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

AGENDA

Village of Summit Zoning Board of Appeals

Thursday, October 30, 2025

6:45 p.m.

At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. Upon motion duly made, seconded and approved by a roll call vote of the members present at the meeting, the Board reserves the right, prior to the hearing or during the hearing, to adjourn into “Closed Session,” pursuant to Section 19.85(1)(g), Wisconsin State Statutes, as needed to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically the hearing on the request for a Variance by Attorney Kathy Sawyer-Gutenkunst, agent, on behalf of property owner, Brian Smith, for property located at 36906 Lower Lake Road, also known as Lot 1 CSM # 12110, part of the NW ¼ of Section 27, T7N, R17E (SUMT0682014005).
4. The Board will return to open session to take action on those matters discussed in closed session and/or commence or continue the hearing on the request for a Variance by Attorney Kathy Sawyer-Gutenkunst, agent, on behalf of property owner, Brian Smith, for property located at 36906 Lower Lake Road, also known as Lot 1 CSM # 12110, part of the NW ¼ of Section 27, T7N, R17E (SUMT0682014005).
5. **PUBLIC HEARING AND ACTION** regarding a petition from Attorney Kathy Sawyer-Gutenkunst, agent, on behalf of property owner, Brian Smith, to obtain a Variance from Section 111-96(a)(9) Shore Setback requirements of the Village of Summit Zoning and Shoreland Protection Code to allow construction of a single-family residence and attached garage within the shore setback. The property is located at 36906 Lower Lake Road, also known as Lot 1 CSM # 12110, part of the NW ¼ of Section 27, T7N, R17E (SUMT0682014005).
 - A. Announcement of Proceedings
 - B. Presentation by Zoning Administrator
 - C. Board Member questions
 - D. Presentation by Applicant
 - E. Board member questions
 - F. Input from the Public
 - G. Board member questions
 - H. Legal Arguments of the Parties
 - I. Consideration of Any Other Issues Related to the Appeal
 - J. Close Public Hearing

**** 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.

- K. Deliberation
- L. Upon motion duly made, seconded and approved by a roll call vote of the members present at the meeting, the Board reserves the right to adjourn into “Closed Session,” pursuant to Section 19.85(1)(a), Wisconsin State Statutes, to deliberate concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body, specifically the request for a Variance by Attorney Kathy Sawyer-Gutenkunst, agent, on behalf of property owner, Brian Smith, for property located at 36906 Lower Lake Road, also known as Lot 1 CSM # 12110, part of the NW ¼ of Section 27, T7N, R17E (SUMT0682014005).
- M. The Board will return to open session to take action on those matters discussed in closed session, and/or deliberate and act on the matter subject to the hearing on the request for a Variance by Attorney Kathy Sawyer-Gutenkunst, agent, on behalf of property owner, Brian Smith, for property located at 36906 Lower Lake Road, also known as Lot 1 CSM # 12110, part of the NW ¼ of Section 27, T7N, R17E (SUMT0682014005).
- N. Adjourn to a Date and Time Certain for a Decision or Announce Decision
- O. Direct Staff to Prepare Written Decision and take any necessary action

6. **ADJOURN** Zoning Board of Appeals Meeting

Respectfully submitted,

Amy Barrows, Village Planner

Posted: October 27, 2025

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