



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

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

AGENDA
Village of Summit Plan Commission
Thursday, September 18, 2025, 5:30 p.m.
At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PLEDGE OF ALLEGIANCE
4. MINUTES
 - August 21, 2025
5. Next meeting date – proposed for Thursday, October 16, 2025, at 5:30 p.m.
6. **REGULAR BUSINESS:**
 - A. Discussion and action on a request by Kamron Nash, Village of Summit Public Works Director, to construct a dumpster enclosure at Genesee Lake Road Park. The subject property is located at 37505 Genesee Lake Road (SUMT0685979001).
7. **UPDATE** regarding Village Board action on Plan Commission matters
8. **UPDATE** regarding Zoning Code Land Use Project
9. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner

Posted: September 12, 2025

Next meeting date: October 16, 2025

***** Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact the Village Hall at 567-2757.

***** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any other governmental body except by the Village of Summit Plan Commission noticed above.

**Village of Summit – Genesee Lake Road Park
Dumpster Enclosure
37505 Genesee Lake Road (SUMT0685979001)
09/18/2025 Plan Commission Meeting**

Staff Report

Village of Summit, Wisconsin

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

Possible Motion:

At Plan Commission's discretion.

Summary:

The Village of Summit is proposing to install a dumpster enclosure at Genesee Lake Park Road. Staff would like to install the enclosure on the east side of the circular access road that it inclusive of parking. The location is close to existing facilities and waste receptacles and its location is on a high point that will not affect drainage around the perimeter of the parking lot.

The enclosure would be 24 ft. wide by 12 ft. deep and 8 ft. tall. The enclosure would be installed on a concrete pad. Staff has proposed several options for materials, including pressure-treated wood, cedar fencing panels, vinyl fencing panels, and composite fencing panels. Concrete masonry unit block construction would be at a higher cost that would exceed CIP funds approved for the project. These material options will be considered by the Village Board at their September 11, 2025 meeting.

A detailed description of the scope of work and purpose of construction has been provided by the Public Works Director and is included in the packet. Staff will explain any recommendations of the Village Board at the Plan Commission meeting.



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: Plan Commission

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

Date: September 11, 2025

Re: Proposed Dumpster Enclosure at Genesee Lake Road Park (SUMT0685979001)

PURPOSE:

To request feedback and approval from the Plan Commission for the installation of a dumpster enclosure at Genesee Lake Road Park.

BACKGROUND:

Village Board Approval

As part of the 2025 – 2029 Capital Improvement Plan, the addition of a dumpster enclosure was approved for Genesee Lake Road Park in 2025 for up to \$40,000. The enclosure will serve as a localized area for waste disposal of trash and recyclable materials that are generated at the park. Excess waste is currently brought by park lessees and staff to Village Hall for disposal, or it is left in bags outside of the concessions stand or the restroom facility for collection by Village staff at a later time. The enclosure gates will be locked, with access only provided to Village staff and authorized members of the Oconomowoc Area Baseball Club (OABC) and any other lessees of the park who require waste disposal. Options regarding the location and the construction materials will be brought in front of the Village Board at the September 11th regular meeting. **Note that staff will provide an update to the Plan Commission based on action taken by the Village Board, as this summary was drafted prior to the September 11th meeting.*

Project Scope

The proposed enclosure structure will include the installation of an 8" concrete pad. The proposed dimensions of the structure at 24' wide x 12' deep, x 8' tall, and the structure will be placed on a new 8" concrete pad. This is approximately the same size as the enclosure at Village Hall and will hold a large recycling and trash dumpster (ultimate sizes TBD based on need). The width and depth may be reduced slightly, based on cost.

The desire is to keep the enclosure centralized in the park, which will serve future park amenities and keep the enclosure away from the residential neighboring properties. The following considerations were made when determining potential locations:

- *Grading/stormwater drainage*
On the outside perimeter of the lot, there are established ditches that convey stormwater towards a stormwater basin on the southwest side of the lot. If a location is selected on the outside perimeter, the area on either side of the asphalt path would be the best locations to avoid impacting stormwater drainage.
- *Proximity to the existing facilities*
The OABC has indicated that they would prefer an enclosure that is as close to their facilities as possible. With the potential for two new ball fields on the east side of the park, keeping the structure on the east side of the lot will be preferred. This will help ensure that their members will get waste to the appropriate location, rather than leaving it for cleanup by Village staff.
- *Accessibility by waste hauler*
Staff met with GFL at the park to look at locations for an enclosure and to ensure accessibility. The area designated as Option 1 was the least desired, as there is less clear zone length (approx. 45'). In addition, the asphalt in this area is only a few inches deep at the end of the asphalt, which would result in rapid deterioration from truck traffic.
- *Location of electrical lines*
Staff located the electrical conduit and lines that extend from the restroom facility to each of the light poles (one in center of lot turf area, one near playground). There are no conflicts with electric for the preferred location.

The following supplementary documents have been provided to depict the proposed installation locations and footprint of the enclosure:

1. Village Park Aerial Map

This aerial map depicts three locations that were considered for the enclosure.

- **Location 1**
This site is the least desired of the three locations, as GFL indicated that the clear zone is undersized and the asphalt depth at the west end of the asphalt is only 2 to 3" in depth. The inner circle of the lot was reserved as a potential location for a pavilion in the future, and a dumpster enclosure in proximity may make this less desirable.
- **Location 2**
This site is close in proximity to the existing recreational facilities, but it is located on the opposite side of the paved parking area. As mentioned before, the inner circle of the lot was intended to have additional recreational facilities in the future.
- **Location 3 (Preferred)**
This site is preferred due to its proximity to the existing facilities and waste receptacles and its location on a high point that will not affect drainage around the perimeter of the parking lot.



Topography of circular parking lot depicting stormwater flow and high point at asphalt path. Proposed enclosure location highlighted in green.

2. Sample Images of Enclosure Construction Materials

There are a couple of options for construction materials that would fit within the CIP budget. Concrete masonry unit block construction would be at a higher cost that would exceed the CIP funds approved for this project.

- **Pressure-Treated Wood or Cedar Fencing Panels**

Treated wood or cedar panels would be the most economical option. However, it is not as aesthetically pleasing and requires a higher level of maintenance.



- **Vinyl Fencing Panels**

Vinyl is low maintenance and visually appealing, and it is resistant to rot and pests. It is generally lower cost than composite panels.



- **Composite Fencing Panels**

Composite is more durable and heavy-duty than vinyl and wood, and it provides a higher-end natural wood appearance than vinyl. It is also very low-maintenance.



Bollards or metal guardrail will be installed inside the enclosure on three sides to protect the walls from impact by the dumpsters. Screening will also be provided on three sides using plantings and mulched beds. The proposed plantings include similar varieties of shrubs that were planted for screening on the east side of the new parking lot. The structure will be set back a minimum of 4' with a concrete apron between the edge of the lot pavement and the gates. The plantings and beds would be purchased and installed by Village staff in the spring of 2026.

The color selection for the fencing and gate material will be selected to coordinate with the color scheme of the restroom facility at the park. The color scheme of the building includes a medium tan color with accents of light tan and red. It is recommended that a color is selected to match the primary medium tan color.



ATTACHMENTS:

Village Park Aerial Map with Potential Enclosure Locations
Village Aerial Image with Enclosure Footprint (Location 3)



0 100.00 Feet

Printed: 9/9/2025

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes



0 50.00 Feet



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:
**Genesee Lake Road Park Dumpster
Enclosure**

Printed: 9/10/2025

