of said Bark River; thence South 56°00'55" East, 636 feet, more or less; thence South 01°27'13" East, 176.59 feet; thence South 18°20'21" East, 530.85 feet; thence North 69°06'17" East, 293.27 feet to a point on the west right of way line of South Wayfare Trail and a point on a curve; thence southeasterly 20.00 feet along the arc of said curve to the left, whose radius is 2995.34 feet and whose chord bears South 21°05'11" East, 20.00 feet to the north line of Certified Survey Map No. 6393; thence South 62°18'01" West along said north line, 797.18 feet to the northerly right of way line of Whitaker Lane and a point on a curve; thence northwesterly 5.26 feet along the arc of said curve to the left, whose radius is 592.70 feet and whose chord bears North 61°14'47" West, 5.25 feet; thence North 61°30'01" West along said northerly right of way line, 58.88 feet; thence North 28°29'59" East, 300.00 feet; thence North 61°30'01" West, 480.00 feet; thence North 64°22'03" West, 154.05 feet; thence North 73°49'36" West, 166.88 feet; thence South 11°08'36" West, 300.00 feet to the aforesaid northerly right of way line of Whitaker Lane and a point on a curve; thence northwesterly 132.43 feet along the arc of said curve to the left, whose radius is 651.67 feet and whose chord bears North 84°40'43" West, 132.20 feet; thence South 89°29'59" West along said northerly right of way line, 80.00 feet to the Point of Beginning 1.

Said land containing 18.44 acres.

LANDS TO REZONED R-3: EXHIBIT C (LOTS 1-4)

Being a part of the Northwest 1/4 of the Southwest 1/4 and a part of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35; thence South $00^{\circ}30'01''$ East along the west line of said Southwest 1/4, 56.19 feet; thence North $89^{\circ}29'59''$ East and then along the northerly right of way line of Whitaker Lane, 140.00 feet to a point of curvature; thence southeasterly 132.43 feet along the arc of said curve to the right, whose radius is 651.67 feet and whose chord bears South $84^{\circ}40'43''$ East, 132.20 feet to the Point of Beginning 3;

Thence North $11^{\circ}08'36''$ East, 300.00 feet; thence South $73^{\circ}49'36''$ East, 166.88 feet; thence South $64^{\circ}22'03''$ East, 154.05 feet; thence South $61^{\circ}30'01''$ East, 480.00 feet; thence South $28^{\circ}29'59''$ West, 300.00 feet to the aforesaid northerly right of way line of Whitaker Lane; thence North $61^{\circ}30'01''$ West along said northerly right of way line, 513.00 feet to a point of curvature; thence northwesterly 197.41 feet along the arc of said curve to the left, whose radius is 651.67 feet and whose chord bears North $70^{\circ}10'43''$ West, 196.66 feet to the Point of Beginning 3.

Said land containing 5.19 acres.

LANDS TO REZONED R-3:

EXHIBIT D (LOTS 7-11)

Being a part of the Northeast 1/4 of the Southwest 1/4 and a part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35; thence South 89°08'08" East along the north line of said Southwest 1/4, 1354.55 feet to the Point of Beginning 4;

Thence South 18°20'21" East, 109.84 feet; thence North 69°06'17" East, 293.27 feet to the westerly right of way line of South Wayfare Trail and a point on a curve; thence northwesterly 133.63 feet along the arc of said curve and said right of way line, whose radius is 2995.34 feet and whose chord bears North 19°37'02" West, 133.62 feet; thence North 18°20'21" West along said right of way line, 350.00 feet to a point of curvature; thence northwesterly 132.74 feet along the arc of said curve to the right and said right of way line, whose radius is 409.78 feet and whose chord bears North 09°03'32" West, 132.16 feet; thence South 87°17'14" West, 270.00 feet; thence South 01°27'13" East, 176.59 feet; thence South 18°20'21" East, 421.01 feet to the Point of Beginning 4.

Said land containing 4.36 acres.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

www.pinnacle-engr.com

LANDS TO BE REZONED A-2: OUTLOT 12

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and a part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35, thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East, 60.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway "67" and the Point of Beginning 1.

Thence North 00°30'01" West along said east right of way line, 56.15 feet; thence North 00°25'14" West along said east right of way line 110 feet, more or less to the centerline of the Bark River, thence northwesterly 1308 feet, more or less, along the centerline of said Bark River, thence South 56°00'55" East, 636 feet, more or less, thence South 01°27'13" East, 176.59 feet; thence South 18°20'21" East, 530.85 feet; thence North 69°06'17" East, 293.27 feet to a point on the west right of way line of South Wayfare Trail and a point on a curve, thence southwesterly 20.00 feet along the arc of said curve to the left, whose radius is 2995.34 feet and whose chord bears South 21°05'11" East, 20.00 feet to the north line of Certified Survey Map No. 6393, thence South 62°18'01" West along said north line, 797.18 feet to the northerly right of way line of Whitaker Lane and a point on a curve, thence northwesterly 5.26 feet along the arc of said curve to the left, whose radius is 592.70 feet and whose chord bears North 61°14'47" West, 5.25 feet; thence North 61°30'01" West along said northerly right of way line, 58.88 feet; thence North 28°29'59" East, 300.00 feet; thence North 61°30'01" West, 480.00 feet; thence North 64°22'03" West, 154.05 feet; thence North 73°49'36" West, 166.88 feet; thence South 11°08'36" West, 300.00 feet to the aforesaid northerly right of way line of Whitaker Lane and a point on a curve, thence northwesterly 132.43 feet along the arc of said curve to the left, whose radius is 651.67 feet and whose chord bears North 84°40'43" West, 132.20 feet; thence South 89°29'59" West along said northerly right of way line, 80.00 feet to the Point of Beginning 1.

Said land containing 18.44 acres.

LANDS TO BE REZONED A-2: LOT 12

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the southwest corner of the Northwest 1/4 of said Section 35, thence South 89°08'08" East along the south line of said Northwest 1/4, 1354.55 feet; thence North 18°20'21" West, 421.01 feet; thence North 01°27'13" West, 176.59 feet to the Point of Beginning 2.

Thence North 56°00'55" West, 636 feet, more or less, to the centerline of the Bark River, thence northwesterly 1261 feet, more or less, along the centerline of said Bark River, thence South 07°20'21" East, 638 feet more or less, to the northerly right of way line of South Wayfare Trail and a point on a curve, thence southwesterly 310.68 feet along the arc of said curve to the left and said right of way line, whose radius is 409.78 feet and whose chord bears South 21°56'27" West, 303.29 feet; thence South 87°17'14" West, 270.00 feet to the Point of Beginning 2.

Said land containing 11.83 acres.

LANDS TO BE REZONED R-3: LOTS 1-4

Being a part of the Northwest 1/4 of the Southwest 1/4 and a part of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35, thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East and then along the northerly right of way line of Whitaker Lane, 140.00 feet to a point of curvature, thence southeasterly 132.43 feet along the arc of said curve to the right, whose radius is 651.67 feet and whose chord bears South 84°40'43" East, 132.20 feet to the Point of Beginning 3.

Thence North 11°08'36" East, 300.00 feet; thence South 73°49'36" East, 166.88 feet; thence South 54°22'03" East, 154.05 feet; thence South 61°30'01" East, 480.00 feet; thence South 28°29'59" West, 300.00 feet to the aforesaid northerly right of way line of Whitaker Lane; thence North 61°30'01" West along said northerly right of way line, 513.00 feet to a point of curvature; thence northwesterly 197.41 feet along the arc of said curve to the left, whose radius is 651.67 feet and whose chord bears North 70°10'43" West, 196.66 feet to the Point of Beginning 3.

Said land containing 5.19 acres.

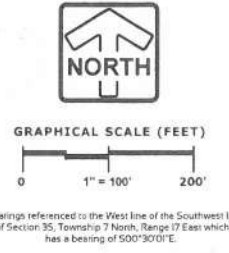
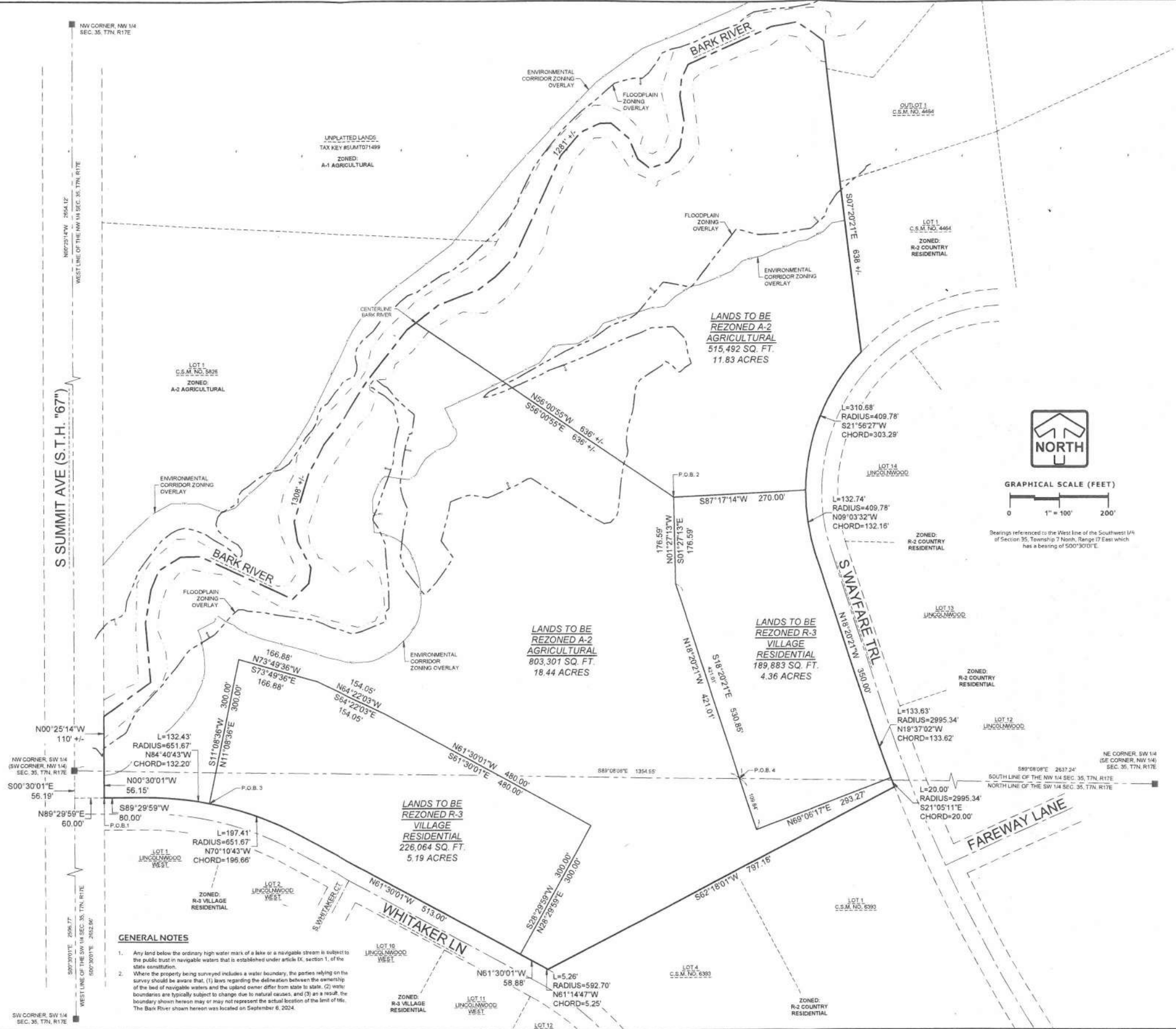
LANDS TO BE REZONED R-3: LOTS 7-11

Being a part of the Northeast 1/4 of the Southwest 1/4 and a part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35, thence South 89°08'08" East along the north line of said Southwest 1/4, 1354.55 feet to the Point of Beginning 4.

Thence South 18°20'21" East, 109.84 feet; thence North 69°06'17" East, 293.27 feet to the westerly right of way line of South Wayfare Trail and a point on a curve, thence northwesterly 133.63 feet along the arc of said curve and said right of way line, whose radius is 2995.34 feet and whose chord bears North 19°37'02" West, 133.62 feet; thence North 18°20'21" West along said right of way line, 350.00 feet to a point of curvature; thence northwesterly 132.74 feet along the arc of said curve to the right and said right of way line, whose radius is 409.78 feet and whose chord bears North 09°03'32" West, 132.16 feet; thence South 87°17'14" West, 270.00 feet; thence South 01°27'13" East, 176.59 feet; thence South 18°20'21" East, 421.01 feet to the Point of Beginning 4.

Said land containing 4.36 acres.



- GENERAL NOTES**
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
 - Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that: (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state; (2) water boundaries are typically subject to change due to natural causes; and (3) as a result, the boundary shown herein may or may not represent the actual location of the limit of title. The Bark River shown herein was located on September 6, 2024.

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
2075 WATER TOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO, ILL. WAUKEGA, ILL. NATIONAL AVENUE

543 SOUTH WAYFARE TRAIL
PART OF THE NE 1/4 AND NW 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SEC. 35, T7N, R17E EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

ZONING EXHIBIT
SUMT 0714999001

REVISIONS		SHEET
NO.	DESCRIPTION	
1	ISSUED FOR PERMIT	1
2	REVISED	1

REC. JOB NO.: 58666.00
DATE: 10/28/2024
SCALE: 1"=100'
DRAFTED BY: BT

6-CORPORATE-2024

December 3, 2024

Dear Neighbors,

We are writing to update everyone on Wayfare Trail and Whitaker Lane, particularly those living adjacent to or near the farmland between the two roads. As owners of the property, we—Mark and Eileen Lurvey—would like to share our plans for the development of this land in the coming year.

Enclosed, you will find a color map outlining the proposed development of the 37.5-acre parcel, along with a data sheet detailing specifics of the project. While we've had the pleasure of discussing some aspects of the plan with a few of you during our walks around the property, we believe it's important to ensure all neighbors are fully informed. Please feel free to share this information with others in the community.

A Brief History

In the early 1980s, Mark's uncle, Conrad Lurvey, developed homesites on his farm, which eventually became Whitaker Lane and Wayfare Trail. We purchased a corner of this farm, where we built our home at 35680 Wayfare Trail, completing it in 1988. Mark has continued to farm the land between the two roads and south of the Bark River, which we acquired from Conrad.

It has long been our expectation that this parcel would eventually be developed into homesites. In planning this development, we are committed to doing so thoughtfully and in a way that aligns with the surrounding community. To help bring this vision to life, we're working with Siepmann Realty, a trusted partner with decades of experience in this style of development.

The Plan

We have known the Siepmann team for many years, and we are confident they will honor the land with a well-designed neighborhood of 12 homesites, thoughtfully integrated with open spaces. We are especially excited that the plan preserves significant green areas, including a paved walking path providing access to the Bark River.

The common areas, including the walking paths, will be maintained by a Homeowners Association made up of the 12 new homeowners. These paths will be open to neighborhood walkers who use them respectfully.

Next Steps

The Village of Summit Plan Commission will review the Preliminary Plat for the development on **December 19th at 5:30 p.m.** at the Summit Village Hall. This will be a public hearing, and we encourage anyone interested to attend and learn more about the project.

Additionally, we've decided to name this new development "**The Gathering**" to reflect its role as a place of community and connection.

If you have any questions or would like more information, please don't hesitate to reach out to Siepmann Realty at **262-650-9700**.

We look forward to continuing to be good neighbors and creating a development that complements the character of the surrounding area.

Sincerely,
Eileen and Mark Lurvey



“THE GATHERING”

VILLAGE OF SUMMIT

--PROPOSED DEVELOPMENT OF THE LURVEY PROPERTY--

November, 2024

- Location:** East of Summit Ave (Hwy 67), West of Wayfare Trail, and North of Whitaker Lane
- Site Size:** 37.56 Acres
- Current Zoning:** A-1 Agriculture
- Proposal:** To create a single-family subdivision of 12 homesites with lots averaging 37,813 square feet in size, each having frontage on green space and the Bark River.
- General Character:** It is envisioned that this will be a community of architecturally controlled single family homes on homesites surrounded by commonly owned green space.
- Building Restrictions:** Deed restrictions will require minimum home sizes and architectural details including Village zoning minimum home size or greater.
- River Greenway:** An easement will be conveyed to Waukesha County to protect the woodlands, wetlands, and floodplain on Lot 12 and Outlot 1 as part of the County’s Bark River Corridor Greenway Plan.
- Density Calculations:** See attached site “data sheet”.
- Drainage:** A series of storm water treatment and control devices will be constructed on Outlot 1 in conformance with local and state regulations.
- Timing:** If approval is granted on a timely basis, construction would begin in Spring, 2025. The development will be constructed in a single phase.
- Synopsis:** We are pleased to present an extraordinary and innovative plan for a high-quality residential community that will enhance the surrounding neighborhoods of the Village of Summit

“THE GATHERING” -- Data Sheet

<u>Existing Zoning:</u>	A-1 Agricultural (Minimum_35 ac)
<u>Proposed Zoning:</u>	R-3 Village Residential (Lots 1 – 11) A-2 Agriculture – Lot 12 & Outlot #1
<u>Overall Site Area:</u>	37.56 acres
<u>Length of New Roads:</u>	0 Feet
<u>Density Per Master Plan:</u>	Single Family Residential--1.6-acre density
<u>Density as Proposed:</u>	3.13ac/12 Lots*
<u>Density Factor & Area/Dwelling Unit:</u>	28,000 square feet
<u>Number of Lots Proposed:</u>	12 Homesites + Outlot #2
<u>Minimum Lot Size:</u>	36,000 square feet
<u>Minimum Lot Size (Cons. Sub):</u>	20,000 square feet
<u>Minimum Lot Width:</u>	120'
<u>Average Proposed Lot Size:</u>	37,813 (11 Lots)
<u>Common Open Space (Outlot #1):</u>	17.15ac (55%)
<u>Preliminary Building Restrictions:</u>	1 st Floor Minimum: 1,200 square feet 1 st & 2 nd Floor Minimum: 1,400 square feet
<u>Homeowners Association:</u>	Yes
<u>Utilities:</u>	Natural Gas, Electricity, and Telephone
<u>Water:</u>	Individual Private Wells
<u>Wastewater:</u>	Individual Septic Systems

*Lot 12 is proposed as a single-family farmette for one home and barn site. The barn, chicken coop and pasture currently exist and houses farm animals (goats & chickens).



Pinnacle Engineering Group
 ENGINEERING CONSULTANTS
 1200 W. WISCONSIN ST., SUITE 100
 WAUKESHA, WI 53186
 TEL: 262.784.8888
 FAX: 262.784.8889
 www.pinnacle-engr.com

PLAN DESIGN DELIVER
 BEING PART OF THE SW 1/4 & NW 1/4 OF SEC. 35 T7N, R17E,
 VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

LURVEY TRUST PROPERTY
CONCEPT PLAN

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	03/23/11
2	REVISED PER COMMENTS	04/15/11
3	REVISED PER COMMENTS	05/10/11
4	REVISED PER COMMENTS	06/01/11
5	REVISED PER COMMENTS	07/01/11
6	REVISED PER COMMENTS	08/01/11
7	REVISED PER COMMENTS	09/01/11
8	REVISED PER COMMENTS	10/01/11
9	REVISED PER COMMENTS	11/01/11
10	REVISED PER COMMENTS	12/01/11

CONCEPT PLAN

- LEGEND OF SYMBOLS AND ABBREVIATIONS**
- 1. Proposed 12' wide sidewalk
 - 2. Proposed 12' wide utility easement
 - 3. Proposed 12' wide driveway
 - 4. Proposed 12' wide easement
 - 5. Proposed 12' wide easement
 - 6. Proposed 12' wide easement
 - 7. Proposed 12' wide easement
 - 8. Proposed 12' wide easement
 - 9. Proposed 12' wide easement
 - 10. Proposed 12' wide easement
 - 11. Proposed 12' wide easement
 - 12. Proposed 12' wide easement
 - 13. Proposed 12' wide easement
 - 14. Proposed 12' wide easement
 - 15. Proposed 12' wide easement
 - 16. Proposed 12' wide easement
 - 17. Proposed 12' wide easement
 - 18. Proposed 12' wide easement
 - 19. Proposed 12' wide easement
 - 20. Proposed 12' wide easement

GENERAL NOTES

1. Survey conducted by Pinnacle Engineering Group, Inc. on 03/23/11.
2. All dimensions are in feet and inches.
3. All bearings are in degrees, minutes and seconds.
4. All areas are in square feet.
5. All distances are in feet.
6. All bearings are in degrees, minutes and seconds.
7. All dimensions are in feet and inches.
8. All bearings are in degrees, minutes and seconds.
9. All areas are in square feet.
10. All distances are in feet.
11. All bearings are in degrees, minutes and seconds.
12. All dimensions are in feet and inches.
13. All bearings are in degrees, minutes and seconds.
14. All areas are in square feet.
15. All distances are in feet.
16. All bearings are in degrees, minutes and seconds.
17. All dimensions are in feet and inches.
18. All bearings are in degrees, minutes and seconds.
19. All areas are in square feet.
20. All distances are in feet.

MEANS

TOTAL SITE AREA TO OWNERS: 1,684,413 SF (38.56 AC)
 TOTAL LOT AREA: 1,414,100 SF
 TOTAL LOT AREA TO OWNERS: 1,414,100 SF
 TOTAL LOT AREA TO PUBLIC: 270,313 SF
 TOTAL LOT AREA TO PUBLIC: 270,313 SF
 TOTAL LOT AREA TO PUBLIC: 270,313 SF

CONCEPT PLAN - LURVEY TRUST PROPERTY

GENERAL NOTES

1. Survey conducted by Pinnacle Engineering Group, Inc. on 03/23/11.
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17. All dimensions are in feet and inches.
18. All bearings are in degrees, minutes and seconds.
19. All areas are in square feet.
20. All distances are in feet.

SUPPLEMENTAL LEGAL DESCRIPTION

The following is a legal description of the Lurvey Trust Property, being part of the SW 1/4 and NW 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, as shown on the attached map.

GENERAL NOTES

1. Survey conducted by Pinnacle Engineering Group, Inc. on 03/23/11.
2. All dimensions are in feet and inches.
3. All bearings are in degrees, minutes and seconds.
4. All areas are in square feet.
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18. All bearings are in degrees, minutes and seconds.
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20. All distances are in feet.



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

MEMORANDUM

To: Village Board

From: Amy Barrows, Planner

Date: January 9, 2025

Re: **The Gathering – Preliminary Plat**
543 S. Wayfare Trail (SUMT0714999001)

BACKGROUND:

See 12/19/2024 Plan Commission Staff Report and packet materials for the related rezone request. The Surveyor and Engineer comments dated November 21, 2024, are also included in the packet. At the December 19, 2024 meeting, Plan Commission unanimously recommended approval of the proposed Preliminary Plat subject to the conditions provided in the recommended motion of this report.

Comments from the public hearing addressing the rezone should be reviewed. Additionally, there were comments regarding the future maintenance of landscaping, specifically the trees along the road, a request to notify owners of the new subdivision that the adjacent subdivision does not have a homeowner's association and property maintenance expectations will not be the same as the proposed subdivision, a request for public parking and access to the river, and a request for clarification regarding the ownership of the bridge.

ATTACHMENTS: 12/19/2024 Plan Commission report
11/21/2024 Surveyor comments
Preliminary Plat

FISCAL IMPACT: None, except that additional tax revenue will be provided if a new residence is constructed on the newly created lot.

RECOMMENDED MOTION:

Approve the Preliminary Plat, subject to the following conditions:

- A. APPROVALS FROM ALL OBJECTING AND APPROVING BODIES:** Petitioner shall satisfy all comments, conditions and concerns of all objecting and approval authorities, including the State of Wisconsin, Waukesha County, and the Village Engineer, Surveyor, and Planner prior to submittal of the Final Plat. Planner Comment #16 from the 12/19/2024

The Gathering – Preliminary Plat

Plan Commission report was modified by the Plan Commission to include that a Landscape Plan shall be submitted to include vegetation, trails, and fencing as part of the Final Plat submittal.

A Developer's Agreement will only be required if public improvements are provided, such as ditching within the public road right-of-way.

Village Board will need to discuss Planner Comments 18-20 from the 12/19/2024 Plan Commission report and add any necessary conditions to this motion.

- B. REZONING.** The preliminary plat is subject to the proposed rezoning amendment being conditionally approved by the Village Board prior to the submittal of the Final Plat.

THE GATHERING
SINGLE-FAMILY SUBDIVISION – PRELIMINARY PLAT
12/19/2024 Plan Commission Meeting
Lurvey Property (SUMT0714999001)

Staff Report

Village of Summit, Wisconsin

Property Location: 543 S. Wayfare Trail

Property Owner: Mark & Eileen Lurvey

Possible Motion: *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.*

Summary:

See the Staff Report for the proposed rezone that is included in the meeting packet for the subject property.

Surveyor and Engineer Conditions: See report prepared by SEH dated November 21, 2024. Stormwater management plans will need to be provided prior to the submittal of a Final Plat. A Stormwater Maintenance Agreement, Developer's Agreement and Letter of Credit will be required to ensure stormwater management and any public improvements are properly constructed. These documents will all need to be submitted for review and approval by the Village Board prior to commencing any construction activities and prior to the submittal of the Final Plat.

Planner Conditions:

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 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's 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.

The Gathering – Preliminary 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 as such 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.
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 Business Park. These land use categories are subject to 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.



Building a Better World
for All of Us®

November 21, 2024

RE: Village of Summit
The Gathering Preliminary Plat Review
Letter
SEH No. 176551 Task 41

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

Dear Ms. Barrows:

We have reviewed the preliminary plat for The Gathering Development being developed by Siepmann Realty Corporation and prepared by Pinnacle Engineering Group. The preliminary plat is dated 11/20/2024. We provide the following comments and have attached a marked-up copy of the preliminary plat to assist with the necessary revisions.

- 1) The land must be described by the Quarter – Quarter Section, where it is located.
- 2) A Meander Line is required.
- 3) We recommend a vision corner be created; this will likely need to be to WDOT Standards.
- 4) We recommend the plat be submitted to the DOA who will then submit it to the WDOT.

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

Sincerely,

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

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

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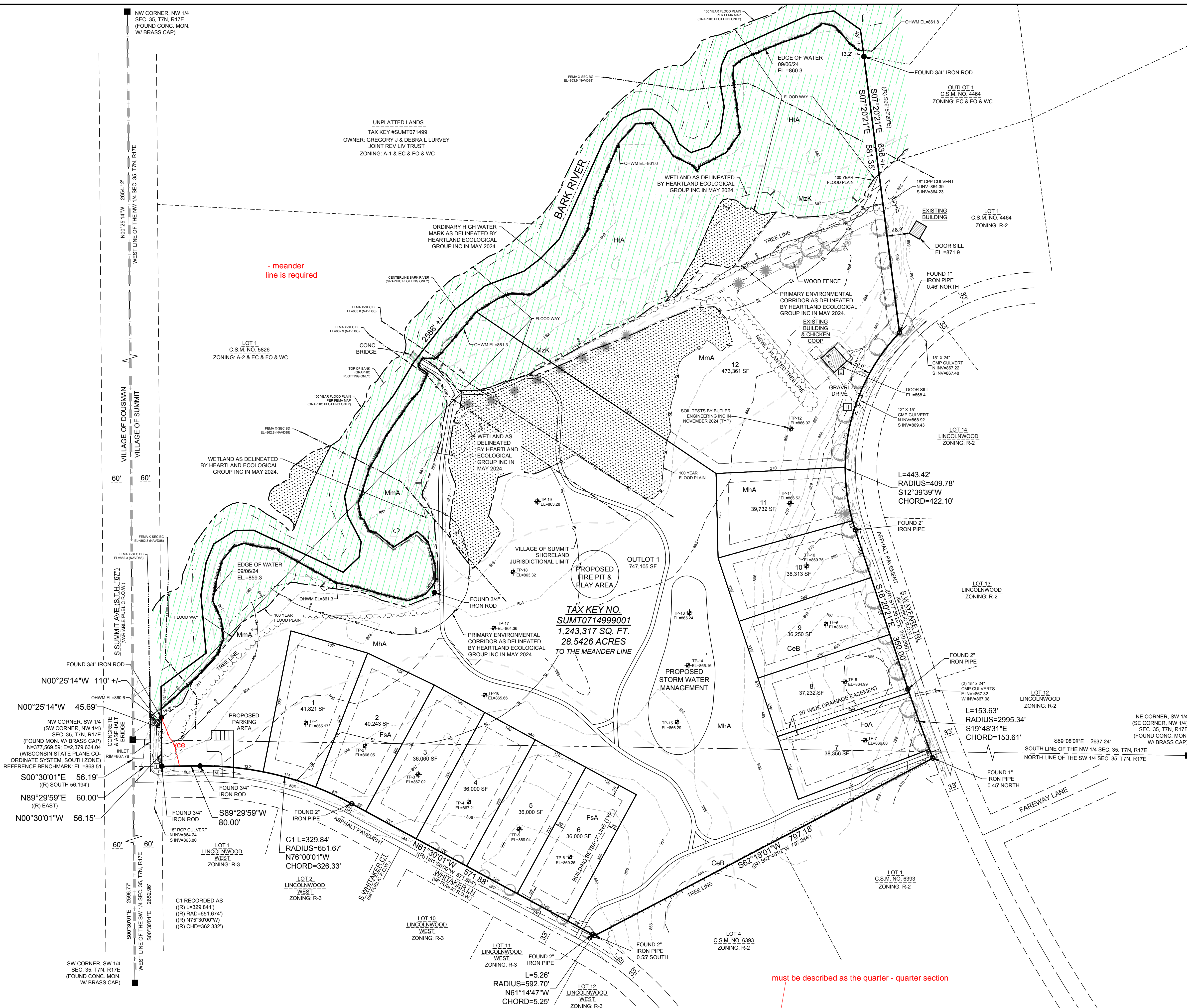
Engineers | Architects | Planners | Scientists

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

262.646.6855 | 888.908.8166 fax | sehinc.com

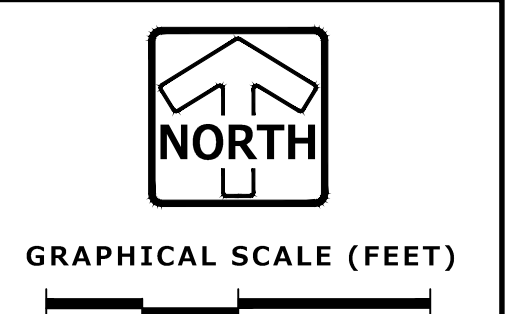
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THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



LEGAL DESCRIPTION:

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of Section 35, Township 1 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows: Commencing at the northwest corner of the Southwest 1/4 of said Section 35, thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East, 60.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway "G7" and the Point of Beginning, thence North 00°30'01" West along said east right of way line, 56.15 feet; thence North 00°25'14" West along said east right of way line 110 feet, more or less to the centerline of the Bark River, thence northwesterly 2588 feet, more or less, along the centerline of the Bark River; thence South 07°20'21" East along the west line of Certified Survey Map No. 4464, 638 feet, more or less, to the northwesterly right of way line of South Wayfare Trail and a point on a curve, thence southwesterly 443.42 feet along the arc of said curve to the left and said right of way line, whose radius is 409.78 feet and whose chord bears South 12°39'39" West, 422.10 feet; thence South 18°20'21" East along said northwesterly right of way line, 350.00 feet to a point of curvature; thence southeasterly 153.63 feet along the arc of said curve to the left and said right of way line, whose radius is 2995.34 feet and whose chord bears South 19°48'31" East, 153.61 feet; thence South 62°18'01" West along the north line of Certified Survey Map No. 6393, 797.18 feet to a point on a curve on the northerly right of way line of Whitaker Lane, thence northwesterly 5.26 feet along the arc of said curve to the left and said right of way line, whose radius is 595.70 feet and whose chord bears North 61°14'47" West, 5.25 feet; thence North 61°30'01" West along said northerly right of way line, 571.88 feet to a point of curvature; thence northwesterly 329.84 feet along the arc of said curve to the left and said right of way line, whose radius is 651.67 feet and whose chord bears North 76°00'11" West, 326.33 feet; thence South 89°29'59" West along said right of way line, 80.00 feet to the Point of Beginning.



GENERAL NOTES

- 1. Survey prepared for: MARK & EILEEN LURVEY TRUST
2. Field work completed on SEPTEMBER 6, 2024.
3. Flood Zone Classification: The property lies with in Zone "X", Zone "AE", "Floodway" and "Other Flood Areas" of the Flood Insurance Rate Map Community Panel No. 55133C0164H with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" are Special Flood Hazard Areas with Base Flood Elevations determined. "Floodway" is the channel of the stream. "Other Flood Areas" are areas of 500 Year Flood chances.
4. Vertical Datum: North American Vertical Datum of 1988 (12), (NAVD88). Reference Benchmark: Monument with brass cap at the southwest corner of the Northwest 1/4 Section 35, Town 7 North, Range 17 East, Elevation = 686.51.
5. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20243418533 with a clear date of SEPTEMBER 1, 2024. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
6. Wetlands delineated by Heartland Ecological Group, Inc. MAY, 2024.
7. Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
8. Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that, (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state, (2) water boundaries are typically subject to change due to natural causes, and (3) as a result, the boundary shown hereon may or may not represent the actual location of the limit of title. The edge of water and ordinary high water mark shown hereon was located on September 6, 2024.
9. Soil tests performed by Butler Engineering Inc in November 2024.
10. Village of Summit Shoreland Jurisdictional Limit is 300 feet from the OHWM or the landward side of the floodplain, whichever is greater.

Table with 2 columns: VILLAGE OF SUMMIT ZONING (R-3 VILLAGE RESIDENTIAL DISTRICT CONSERVATION) and AREAS. Includes details on density factor, lot area, setbacks, and total area for various lots and outlots.

PROJECT ENGINEER/SURVEYOR: ANTHONY S. ZANON, P.E., JOHN P. KONOPACKI, P.L.S., PINNACLE ENGINEERING GROUP, 20725 WATERTOWN ROAD, SUITE 100, BROOKFIELD, WI 53186. OWNER/DEVELOPER: MARK & EILEEN LURVEY TRUST, C/O SIEPMANN REALTY CORPORATION, ATTN: JOHN SIEPMANN, W240 N1221 PEWAUKEE ROAD, WAUKESHA, WI 53188.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

LEGEND OF SYMBOLS & ABBREVIATIONS

Legend table listing symbols for various features like manholes, storm inlets, catch basins, valves, pipes, and markers. Includes a 'VICINITY SKETCH' map and a 'CALL DIGGERS HOTLINE' contact info.

PINNACLE ENGINEERING GROUP logo and contact information: 20725 WATERTOWN ROAD, BROOKFIELD, WI 53186. Website: www.pinnacle-engr.com

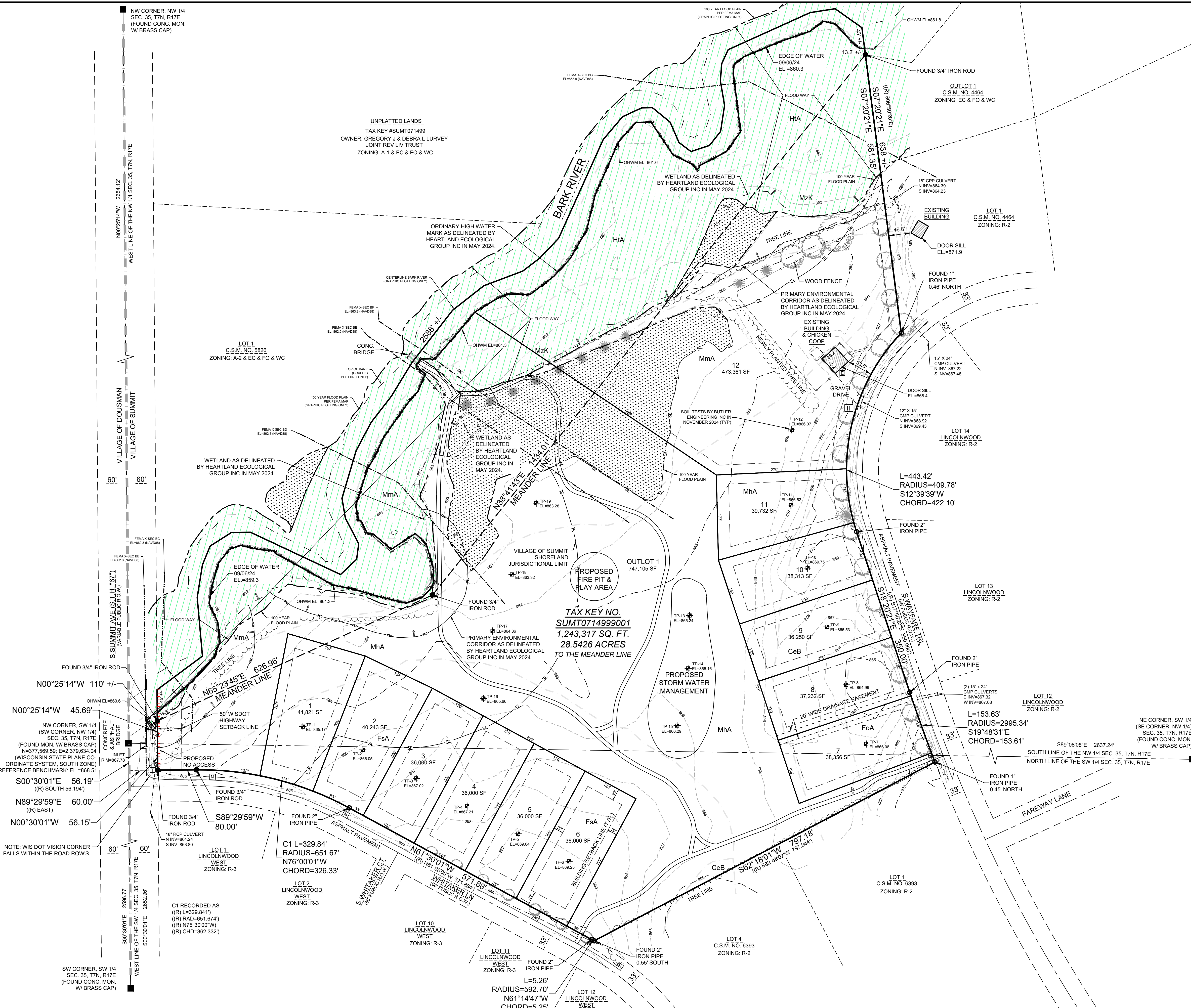
THE GATHERING BEING PART OF THE SW 1/4 & NW 1/4 OF SEC. 35 T7N, R17E, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY PLAT

REVISIONS table and SHEET C-1 information. Includes job number 15866.00-W1 and scale 1"=100'.

www.pinnacle-engr.com and PRELIMINARY PLAT

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC. DESIGNED: BR. DRAFTER: BR. REVIEWED: ASZ.



LEGAL DESCRIPTION:
Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of Section 35, Township 1 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:
Commencing at the northwest corner of the Southwest 1/4 of said Section 35; thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East, 60.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway "37" and the Point of Beginning; thence North 00°30'01" West along said east right of way line, 56.15 feet; thence North 00°25'14" West along said east right of way line 110 feet, more or less to the centerline of the Bark River; thence North westerly 2588 feet, more or less, along the centerline of the Bark River; thence South 07°20'21" East along the west line of Certified Survey Map No. 4464, 638 feet, more or less, to the northwesterly right of way line of South Wayfare Trail and a point on a curve; thence southwesterly 443.42 feet along the arc of said curve to the left and said right of way line, whose radius is 409.78 feet and whose chord bears South 12°39'39" West, 422.10 feet; thence South 18°20'21" East along said northwesterly right of way line, 350.00 feet to a point of curvature; thence southeasterly 153.63 feet along the arc of said curve to the left and said right of way line, whose radius is 2995.34 feet and whose chord bears South 19°48'31" East, 153.61 feet; thence South 62°18'01" West along the north line of Certified Survey Map No. 6393, 797.19 feet to a point on a curve on the northerly right of way line of Whitaker Lane; thence northwesterly 5.26 feet along the arc of said curve to the left and said right of way line, whose radius is 595.70 feet and whose chord bears North 61°14'47" West, 5.25 feet; thence North 61°30'01" West along said northerly right of way line, 571.88 feet to a point of curvature; thence northwesterly 329.84 feet along the arc of said curve to the left and said right of way line, whose radius is 651.67 feet and whose chord bears North 76°00'01" West, 326.33 feet; thence South 89°29'59" West along said right of way line, 80.00 feet to the Point of Beginning.

GENERAL NOTES:
1. Survey prepared for MARK & EILEEN LURVEY TRUST
2. Field work completed on SEPTEMBER 6, 2024.
3. Flood Zone Classification: The property lies with in Zone "X", Zone "AE", "Floodway" and "Other Flood Areas" of the Flood Insurance Rate Map Community Panel No. 55133C0164H with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" are Special Flood Hazard Areas with Base Flood Elevations determined. "Floodway" is the channel of the stream. "Other Flood Areas" are areas of 500 Year Flood chances.
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9. Soil tests performed by Butler Engineering Inc in November 2024.
10. Village of Summit Shoreland Jurisdictional Limit is 300 feet from the OHWM or the landward side of the floodplain, whichever is greater.
11. Setback Note: §233.08 There shall be no improvements or structures placed between the highway and the 50' W/DOT highway setback line.
12. Access Note: §233.05(1) As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. 67, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to §236.293, Stats., and shall be enforceable by the Department of Transportation.
13. Noise Note: §233.105(1) The lots of this land division may experience noise at the levels exceeding the levels in § Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.
14. Vision Corner: §233.105(2) No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height. This requirement is for Outlot 1 where Whitaker Lane connects to Summit Ave (STH 67).

VILLAGE OF SUMMIT ZONING:
R-3 VILLAGE RESIDENTIAL DISTRICT CONSERVATION
DENSITY FACTOR/AREA PER DWELLING UNIT = 28,000 SF
MINIMUM TOTAL OPEN SPACE = 40% OF PROJECT AREA
MINIMUM LOT AREA = 20,000 SF
MINIMUM LOT WIDTH = 120' AT BUILDING SETBACK
MAXIMUM IMPERVIOUS AREA = 10,500 SF OR 15% OF LOT AREA, WHICHEVER IS GREATER
LOCAL STREET SETBACK = 20' (PROPOSING 30')
MINIMUM SIDE YARD = 20'
MINIMUM REAR YARD = 25'
MINIMUM WETLAND SETBACK = 25'
MINIMUM SETBACK FROM OHWM = 75'

AREAS:
TOTAL SITE AREA TO OHWM = 1,636,413 SF (37.5669 AC)
TOTAL LOT AREA (LOTS 1-11) = 415,947 SF
TOTAL OUTLOT 1 AREA TO OHWM = 747,105 SF
TOTAL FLOODPLAIN ON OUTLOT 1 = 179,350 SF
TOTAL WETLAND ON OUTLOT 1 = 82,225 SF
TOTAL WETLAND OUTSIDE OF FLOODPLAIN ON OUTLOT 1 = 225 SF
TOTAL UPLAND ON OUTLOT 1 = 567,530 SF
TOTAL LOT 12 AREA TO OHWM = 473,361 SF
TOTAL FLOODPLAIN ON LOT 12 = 270,029 SF
TOTAL WETLAND ON LOT 12 = 211,488 SF
TOTAL WETLAND OUTSIDE OF FLOODPLAIN ON LOT 12 = 1,391 SF
TOTAL UPLAND ON LOT 12 = 201,941 SF

PROPOSED NUMBER OF LOTS: 12
PROPOSED NUMBER OF OUTLOTS: 1

PROJECT ENGINEER/SURVEYOR:
ANTHONY S. ZANON, P.E.
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
tony.zanon@pinnacle-engr.com

OWNER/DEVELOPER:
MARK & EILEEN LURVEY TRUST
C/O SIEPMANN REALTY CORPORATION
ATTN: JOHN SIEPMANN
W240 N1221 PEWAUKEE ROAD
WAUKESHA, WI 53188
(262) 650-9700
john@siepmannrealty.com

LEGEND OF SYMBOLS & ABBREVIATIONS

Sanitary Manhole	Fiber Optic Manhole	Sign
Storm Inlet	Fiber Optic Manhole/Vault	Mail Box
Storm Inlet	Telephone Pedestal	Flag Pole
Cleanout	Telephone Manhole/Vault	Basketball Hoop
Catch Basin	Telephone Manhole	Bollard
Latrine	Transformer	Cross Cut
Unknow Manhole	Electric Meter/Pedestal	Iron Pipe
Well	Electric Manhole/Vault	Iron Reinforced
Hydrant	Cable TV Riser/Box Cable	Gas Meter
Water Valve	Gas Valve	Gas Marker
Down Spout	Gas Meter	Air Conditioning Unit
Sprinkler Valve	Gas Meter	Vent
Water Shut Off	Standpipe	Flood Light
Standpipe	Water Manhole	Light Pole
Water Manhole	Flood Light	Traffic Signal Pole
Light Pole	Utility Pole	Spot Elevation
Traffic Signal Pole	Utility Pole	No Access
Utility Pole	Spot Elevation	No Access
Spot Elevation	No Access	No Access

SIGNED: JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

VICINITY SKETCH: SW 1/4 & NW 1/4 SEC. 35, T7N, R17E, 1" = 200'

CALL DIGGERS HOTLINE: 1-800-242-8511 TOLL FREE
TO OBTAIN LOCATIONS OF UTILITIES BEFORE YOU DIG
WIS STATUTE §282.09(2) REQUIRES YOU TO CALL AND NOTICE BEFORE YOU EXCAVATE
M.I.W. AREA 259-1181
NOTE: The location and size of the underground structures and utilities shown hereon have been located by a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

www.pinnacle-engr.com PRELIMINARY PLAT

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE: 20725 WATERTOWN ROAD, BROOKFIELD, WI 53186 (262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

THE GATHERING
PART OF THE NE 1/4 AND NW 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SEC. 35, T7N, R17E, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY PLAT

REVISIONS

1	VILLAGE COMMENTS & DOT INFO	11/26/24

PEG JOB #S5865.00-W1
ASZ
START DATE 11-20-24
SCALE 1" = 100'
SHEET C-1
PRELIMINARY PLAT



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

MEMORANDUM

To: Village Board

From: Amy Barrows, Planner

Date: January 9, 2025

Re: **Zoning Map Amendment to expand the EC Environmental Corridor Overlay District to a 3.195-acre portion of property**

Lot 4 of CSM # 11759 (SUMT0674031004)

BACKGROUND: See 12/19/2024 Plan Commission Staff Report.

At the December meeting, Plan Commission unanimously recommended Village Board expand the EC Environmental Corridor Overlay District to a 3.195-acre portion of property legally described in Exhibit A subject to the conditions included in the enclosed ordinance. During the public hearing, the applicants addressed the fact that Lot 2 of CSM #11759 was legally created with the understanding that it would be a buildable lot. The current property owner of Lot 2 stated that the review process has been stressful because he purchased the lot with the belief that it was a buildable lot. The adjacent lot owner to the south (Lot 1 of CSM # 11759) stated that even if the corridor area is expanded, the collective sites still go over the allowable disturbance threshold. The adjacent lot owner to the south was not able to purchase Lot 2 because his land was gifted to him through a foundation that prevents him from purchasing additional land.

ATTACHMENTS:

- 12/19/2024 Plan Commission Staff Report
- Draft Ordinance with Exhibits
- Draft Certified Survey Map (see Agenda Item #6E)
- Environmental Corridor Overlay Plan
- Existing CSM # 11759
- Shakerville Subdivision Plat
- Shakerville Open Space Easement (never recorded)

FISCAL IMPACT: None, except that additional tax revenue will be provided if a new residence is constructed on Lot 2.

RECOMMENDED MOTION:

Adopt the enclosed ordinance to amend 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, subject to Village Attorney review. 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 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 outlet that must be owned in common with proposed Lot 3 of the Certified Survey Map, and its heirs and assigns.
3. The use of proposed Outlot 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 outlet, and the use of trail bikes, or any other off-street and on-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 outlet. 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 Outlot 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.

ZONING DISTRICT AMENDMENT REQUEST
12/19/2024 Plan Commission Meeting
Lang Residential Investment LLC and N. Susanne Lang

Staff Report

Village of Summit, Wisconsin

Property Location: Lot 4 of CSM # 11759 (SUMT0674031004)

Property Owner: Lang Residential Investment LLC and N. Susanne Lang

Possible Motion: *Motion 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:*

- 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 outlot that must be owned in common with proposed Lot 3 of the Certified Survey Map.*
- 3. The use of proposed Outlot 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 outlot, 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 outlot. 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 Outlot 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*

Lang Rezone

recorded.

8. *The Environmental Corridor Overlay District Specifications Report, and recorded Declaration of Restrictions Document Number, shall be referenced on the Certified Survey Map.*

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

Summary:

Existing Zoning: R-2 Country Residential (1.5-acre lot size/density of 1 unit/90,000 sq. ft.) & EC Environmental Corridor Overlay

Proposed Zoning: Existing R-2 and EC Environmental Corridor Overlay remains with EC Environmental Corridor Overlay District expanded to include an additional 3.195 acres.

Land Use Plan: SF Residential 1.6-acre density & Isolated Natural Resource Area (INRA)

Adjacent Land Uses		Zoning
N	Residential	R-2
South	Residential	R-2/EC
East	Residential	R-2/EC
West	Vacant (approved CU as part of quarry)	A-1/WL/EC

Mr. Lang created a 4-lot CSM in 2018 (CSM #11759), inclusive of lands that were otherwise required to remain in open space as part of the Shakerville Subdivision approved and recorded in 1987. The Shakerville Subdivision was part of a Planned Unit Development (PUD). One of the conditions of the PUD was that an open space easement be recorded at time of recording the plat that limited the use of the outlot (11.4 acres; now part of Lot 4 CSM # 11759) for recreational purposes, for aesthetic enhancement of the surrounding subdivision, and for growing agricultural crops only. The easement was never recorded. The unrecorded easement is included in the packet.

It has since been determined that the 4-lot CSM recorded in 2018 would result in a density of more than one unit per five acres of environmental corridor (INRA) if Lot 2 of the CSM is developed with a residential unit. Lots 1 and 3 of CSM #11759 have already been developed and Lot 4 of CSM #11759 has an available building envelope located outside of the environmental corridor. There are currently two homes in the environmental corridor and 11.8 acres of environmental corridor area, whereas 15 acres of corridor is required for the construction of a third residence. The current property owner of Lot 2 of CSM #11759 has expressed his interest

Lang Rezone

in constructing a residence. The lot was marketed for residential construction. Therefore, the applicant is proposing to increase the area of environmental corridor by 3.195 acres so that there is at least 15 acres of environmental corridor, accommodating three residential units from the original 4-lot CSM. The property owner of Lot 4 of CSM #11759 agreed to work with Southeastern Wisconsin Regional Planning Commission, the agency that establishes the environmental corridor boundaries, to determine the recommended actions that should be taken to establish additional environmental corridor, in this case INRA. SEWRPC agreed to a proposal to create a natural prairie. The applicant submitted an Environmental Corridor Overlay District Specifications Report, which includes site planning, installation, monitoring and maintenance. The report requires review from Village Staff. SEWRPC has already been consulted to review the report. The review is pending.

As part of increasing the area of the Environmental Corridor Overlay District (INRA), staff has requested that the applicant create a new CSM that further divides Lot 4 of CSM #11759 to recreate the 11.4-acre outlot that was intended to be preserved for open space purposes as part of the Shakerville Subdivision. The applicant has submitted a preliminary CSM that includes an 11.8-acre outlot. The CSM also indicates the location of the additional environmental corridor (INRA). Resource restriction notes will be required. No additional development sites are proposed as part of the CSM, other than the development of the newly proposed Lot 3 (portion of former Lot 4 of CSM #11759). Development of proposed Lot 3 will be required to be located outside of the INRA. The CSM should be subject to no further division of land. Staff has asked that the applicant include Lots 2 and 3 of CSM #11759 to demonstrate that Lot 2 of CSM #11759 can be developed with sufficient environmental corridor (INRA) acreage taken from the overall acreage of the newly created CSM.

ORDINANCE NO. _____

AN ORDINANCE
TO CONDITIONALLY REZONE CERTAIN LANDS
IN THE VILLAGE OF SUMMIT AS PART OF THE ZONING AND SHORELAND
PROTECTION ORDINANCE TO EXPAND THE EC ENVIRONMENTAL CORRIDOR
OVERLAY DISTRICT (SECTION 111-362) TO A 3.195-ACRE PORTION OF PROPERTY
KNOWN AS PART OF LOT 4 OF CSM # 11759 (SUMT0674031004) AND TO
CONDITIONALLY AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF
SUMMIT.

WHEREAS, pursuant to Section 111-386(b)(1) of the Village Code, a petition has been filed by Jon Spheeris (APPLICANT) on behalf of Lang Residential Investment LLC and N Susanne Lang (PROPERTY OWNER), as the owner of certain lands in the Village of Summit, to rezone certain lands legally described and illustrated in Exhibit “A”, and described as part of Lot 4 of CSM # 11759 (SUMT0674031004), which is incorporated herein by reference (the “Subject Lands”); and

WHEREAS, the Petitioner has provided the Village Clerk with the petition in triplicate form and the required fee pursuant to Village Code Section 111-386(b)(2) and all required data pursuant to Chapter 111 of the Village Code; and

WHEREAS, upon publication of the required “Notice of Public Hearing” and mailing of said “Notice of Public Hearing” to all parties-in-interest as required by Section 111-387(b)(1)(b) of the Village Code, the Village Plan Commission held a public hearing on December 19, 2024, as required by Section 111-386(b)(4) of the Village Code; and

WHEREAS, following the December 19, 2024 public hearing, the commissioners considered all the information presented at the public hearing; and

WHEREAS, the Plan Commission recommended approval of the rezoning petition of the Subject Lands, subject to certain conditions, to the Village Board; and

WHEREAS, the Village Board finds that this change to the Village Zoning and Shoreland Protection Ordinance is not subject to the super majority requirement of Section 66.10015, Wisconsin Statutes, related to down zoning because the Property Owner affected by this down zoning ordinance requested and agreed to this change; and

WHEREAS, having determined that all procedural and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety, and welfare of the community and the

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

WHEREAS, the Village Board has included several conditions of its approval of the rezoning petition as defined and approved on January 9, 2025.

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

SECTION 1: The Zoning Map of the Village of Summit is hereby amended to rezone the Subject Lands to expand the EC Environmental Corridor Overlay District (Section 111-362) to a 3.195-acre portion of property currently known as part of Lot 4 of CSM # 11759 (SUMT0674031004), subject to the following conditions being met:

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 outlot that must be owned in common with proposed Lot 3 of the Certified Survey Map, and its heirs and assigns.
3. The use of proposed Outlot 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 outlot, and the use of trail bikes, or any other off-street and on-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 outlot.

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 Outlot 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.

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

SECTION 3: SEVERABILITY.

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

SECTION 4: EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage and publication and subject to the conditions stated in Section 1, and this Ordinance is null and void and the current zoning shall be in effect with no further notice if said conditions are not complied with on the terms and conditions stated herein.

This Ordinance passed this ____ day of _____, 2025.

VILLAGE OF SUMMIT

By: _____
Jack Riley, Village President

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

Published/Posted the ____ day of _____ 2025

DRAFT

EXHIBIT A
LEGAL DESCRIPTION
LANDS TO BE REZONED INRA

PART OF LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, PREVIOUSLY A COMBINATION OF CSM 1908, A PART OF PARCEL 1 CSM 2473, OUTLOT 1 OF SHAKERVILLE, AND OTHER LANDS ALL A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF CSM 11759 AND POINT OF BEGINNING, THENCE ALONG THE SOUTH LINE OF LOT 4 OF CSM 11759 FOR THE FOLLOWING 3 COURSES:
1.: THENCE N 65°58'28" W, 26.50 FEET; 2.: THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 405.23 FEET, A RADIUS OF 218.91 FEET, A DELTA ANGLE OF 106°03'41", AND A CHORD BEARING S 60°59'46" W, 349.80 FEET; 3.: THENCE N 07°57'59" E, 91.01 FEET; THENCE N 44°16'06" E, 29.03 FEET; THENCE N 12°45'40" W, 29.68 FEET; THENCE N 48°10'55" E, 39.28 FEET; THENCE N 28°44'34" W, 20.44 FEET; THENCE N 26°20'47" E, 26.70 FEET; THENCE N 39°35'56" E, 21.55 FEET; THENCE N 00°11'25" E, 15.18 FEET; THENCE N 32°03'14" W, 30.93 FEET; THENCE N 50°35'16" E, 22.87 FEET; THENCE N 04°05'46" W, 31.30 FEET; THENCE N 03°28'21" E, 66.75 FEET; THENCE N 35°53'47" W, 17.90 FEET; THENCE N 45°00'03" W, 11.16 FEET; THENCE N 07°57'59" E, 202.23 FEET; THENCE S 83°07'08" E, 366.65 FEET TO THE WEST RIGHT OF WAY OF SHAKERVILLE ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY OF SHAKERVILLE ROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 416.50 FEET, A RADIUS OF 1589.80 FEET, A DELTA ANGLE OF 15°00'38", AND A CHORD BEARING S 16°30'10" W, 415.31 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 139,173 SQUARE FEET, 3.195 ACRES.

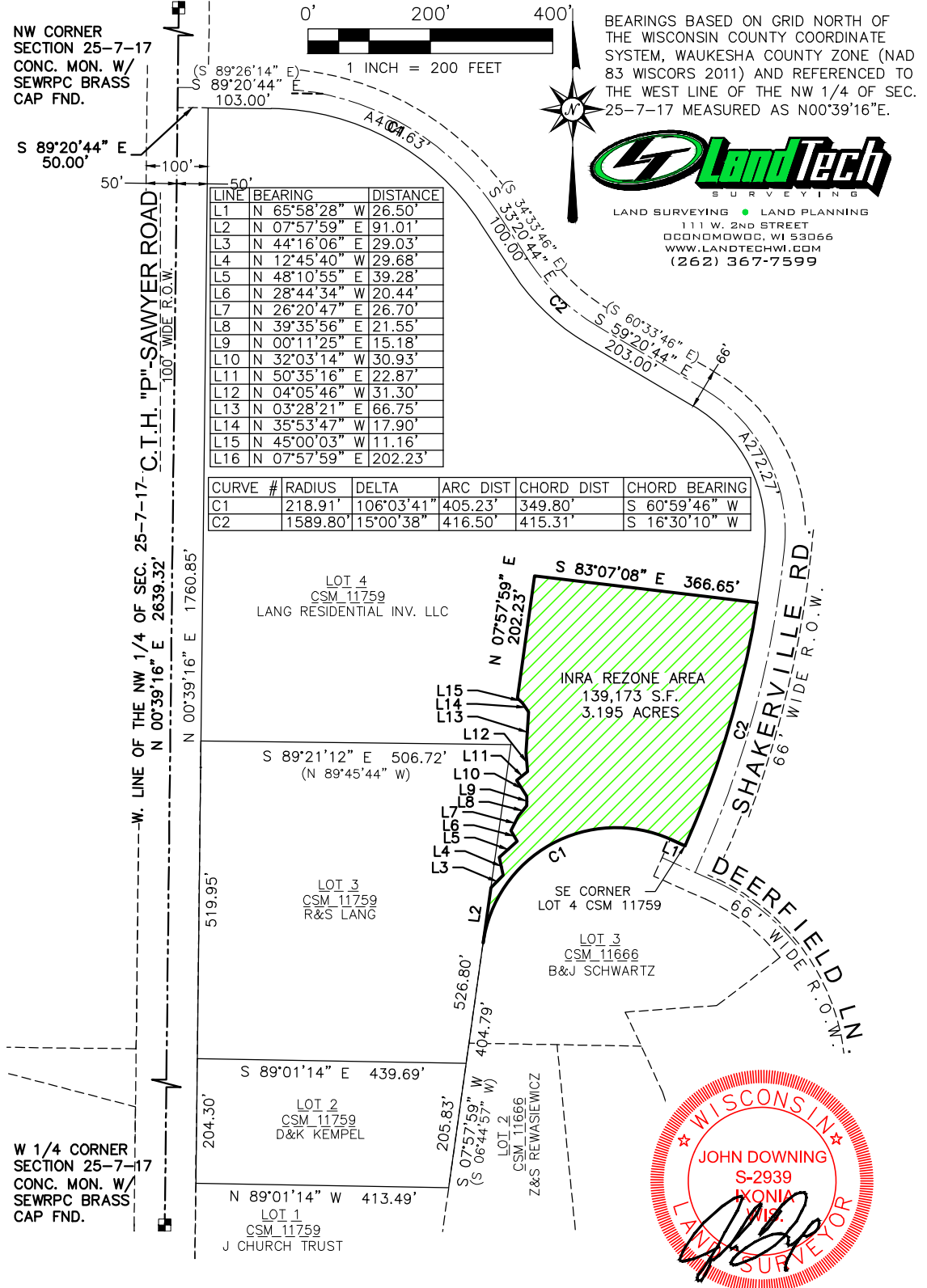
Prepared By:



111 WEST 2ND STREET
OCONOMOWOC, WISCONSIN
262-367-7599

REZONE EXHIBIT

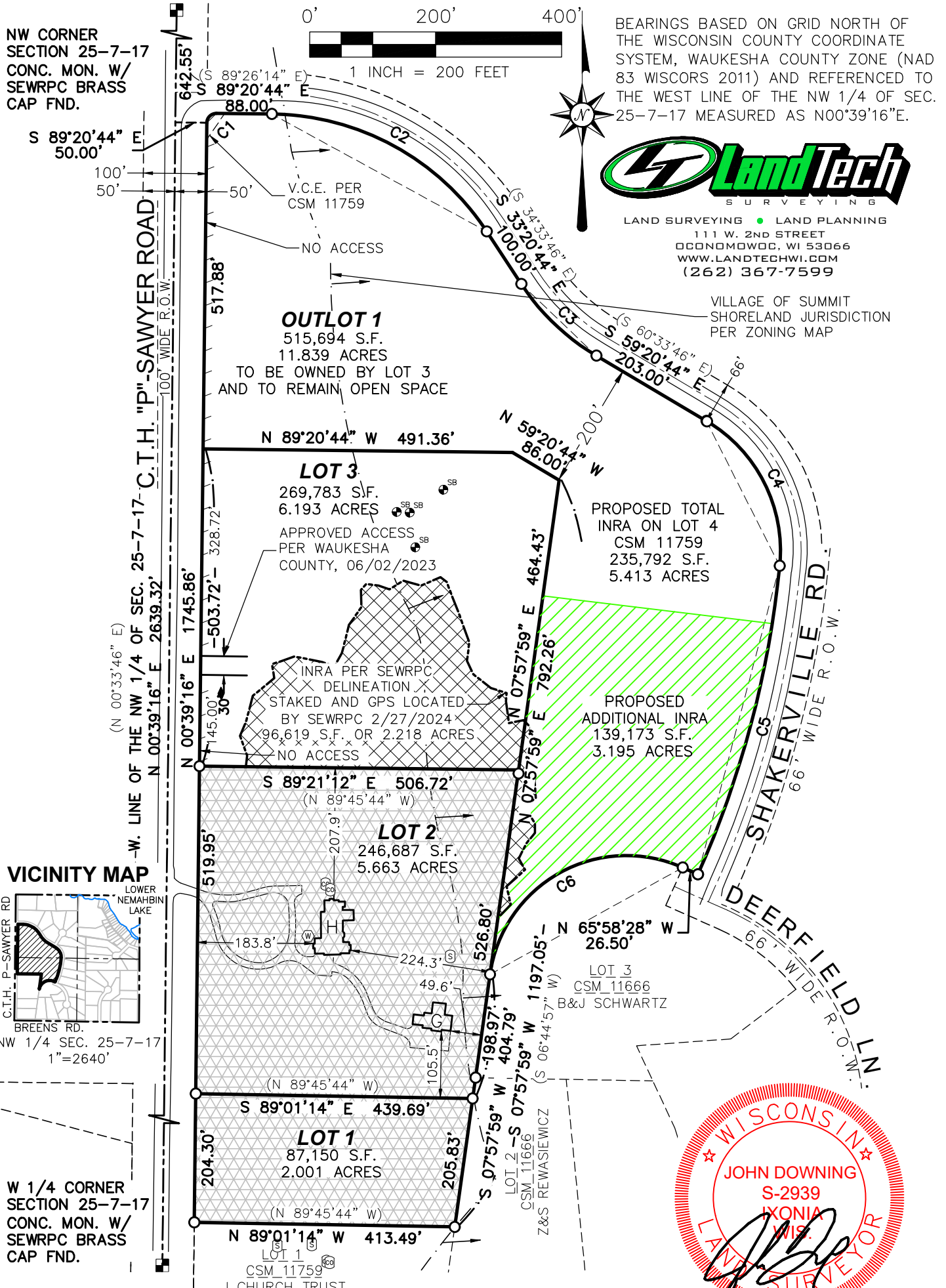
LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, PREVIOUSLY A COMBINATION OF CSM 1908, A PART OF PARCEL 1 CSM 2473, OUTLOT 1 OF SHAKERVILLE, AND OTHER LANDS ALL A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



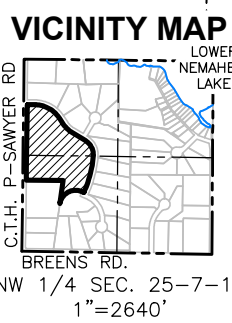
PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



NW CORNER SECTION 25-7-17 CONC. MON. W/ SEWRPC BRASS CAP FND.



W 1/4 CORNER SECTION 25-7-17 CONC. MON. W/ SEWRPC BRASS CAP FND.

PREPARED FOR:
LANG RESIDENTIAL INVESTMENT LLC
AND N SUSAN LANG
514 WELLS ST.
DELAFIELD, WI 53018

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

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 NW 1/4 OF SEC. 25-7-17 MEASURED AS N00°39'16"E.



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

VILLAGE OF SUMMIT SHORELAND JURISDICTION PER ZONING MAP



REV: 12/02/2024
DATED 11/19/2024
JOB# 20144
SHEET 1 OF 5

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN. WISCONSIN DESCRIBED AS FOLLOWS:

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

DESCRIBED LANDS AS HAVING AN AREA OF 1,119,314 SQUARE FEET OR 25.696 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF LANG RESIDENTIAL INVESTMENT LLC, AND N SUSANNE LANG, ROBERT A AND SUSANNE LANG, DANIEL K KEMPEL AND KELLEY M KEMPEL OWNERS OF SAID LANDS.











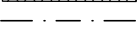

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

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

DATED THIS _____ DAY OF _____, 20_____.

JOHN D. DOWNING, S-2939

LEGEND

-  FOUND 3/4 REBAR" OR NOTED
-  FOUND 1" IRON PIPE OR NOTED
- 3/4"x18" REBAR
WEIGHING 1.5 LBS/LIN FT SET
AT ALL OTHER LOT CORNERS
-  WELL
-  SEPTIC VENT
-  SEPTIC CLEANOUT
-  RECORD DIMENSION
-  DRIVEWAY LOCATION
-  SOIL BORE
-  PROPOSED INRA
-  INRA PER WAUKESHA COUNTY GIS
-  INRA PER DELINEATION
-  SHORELAND ZONING

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	15.00"	88°58'58"	23.56'	21.21'	N 45°39'16" E (N 44°26'14" E)	N 89°21'15" W	N 00°39'47" E
C2	414.00'	55°59'59"	404.63'	388.72'	N 61°20'44" W (N 62°33'46" W)	N 33°20'44" W	N 89°20'43" W
C3	366.00'	25°59'58"	166.08'	164.66'	S 46°20'44" E (S 47°33'46" E)	S 33°20'45" E	S 59°20'43" E
C4	240.00'	64°59'56"	272.27'	257.90'	N 26°50'44" W (N 28°03'46" W)	N 05°39'14" E	N 59°20'42" W
C5	1589.80'	18°20'10"	508.78'	506.61'	N 14°50'24" E (N 13°37'22" E)	N 24°00'29" E	N 05°40'19" E
C6	218.91'	106°03'41"	405.23'	349.80'	S 60°59'46" W (S 59°46'44" W)	N 65°58'23" W	S 07°57'56" W

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

NOTES:

- WITHIN THE AREA OF THE VISION CORNER EASEMENT THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS, OR ANY OTHER STRUCTURE SHALL BE LIMITED TO 24 INCHES ABOVE THE INTERSECTION ELEVATION.
- DEVELOPMENT OF LOT 3 IS REQUIRED TO BE OUTSIDE OF THE INRA AREA.
- OUTLOT 1 SHALL REMAIN AS OPEN SPACE FOR RECREATIONAL PURPOSES, FOR AESTHETIC ENHANCEMENT OF THE SURROUNDING SUBDIVISION, AND FOR GROWING AGRICULTURAL CROPS ONLY. NO BUILDINGS OR CONSTRUCTION OF ANY KIND MAY BE CONSTRUCTED IN THE OUTLOT, AND THE USE OF TRAIL BIKES, OR ANY OTHER OFF-SITE MOTORIZED VEHICLES OF ANY TYPE EXCEPT FOR SNOWMOBILES, ARE PROHIBITED. ALSO SEE INRA RESTRICTION NO. 7.
- LANDS CONTAINED WITHIN THIS CSM SHALL NOT BE FURTHER DIVIDED.

ISOLATED NATURAL RESOURCE AREA (INRA) RESTRICTIONS:

THOSE AREAS IDENTIFIED AS A ISOLATED NATURAL RESOURCE AREA AND PROPOSED ADDITIONAL ISOLATED NATURAL RESOURCE AREA ON PAGE 1 OF 5 OF THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE VILLAGE OF SUMMIT AND, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER, AND WITH APPROVAL FROM THE VILLAGE OF SUMMIT.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED, UNLESS GRAZING IS CONDUCTED IN ORDER TO MANAGE INVASIVE VEGETATION AND APPROVAL IS OBTAINED BY THE VILLAGE OF SUMMIT.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED EXCEPT WITHIN A PRE-APPROVED DISTURBANCE AREA APPROVED BY THE VILLAGE OF SUMMIT.
5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF VILLAGE OF SUMMIT, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
6. THE CONSTRUCTION OF BUILDINGS REQUIRES VILLAGE OF SUMMIT PRE APPROVAL ON LOT 1 AND LOT 2 WITH DISTURBANCE LIMITED TO 15% OF THE LOT AREA, OR 32,670 SQ. FT., WHICHEVER IS GREATER. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED ON LOT 3 AND OUTLOT 1.
7. THE ENVIRONMENTAL CORRIDOR OVERLAY DISTRICT SPECIFICATIONS PLAN , RECORDED AS DOCUMENT # _____, SHALL BE COMPLIED WITH. THE PLAN ADDRESSES SITE PREPARATION, PLANTING, AND LONG-TERM VEGETATION MONITORING AND MANAGEMENT OF THE AREA DESIGNATED AS PROPOSED ADDITIONAL INRA ON SHEET 1 OF THIS CSM

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS WE THE LANG RESIDENTIAL INVESTMENT LLC, AND N SUSANNE LANG HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

ROBERT A LANG – MEMBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED LANG RESIDENTIAL INVESTMENT LLC, AND N SUSANNE LANG, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE:

AS OWNERS WE ROBERT A AND SUSANNE LANG HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

ROBERT A LANG

SUSANNE LANG

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED ROBERT A AND SUSANNE LANG, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS DANIEL K KEMPEL AND KELLEY M KEMPEL WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT. WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

DANIEL K KEMPEL

KELLEY M KEMPEL

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED DANIEL K KEMPEL AND KELLEY M KEMPEL, 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 PLAN COMMISSION

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

JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL – ADMINISTRATOR–CLERK/TREASURER

VILLAGE OF SUMMIT BOARD

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

THIS _____ DAY OF _____, 20_____.

JACK RILEY–PRESIDENT

DEBRA MICHAEL – ADMINISTRATOR–CLERK/TREASURER



**Shakerville Road
Environmental Corridor Overlay District Specifications
(3.195 total acres)**

Site Preparation

All designated shortgrass prairie restoration areas shall be prepped by means of mowing during the 2025 growing season and then applying non-selective herbicide (glyphosate) in the late fall months of 2025 to eliminate existing cool season grasses. Herbicide application shall be performed no later than December 1, 2025. Upon successful completion of herbicide application, all areas shall be scarified by means of mechanical raking, tilling, or disking. Soil scarification shall be completed by December 15, 2025.

Native Seed Materials and Installation

All native seed materials shall be of Wisconsin Local Origin not to exceed a 200-mile radius of project site. All grasses and forbs shall be tested for germination and shall be supplied as Pure Live Seed (PLS). All seeding areas shall include the installation of a cover crop of annual rye grass at the rate of 5 lbs. per acre. Native seed materials shall be installed by means of hand or mechanical broadcast methods to assure thorough coverage throughout all designated seeding areas. Since all areas are flat and have low probability of erosion, erosion control fabric would not be necessary. Soils may not need to be worked up since seeding will be performed during the dormant season. Native seed shall be installed no later than December 31, 2024.

<p>Shortgrass Prairie Native Seed Mix (3.0 total acres)</p> <p>Grasses – total lbs per acre: 7.0 (Minimum of 3 grass species shall be used). (No single grass species shall exceed 15% of total seed mix weight). Bouteloua curtipendula (side oats grama) Elymus canadensis (Canada wild rye) Schizachyrium scoparium (little bluestem)</p> <p>Forbs total lbs per acre: 3.0 (Minimum of 30 forb species shall be used). (No single forb species shall exceed 10% of total seed mix weight.) Allium cernuum (nodding pink onion) Asclepias tuberosa (butterfly milkweed) Aster azureus (sky blue aster) Aster laevis (smooth aster) Aster novae-angliae (new England aster) Astragalus canadensis (Canada milk vetch) Cassia hebecarpa (wild senna) Coreopsis lanceolata (lanced leaf coreopsis) Coreopsis palmata (prairie coreopsis) Coreopsis tripteris (tall coreopsis) Dalea candida (white prairie clover)</p>	<p>Forbs continued...</p> <p>Dalea purpurea (purple prairie clover) Desmodium canadense (Canada tick trefoil) Echinacea pallida (pale purple coneflower) Echinacea purpurea (purple coneflower) Eryngium yuccifolium (rattlesnake master) Helianthus occidentalis (western sunflower) Liatris aspera (rough blazing star) Liatris pycnostachya (dense blazing star) Monarda fistulosa (bergamot) Monarda punctata (dotted mint) Parthenium integrifolium (wild quinine) Penstemon digitalis (smooth penstemon) Penstemon grandifloras (beardtongue) Ratibida pinnata (yellow coneflower) Rudbeckia hirta (black eyed Susan) Rudbeckia subtomentosa (sweet black-eyed Susan) Silphium laciniatum (compass plant) Silphium terebinthinaceum (prairie dock) Solidago rigida (stiff goldenrod) Tradescantia ohioensis (spiderwort) Verbena stricta (hoary vervain) Zizia aurea (golden alexanders)</p>
--	--

Native Tree Protection and Enhancement

All existing mature native oak and shagbark hickory trees shall be protected. Ten (10) Burr oak and ten (10) white oak seedlings shall also be supplied and installed within project footprint. All installed seedlings shall be protected from herbivory with 4' biodegradable tree tubes. Tree seedlings shall be obtained from within a 200-mile radius of project site.

Vegetation Monitoring

All seeded and planted areas shall be monitored for 5 full growing seasons (2026-2030). Monitoring shall consist of a minimum of 1 site visit per month during each management growing season to assess project site's vegetative state to determine what, if any, methods of management may be necessary at that time. An end of year vegetation management and monitoring report shall be provided to the Village of Summit at the completion of each contracted year. This report shall document services provided and include site photographs as well as recommendations and / or concerns with future management.

Vegetation Management

Management would need to be performed for 5 full growing seasons (2026-2030) to assure these areas remain free of unwanted weedy plant species. Management techniques would include selective cutting, mowing and / or spot herbicide applications of undesirable plant species. Invasive plant species may include, but are not limited to; purple loosestrife, reed canary grass, giant reed grass, star thistle, sweet clover, Queen Anne 's lace, Canada thistle, bull thistle, burdock, teasel and invasive woody trees and shrubs.

4360453

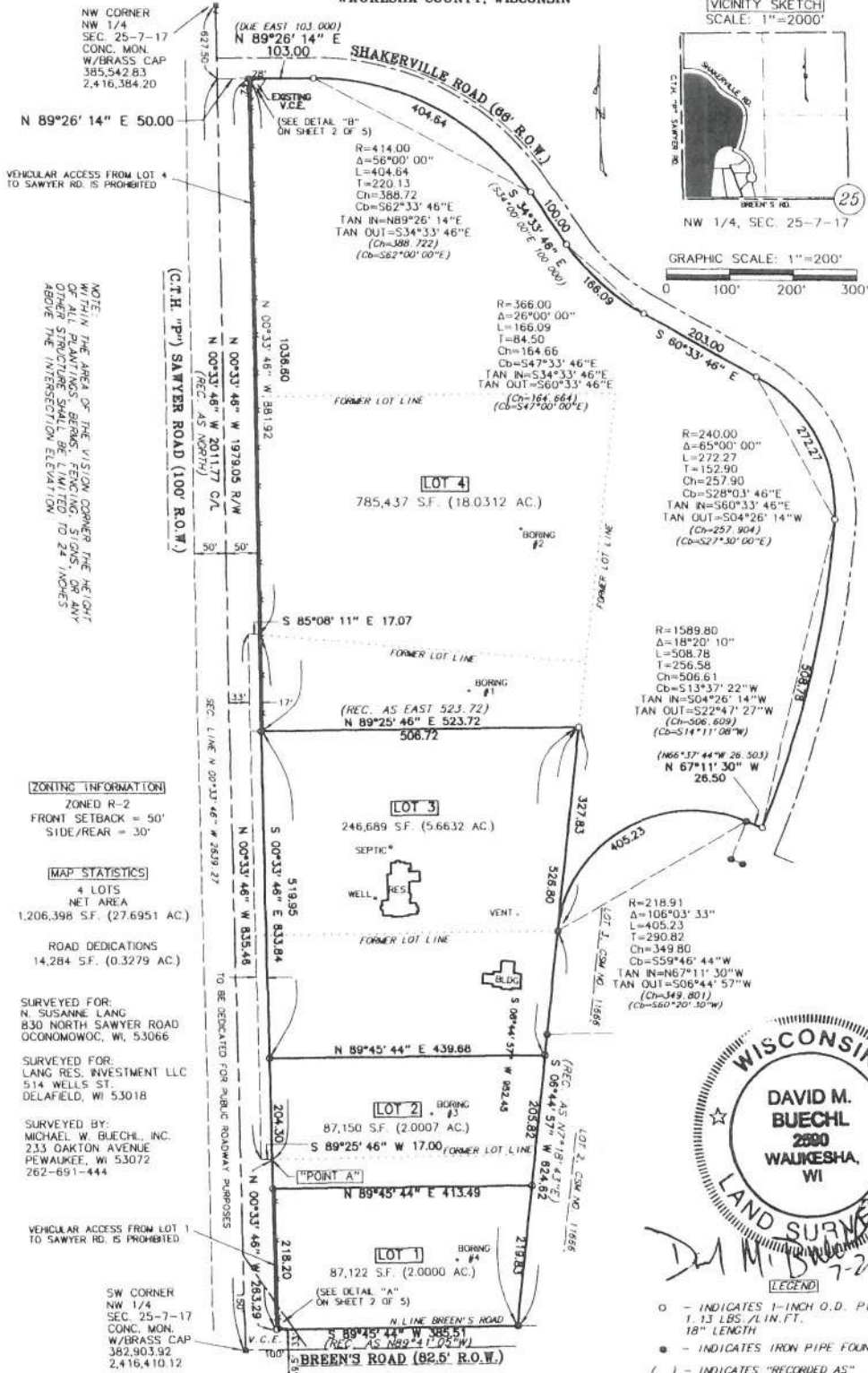
Book 118 Page 151-155



FORM ARC-101

CERTIFIED SURVEY MAP NO. 11759

A COMBINATION OF CERTIFIED SURVEY MAP NO. 1908, A PART OF PARCEL 1 CERTIFIED SURVEY MAP NO. 2473, OUTLOT 1 SHAKERVILLE, AND OTHER LANDS, ALL A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN



NW CORNER NW 1/4 SEC. 25-7-17 CONC. MON. W/BRASS CAP 385,542.83 2,416,384.20

N 89°26'14" E 50.00

VEHICULAR ACCESS FROM LOT 4 TO SAWYER RD. IS PROHIBITED

NOTE: WITHIN THE AREA OF THE VISION CORNER THE HEIGHT OF ALL PLANTINGS, BERRIES, FENCING, SIGNS, OR ANY OTHER STRUCTURE SHALL BE LIMITED TO 24 INCHES ABOVE THE INTERSECTION ELEVATION

ZONING INFORMATION
ZONED R-2
FRONT SETBACK = 50'
SIDE/REAR = 30'

MAP STATISTICS
4 LOTS
NET AREA 1,206,398 S.F. (27.6951 AC.)
ROAD DEDICATIONS 14,284 S.F. (0.3279 AC.)

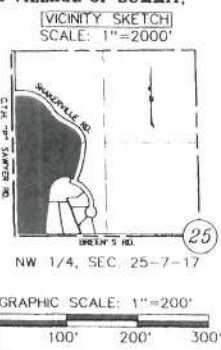
SURVEYED FOR: N. SUSANNE LANG 830 NORTH SAWYER ROAD OCONOMOWOC, WI, 53066

SURVEYED FOR: MICHAEL W. BUECHL, INC. 233 OAKTON AVENUE PEWAUKEE, WI 53072 262-691-4444

SURVEYED BY: MICHAEL W. BUECHL, INC. 233 OAKTON AVENUE PEWAUKEE, WI 53072 262-691-4444

VEHICULAR ACCESS FROM LOT 1 TO SAWYER RD. IS PROHIBITED

SW CORNER NW 1/4 SEC. 25-7-17 CONC. MON. W/BRASS CAP 382,903.92 2,416,410.12



GRAPHIC SCALE: 1"=200'

0 100' 200' 300'



DM Buechl
7-23-18

LEGEND
○ - INDICATES 1-INCH O.D. PIPE SET 1.13 LBS./LIN. FT. 18" LENGTH
● - INDICATES IRON PIPE FOUND
() - INDICATES "RECORDED AS"

BEARINGS REFERENCED TO THE W.LINE OF THE NW 1/4 SEC. 25-7-17 HAVING A BEARING OF N00°33'46"W PER WIS. STATE PLANE COORDINATE SYSTEM

THIS INSTRUMENT WAS DRAFTED BY KEITH D. MALKOWSKI

SU-69B7A-W SHEET 1 OF 5

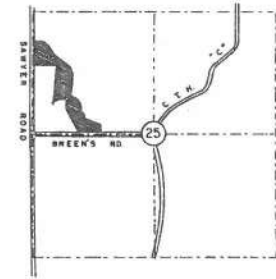
151

See Plan Development Agreement in R-888 J-36

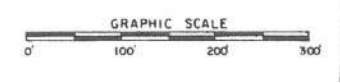
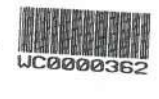
1420933

SHAKERVILLE

BEING A SUBDIVISION OF A PART OF C.S.M. NO. 2473 OF THE N.W. 1/4 AND S.W. 1/4 OF THE N.W. 1/4, AND OF A PART OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 25, T. 7 N., R. 17 E., TOWN OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



LOCATION MAP
SEC. 25, T. 7 N., R. 17 E.
SCALE: 1" = 2000'



SCALE: 1" = 100'

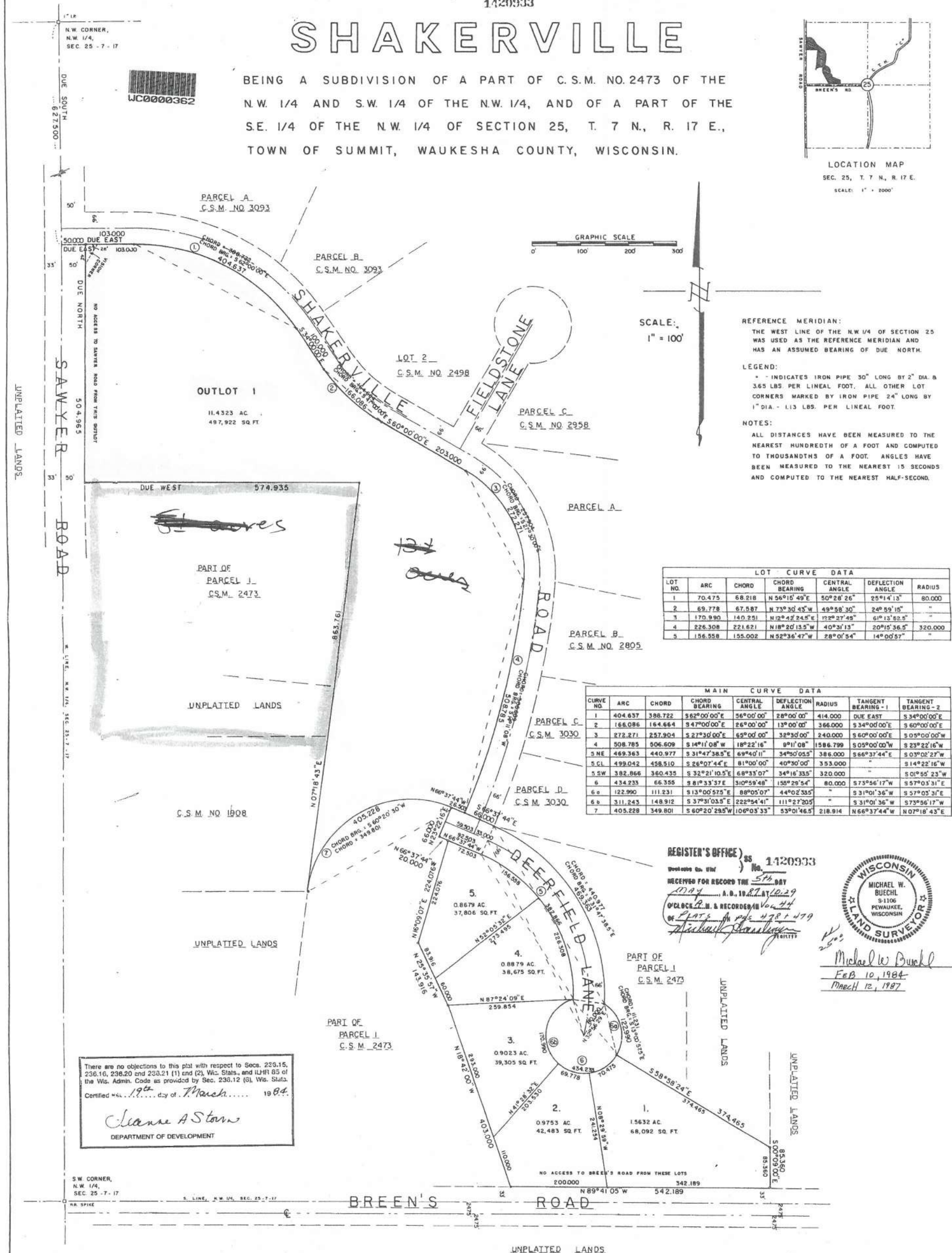
REFERENCE MERIDIAN:
THE WEST LINE OF THE N.W. 1/4 OF SECTION 25 WAS USED AS THE REFERENCE MERIDIAN AND HAS AN ASSUMED BEARING OF DUE NORTH.

LEGEND:
* INDICATES IRON PIPE 30" LONG BY 2" DIA. & 3.65 LBS. PER LINEAL FOOT. ALL OTHER LOT CORNERS MARKED BY IRON PIPE 24" LONG BY 1" DIA. - 1.13 LBS. PER LINEAL FOOT.

NOTES:
ALL DISTANCES HAVE BEEN MEASURED TO THE NEAREST HUNDREDTH OF A FOOT AND COMPUTED TO THOUSANDTHS OF A FOOT. ANGLES HAVE BEEN MEASURED TO THE NEAREST 15 SECONDS AND COMPUTED TO THE NEAREST HALF-SECOND.

LOT NO.	ARC	CHORD	CHORD BEARING	CENTRAL ANGLE	DEFLECTION ANGLE	RADIUS
1	70.475	68.218	N 56°16'49"E	50°28'26"	25°14'13"	80.000
2	69.778	67.587	N 73°30'45"W	49°58'30"	24°59'16"	"
3	170.990	140.251	N 12°42'24"E	12°27'48"	61°13'52.5"	"
4	226.308	221.621	N 18°20'13"W	40°31'13"	20°15'36.5"	320.000
5	156.558	155.002	N 52°36'47"W	28°01'54"	14°00'57"	"

CURVE NO.	ARC	CHORD	CHORD BEARING	CENTRAL ANGLE	DEFLECTION ANGLE	RADIUS	TANGENT BEARING - 1	TANGENT BEARING - 2
1	404.637	388.722	S 62°00'00"E	56°00'00"	28°00'00"	414.000	DUE EAST	S 34°00'00"E
2	166.086	164.664	S 47°00'00"E	26°00'00"	13°00'00"	366.000	S 34°00'00"E	S 60°00'00"E
3	272.271	257.904	S 27°30'00"E	69°00'00"	38°30'00"	240.000	S 60°00'00"E	S 05°00'00"W
4	508.785	506.609	S 14°11'08"W	18°22'16"	9°11'08"	1586.799	S 05°00'00"W	S 23°02'16"W
5 NE	469.363	440.977	S 31°47'38.5"E	69°40'11"	34°50'05.5"	386.000	S 66°37'44"E	S 03°02'27"W
5 CL	499.042	458.510	S 26°07'44"E	81°00'00"	40°30'00"	353.000	"	S 14°22'16"W
5 SW	382.866	360.435	S 32°21'10.5"E	68°33'07"	34°16'33.5"	320.000	"	S 01°55'23"W
6	434.235	66.355	S 81°33'37"E	510°59'48"	158°29'54"	80.000	S 73°56'17"W	S 57°03'31"E
6 a	122.990	111.231	S 13°00'57.5"E	88°05'07"	44°02'33.5"	"	S 31°01'36"W	S 57°03'31"E
6 b	311.243	148.912	S 37°31'03.5"E	222°54'41"	111°27'20.5"	"	S 31°01'36"W	S 73°56'17"W
7	405.228	349.801	S 60°20'29.5"W	106°03'33"	53°01'46.5"	218.914	N 66°37'44"W	N 07°18'43"E



REGISTER'S OFFICE No. 1420933
RECEIVED FOR RECORD THE 5th DAY
1984 A.D. 10 27 10 29
MICHAEL W. BUECHL & RECORDERS
OF PLATS IN WISCONSIN
Michael W. Buechl



Michael W. Buechl
Feb 10, 1984
March 12, 1987

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., and ILHR 65 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.
Certified March 19th day of March 1984.
Clemence A. Stone
DEPARTMENT OF DEVELOPMENT

S.W. CORNER, N.W. 1/4, SEC. 25 - 7 - 17

EXHIBIT B

OPEN SPACE EASEMENT

This Indenture made by Robert A. Lang and N. Susanne Lang, his wife, doing business as Lang Homes Ltd (hereinafter called "Owner") do hereby declare, as part of a Planned Development Agreement with the Town of Summit dated _____, 1987, that the following restrictions apply to Outlot 1 in Shakerville Subdivision being part of the Northwest One-Quarter of Section 25, T7N, R17E, Town of Summit, Waukesha County, Wisconsin said Outlot being in an undeveloped state and (hereinafter called "Open Space" or "The Restricted Open Space").

W I T N E S S E T H:

WHEREAS, Owner owns all of the land which it proposes to subdivide as the Shakerville Subdivision and subsequent additions

WHEREAS, the Town of Summit by a zoning ordinance permits the subdivision of land into smaller lots than otherwise required on condition that the developer or owner reserve certain of the land in the Subdivision as open space for the recreational use by the lot owners and the esthetic enhancement of the development and for the preservation of the rural environmental character of the area and

WHEREAS, Owner has proposed and the Town has agreed to approve the Shakerville Subdivision together with this open space easement.

NOW THEREFORE:

1. The "owner" and his heirs and assigns, hereby grants to the future lot owners of the "subdivision" and subsequent subdivision additions the rights and privileges hereinafter set forth.

2. The restricted Open Space may be used only for the recreational use by the lot owners and for the esthetic enhancement of the Subdivision and for the growing of agricultural crops. No buildings or construction of any kind may be constructed on the Open Space. The restricted open space shall not include use of the open space to operate trail bikes, dune buggies, or any other off-street motorized vehicles of any type except for snowmobiles.

3. The outlot shall be maintained by Owner or its successors and assigns, as agricultural land consistent with the requirements of this deed restriction. If the outlot is not maintained then the Town of Summit shall notify Owner in writing, and if Owner shall not correct the condition within 50 days, then the Town can take the following action:

The Town can provide such maintenance and charge the cost of the maintenance against the Owner, which shall include an administrative charge of 20% of the actual cost, such administrative cost being established to defray the cost of mailing and collection the charge. Such charge can be included, if necessary, on the tax bill of the Outlot 1 and collected in the manner of taxes if not paid.

4. Assessment and Partition Rights. Notwithstanding any provision of this agreement to the contrary, if real estate taxes levied against Outlot 1 are delinquent for two consecutive tax years the title and ownership of Outlot 1 shall terminate in the Owner and shall vest in the lot owners of the "Subdivision" and subsequent subdivision additions as tenants in common upon a notice of Tax Delinquency and Transfer of Ownership being sent by Waukesha County to the Owner and to the lot owners and a true copy thereof being filed with the Register of Deeds for Waukesha County. The giving and filing of said notice shall act as a complete conveyance of said Outlot 1, fully and in all respects, as set forth herein, without any other act being required on the part of any party. Taxes outstanding against said Outlot 1, shall follow said Outlot, and shall not abate.

4/30/87
changed
per Waukesha
County
K.S.

5. This agreement shall continue for 99 years. It may be extended for an additional two periods of 99 years by the consent of the Town Planning Commission or successor government and 51% of the owners of the lots of record at the time of extension in the Shakerville Subdivision and subsequent additions. This easement may be amended by the consent of three-quarters of the owners of the lots of record at the time of extension. Owner and the majority of the members elect of the governing body of the Town of Summit after receiving a recommendation from the Planning Commission.

6. This easement does not grant the public the right to enter the restricted open space for any purpose.

IN WITNESS WHEREOF, Robert A. Lang and N. Susanne Lang, his wife, doing business as Lang Homes Ltd. have caused these presents to be signed.

In the presence of

Robert A. Lang
Developer and Owner
at Oconomowoc, Wisconsin this
____ day of _____, 1987

LANG HOMES LTD.

By: _____
Robert A. Lang

By: _____
N. Susanne Lang

By: _____
Marine Bank

By: _____
M & I Bank



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

MEMORANDUM

To: Village Board

From: Amy Barrows, Planner

Date: January 9, 2025

Re: **Certified Survey Map for:**
Robert & Susanne Lang AKA Nancy Susanne Lang
Lang Residential Investment LLC and N. Susanne Lang
Daniel & Kelley Kempel

Lots 2, 3, and 4 of CSM # 11759 (SUMT0674.031.002-.004)

BACKGROUND:

See 12/19/2024 Plan Commission Staff Report. The Surveyor's comments dated December 3, 2024, are also included in the packet. At the December 19, 2024 meeting, Plan Commission unanimously recommended approval of the proposed CSM subject to the conditions provided in the recommended motion of this report.

ATTACHMENTS: 12/19/2024 Plan Commission report
12/03/2024 Surveyor comments
Proposed Certified Survey Map
*See Agenda Item 6D for related materials

FISCAL IMPACT: None.

RECOMMENDED MOTION:

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 of 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.

CERTIFIED SURVEY MAP REVIEW
12/19/2024 Plan Commission Meeting

Robert & Susanne Lang AKA Nancy Susanne Lang
Lang Residential Investment LLC and N. Susanne Lang
Daniel & Kelley Kempel

Staff Report

Village of Summit, Wisconsin

Property Location: Lots 2, 3, and 4 of CSM # 11759 (SUMT0674.031.002-.004)

Property Owner: Robert & Susanne Lang AKA Nancy Susanne Lang
Lang Residential Investment LLC and N. Susanne Lang
Daniel & Kelley Kempel

Possible Motion: *Motion 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 of 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.*

Summary:

Existing Zoning: R-2 Country Residential (1.5-acre lot size/density of 1 unit/90,000 sq. ft.) & EC Environmental Corridor Overlay

Proposed Zoning: Existing R-2 and EC Environmental Corridor Overlay remains with EC Environmental Corridor Overlay District expanded to include an additional 3.195 acres.

Land Use Plan: SF Residential 1.6-acre density & Isolated Natural Resource Area (INRA)

Adjacent Land Uses		Zoning
N	Residential	R-2
South	Residential	R-2/EC
East	Residential	R-2/EC
West	Vacant (approved CU as part of quarry)	A-1/WL/EC

Mr. Lang created a 4-lot CSM in 2018 (CSM #11759), inclusive of lands that were otherwise required to remain in open space as part of the Shakerville Subdivision approved and recorded in 1987. The Shakerville Subdivision was part of a Planned Unit Development (PUD). One of the conditions of the PUD was that an open space easement be recorded at time of recording the plat that limited the use of the outlot (11.4 acres; now part of Lot 4 CSM # 11759) for recreational purposes, for aesthetic enhancement of the surrounding subdivision, and for growing agricultural crops only. The easement was never recorded. The unrecorded easement is included in the packet.

It has since been determined that the 4-lot CSM recorded in 2018 would result in a density of more than one unit per five acres of environmental corridor (INRA) if Lot 2 of the CSM is developed with a residential unit. Lots 1 and 3 of CSM #11759 have already been developed and Lot 4 of CSM #11759 has an available building envelope located outside of the environmental corridor. There are currently two homes in the environmental corridor and 11.8 acres of environmental corridor area, whereas 15 acres of corridor is required for the construction of a third residence. The current property owner of Lot 2 of CSM #11759 has expressed his interest in constructing a residence. The lot was marketed for residential construction. Therefore, the applicant is proposing to increase the area of environmental corridor by 3.195 acres so that there is at least 15 acres of environmental corridor, accommodating three residential units from the original 4-lot CSM. The property owner of Lot 4 of CSM #11759 agreed to work with Southeastern Wisconsin Regional Planning Commission, the agency that establishes the environmental corridor boundaries, to determine the recommended actions that should be taken to establish additional environmental corridor, in this case INRA. SEWRPC agreed to a proposal to create a natural prairie. The applicant submitted an Environmental Corridor Overlay District

Specifications Report, which includes site planning, installation, monitoring and maintenance. The report requires review from Village Staff. SEWRPC has already been consulted to review the report. The review is pending.

As part of increasing the area of the Environmental Corridor Overlay District (INRA), staff has requested that the applicant create a new CSM that further divides Lot 4 of CSM #11759 to re-create the 11.4-acre outlot that was intended to be preserved for open space purposes as part of the Shakerville Subdivision. The applicant has submitted a preliminary CSM that includes an 11.8-acre outlot. The CSM also indicates the location of the additional environmental corridor (INRA). Resource restriction notes are included. No additional development sites are proposed as part of the CSM, other than the development of the newly proposed Lot 3 (portion of former Lot 4 of CSM #11759). Development of proposed Lot 3 will be required to be located outside of the INRA. Staff has asked that the applicant include Lots 2 and 3 of CSM #11759 to demonstrate that Lot 2 of CSM #11759 can be developed with sufficient environmental corridor (INRA) acreage taken from the overall acreage of the newly created CSM.

Utilities: The area is served by private sewage systems and wells. No new buildable lots are being created as part of this CSM. Each lot was tested for soil suitability prior to the recording of the existing CSM. Prior to the issuance of any building permits to construct a residence, a copy of a Sanitary Permit will be required from the Waukesha County Environmental Health Division.

Traffic, Access, & Frontage: All lots have frontage on a public road. The Waukesha County Department of Public Works will need to verify that the access point shown on proposed Lot 3 is acceptable.

Public Services/Capital Investments: There will be no changes to public services. There are no requirements for capital investments as a result of this request.

Environment: There are environmental corridor resources on all lots and the creation of additional environmental corridor (INRA). Disturbance of these areas is limited. Preservation restrictions will be noted on the CSM.

Planner Comments:

- The Vision Corner Easement note should remain as-is, but the remaining general notes on sheet 3 shall be revised to read:
 - Outlot 1 shall be owned in common with Lot 3 and shall not be sold separately.
 - Outlot 1 may be used 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 outlot, and the use of trail bikes, or any other off-street motorized vehicles of any type are prohibited.
 - Any further land division of any lot or outlot is prohibited.
 - No development is permitted within the Isolated Natural Resource Area on Lot 3.
- A reference to the INRA Restriction #7 shall be made on sheet 1 with an arrow pointing to the area shown as “proposed additional INRA.”
- Written documentation shall be provided from the Waukesha County Department of

Lang & Kempel CSM

Public Works that the access from CTH P, illustrated on the CSM, is acceptable.

- If there is a mortgagee, a signature shall be added to the CSM.

Surveyor and Engineering Comments: See attached letter dated December 3, 2024.



Building a Better World
for All of Us®

December 3, 2024

RE: Village of Summit
Lang CSM Review
SEH No. 176551 Task 36

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

Dear Ms. Barrows:

We have reviewed the revised Certified Survey Map for Lang Residential Investment LLC and N Susan Lang, and prepared by John Downing of Land Tech Surveying. The CSM reviewed is dated 12/02/2024. A marked-up copy of the CSM is attached to assist with the preparation of the revisions. We offer the following comments:

- 1) The symbol for the lot corner found or set must appear at both ends of the curve that has been added to the NW corner of the Proposed CSM.
- 2) Add a ".", at the end of the sentence for item 7 of the INRA Restrictions on Sheet 3.
- 3) Remove the "Preliminary" label on Sheet 1.

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:\p\ts\summ\176551\task 36 - sphereis-lang pec\docs\reviews\sphereis-lang csm review letter_village of summit_2024-12-03.docx

Engineers | Architects | Planners | Scientists

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

262.646.6855 | 888.908.8166 fax | sehinc.com

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

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN. WISCONSIN DESCRIBED AS FOLLOWS:

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

DESCRIBED LANDS AS HAVING AN AREA OF 1,119,314 SQUARE FEET OR 25.696 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF LANG RESIDENTIAL INVESTMENT LLC, AND N SUSANNE LANG, ROBERT A AND SUSANNE LANG, DANIEL K KEMPEL AND KELLEY M KEMPEL OWNERS OF SAID LANDS.











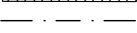

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

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

DATED THIS _____ DAY OF _____, 20_____.

JOHN D. DOWNING, S-2939

LEGEND

-  FOUND 3/4 REBAR" OR NOTED
-  FOUND 1" IRON PIPE OR NOTED
- 3/4"x18" REBAR
WEIGHING 1.5 LBS/LIN FT SET
AT ALL OTHER LOT CORNERS
-  WELL
-  SEPTIC VENT
-  SEPTIC CLEANOUT
-  RECORD DIMENSION
-  DRIVEWAY LOCATION
-  SOIL BORE
-  PROPOSED INRA
-  INRA PER WAUKESHA COUNTY GIS
-  INRA PER DELINEATION
-  SHORELAND ZONING

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	15.00"	88°58'58"	23.56'	21.21'	N 45°39'16" E (N 44°26'14" E)	N 89°21'15" W	N 00°39'47" E
C2	414.00'	55°59'59"	404.63'	388.72'	N 61°20'44" W (N 62°33'46" W)	N 33°20'44" W	N 89°20'43" W
C3	366.00'	25°59'58"	166.08'	164.66'	S 46°20'44" E (S 47°33'46" E)	S 33°20'45" E	S 59°20'43" E
C4	240.00'	64°59'56"	272.27'	257.90'	N 26°50'44" W (N 28°03'46" W)	N 05°39'14" E	N 59°20'42" W
C5	1589.80'	18°20'10"	508.78'	506.61'	N 14°50'24" E (N 13°37'22" E)	N 24°00'29" E	N 05°40'19" E
C6	218.91'	106°03'41"	405.23'	349.80'	S 60°59'46" W (S 59°46'44" W)	N 65°58'23" W	S 07°57'56" W

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

NOTES:

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WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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AS OWNERS WE THE LANG RESIDENTIAL INVESTMENT LLC, AND N SUSANNE LANG HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

ROBERT A LANG – MEMBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED LANG RESIDENTIAL INVESTMENT LLC, AND N SUSANNE LANG, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE:

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SUSANNE LANG

STATE OF WISCONSIN)SS
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COUNTY OF _____)

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NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

VILLAGE OF SUMMIT PLAN COMMISSION

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

JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL – ADMINISTRATOR–CLERK/TREASURER

VILLAGE OF SUMMIT BOARD

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

THIS _____ DAY OF _____, 20_____.

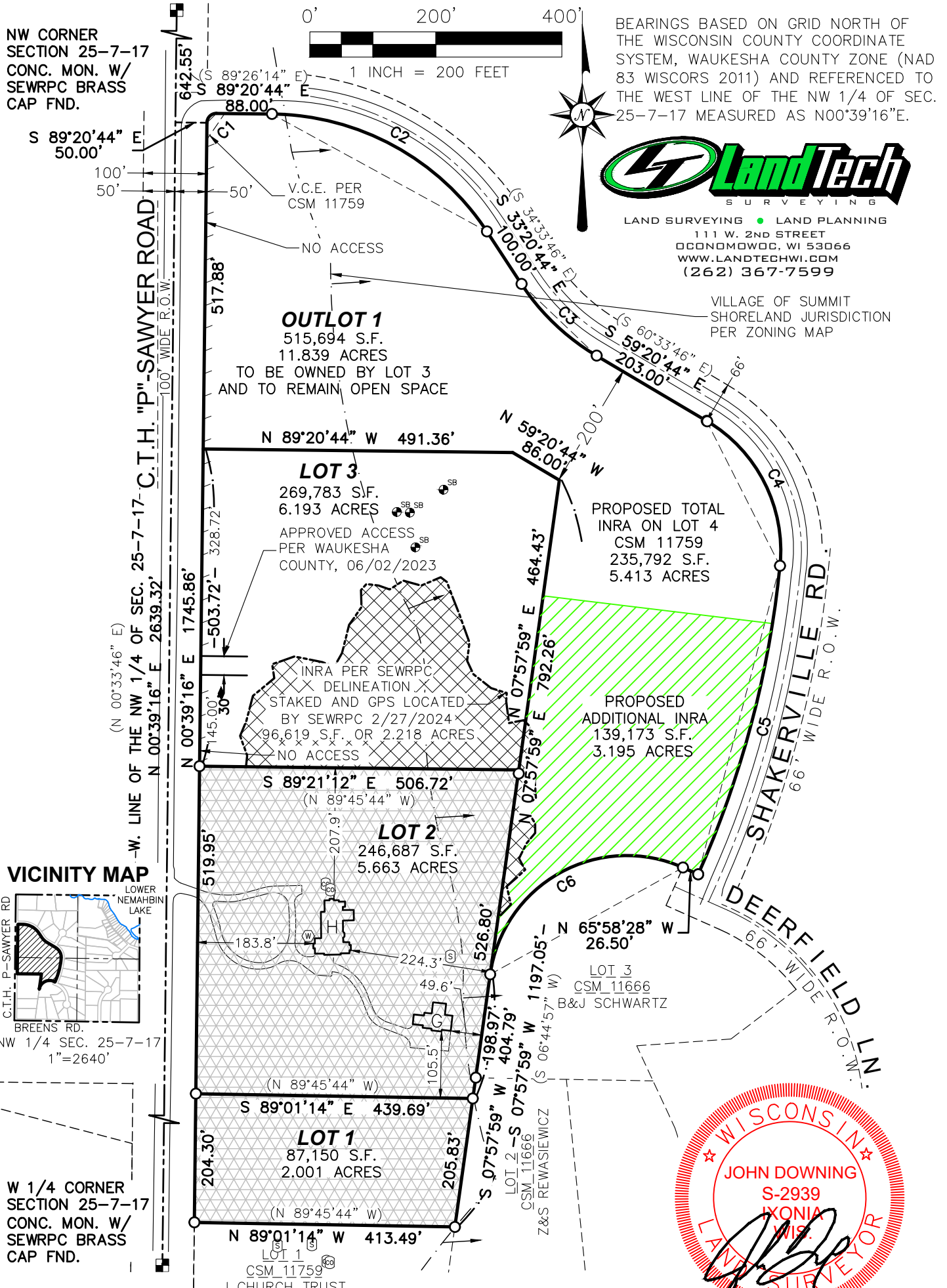
JACK RILEY–PRESIDENT

DEBRA MICHAEL – ADMINISTRATOR–CLERK/TREASURER

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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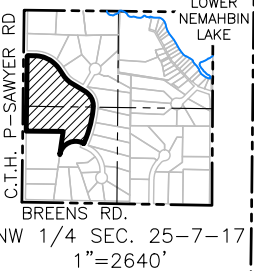
BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SEC. 25-7-17 MEASURED AS N00°39'16"E.



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

VILLAGE OF SUMMIT
 SHORELAND JURISDICTION
 PER ZONING MAP

VICINITY MAP



W 1/4 CORNER
 SECTION 25-7-17
 CONC. MON. W/
 SEWRPC BRASS
 CAP FND.

PREPARED FOR:
 LANG RESIDENTIAL INVESTMENT LLC
 AND N SUSAN LANG
 514 WELLS ST.
 DELAFIELD, WI 53018



REV: 12/02/2024
 DATED 11/19/2024
 JOB# 20144
 SHEET 1 OF 5

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN. WISCONSIN DESCRIBED AS FOLLOWS:

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DESCRIBED LANDS AS HAVING AN AREA OF 1,119,314 SQUARE FEET OR 25.696 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF LANG RESIDENTIAL INVESTMENT LLC, AND N SUSANNE LANG, ROBERT A AND SUSANNE LANG, DANIEL K KEMPEL AND KELLEY M KEMPEL 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 VILLAGE OF SUMMIT IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

 JOHN D. DOWNING, S-2939

LEGEND

- FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- 3/4"x18" REBAR
- WEIGHING 1.5 LBS/LIN FT SET
- AT ALL OTHER LOT CORNERS

- Ⓜ WELL
- Ⓢ SEPTIC VENT
- Ⓢ SEPTIC CLEANOUT
- (R) RECORD DIMENSION
- ◆ DRIVEWAY LOCATION
- Ⓢ SOIL BORE
-  PROPOSED INRA
-  INRA PER WAUKESHA COUNTY GIS
-  INRA PER DELINEATION
- SHORELAND ZONING

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	15.00"	88°58'58"	23.56'	21.21'	N 45°39'16" E (N 44°26'14" E)	N 89°21'15" W	N 00°39'47" E
C2	414.00'	55°59'59"	404.63'	388.72'	N 61°20'44" W (N 62°33'46" W)	N 33°20'44" W	N 89°20'43" W
C3	366.00'	25°59'58"	166.08'	164.66'	S 46°20'44" E (S 47°33'46" E)	S 33°20'45" E	S 59°20'43" E
C4	240.00'	64°59'56"	272.27'	257.90'	N 26°50'44" W (N 28°03'46" W)	N 05°39'14" E	N 59°20'42" W
C5	1589.80'	18°20'10"	508.78'	506.61'	N 14°50'24" E (N 13°37'22" E)	N 24°00'29" E	N 05°40'19" E
C6	218.91'	106°03'41"	405.23'	349.80'	S 60°59'46" W (S 59°46'44" W)	N 65°58'23" W	S 07°57'56" W

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COUNTY OF _____)

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JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL – ADMINISTRATOR–CLERK/TREASURER

VILLAGE OF SUMMIT BOARD

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

THIS _____ DAY OF _____, 20_____.

JACK RILEY–PRESIDENT

DEBRA MICHAEL – ADMINISTRATOR–CLERK/TREASURER



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

MEMORANDUM

To: Village Board

From: Amy Barrows, Planner

Date: January 9, 2025

Re: **Zoning Map Amendment from the A-2 Agricultural District to the R-1 Estate Residential District**

38758 Genesee Lake Road (SUMT0655992) & unplatted lands (SUMT0655993)

BACKGROUND: See 12/19/2024 Plan Commission Staff Report.

At the December meeting, Plan Commission unanimously recommended 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 recommendation was subject to the conditions included in the enclosed ordinance. There were no public comments.

ATTACHMENTS:

- 12/19/2024 Plan Commission Staff Report
- Draft Ordinance with Exhibits

FISCAL IMPACT: None, except that additional tax revenue will be provided if a new residence is constructed on the newly created lot.

RECOMMENDED MOTION:

Adopt the enclosed ordinance to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance by 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, subject to Village Attorney review. 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:

Raabe Rezone

- 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 outlot in substantial conformance with the Certified Survey Map dated October 21, 2024, and presented for consideration at the 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. Outlot 1 shall be dedicated to or acquired by the Village of Summit, as determined by the Village Board.**

ZONING DISTRICT AMENDMENT REQUEST
12/19/2024 Plan Commission Meeting
Raabe

Staff Report

Village of Summit, Wisconsin

Property Location: 38758 Genesee Lake Road (SUMT0655992), and unplatted lands (SUMT0655993)

Property Owner: Amy Raabe

Applicant: Mackenzy Raabe

Possible Motion: *Motion 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 condition:*

- 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 outlot in substantial conformance with the Certified Survey Map dated October 21, 2024, and presented for consideration at the 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. Outlot 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.

Summary:

Existing Zoning: A-2 Agricultural District (10-35 acre density & min. 3-acre lot size) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Proposed Zoning: R-1 Estate Residential (130,000 sq. ft. density & min. 2-acre lot size) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Land Use Plan: SF Residential 2.4-acre density with Wetland & Primary Environmental Corridor

Adjacent Land Uses		Zoning
N	Residential/Agricultural	A-1*
South	Vacant	R-1 and A-2*
East	Residential	A-2*
West	Residential	R-1*

*All adjacent properties include natural resource zoning districts

The applicant would like to split a 21-acre lot, which was created by Certified Survey Map #7025 and recorded in 1993, into two legal lots of record. The land division would accommodate the construction of an additional residence for a family member of the property owner. There is a large area in the center and north end of the property that consists of wetland, primary environmental corridor and floodplain. There is also an existing outlot located on the south side of Genesee Lake Road, which is required to be attached to Lot 1 (subject property). At the request of the Village, the applicant is proposing to dedicate the outlot to the Village of Summit. The dedication resolves the ownership and location of a strip of land that is currently owned by the Village. The strip of land is shown on the existing CSM on the north side of the road. However, the recorded deed describes the strip of land on the south side of the road. The strip of land crosses through the existing outlot. Rather than having a portion of the existing outlot on the south side of the road being owned by Lot 1 or Lot 2 of the proposed CSM and a portion being owned by the Village, the applicant agreed to dedicate the entire area to the Village. *The Village Board will need to determine if the outlot should be dedicated as part of the CSM or acquired via a separate deed.*

The current land use plan category of 2.4 acres per dwelling unit would accommodate the proposed land division. The zoning category of A-2 would not accommodate a land division because conservancy lands are not included in the density calculations. The upland acreage is inclusive of approximately 9 - 10 acres total, whereas a minimum of 10 acres per unit is required. There are similar properties located to the west that are zoned R-1 Estate Residential. The proposed land division would comply with the R-1 Zoning District standards if the rezone is approved.

- Proposed Lot 1 (northern lot), 13 acres (~ 6 acres upland), + 500 ft. wide at building site.
- Proposed Lot 2 (southern lot), 8 acres (~ 3.7 acres upland), 421 ft. wide.
- Outlot 1 (south side of Genesee Lake Road), 0.113 acres (already zoned R-1)

Utilities: The area is served by a private sewage system and well. The applicant is in the process of completing a soil test to ensure that Lot 1 is suitable for a private sewage system and to ensure that the lowest floor will be at least one foot above seasonal high groundwater conditions.

Traffic, Access, & Frontage: Both properties will have frontage on Genesee Lake Road. The applicant will be dedicating additional road right-of-way to the full 66 ft. width established as part of the Official Right-of-Way Map. The additional residential lot will have negligible traffic impacts.

Public Services/Capital Investments: There will be no changes to public services other than emergency services will be provided to both lots. There are no requirements for capital investments as a result of the rezone request.

Environment: There are wetland, floodplain, and primary environmental corridor resources on both lots. These areas will be preserved through resource restrictions on the CSM.

Adjacent properties: The rezone is consistent with the adjacent properties to the west. The proposed development site of the newly created lot will not be visible or impactful from the north, west, or south. There is an existing tree line on the east property lot, which will help screen the new development from the adjacent property to the east. However, a new driveway will be constructed parallel to the lot line. The driveway will be required to comply with the 15 ft. pavement setback.

Compliance with Master Plan: The proposed zoning complies with the Master Plan.

ORDINANCE NO. _____

AN ORDINANCE

TO CONDITIONALLY REZONE CERTAIN LANDS
IN THE VILLAGE OF SUMMIT AS PART OF THE ZONING AND SHORELAND
PROTECTION ORDINANCE FROM THE A-2 AGRICULTURAL DISTRICT (SECTION
111-358) TO THE R-1 ESTATE RESIDENTIAL DISTRICT (SECTION 111-347) ON
PROPERTY LOCATED AT 38758 GENESEE LAKE ROAD (SUMT0655992) &
ADJACENT UNPLATTED LANDS (SUMT0655993), AS DESCRIBED IN EXHIBIT “A”,
AND TO CONDITIONALLY AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE
OF SUMMIT. THE WETLAND CONSERVANCY DISTRICT AND ENVIRONMENTAL
CORRIDOR AND FLOODPLAIN OVERLAY DISTRICTS WILL REMAIN UNCHANGED.

WHEREAS, pursuant to Section 111-386(b)(1) of the Village Code, a petition has been filed by Mack & Megan Raabe (APPLICANT) on behalf of Amy Raabe (PROPERTY OWNER), as the owner of certain lands in the Village of Summit, to rezone certain lands legally described and illustrated in Exhibit “A”, and described as 38758 Genesee Lake Road (SUMT0655992) & adjacent unplatted lands (SUMT0655993), which is incorporated herein by reference (the “Subject Lands); and

WHEREAS, the Petitioner has provided the Village Clerk with the petition in triplicate form and the required fee pursuant to Village Code Section 111-386(b)(2) and all required data pursuant to Chapter 111 of the Village Code; and

WHEREAS, upon publication of the required “Notice of Public Hearing” and mailing of said “Notice of Public Hearing” to all parties-in-interest as required by Section 111-387(b)(1)(b) of the Village Code, the Village Plan Commission held a public hearing on December 19, 2024, as required by Section 111-386(b)(4) of the Village Code; and

WHEREAS, following the December 19, 2024 public hearing, the commissioners considered all the information presented at the public hearing; and

WHEREAS, the Plan Commission recommended approval of the rezoning petition of the Subject Lands, subject to certain conditions, to the Village Board; and

WHEREAS, the Village Board finds that this change to the Village Zoning and Shoreland Protection Ordinance is not subject to the super majority requirement of Section 66.10015, Wisconsin Statutes, related to down zoning because the Property Owner affected by this zoning ordinance requested and agreed to this change; and

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

WHEREAS, the Village Board has included several conditions of its approval of the rezoning petition as defined and approved on January 9, 2025.

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

SECTION 1: The Zoning Map of the Village of Summit is hereby amended to rezone the Subject Lands from the A-2 Agricultural District (Section 111-358) to the R-1 Estate Residential District (Section 111-347) on property located at 38758 Genesee Lake Road (SUMIT0655992) & adjacent unplatted lands (SUMT0655993), as described in Exhibit "A". The wetland conservancy district and environmental corridor and floodplain overlay districts will remain unchanged. This rezoning is subject to the following conditions being met:

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 outlot in substantial conformance with the Certified Survey Map dated October 21, 2024, and presented for consideration at the 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. Outlot 1 shall be dedicated to or acquired by the Village of Summit, as determined by the Village Board.

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

SECTION 3: SEVERABILITY.

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

SECTION 4: EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage and publication and subject to the conditions stated in Section 1, and this Ordinance is null and void and the current zoning shall be in effect with no further notice if said conditions are not complied with on the terms and conditions stated herein.

This Ordinance passed this ____ day of _____, 2025.

VILLAGE OF SUMMIT

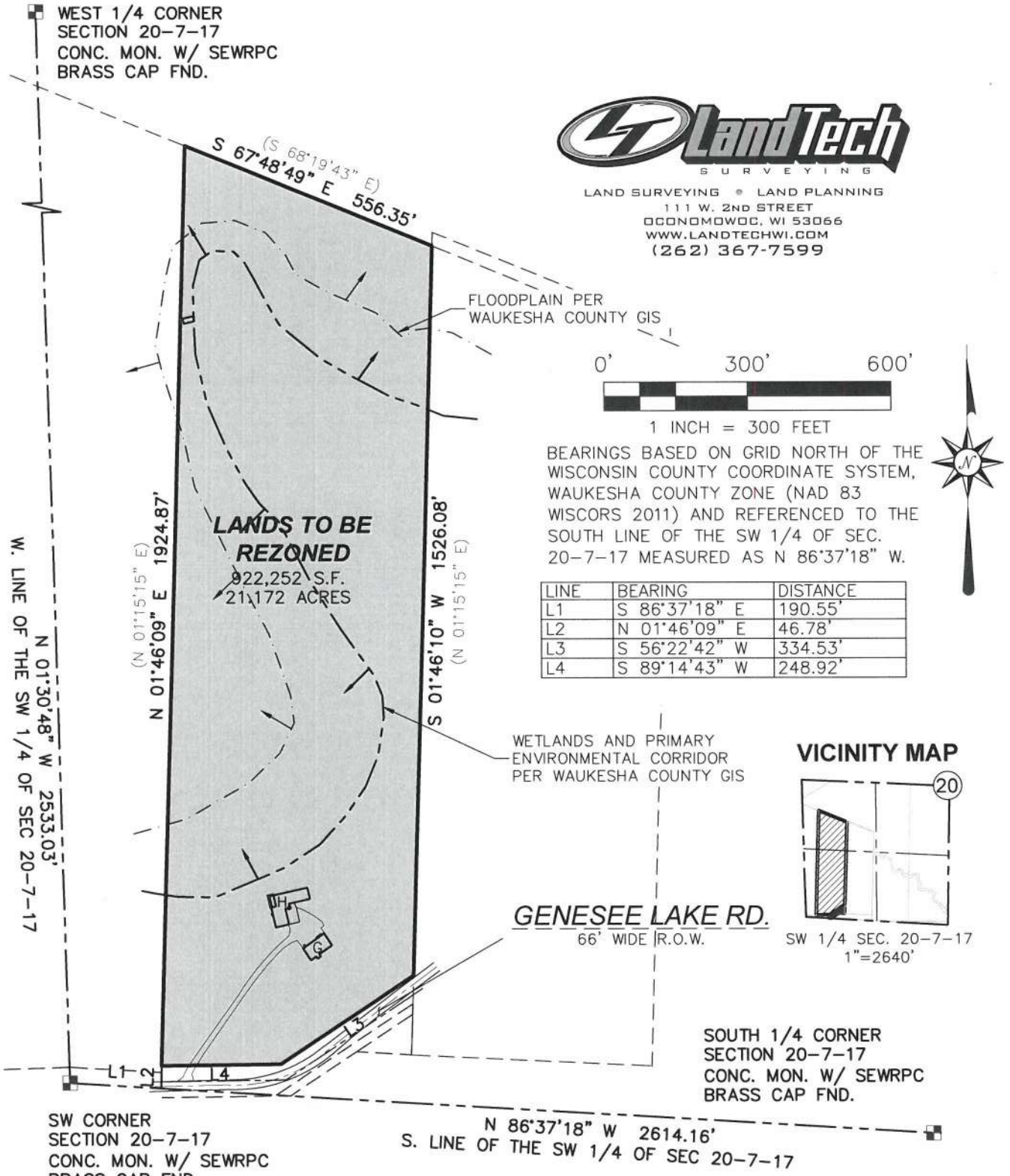
By: _____
Jack Riley, Village President

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

Published/Posted the ____ day of _____ 2025

REZONE EXHIBIT

UNPLATTED LANDS AND LOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



LEGAL DESCRIPTION FOR LANDS TO BE REZONED:

UNPLATTED LANDS AND LOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWN 7 NORTH, RANGE 17 EAST, THENCE S 86°37'18" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, 190.55 FEET; THENCE N 01°46'09" E, 46.78 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CSM 7025 THENCE N 01°46'09" E, ALONG THE WEST LINE OF LOT 1 OF CSM 7025, 1924.87 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 7025; THENCE S 67°48'49" E, ALONG THE NORTH LINE OF LOT 1 OF CSM 7025, 556.35 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CSM 7025; THENCE S 01°46'10" W, ALONG THE EAST LINE OF LOT 1 OF CSM 7025 AND EXTENSION OF SAID LINE, 1526.08 FEET TO THE NORTH RIGHT-OF-WAY OF GENESEE LAKE ROAD; THENCE ALONG THE NORTH RIGHT-OF-WAY OF GENESEE LAKE ROAD FOR THE FOLLOWING 2 COURSES: 1.: THENCE S 56°22'42" W, 334.53 FEET; 2.: THENCE S 89°14'43" W, 248.92 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 922,252 SQUARE FEET OR 21.172 ACRES.

** Wetland Conservancy District and Environmental Corridor and Floodplain Overlay Districts remain unchanged. ** DATED 10/22/2024
JOB# 24137
THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. GOURKE, S-2771



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

MEMORANDUM

To: Village Board

From: Amy Barrows, Planner

Date: January 9, 2025

Re: **Certified Survey Map for Amy Raabe & Village of Summit**
38758 Genesee Lake Road (SUMT0655992) & unplatted lands owned by the Village of Summit

BACKGROUND:

See 12/19/2024 Plan Commission Staff Report. The Surveyor's comments dated November 5, 2024, are also included in the packet. At the December 19, 2024 meeting, Plan Commission unanimously recommended approval of the proposed CSM subject to the conditions provided in the recommended motion of this report.

ATTACHMENTS: 12/19/2024 Plan Commission report
11/05/2024 Surveyor comments
Proposed Certified Survey Map
Village of Summit Owned Lands
11/16/2023 Plan Commission minutes

FISCAL IMPACT: None, except that additional tax revenue will be provided if a new residence is constructed on the newly created lot.

RECOMMENDED MOTION:

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, 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.
- F. REZONING.** The application to rezone the property to the R-1 Estate Residential District shall be reviewed and conditionally approved by Village Board prior to this CSM being signed by the Village.

CERTIFIED SURVEY MAP REVIEW
12/19/2024 Plan Commission Meeting
Raabe CSM

Staff Report

Village of Summit, Wisconsin

Property Location: 38758 Genesee Lake Road (SUMT0655992) & unplatted lands owned by the Village of Summit

Property Owner: Amy Raabe & Village of Summit

Applicant: Mackenzy Raabe

Possible Motion: *Motion 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 of 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 Village Board prior to this CSM being signed by the Village.*

Summary:

Existing Zoning: A-2 Agricultural District (10-35 acre density & min. 3-acre lot size) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Proposed Zoning: R-1 Estate Residential (130,000 sq. ft. density & min. 2-acre lot size) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Land Use Plan: SF Residential 2.4-acre density with Wetland & Primary Environmental Corridor

Adjacent Land Uses		Zoning
N	Residential/Agricultural	A-1*
South	Vacant	R-1 and A-2*
East	Residential	A-2*
West	Residential	R-1*

*All adjacent properties include natural resource zoning districts

The applicant would like to split a 21-acre lot, which was created by Certified Survey Map #7025 and recorded in 1993, into two legal lots of record. The land division would accommodate the construction of an additional residence for a family member of the property owner. There is a large area in the center and north end of the property that consists of wetland, primary environmental corridor and floodplain. There is also an existing outlot located on the south side of Genesee Lake Road, which is required to be attached to Lot 1 (subject property). At the request of the Village, the applicant is proposing to dedicate the outlot to the Village of Summit. The dedication resolves the ownership and location of a strip of land that is currently owned by the Village. The strip of land is shown on the existing CSM on the north side of the road. However, the recorded deed describes the strip of land on the south side of the road. The strip of land crosses through the existing outlot. Rather than having a portion of the existing outlot on the south side of the road being owned by Lot 1 or Lot 2 of the proposed CSM and a portion being owned by the Village, the applicant agreed to dedicate the entire area to the Village. *The Village Board will need to determine if the outlot should be dedicated as part of the CSM or acquired via a separate deed.*

The current land use plan category of 2.4 acres per dwelling unit would accommodate the proposed land division. The zoning category of A-2 would not accommodate a land division because conservancy lands are not included in the density calculations. The upland acreage is inclusive of approximately 9 - 10 acres total, whereas a minimum of 10 acres per unit is required. There are similar properties located to the west that are zoned R-1 Estate Residential. The proposed land division would comply with the R-1 Zoning District standards if the rezone is approved (being considered as a separate agenda item).

- Proposed Lot 1 (northern lot), 13 acres (~ 6 acres upland), + 500 ft. wide at building site.
- Proposed Lot 2 (southern lot), 8 acres (~ 3.7 acres upland), 421 ft. wide.

- Outlot 1 (south side of Genesee Lake Road), 0.113 acres (already zoned R-1).

Utilities: The area is served by a private sewage system and well. The applicant is in the process of completing a soil test to ensure that Lot 1 is suitable for a private sewage system and to ensure that the lowest floor will be at least one foot above seasonal high groundwater conditions.

Traffic, Access, & Frontage: Both properties will have frontage on Genesee Lake Road. The applicant will be dedicating additional road right-of-way to the full 66 ft. width established as part of the Official Right-of-Way Map. The additional residential lot will have negligible traffic impacts.

The applicant originally proposed a flag lot to accommodate access to Lot 1. At the Village's suggestion, the applicant has modified the layout of the CSM so that Lot 1 complies with the minimum width requirement (220 ft.) at the building setback line. The lot is no longer considered a flag lot. The Village should still consider whether the provisions of Section 109-16 are met, specifically the following subsections:

- (a): The size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- (b)(5): Lots should be designed with suitable proportion between width and depth. Neither long narrow nor wide shallow lots are normally desirable. Normal depth should not exceed 2 ½ times the width, nor be less than 150 ft.

Public Services/Capital Investments: There will be no changes to public services other than emergency services will be provided to both lots. There are no requirements for capital investments as a result of this request.

Environment: There are wetland, floodplain, and primary environmental corridor resources on both lots. These areas will be preserved through resource restrictions on the CSM.

Planner Comments:

- The Village Board will need to determine if Outlot 1 should be dedicated or acquired as a separate deed. If the outlot is dedicated to the Village, the Village will not have the authority to sell the property in the future without formally vacating the land.
- Soil testing shall be completed by a Certified Soil Tester. Written documentation shall be provided from the Waukesha County Environmental Health Division stating that Lot 1 is suitable for a private sewerage system. Soil testing will also ensure that the lowest level is at least one foot above seasonal high groundwater conditions.
- The floodplain elevation and source of elevation shall be noted on the CSM.
- Wetland shall only be stated once on the note on Sheet 2.
- Floodplain shall be added to the resource restrictions on Sheet 3. All three resource types shall be added to the first sentence of the restrictions. The period after "that" in the second line and the words "shall also be permitted" at the end of resource restriction #2 shall be removed.
- A note shall be added to the CSM that states, "The entire area of this CSM is located within the Village of Summit's Shoreland Jurisdictional Boundary."

Raabe CSM

- A note shall be added to the CSM that states, “no further land division is allowed unless a public road is constructed and all ordinance provisions at the time of the proposed land division are met.”
- If there is a mortgagee, a signature shall be added to the CSM.
- The Village Board signature line shall be revised to read “This land division and roadway dedication”. *This line may need to be further modified pending further research regarding the land transfer between the applicant and the Village of Summit.*

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
Raabe CSM Review
SEH No. 176551 Task 33

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

Dear Ms. Barrows:

We have reviewed the Rezone Exhibit and the Certified Survey Map for the Raabe Property and prepared by Matthew O'Rourke of Land Tech Surveying. The CSM reviewed is dated 10/21/2024. A marked-up copy of the CSM is attached to assist with the preparation of the revisions. We offer the following comments:

- 1) Adjacent land must be labeled.
- 2) The point of beginning needs to be identified in the first description on sheet 3 of the CSM and on the Rezone Exhibit.
- 3) The word "of" is misspelled "OD" in the second description of the Surveyor's Certificate.
- 4) All sheets of the CSM need to be signed and stamped.

If you have any comments or concerns please contact me 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:\p\t\s\summ\176551\task 33 - rabbe csm review\corr\review letters\raabe csm review letter_village of summit_2024-11-05 highlighted.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. _____

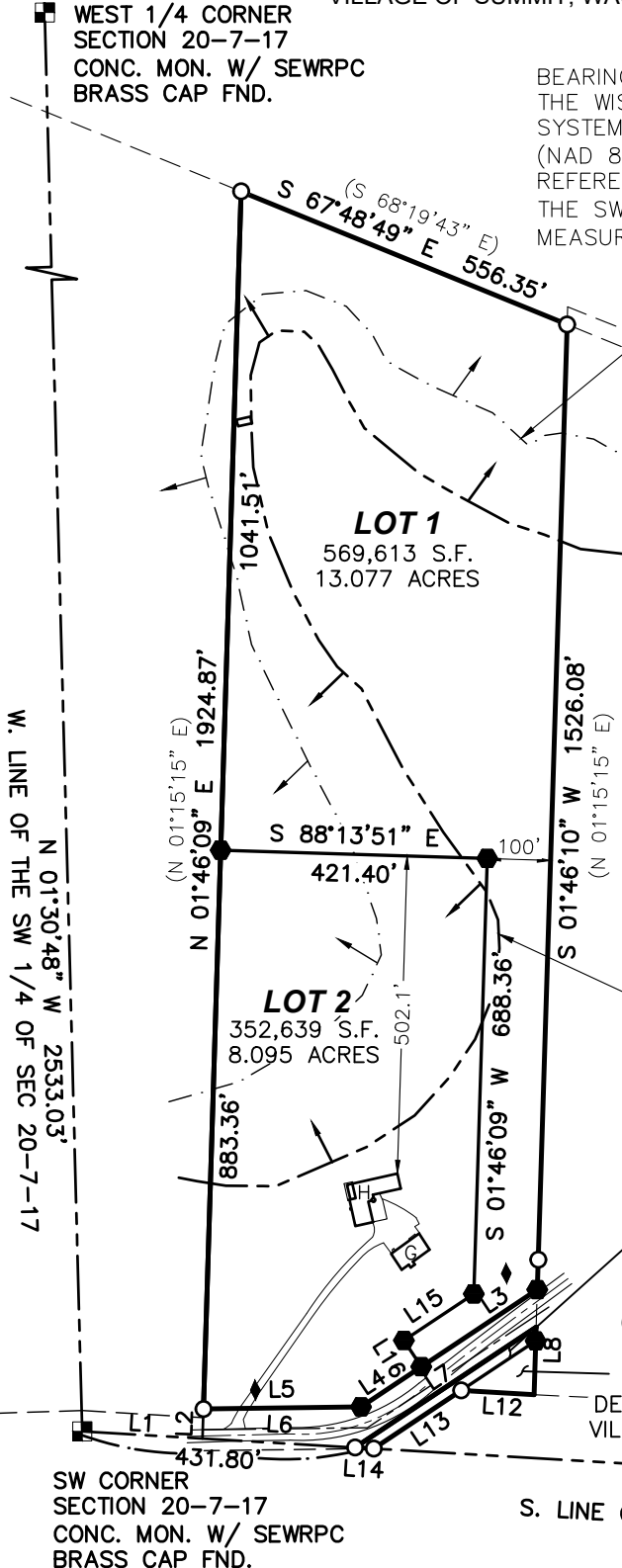
UNPLATTED LANDS, LOT 1 AND OUTLOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

WEST 1/4 CORNER SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SEC. 20-7-17 MEASURED AS N 86°37'18" W.



LINE	BEARING	DISTANCE
L1	S 86°37'15" E	190.55'
L2	N 01°46'09" E	46.78'
L3	S 56°22'42" W	220.00'
L4	S 56°22'42" W	114.53'
L5	S 89°14'43" W	248.92'
L6	S 86°37'19" E	241.25'
L7	N 56°22'42" E	343.75'
L8	S 01°46'10" W	106.92'
L9	S 01°45'53" W	21.79'
L10	S 01°46'10" W	85.13'
L11	S 56°22'42" W	141.40'
L12	N 86°37'18" W	115.32'
L13	S 56°22'42" W	166.16'
L14	N 86°37'18" W	29.52'
L15	S 56°22'42" W	132.86'
L16	S 33°37'18" E	50.00'

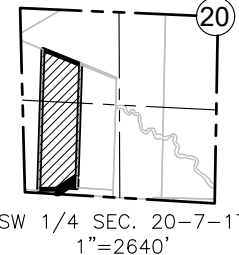


FLOODPLAIN PER WAUKESHA COUNTY GIS

WETLANDS AND PRIMARY ENVIRONMENTAL CORRIDOR PER WAUKESHA COUNTY GIS

GENESEE LAKE RD.
66' WIDE R.O.W.
DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES
5,785 S.F. OR 0.133 ACRES

VICINITY MAP



SOUTH 1/4 CORNER SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

SW CORNER SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

N 86°37'18" W 2614.16'
S. LINE OF THE SW 1/4 OF SEC 20-7-17

LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR
- WEIGHING 1.502 LBS/FT.
- FLOODPLAIN PER GIS
- - - PEC/WETLANDS PER GIS
- ◆ DRIVEWAY LOCATION
- SEE SHEET 2 FOR DETAIL AND NOTES.
- SEE SHEET 3 FOR ENVIRONMENTAL RESTRICTIONS.



PREPARED FOR:
AMY KATHRYN RAABE
38758 GENESEE LAKE RD.
OCONOMOWOC, WI 53066

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

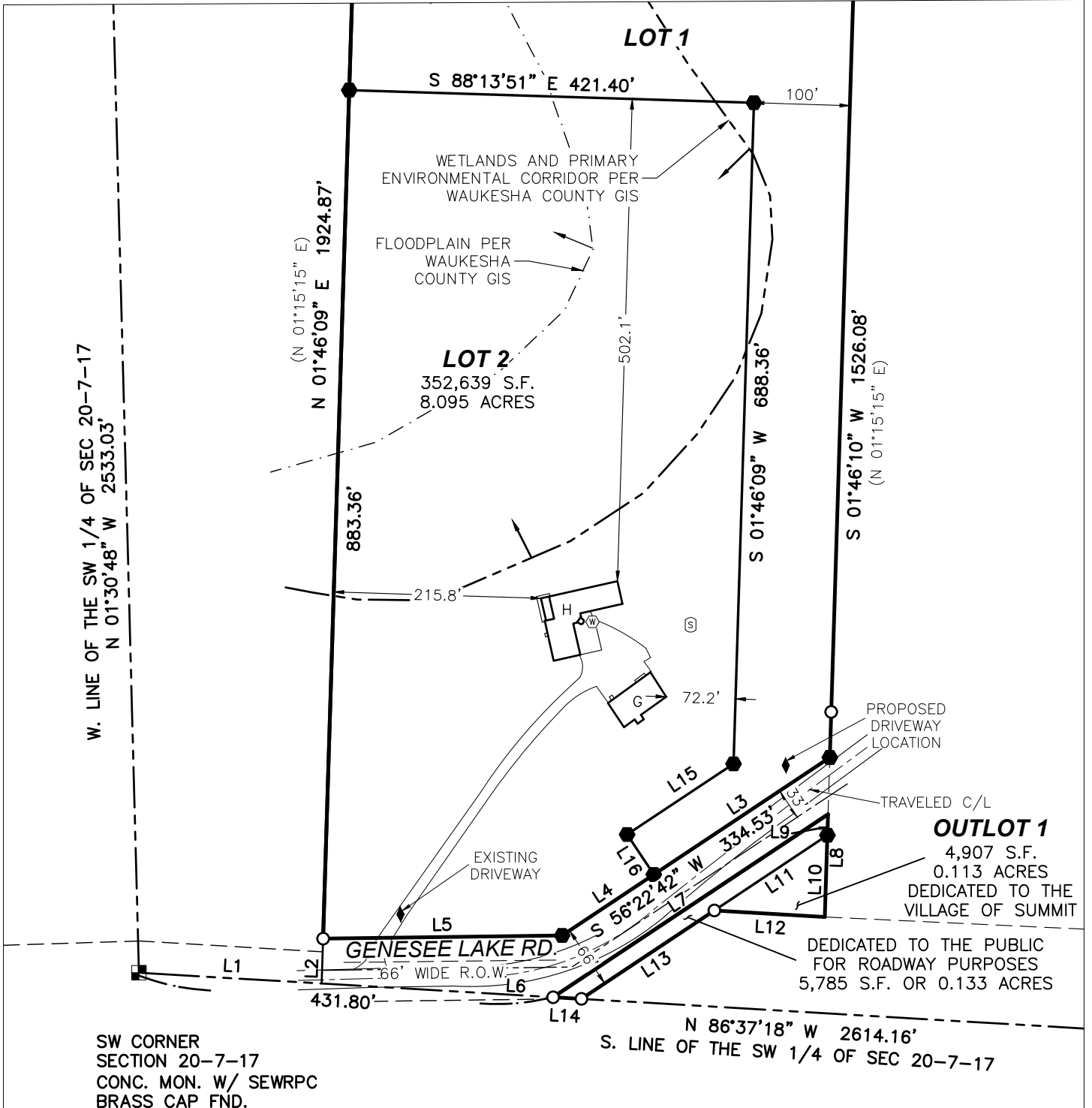
DATED 10/21/2024
JOB# 24137
SHEET 1 OF 4

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

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS, LOT 1 AND OUTLOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

DETAIL



NOTES:

- WETLANDS, PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) AND WETLANDS ARE SHOWN PER WAUKESHA COUNTY GIS.



1 INCH = 150 FEET

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS, LOT 1 AND OUTLOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., 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 UNPLATTED LANDS, LOT 1 AND OUTLOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

identify the point of beginning

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWN 7 NORTH, RANGE 17 EAST, THENCE S 86°37'18" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, 190.55 FEET; THENCE N 01°46'09" E, 46.78 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CSM 7025 THENCE N 01°46'09" E, ALONG THE WEST LINE OF LOT 1 OF CSM 7025, 1924.87 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 7025; THENCE S 67°48'49" E, ALONG THE NORTH LINE OF LOT 1 OF CSM 7025, 556.35 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CSM 7025; THENCE S 01°46'10" W, ALONG THE EAST LINE OF LOT 1 OF CSM 7025 AND EXTENSION OF SAID LINE, 1526.08 FEET TO THE NORTH RIGHT-OF-WAY OF GENESEE LAKE ROAD; THENCE ALONG THE NORTH RIGHT-OF-WAY OF GENESEE LAKE ROAD FOR THE FOLLOWING 2 COURSES: 1.: THENCE S 56°22'42" W, 334.53 FEET; 2.: THENCE S 89°14'43" W, 248.92 FEET TO THE POINT OF BEGINNING.

ALSO

of?

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWN 7 NORTH, RANGE 17 EAST, THENCE S 86°37'18" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, 431.80 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1 OF CSM 7025 AND POINT OF BEGINNING; THENCE N 56°22'42" E, ALONG THE LINE OF OUTLOT 1 OF CSM 7025, 343.75 FEET TO THE NORTHEAST CORNER OF OUTLOT 1 OF CSM 7025; THENCE S 01°46'10" W, ALONG THE EAST LINE OF OUTLOT 1 OF CSM 7025, 106.92 FEET TO THE SOUTHEAST CORNER OF OUTLOT 1 OF CSM 7025; THENCE ALONG THE SOUTH LINE OF OUTLOT 1 OF CSM 7025 FOR THE FOLLOWING 2 COURSES: 1.: THENCE N 86°37'18" W, 115.32 FEET; 2.: THENCE S 56°22'42" W, 166.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE N 86°37'18" W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, 29.52 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 932,944 SQUARE FEET OR 21.418 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF AMY KATHRYN RAABE 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 THE VILLAGE OF SUMMIT IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

PRIMARY ENVIRONMENTAL CORRIDOR AND WETLAND RESTRICTIONS:

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6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

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VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER AMY KATHRYN RAABE, I HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED,
DEDICATED AND MAPPED AS SHOWN ON THIS MAP. I 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____.

AMY KATHRYN RAABE

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED AMY
KATHRYN RAABE, 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 PLAN COMMISSION

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

JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL—ADMINISTRATOR—CLERK/TREASURER

VILLAGE OF SUMMIT BOARD

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

JACK RILEY—PRESIDENT

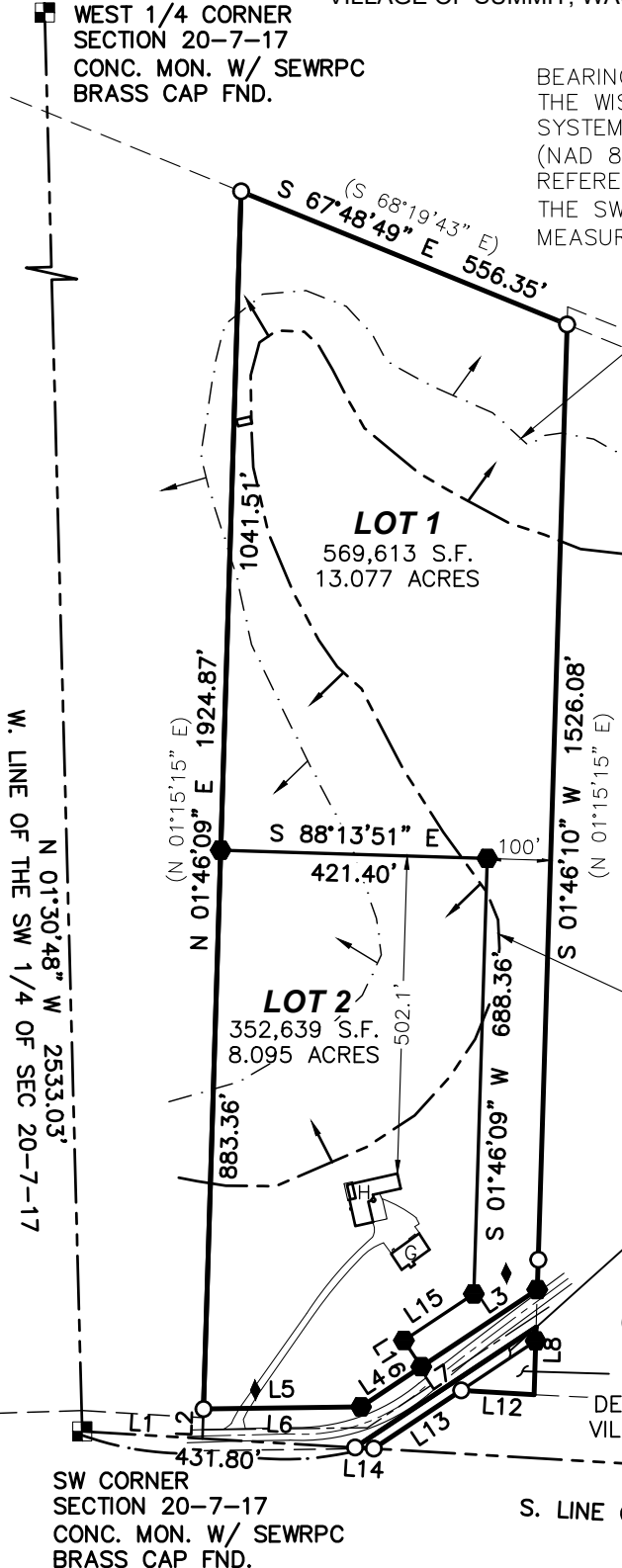
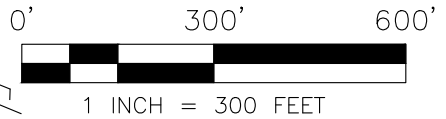
DEBRA MICHAEL—ADMINISTRATOR—CLERK/TREASURER

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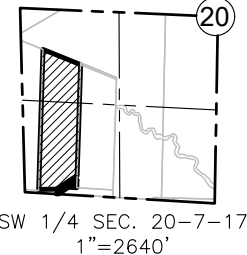
WEST 1/4 CORNER SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SEC. 20-7-17 MEASURED AS N 86°37'18" W.



LINE	BEARING	DISTANCE
L1	S 86°37'15" E	190.55'
L2	N 01°46'09" E	46.78'
L3	S 56°22'42" W	220.00'
L4	S 56°22'42" W	114.53'
L5	S 89°14'43" W	248.92'
L6	S 86°37'19" E	241.25'
L7	N 56°22'42" E	343.75'
L8	S 01°46'10" W	106.92'
L9	S 01°45'53" W	21.79'
L10	S 01°46'10" W	85.13'
L11	S 56°22'42" W	141.40'
L12	N 86°37'18" W	115.32'
L13	S 56°22'42" W	166.16'
L14	N 86°37'18" W	29.52'
L15	S 56°22'42" W	132.86'
L16	S 33°37'18" E	50.00'

VICINITY MAP



GENESEE LAKE RD.
66' WIDE R.O.W.
DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES
5,785 S.F. OR 0.133 ACRES

OUTLOT 1
4,907 S.F.
0.113 ACRES
DEDICATED TO THE VILLAGE OF SUMMIT

SOUTH 1/4 CORNER SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

SW CORNER SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

N 86°37'18" W 2614.16'
S. LINE OF THE SW 1/4 OF SEC 20-7-17

LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- FLOODPLAIN PER GIS
- - - PEC/WETLANDS PER GIS
- ◆ DRIVEWAY LOCATION
- SEE SHEET 2 FOR DETAIL AND NOTES.
- SEE SHEET 3 FOR ENVIRONMENTAL RESTRICTIONS.



PREPARED FOR:
AMY KATHRYN RAABE
38758 GENESEE LAKE RD.
OCONOMOWOC, WI 53066

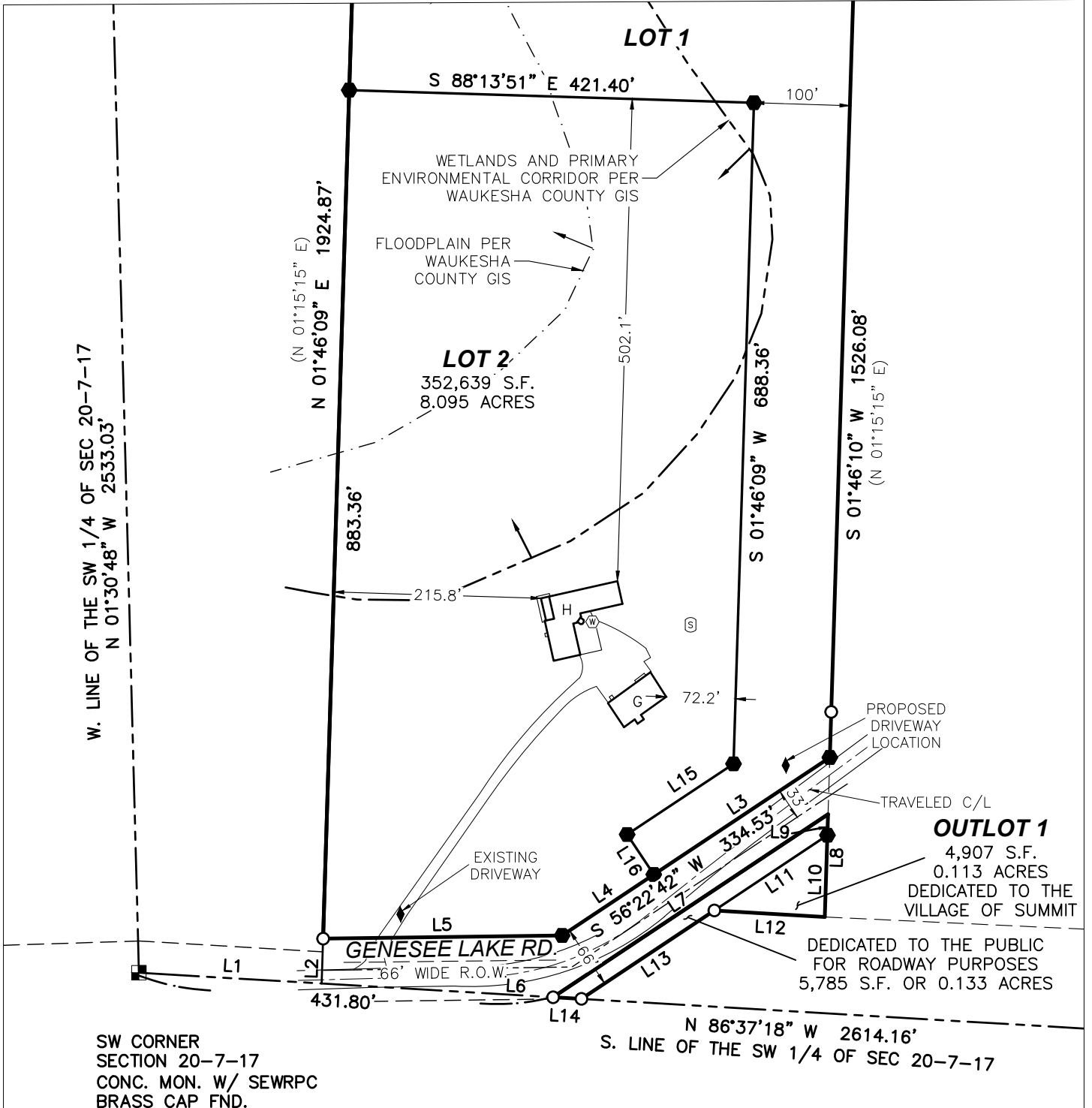
LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 10/21/2024
JOB# 24137
SHEET 1 OF 4

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

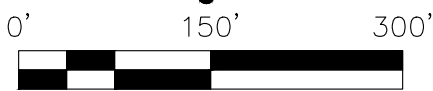
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DETAIL



NOTES:

- WETLANDS, PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) AND WETLANDS ARE SHOWN PER WAUKESHA COUNTY GIS.



1 INCH = 150 FEET

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING UNPLATTED LANDS, LOT 1 AND OUTLOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

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ALSO

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COUNTY OF _____)

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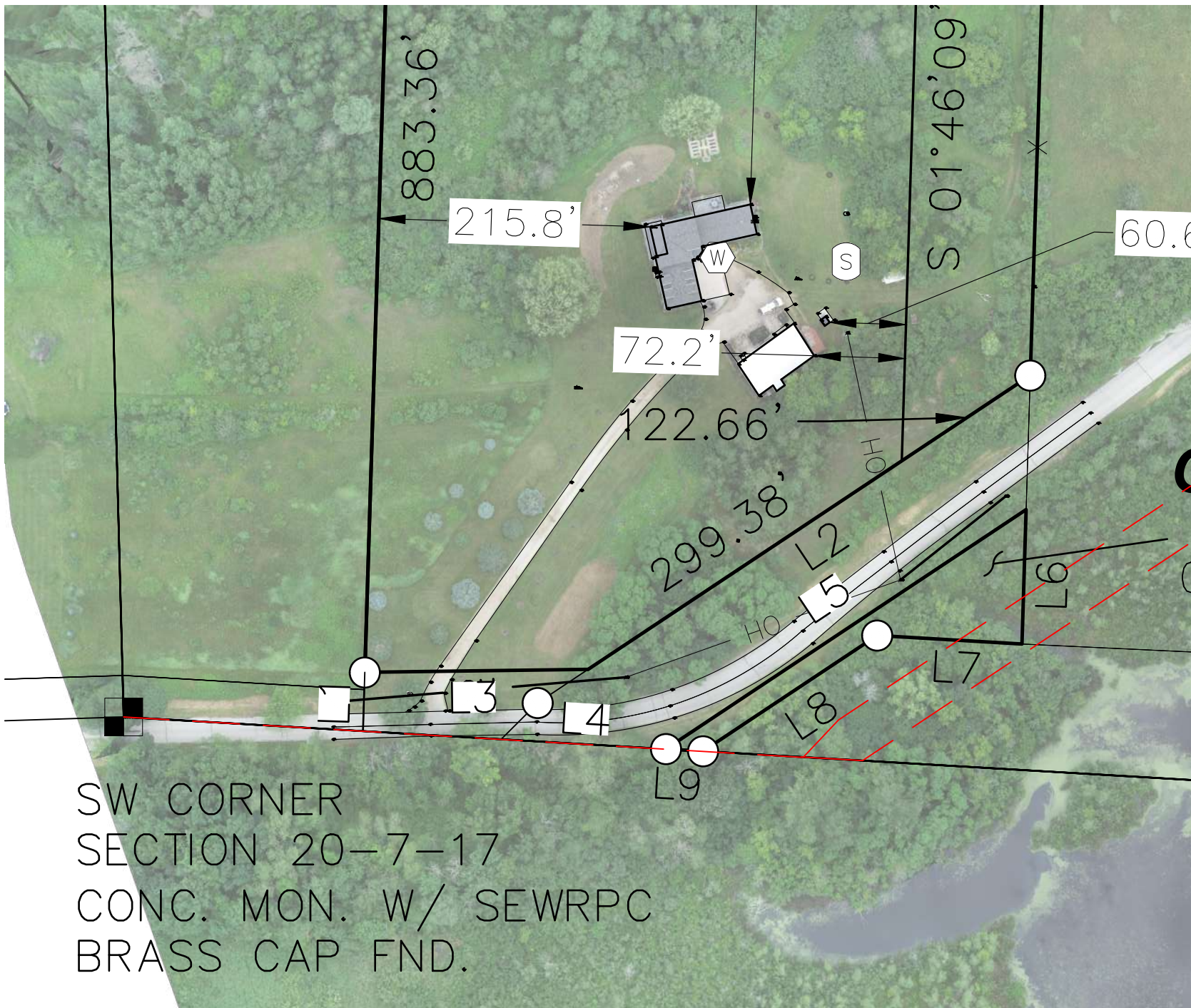
DEBRA MICHAEL—ADMINISTRATOR—CLERK/TREASURER

VILLAGE OF SUMMIT BOARD

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

JACK RILEY—PRESIDENT

DEBRA MICHAEL—ADMINISTRATOR—CLERK/TREASURER



OUTLOT 1
 10,691 S.F.
 0.245 ACRES

SW CORNER
 SECTION 20-7-17
 CONC. MON. W/ SEWRPC
 BRASS CAP FND.

Planner Barrows interjected that one item to consider is a 15-acre minimum which would help restrict and limit it to state highways both will tighten up the number of properties impacted by the amendment.

Additional conversation is had and there is recommendation to reorganize the text amendment and resubmit for the next meeting. An additional recommendation is made to approach neighboring properties and provide feedback and input at the next meeting to gauge response from neighboring properties which can impact the public hearing.

Possible action to schedule a public hearing based on the request of Jessica and Christopher Kadow for an amendment to the text of Chapter 111 Village of Summit Zoning and Shoreland Protection Ordinance to allow tree service operations in the A-2 Agricultural District.

Applicant, requests to bring back an updated amendment/application at the next plan commission meeting. There is no motion made at this time.

Discussion and provide feedback on request of Mackenzy and Megan Raabe, agent, on property owned by Amy Raabe, to divide a property into two properties located at 38758 Genesee Lake Road (SUMT0655992) & to acquire acreage owned by the Village of Summit.

Planner Barrows provided an overview of the information contained in the Plan Commission Pack

The Plan commission provided feedback regarding the applicant's proposal to create a lot that does not properly abut a public road and the request to rezone the property to allow the land division.

Feedback as follows:

- work with petitioner to rezone R-1 & CSM
- If possible, put in a public street
- If no street the property cannot be further divided this should be listed on CSM

Discussion and provide feedback on request of Jeff Stoll, Stolley's Hogg Alley, to install parking at 34311 Venice Beach Road (SUMT0669056).

This topic is skipped since applicant is not present moved to the end of the agenda.

Discussion and provide feedback regarding potential viable uses on property owned by Johns Living Trust-Family Trust located at 2133 N. Sawyer Road (SUMT0670997).

Planner Barrows reviewed information related to the property owned by Johns Living Trust – Family Trust located at 2133 N Sawyer Road (SUMT670997).

The Plan Commission discussed potential and viable uses on the property, and the potential of Tax Incremental Financing.

It is determined the Village Board is the body to consider Tax Incremental Financing if it is determined that it would be brought into consideration.

It is recommended the Planner is involved with discussion with neighboring properties (at the expense of the parcel owner), and have a conversation with DOT about access. Planner Clarified that access would be from County Highway.



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

MEMORANDUM

To: Village Board

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

Date: January 3, 2025

Re: Department of Public Works Administrative Report

DPW Crew Activities

Cemetery Activity Summary

- Three burials occurred in December, and there is currently one scheduled for January.
- One deed transfer was completed in early December.

Equipment Maintenance & Repair

- The pre-wet system retrofit of the 2014 International Patrol Truck has not yet been completed, as Casper's Trucking is still waiting on components.
- The 2014 International has been entering into "limp mode" off and on over the past month. The truck was taken to the City of Oconomowoc fleet team to run diagnostics, and a sensor was purchased to correct the code that came up. Unfortunately, this has not resolved the issue and staff were forced to bring the truck to Lakeside International in early January for additional diagnostics.
- The Morbark chipper is experiencing connectivity issues again and is failing to stay running. It appears that the issue is similar to the issue that was just resolved in 2024. As a result of the prolonged duration in which the unit was out of service in late 2023/most of 2024, Morbark offered a 6-month warranty extension on the unit (excluding the engine) that would be valid through February 1, 2025. The unit was dropped off at LF George for diagnostics in early January, and staff are working to get a loaner or borrow a unit from a neighboring community to continue tree work. There is a significant backlog of tree pruning and removal work from the last two years that needs to be addressed this winter.

Park Activities

- Nothing significant to report.

Road Maintenance Activities

- The asphalt hot box trailer has been out for pothole patching in early January, and staff will continue work as weather permits.
- A resident submitted an email request that the Village consider resurfacing N Hickory Ln due to its condition, as well as consideration of the addition of a roundabout at the intersection of N Sawyer Rd and N Hickory Ln. A response was provided regarding the paving schedule (N Hickory Ln is outside of the current 5-year CIP window), and staff intend to look at opportunities to perform pavement repairs on areas of N Hickory Ln that are beginning to deteriorate in the interim. The request for a roundabout will also be forwarded on to Waukesha County.

Winter Season Activities

- A summary of the 2024 – 2025 winter weather response activities by the DPW crew is attached for reference.

N Dousman Road Multi-Use Trail Extension Project

An amendment to the design services agreement between the Village, WisDOT, and Strand Associates, Inc. is currently being updated by Strand. WisDOT had some comments and minor adjustments to the rate (resulting in a slight decrease in the total amendment amount). Once completed, the document will be routed for signatures.

Brine Storage System

The brine system has been fully installed and is operational. Additional evergreen trees will be planted in the spring along the north property line with Hope Church to help provide screening, as requested by the Plan Commission.

Used Planer/Milling Attachment Purchase

At the December Village Board meeting, the purchase of a milling attachment was approved using excess PW Road Maintenance funds. Unfortunately, our contact at the City of Waukesha was unable to list the piece of equipment on govdeals.com by the end of the year. The Village President was informed of this, and authorization was provided to staff to purchase in early 2025 utilizing PW Road Maintenance operating budget funds at a cost not to exceed \$3,000, as previously approved.

“Lake Street” Right-of-Way Vacation Request (Genrich’s Bay Subdivision)

Nothing significant to report.

Genesee Lake Road Park Master Plan Update

Nothing significant to report.

Official Road Right-of-Way Map Update

Nothing significant to report.

National Fitness Campaign Status

An additional \$500 has been donated to the NFC fitness court campaign. A total of \$11,000 has been donated to date.

Village Safety Program Development & Implementation

Safety Committee Meeting

The next Safety Committee meeting is scheduled for Monday, March 3rd at 9:00 a.m.

ATTACHMENTS: None.

2024 – 2025 Winter Weather Response Summary (through 12/31/2024)

Event Date(s)	Response Type	Snow (in)	Staff Hours					Est. Salt Use (Tons)	Estimated Costs (Labor, Materials)
			Full Time			Part Time			
			Reg	OT	DT	Reg	OT		
11/21/2024	Full Plow/Salt	5.30	18.25	-	-	9.00	-	15.50	\$2,094
12/4/2024	Full Residential Salt (Freezing Rain)	0.20	4.00	11.75	-	3.50	-	7.00	\$1,338
12/11/2024	Spot Plow/Salt	0.10	9.00	4.00	-	-	-	8.00	\$1,115
12/14/2024	Spot Salt (Freezing Road Conditions)	0.00	-	5.50	-	-	-	4.50	\$657
12/18 – 12/21/2024	Full Plow (including multiple full maintenance cycles and drifting day after)	3.50	50.00	50.50	-	23.75	-	39.50	\$7,692
12/23/2024	Full Plow/Salt	0.30	8.00	7.00	-	4.25	-	17.10	\$2,077
Totals	Responses: 6	9.40	89.25	78.75	0.00	40.50	0.00	91.60	\$14,976

Note: Fuel costs, pre-event preparations, and post-event equipment maintenance not included.



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

MEMORANDUM

To: Village Board

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

Date: January 2, 2025

Re: Discussion and Action on Inclusion of Village of Summit Roads in the National Tribal Transportation Facilities Inventory (NTTFI)

PURPOSE:

To receive approval from the Village Board to include Village-owned and maintained roadways located near or adjacent to the Forest County Potawatomi lands in the Tribe's National Tribal Transportation Facilities Inventory (NTTFI).

BACKGROUND:

In November of 2024, the Roads Program Manager for Forest County Potawatomi, Todd Mulvey, contacted Village staff to determine interest in including Atkins Knoll Road, Indian Mound Road, and Forest Drive in the NTTFI. These three public roads all abut or provide access lands owned by the tribe on the south/southwest side of Silver Lake. Inclusion of these roads in the NTTFI makes them eligible for Tribal Transportation Program (TTP) funding. At this time, there are not any obvious improvements that are required that would qualify for TTP, but addition of these routes into the inventory will provide a smoother process for the tribe to obtain funding if the need arises.

In order to move forward with incorporation of these roadways in the NTTFI, the Village Board will need to approve the attached Acknowledgement of Public Authority Responsibility between the Tribe and the Village.

RECOMMENDATION:

The Forest County Potawatomi Community has an interest in ensuring that the public roadways that provide access to their property are maintained. The Village would benefit by the addition of Atkins Knoll Road, Indian Mound Road, and Forest Drive into the NTTFI, as it would make them eligible for TTP funding in the future.

ATTACHMENTS:

Email correspondence from Todd Mulvey (dated November 4 – December 31, 2024)

Acknowledgement of Public Responsibility between the Village of Summit and Forest County Potawatomi Community (DRAFT with attachments)

FISCAL IMPACT:

No direct financial impact is anticipated at this time. In the future, the Village may be eligible for Tribal Transportation Funding (TTP) for improvement projects for the identified public roads.

RECOMMENDED MOTION:

Motion to approve the Acknowledgement of Public Responsibility between the Village of Summit and the Forest County Potawatomi Community to facilitate the inclusion of Atkins Knoll Road, Forest Drive, and Indian Mound Road into the Tribe's National Transportation Facilities Inventory.

Kamron Nash

From: Todd Mulvey
Sent: Tuesday, December 31, 2024 12:05 PM
To: Kamron Nash
Cc: Todd Mulvey
Subject: RE: Village Roads
Attachments: 25C0324 Acknowledgment of Public Responsibility -Village of Summit (01104563xB15CF).pdf; 25C0324 Summit Exhibit A Maps (1) (01104566xB15CF).PDF

Hi Kamron. Please see the attachments. These are ready for your board's consideration/action. Please let me know if you have any questions. Thanks

Todd Mulvey, P.E. | Roads Program Manager

Forest County Potawatomi |

www.fcpotawatomi.com |

From: Todd Mulvey
Sent: Monday, November 4, 2024 12:44 PM
To: pwdirector@summitvillage.org
Cc: Todd Mulvey
Subject: Village Roads

Hi Kamron,

Thanks for you time to talk about working with the Forest County Potawatomi to get Village of Summit roads included in the tribe's National Tribal Transportation Facilities Inventory (NTTFI). In order to do so we would need to draft an Acknowledgement of Public Authority Responsibility similar to the one attached that the tribe has had with the Town of Wabeno in Forest County since 2007.

Having your roads on the tribe's NTTFI would make them eligible for Tribal Transportation Program (TTP) funding to be spent on them. Whether it be annual funding the tribe automatically gets, for special program funds that the tribe applies for including safety, bridge or high priority. The tribe has partnered with Forest County to do safety projects on 4 county roads, a high priority project on one county road, and one county bridge. Go to the following for more information on TTP: <https://highways.dot.gov/federal-lands/tribal>

We currently don't see anything that is needed, but by getting these routes in the inventory will allow us to react quickly to anything that does arise.

I'll shoot for sending you an APAR for your board's consideration in December

See image below for the route sections that we are looking at (purple line):



Thanks

Todd Mulvey, P.E. | Roads Program Manager
Forest County Potawatomi |

www.fcpotawatomi.com |

**Acknowledgment of Public
Authority Responsibility**

This Acknowledgment of Public Authority Responsibility is by and between the Forest County Potawatomi Community (TRIBE) and Village of Summit, Waukesha County, Wisconsin (VILLAGE).

Whereas the routes listed below in the VILLAGE are important to the TRIBE in that they serve the tribal community, tribal business and/or tribal member’s homes.

Village of Summit Routes

ROUTE NAME	NUMBER	SECTION	LENGTH	LATITUDE / LONGITUDE
Atkins Knoll Road	5400	010	0.3 miles	Beg 43.069775N / 88.495675W End 43.072905N / 88.496919W
Forest Drive	5402	010	0.7 miles	Beg 43.069813N / 88.481200W End 43.069775N / 88.495675W
Indian Mound Road	5403	010	0.4 miles	Beg 43.069475N / 88.486044W End 43.071180N / 88.490977W

And whereas, the above-listed routes, and as depicted on the attached Exhibit A will continue to be owned by the VILLAGE and open to the public for travel.

And whereas, the TRIBE has an interest in ensuring these routes are maintained and in adequate repair.

Now Therefore, the TRIBE and the VILLAGE agree when and if adequate funding for improvements to the listed routes becomes available, and any of the VILLAGE’S listed roadways become an approved project for the TRIBE.

1. The TRIBE will enter a subsequent agreement with the VILLAGE to jointly determine the type, scope, and limits of improvements that could be implemented on the listed roadways owned by the VILLAGE.
2. If needed improvements are made to any of the listed VILLAGE routes, the VILLAGE will continue to own the route and will continue to be responsible for maintenance.
3. This Acknowledgment of Public Authority Responsibility is binding upon the signatories hereto not as individuals, but solely in their capacities as officials on their respective organizations and acknowledges proper action of the VILLAGE and the TRIBE to enter into the same.

4. The Acknowledgment of Public Authority Responsibility will become effective upon execution of the VILLAGE and Tribe, unless otherwise noted below.

VILLAGE OF SUMMIT

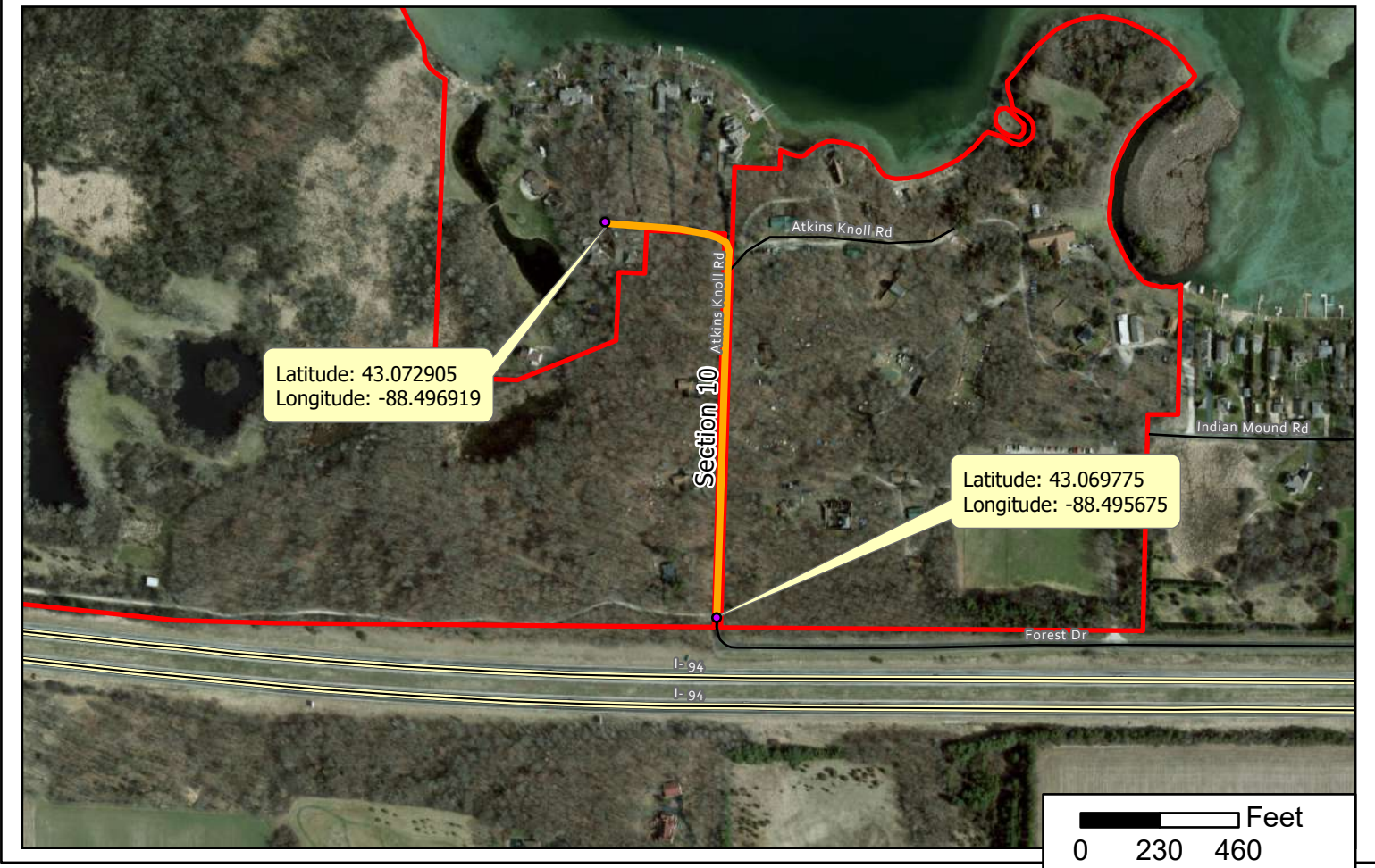
Jack Riley, Village President

DATE:

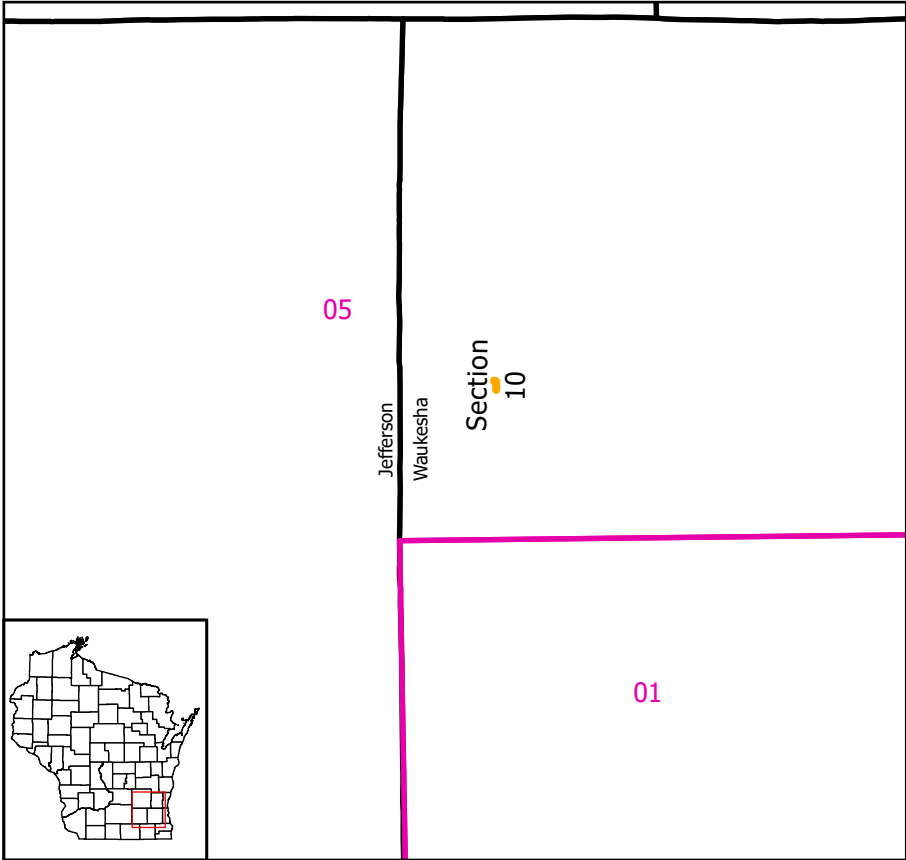
FOREST COUNTY POTAWATOMI COMMUNITY

James A. Crawford, Chairman
or Kenneth L. George, Jr., Vice Chairman

DATE:



Route Location



**Forest County
Potawatomi Community #434**

**Atkins Knoll Road
Route 5400**



Legend

- BIA Route**
- Section 10
 - Tribal Boundary
 - Section End Points
 - Congressional Districts
 - Tribal Boundary
 - Interstate
 - Town Road
 - Counties

This is a product of Forest County Potawatomi Community, Land Information Department. The geographic data layers and applications are provided as a resource. While every reasonable effort is made to ensure the accuracy and completeness of the data, Forest County Potawatomi Community makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of its data, and it should not be construed or used as field-verified information.



Date: 12/10/2024



Route Location

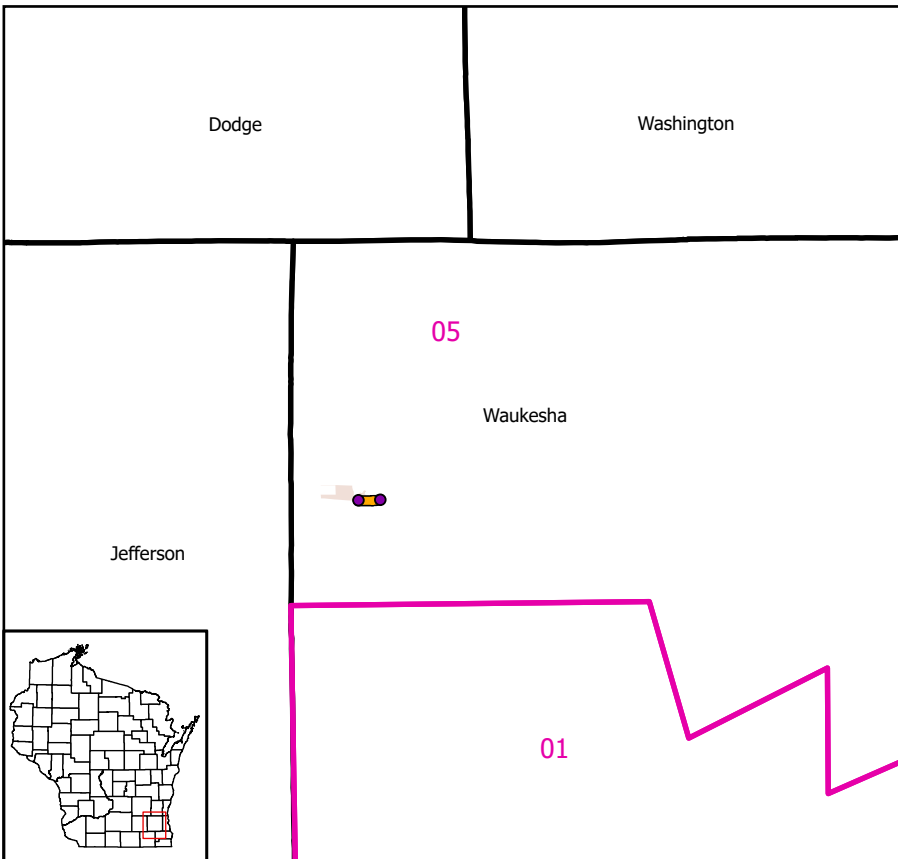
Forest County Potawatomi Community #434

Forest Drive Route 5402



Legend

- Section End Points
- Section 10
- Tribal Land
- Town Road
- County Hwy
- Tribal Boundary
- Congressional Districts



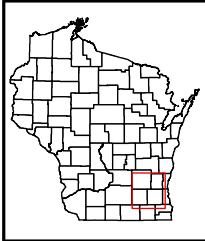
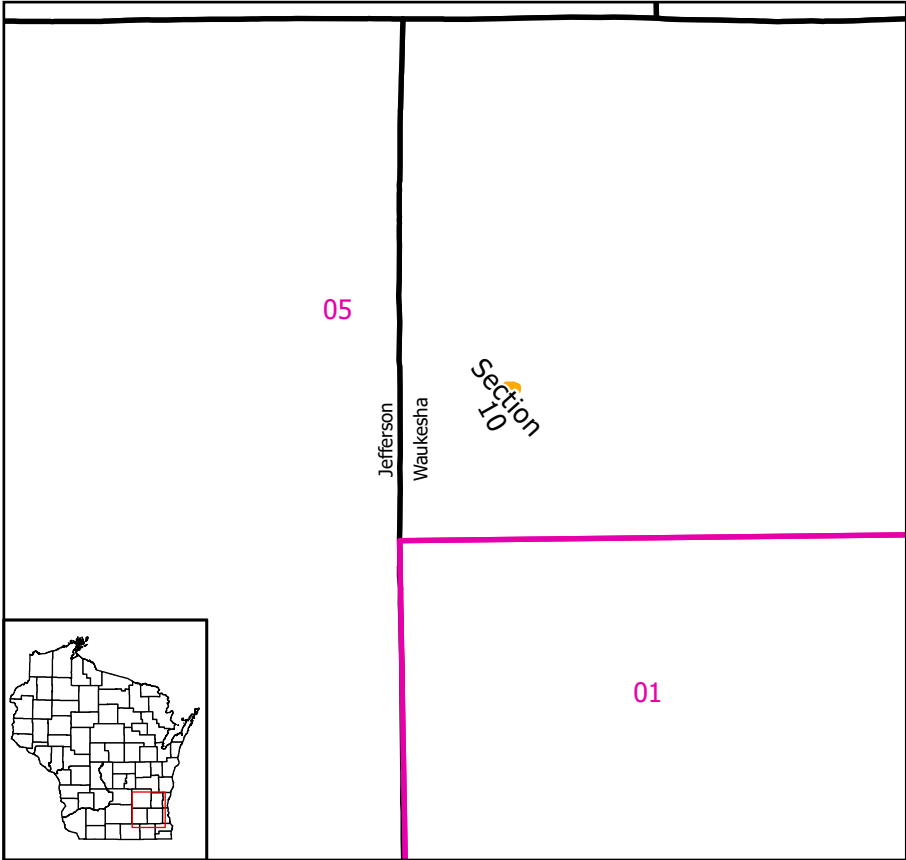
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Date: 12/11/2024



Route Location



**Forest County
Potawatomi Community #434**

**Indian Mound Road
Route 5403**



Legend

BIA Route

- Section 10
- Tribal Boundary
- Section End Points
- Congressional Districts
- Tribal Boundary
- Interstate
- County Highway
- Town Road
- Counties

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Date: 12/10/2024



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

MEMORANDUM

To: Village Board

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

Date: January 3, 2025

Re: Discussion and Action on SEH Proposal for Professional Services for Parking Lot, Stormwater Facilities, and Dumpster Enclosure Improvements at Village Park

PURPOSE:

To request Village Board approval of a proposal from the Village Engineer, SEH, to perform professional services for the survey, design, public bidding, and construction administration of parking lot and stormwater improvements at Genesee Lake Road Park (Village Park).

BACKGROUND:

As part of the Capital Improvement Plan (CIP) approval process, the design and construction of a parking lot, stormwater facilities, and a dumpster enclosure at Village Park were included for 2025:

	Borrowed Funds	Impact Fees	Project Total
Dumpster Enclosure	\$40,000	-	\$40,000
Parking Expansion/Stormwater Facilities	\$162,047	\$268,953	\$431,000
Total	\$202,047	\$268,953	\$471,000

Village staff intend to include the parking expansion and stormwater facilities project as part of the 2025 Annual Road Paving Program bid package (as a separate item under the same contract), as the prime contractor for each is likely to be from the same pool of contractors.

This proposal was first brought forward to the Village Board for consideration at the December 12, 2024 Village Board meeting. At that time, there were concerns raised about the engineering fees for the dumpster enclosure project. A request was made to staff and SEH to bring this back to Village Board with more detail of the work tasks involved. Village staff intend to bid this project out separately from the parking expansion and stormwater facilities project, and SEH fees related to this work have been removed from the amended proposal for a reduction of \$6,000. SEH did add more detail on the tasks included in the amended proposal, with costs broken down by subtask. The work includes survey, preliminary design, final design, project bidding, construction administration, staking, construction review, and contract administration activities.

RECOMMENDATION:

Village staff recommends that the Village Board approve the SEH proposal to perform professional services for the Genesee Lake Road Park Parking Lot project, as outlined in the amended proposal scope of services.

ATTACHMENTS:

SEH Supplemental Letter Agreement for the Genesee Lake Road Park Parking Lot Project (Revised)

FISCAL IMPACT:

Project costs not-to-exceed \$50,200 of borrowed funds, which have been included in the 2025 CIP. This is a reduction of \$6,000 from the original proposal that included the dumpster enclosure.

RECOMMENDED MOTION:

Motion to approve the SEH Proposal for professional engineering services for the Genesee Lake Road Park Parking Lot Project as proposed with a total expenditure not-to-exceed \$50,200.

Supplemental Letter Agreement

In accordance with the Master Agreement for Professional Services between Village of Summit ("Client"), and Short Elliott Hendrickson Inc. ("Consultant"), effective November 2, 2023, this Supplemental Letter Agreement dated January 3, 2025 authorizes and describes the scope, schedule, and payment conditions for Consultant's work on the Project described as: Genesee Lake Road Park Parking Lot Project.

Client's Authorized Representative: Kamron Nash, PE
Address: 37100 Delafield Road, Summit, Wisconsin 53066, United States
Telephone: 262.567.2757 **email:** pwdirector@summitvillage.org

Project Manager: Robert Malzahn, PE
Address: 501 Maple Avenue, Delafield, Wisconsin 53018
Telephone: 414.949.8946 **email:** rmaalzahn@sehinc.com

Scope: The Services to be provided by Consultant:

Property Location:

Future parking lot in the northeast portion of the Genesee Lake Road Park.

Scope of Services:

Task 1 – Parking Lot and Stormwater Improvements

1. Survey (estimated at \$3,500)
 - a. Survey existing right-of-way and gather site base map information.
2. Preliminary 60% Design (estimated at \$6,500)
 - a. Prepare preliminary base map.
 - b. Prepare preliminary construction plans.
 - c. Review and evaluate two stormwater rain garden bmp's.
 - d. Prepare preliminary cost estimate and specifications.
3. Final Design (estimated at \$4,500)
 - a. Prepare final construction plans for bidding including title sheet, details, erosion control, basin cross sections, and proposed improvements.
 - b. Prepare final specifications for bidding.
 - c. Prepare final cost estimate.
4. Project Bidding (estimated at \$4,200)
 - a. Administer bidding of project per Public Works Director approved schedule.
 - b. Evaluate bids, prepare bid tabulation, and recommendation letter.
 - c. Provide Notice of Award to Contractor and Village.
 - d. Process and facilitate contracts with Contractor and Village.
5. Construction Administration (estimated at \$31,500)
 - a. Conduct a pre-construction meeting.
 - b. Provide project management throughout the construction period.
 - c. Review contractor material and testing submittals.

- d. Construction staking of road tapers, culverts, parking lot perimeter, and rain garden perimeters.
- e. Provide construction observation services and review construction issues as needed. Keep daily records and measurements as needed.
- f. Provide weekly email updates to the Director of Public Works during construction.
- g. Review payment application requests, change orders, and contractor's requests for information and provide necessary responses and recommendations.
- h. Preparation of contract closeout documents including punch lists and final list of quantities and costs.

Schedule: Said work, as described in Scope, will be completed *as mutually agreed upon* after receipt of signed contract and all items to be furnished by client. All work is subject to weather and field conditions.

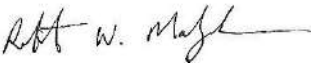
Payment: The fee is hourly estimated to be **\$50,200**, including expenses and equipment.

The payment method, basis, frequency and other special conditions are set forth in attached Exhibit A-1.

Other Terms and Conditions: Other or additional terms contrary to the Master Agreement for Professional Services that apply solely to this project as specifically agreed to by signature of the Parties and set forth herein: None.

Short Elliott Hendrickson Inc.

Village of Summit

By: 
 Full Name: Robert Malzahn, PE
 Title: Project Engineer V, Manager

By: _____
 Full Name: _____
 Title: _____

Exhibit A-1
to Supplemental Letter Agreement
Between Village of Summit (Client)
and
Short Elliott Hendrickson Inc. (Consultant)
Dated December 3, 2024

Payments to Consultant for Services and Expenses
Using the Hourly Basis Option

The Agreement for Professional Services is amended and supplemented to include the following agreement of the parties:

A. Hourly Basis Option

The Client and Consultant select the hourly basis for payment for services provided by Consultant. Consultant shall be compensated monthly. Monthly charges for services shall be based on Consultant's current billing rates for applicable employees plus charges for expenses and equipment.

Consultant will provide an estimate of the costs for services in this Agreement. It is agreed that after 90% of the estimated compensation has been earned and if it appears that completion of the services cannot be accomplished within the remaining 10% of the estimated compensation, Consultant will notify the Client and confer with representatives of the Client to determine the basis for completing the work.

Compensation to Consultant based on the rates is conditioned on completion of the work within the effective period of the rates. Should the time required to complete the work be extended beyond this period, the rates shall be appropriately adjusted.

B. Expenses

The following items involve expenditures made by Consultant employees or professional consultants on behalf of the Client. Their costs are not included in the hourly charges made for services but instead are reimbursable expenses required in addition to hourly charges for services and shall be paid for as described in this Agreement:

1. Transportation and travel expenses.
2. Long distance services, dedicated data and communication services, teleconferences, Project Web sites, and extranets.
3. Lodging and meal expense connected with the Project.
4. Fees paid, in the name of the Client, for securing approval of authorities having jurisdiction over the Project.
5. Plots, Reports, plan and specification reproduction expenses.
6. Postage, handling and delivery.
7. Expense of overtime work requiring higher than regular rates, if authorized in advance by the Client.
8. Renderings, models, mock-ups, professional photography, and presentation materials requested by the Client.
9. All taxes levied on professional services and on reimbursable expenses.
10. Other special expenses required in connection with the Project.
11. The cost of special consultants or technical services as required. The cost of subconsultant services shall include actual expenditure plus 10% markup for the cost of administration and insurance.

The Client shall pay Consultant monthly for expenses.

C. Equipment Utilization

The utilization of specialized equipment, including automation equipment, is recognized as benefiting the Client. The Client, therefore, agrees to pay the cost for the use of such specialized equipment on the project. Consultant invoices to the Client will contain detailed information regarding the use of specialized equipment on the project and charges will be based on the standard rates for the equipment published by Consultant.

The Client shall pay Consultant monthly for equipment utilization.



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

MEMORANDUM

To: Village Board

From: Chief Michael Hartert

Date: December 18, 2024

Re: Designation of Donated Funds

BACKGROUND: A village resident recently gave our department a donation check for \$500. This donation will be used towards the purchase of Squad Organizing Systems. These systems will allow officers to operate more efficiently and in a safer manner.

ATTACHMENTS: None.

FISCAL IMPACT: None.

RECOMMENDED: Motion to approve the designation of \$500 in donated funds from Kraig and Karen Arenz towards the purchase of squad organizing systems.



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

MEMORANDUM

To: Village Board

From: Administrator-Clerk/Treasurer Michael

Date: January 2, 2025

Re: Designation of Donated Funds

BACKGROUND: A village resident recently gave a donation check for \$500 to be used for the Village Park National Fitness Campaign project.

ATTACHMENTS: None.

FISCAL IMPACT: None.

RECOMMENDED: Motion to approve the designation of \$500 in donated funds from Kraig and Karen Arenz towards Village Park National Fitness Campaign project.



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MEMORANDUM

To: Village Board

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

Date: January 3, 2025

Re: Update on National Incident Management System (NIMS)/Incident Command System (ICS) Training Compliance

PURPOSE:

To provide a status update of the National Incident Management System (NIMS) training requirements and compliance of Village elected officials and staff.

BACKGROUND:

The Department of Homeland Security (DHS) issued the NIMS (National Incident Management System) in response to Homeland Security Presidential Directive 5 (HSPD-5). The NIMS provides a consistent nationwide approach for Federal, state, tribal, and local governments to work effectively and efficiently together to prepare for, prevent, respond to, and recover from domestic incidents, regardless of cause, size, or complexity.

Government agencies (e.g., village, city, town, state, or first responder) are required to complete certain actions and training to be compliance with the National Incident Management System (NIMS) in order to be eligible for FEMA preparedness grants. A table that includes the NIMS ICS Training requirements for the various positions in the Village is attached for reference.

In June of 2024, Administrator Michael provided an email to Village Board members regarding their training requirements. The target deadline was September 30, 2024. There are still several VB members who have not completed the training requirements, or who have not yet provided certificates of completion to staff.

Due to the staff turnover in the DPW, Director Nash will work with the crew on scheduling training over the coming weeks.

RECOMMENDATION:

It is strongly recommended that NIMS/ICS training compliance is achieved to ensure that the Village is prepared for emergency incidents and preplanned events, as well as to be eligible for applicable FEMA grants and/or reimbursement.

ATTACHMENTS:

Village of Summit NIMS/ICS Training Requirements Table

Email correspondence from Administrator Michael (dated June 10, 2024)

FISCAL IMPACT: No direct financial impact is anticipated at this time. Staff will complete training requirements during normal working hours.

RECOMMENDED MOTION: None at this time (update only).

VILLAGE OF SUMMIT
NIMS ICS TRAINING REQUIREMENTS

Level	Position	Required NIMS Training	Description of Course
Front-line employee	DPW Crew	IS-100.C IS-700.B	Introduction to the Incident Command System, ICS-100, for Public Works Personnel An Introduction to the National Incident Management System (NIMS)
Supervisor (low to mid-level)	DPW Crew Leader (future position)	IS-100.C IS-700.B IS-200.c IS-800.d	Introduction to the Incident Command System, ICS-100, for Public Works Personnel An Introduction to the National Incident Management System (NIMS) Basic Incident Command for Initial Response, ICS-200 ICS-800: The National Response Framework (NRF), An Introduction
Director (high-level supervisor)	Public Works Director	IS-100.C IS-700.B IS-800.d IS-200.c G0191 ICS-300 ICS-400 IS-2200* G2300*	Introduction to the Incident Command System, ICS-100, for Public Works Personnel An Introduction to the National Incident Management System (NIMS) ICS-800: The National Response Framework (NRF), An Introduction Basic Incident Command for Initial Response, ICS-200 ICS/EOC Interface Intermediate Incident Command System for Expanding Incidents Advanced ICS, Complex Incidents Basic Emergency Operations Center Functions Intermediate EOC Functions
Non-Supervisory	Deputy Clerk/Deputy Treasurer	IS-100.C IS-700.B	Introduction to the Incident Command System, ICS-100, for Public Works Personnel An Introduction to the National Incident Management System (NIMS)
Non-Supervisory	Administrative Assistant	IS-100.C IS-700.B	Introduction to the Incident Command System, ICS-100, for Public Works Personnel An introduction to the National Incident Management System (NIMS)
	Administrator-Clerk/Treasurer	IS-100.C IS-700.B	Introduction to the Incident Command System, ICS-100, for Public Works Personnel An introduction to the National Incident Management System (NIMS)
	Elected Officials	IS-100.C IS-700.B	Introduction to the Incident Command System, ICS-100, for Public Works Personnel An Introduction to the National Incident Management System (NIMS)

*Waiting to hear from WLF D regarding EOC individuals

**Not sure what levels Admin/C/T and Elected officials are in

Kamron Nash

From: Debbie Michael
Sent: Monday, June 10, 2024 9:54 AM
To: Kamron Nash
Subject: FW: ICS/NIMS Training

Kamron –

I sent the message below to the Village Board.

I am having trouble finding the course specified for DPW Crew as IS-100.PWb. Do you know where they would get that training from?

Thanks!

Debbie Michael, WCMC
Village Administrator-Clerk/Treasurer
Village of Summit
37100 Delafield Road
Summit, WI 53066
262-567-2757
262-567-4115 Fax
E-Mail: administrator@summitvillage.org
Website: www.summitvillage.org
Population: 5,202

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Elected Officials and Members of Village Committees: in order to comply with the Open Meetings Act requirements, please limit any reply to only the sender of this electronic communication.

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From: Debbie Michael
Sent: Monday, June 10, 2024 9:25 AM
Subject: ICS/NIMS Training

Good morning –

I am providing the links for you to take the training online for both IS-100.C & IS-700.B:

[IS-0100.c: An Introduction to the Incident Command System, ICS 100 - IS-100.c Lesson 1 \(fema.gov\)](#)

[IS-0700.b An Introduction to the National Incident Management System - Course Introduction: IS-0700.b An Introduction to the National Incident Management System Web Only \(fema.gov\)](#)

To give you an idea of time needed: IS-100.C has 5 lessons and each average about 30 minutes so that would be a total of 2.5 hours to totally complete. 700 course is approximately 3.5 hours to complete. Also, below is how you receive "credit" for the course. If there is some type of certificate or verification that you took the course and the exam, please get a copy to me for our records.

*Since I don't have a copy of our EOC, I am not certain if you will need to take any other courses but we want to get the minimum training done so we are in compliance.

Additionally, to take the exam you need to register for a FEMA Student Identification Number (FEMA SID). I have done it and it is very simple & straightforward. Here is the link for that: [Register for your FEMA SID \(dhs.gov\)](#)

Please plan to complete the training by September 30, 2024.

Thank you!

Receiving Credit

Students must complete the entire course and pass the final exam to receive credit for the course. Each le to complete. If you are unable to complete the course in its entirety, you may close the window and reopen depending on the system used to take the course, it is possible you may have to repeat a portion of the las

Debbie Michael, WCMC
Village Administrator-Clerk/Treasurer
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