



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.villageofsummitwi.gov](http://www.villageofsummitwi.gov)

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

**AGENDA**  
**Village of Summit Plan Commission**  
**Thursday, January 15, 2026, 5:30 p.m.**  
**At the Summit Village Hall, 37100 Delafield Road**

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PLEDGE OF ALLEGIANCE
4. MINUTES
  - November 20, 2025
5. Next meeting date – proposed for Thursday, February 26, 2026, at 5:30 p.m.
6. **REGULAR BUSINESS:**
  - A. Discussion and action on request by Kevin Raasch, Oconomowoc Area Baseball Club, to construct two baseball fields and related amenities at Genesee Lake Road Park located at 37505 Genesee Lake Road (SUMT0685979001).
7. **UPDATE** Regarding January 8, 2026 Zoning Code Land Use Project
8. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner

**Next meeting date: February 26, 2026**

**Posted: January 9, 2026**

\*\*\*\*\* 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.

**Genesee Lake Road Park – Oconomowoc Area Baseball Club**  
**Site Development Plan - Baseball Fields**  
**37505 Genesee Lake Road (SUMT0685979001)**  
01/15/2026 Plan Commission Meeting

---

Staff Report

Village of Summit, Wisconsin

Property Owner:	Village of Summit
Applicant:	Kevin Raasch, Oconomowoc Area Baseball Club
Zoning:	IN - Institutional District
Land Use Plan:	Institutional

---

**Possible Motion:**

*Approve the applicant's request to construct two baseball fields and related amenities subject to all conditions of the Engineer's Letter dated January 6, 2026 being complied with and subject to final review and approval by Village Board.*

*The Plan Commission should determine if the applicant is required to submit a landscape plan to Plan Commission for review and approval. If a landscape plan is required, it should be submitted for review and approval and implemented prior to the fields being occupied.*

**Summary:**

The Oconomowoc Area Baseball Club (OABC) is proposing to construct two baseball fields and related amenities at Genesee Lake Road Park at their cost. OABC has an agreement with the Village to use the existing facilities for their organized activities. This agreement will need to be modified. When the fields are not being occupied by OABC, the fields are available to the public.

Specifically, OABC is proposing to construct two baseball fields east of the existing fields and south of the new parking lot. Each field will also have two 12 ft. x 22 ft. dugout concrete pads with roofs and a 20 ft. x 10 ft. concrete pad with a low-rise bleacher and canopy to match the improvements at the existing fields. The fields will include a 6 ft. tall chain link fence in the outfield and backstop. There will also be a 10 ft. wide asphalt path with a 1 ft. gravel shoulder constructed to connect the fields to the existing path system. The existing topsoil piles from the parking lot will be used as fill for the project. A drainage swale will be constructed on the east side of the fields to direct drainage toward an existing kettle located southwest of the fields. There will be a temporary topsoil stock pile located between the fields and the adjacent residential properties to the east, but the pile will be spread out on the fields as part of project completion. The applicant is not proposing any scoreboards to accommodate the new fields at this time.

The applicant feels that the existing parking lots on-site will accommodate the traffic/parking needs related to the new uses. The zoning code does not have a specific parking requirement for outdoor recreational uses. The code states the required number of parking spaces shall be determined by plan commission at time of site plan approval.

The applicant is proposing to install clusters of arborvitae trees outside of the outfield areas. The

applicant would like to determine the location and quantity after grading is finished. The applicant feels that there is substantial screening already available between the proposed baseball fields and adjacent residential properties to the east.

The applicant is not proposing any lighting or signage.

Hours of Operation for proposed use: March 1 – October 31<sup>st</sup>, 7 days/week, from sun up to sun down when school is out of session. Most activities will occur after 4 pm Monday-Friday and from sun up to sun down on Saturdays and Sundays when weather permits.

The applicant is proposing to complete the project in the following phases, which could be expedited if funding is available:

2026: grading and grass plantings, including installation of drainage swale

2026/2027: backstop and outfield fencing/infield dirt placement/gravel path (possible asphalt)

2027: construct dugouts

2028/2029: construct canopies behind backstops, complete any outstanding items