



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

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

AGENDA

Village Board Meeting

Thursday, February 12, 2026, 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. PRESENTATION: Police Department Awards: Challenge Coin, Life Saving, and Valor
6. **Update by Cobalt Partners regarding conceptual development for The Harvest at Pabst Farms**

7. 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 January 8, 2026 Regular Meeting
 - B. January 2026 payables
 - C. Appointment of Election Inspectors
 - D. **Calendar Year 2025 Unused Paid Time Off Employee payouts to retirement accounts**

8. PUBLIC WORKS DEPARTMENT
 - A. Monthly Administrative Report
 - B. Discussion and action on Resolution 2026-480 Authorizing Application for Local Government Grant from the Wisconsin Department of Natural Resources
 - C. Discussion and action on Sales Study and Nominal Payment Parcel Report for the N. Dousman Road Multi-Use Trail Project
 - D. Discussion and action on Resolution No. 2026-481 for Utilization of Parcel 5 (Genesee Lake Road Park) for N. Dousman Road Multi-Use Trail Project (R/W Project ID 3853-05-00-4.01 & 4.02)
 - E. Discussion and action on replacement policy for damaged/deteriorated culverts in public rights-of-way
 - F. Discussion and action on Maintenance Agreement of the Summit (I-94 and CTH P) Park and Ride lot between the Village of Summit and the Wisconsin Department of Transportation
 - G. Discussion and action on Oconomowoc Area Baseball Club (OABC) proposal to construct new baseball fields at Genesee Lake Road Park

9. POLICE DEPARTMENT
 - A. Monthly Report

2nd AMENDED AGENDA: 2/9/2026, 2 PM
ADDED ITEMS: New #6 & New #7.D.

- B. Discussion and action on hiring of a full-time police officer
- C. Discussion and action on Ordinance #145-2026 Creating and Establishing a Municipal Court and an updated Successor Agreement for the Operation of the Lake Country Municipal Court for Western Waukesha County

10. WESTERN LAKES FIRE DISTRICT

- A. Monthly Report

11. VILLAGE BOARD

- A. Discussion and action on Chargeback Agreement with Waukesha County related to the ATV/UTV Ordinance
- B. Discussion and action on Cemetery Board member appointments
- C. Discussion and action on request for Letter of Credit Reduction #1 for Bark River Conservancy Development
- D. Discussion and action to set items for March 12, 2026 regular Village Board meeting

12. ADJOURN VILLAGE BOARD MEETING

Respectfully Submitted,

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

Next Regular Meeting: March 12, 2026

Posted: February 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 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.

AMENDED AGENDA: 2/6/2026, 2:30 pm
REMOVAL OF ITEM 8.C.
Lake Country Municipal Court Items



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AGENDA – Amended
Village Board Meeting
Thursday, February 12, 2026, 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. PRESENTATION: Police Department Awards: Challenge Coin, Life Saving, and Valor

6. 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 January 8, 2026 Regular Meeting
 - B. January 2026 payables
 - C. Appointment of Election Inspectors

7. PUBLIC WORKS DEPARTMENT
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 - G. Discussion and action on Oconomowoc Area Baseball Club (OABC) proposal to construct new baseball fields at Genesee Lake Road Park

8. POLICE DEPARTMENT
 - A. Monthly Report
 - B. Discussion and action on hiring of a full-time police officer

9. WESTERN LAKES FIRE DISTRICT

A. Monthly Report

10. VILLAGE BOARD

A. Discussion and action on Chargeback Agreement with Waukesha County related to the ATV/UTV Ordinance

B. Discussion and action on Cemetery Board member appointments

C. Discussion and action on request for Letter of Credit Reduction #1 for Bark River Conservancy Development

D. Discussion and action to set items for March 12, 2026 regular Village Board meeting

11. ADJOURN VILLAGE BOARD MEETING

Respectfully Submitted,

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

Next Regular Meeting: March 12, 2026

**Posted: Amended Agenda
February 6, 2026**

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MINUTES

Village Board Meeting

January 8, 2026

CALL TO ORDER

President Riley called to order the Village of Summit Village Board meeting at 6:30 p.m. on Thursday, January 8, 2026, at Summit Village Hall, 37100 Delafield Road, Summit, Wisconsin.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk/Deputy Treasurer Sarah LaValliere stated that the meeting was noticed to the local media as required and requested and was posted on the Village posting board and website.

Trustees present were: Justin Phillips, Jeff Lee, and Kraig Arenz. Also present were: President Riley, Public Works Director Kamron Nash, Police Chief Mike Hartert, Police Captain Brian Wraalstad, Planner Amy Barrows, and Deputy Clerk/Deputy Treasurer Sarah LaValliere.

Administrator-Clerk/Treasurer Debbie Michael and Trustee Jim Petronovich were absent.

PUBLIC COMMENT

Sandy Casterline, 3215 N. Dekoven Drive, spoke in support of the proposed aerator ordinance, stating that altering natural ice formation creates unnecessary safety risks and that the ordinance is a reasonable step to protect public safety.

Peter Engel followed up with the Village Board to confirm receipt of a submitted letter.

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 the December 11, 2025 Regular Meeting
- B. December 2025 Payables

MOTION: (Lee, Phillips) *to approve the Consent Agenda as presented.* Carried.

MOTION: (Arenz, Phillips) *to suspend the rules and bring Item 10.B. forward for the next discussion.* Carried.

Discussion and Action on Draft Ordinance to Restrict the Use of Aerators on Inland Waters Within the Village of Summit

President Riley recommended tabling the item due to pending litigation.

MOTION: (Lee, Arenz) *to table the item until a future meeting.* Carried.

PLANNING DEPARTMENT

Update on Zoning Code Land Use Project and Discussion on Next Steps

Planner Amy Barrows provided an update on the Zoning Code Land Use Project and reviewed next steps, including committee-level conceptual discussion followed by the formal public process.

Planner Barrows requested direction from the Village Board on how to proceed. Trustee Arenz recommended that the Village Board formalize and present a clear application to the Plan Commission for public hearing and review. Discussion followed regarding agri-business uses and event barns, and the need for clear direction from the Village Board to guide the Plan Commission.

Planner Barrows requested that when a formal application is submitted, the components be consolidated. A meeting was requested for March, with a recommendation that the Utility District meeting begin at 5:00 p.m., followed by the Village Board meeting at 5:30 p.m.

Discussion and Action on Stormwater Maintenance Agreement with Rogers Behavioral Health for Improvements at the Main Campus Located at 34700 Valley Road (SUMT 0622977003)

Planner Barrows reviewed the Stormwater Maintenance Agreement required as part of approval for occupancy. The agreement consolidates prior agreements and reflects the Village's municipal status.

MOTION: (Arenz, Lee) *to approve the Stormwater Maintenance Agreement with Rogers Behavioral Health. The agreement shall be recorded with the Waukesha County Register of Deeds prior to issuance of a final occupancy permit for the new 24-bed residential facility.* Carried.

PUBLIC WORKS DEPARTMENT

Monthly Administrative Report

Public Works Director Kamron Nash reviewed the monthly report and requested input from the Village Board.

Trustee Arenz requested clarification regarding right-of-way alignment along Delafield Road. Director Nash stated the request is preliminary and additional information will be forthcoming. Trustee Lee inquired about cost fluctuations related to the State Highway 67 project. Director Nash explained that several unknowns remained at the time of the final scoping meeting.

Discussion included bike facilities, cost considerations, and the need for a not-to-exceed amount. Director Nash stated she would follow up with additional project details.

Discussion and Action on Consideration for Special Permission per Section 24-37 of the Village of Summit Code to Allow a Driveway with Concrete Installation Within Five Feet of Street Pavement at 221 S. Sunflower Court

Director Nash reviewed the request for the third time. Discussion followed regarding alternatives.

MOTION: (Arenz, Lee) *to require the property owner to cut concrete back to the edge of the abutment where the culvert is located.* Carried.

President Riley opposed, stating that each situation is unique and the requirement was unnecessary in this case.

Discussion and Action on Amendment to the 2026 Capital Improvement Plan

Director Nash reviewed a proposed amendment removing \$78,000 in borrowed funds related to the annual street paving program.

MOTION: (Lee, Phillips) *to approve Resolution No. 25-429 approving an amendment to the 2026 Capital Improvement Plan to reduce borrowed funds and reflect removal of road improvements to Hill Court and Williams Street.* Carried.

Discussion and Action on Replacement of Split Rail Fencing at the Summit Cemetery

Director Nash reviewed information regarding replacement of split rail fencing. Discussion followed regarding funding responsibility, labor, alternatives to fencing, and phased approaches.

Public Works Director Nash reviewed the information regarding the split rail fencing at the Summit Cemetery.

Trustee Lee questioned the funding of fencing and the need for fencing at the Village of Summit Cemetery.

Trustee Arenz provided historic context for the split rail fencing and the request to have staff perform the labor.

The challenge is allocation of labor, and it is not a good use of DPW time it will pull away from other services for the community.

Recommendation to reach out to Pabst Farms Stormwater District to see if there are options for funding.

Trustee Arenz recommended bringing to the cemetery meeting that Village is not doing work and to discuss alternatives with the Cemetery Board.

Discussion and Action on Village Hall Facilities Phone and Fiber Services

Director Nash reviewed phone and fiber service options previously discussed. Discussion included potential collaboration with Western Lakes Fire Department.

The board discussed phone systems and options including Western Lakes Fire Department option.

MOTION: (Arenz, Phillips) *to move forward with Option Three and explore Western Lakes phone opportunities.* Carried.

Staff was directed to seek legal review regarding contract cancellation fees.

Discussion and Action on Resignation of Daniel Greig, Department of Public Works Operator

MOTION: (Phillips, Lee) *to accept the resignation of Daniel Greig, Department of Public Works Operator, effective January 9, 2026.* Carried.

Discussion and Action on Offer Parameters for Department of Public Works Operator Position

Director Nash requested direction on wage and PTO parameters.

MOTION: (Arenz, Lee) to approve the proposed wage range and authorize negotiation or bridging of PTO commensurate with years of service. Carried.

POLICE DEPARTMENT

Monthly Report

Chief Hartert reviewed the monthly report.

Discussion and Action on Disposal of Department Handguns

Chief Hartert reviewed the proposal for disposal of department handguns.

MOTION: (Arenz, Lee) to approve the sale of twelve discontinued handguns to Streicher's Police Supply for a credit of \$280 per firearm, with proceeds deposited into the Village's General Fund. Carried.

Discussion and Action on Acceptance and Designation of \$500 in Donated Funds from Kraig and Karen Arenz

Chief Hartert discussed use of the funds for mental health wellness check-ups for officers.

MOTION: (Lee, Phillips) to accept and designate the \$500 donation for Police Department mental health wellness check-ups, to be deposited into the Community Outreach Account. Carried.

Discussion and Action on Acceptance and Designation of \$305 in Donated Funds from Michael Hartert

Chief Hartert reviewed the proposed use of funds for a challenge coin mold.

MOTION: (Lee, Phillips) to accept and designate the \$305 donation for purchase of a challenge coin mold, to be deposited into the Community Outreach Account. Carried.

WESTERN LAKES FIRE DISTRICT

Monthly Report

Chief Bowen reviewed the Western Lakes Fire District monthly report.

VILLAGE BOARD

Discussion and Action on Chargeback Agreement with Waukesha County Related to the ATV/UTV Ordinance

Trustee Arenz provided an update. The item will be brought back at the February meeting.

Discussion and Action on Setting Items for the February 12, 2026, Regular Village Board Meeting

Potential agenda items include the ATV/UTV Chargeback Ordinance, Reckless Driving Ordinance, and a Cemetery Board appointment.

ADJOURN

MOTION: (Arenz, Phillips) to adjourn the meeting at 8:00 p.m. Carried.

Respectfully submitted,

Sarah LaValliere
Deputy Clerk/Deputy Treasurer

Next Regular Meeting: February 12, 2026

VILLAGE OF SUMMIT
 Payables Report for
 February 12, 2026 Meeting
 Prepared by Debbie Michael

Summary of January 2026 Payables

Paid Check Batches:

\$ Amount	Description
43,552.00	Mid Month checks
1,021,079.50	Tax Settlements

Total \$ 1,064,631.50	

Batches For Payment:

\$ Amount	Description
340,648.58	January Payables
39,496.73	February Tax Overpayment Refunds
12,084.74	Credit Card

Total \$ 392,230.05	

Total January Payables for Approval: \$ 1,456,861.55

Approved by the Summit Village Board on this the 12th day of February, 2026

Engineering	\$	6,730.45
Village		192.50
Billed		6,537.95
Planning		9,000.00
Planner		6,390.00
Special Project		750.00
Billed		1,860.00
Legal	\$	1,054.35
Village		1,054.35
Billed		-

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ALL Checks

Posted From: 1/16/2026 From Account:
Thru: 2/05/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
409703	1/19/2026	LEAGUE OF WISCONSIN MUNICIPALITIES 2026 MEMBERSHIP DUES	
100-00-51100-321-000		VILLAGE BOARD DUES & TRAINING 2026 MEMBERSHIP DUES 33468 2026	6,634.36
Total			6,634.36
409704	1/19/2026	WOLF PAVING CO INC AGGREGATE - SHOULDERING CEDAR RIDGE	
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE AGGREGATE - SHOULDERING CEDAR RIDGE 52163	194.25
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE AGGREGATE SHOULDERING CEDAR RIDGE 52190	104.70
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE AGGREGATE SHOULDERING CEDAR RIDGE 52302	-99.65
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE ASPHALT 52402	88.64
Total			287.94
409705	1/28/2026	BUELOW VETTER BUIKEMA OLSON & VLIET LLC DPW PERSONNEL MATTER	
100-00-51300-290-000		LEGAL EXPENSE O/S SERVICES DPW PERSONNEL MATTER 111	1,054.54
Total			1,054.54
409705	1/28/2026	BUELOW VETTER BUIKEMA OLSON & VLIET LLC REVERSE CK 409705 WRONG \$ AMT Manual Check	
100-00-51300-290-000		LEGAL EXPENSE O/S SERVICES DPW PERSONNEL MATTER 111	-1,054.54
Total			-1,054.54
409706	1/28/2026	GLOBE LIFE SUPPLEMENTAL INS	
100-00-21530-000-000		INSURANCE PAYABLE SUPPLEMENTAL INS JAN 2026 31354	197.67
Total			197.67
409707	1/28/2026	SECURIAN LIFE INSURANCE COMPANY ACCIDENT INS	
100-00-21530-000-000		INSURANCE PAYABLE ACCIDENT INS 76038 JAN 2026	18.82

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ALL Checks

Posted From: 1/16/2026 From Account:
Thru: 2/05/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			18.82
409708	1/28/2026	WESTERN LAKES FIRE DISTRICT 70% OPERATING BUDGET 2026	
800-00-24505-000-000		DUE TO WSTRN LAKES FD TAX ROLL 70% OPERATING BUDGET 2026 7247	1,021,079.50
Total			1,021,079.50
409709	1/30/2026	BUELOW VETTER BUIKEMA OLSON & VLIET LLC DPW DISCIPLINARY ACTION	
100-00-51300-290-000		LEGAL EXPENSE O/S SERVICES DPW DISCIPLINARY ACTION 111 OCT 3	1,054.50
Total			1,054.50
409710	1/30/2026	VILLAGE OF SUMMIT TAX BILLS	
100-00-51910-000-000		FIRE PROTECTION FEE FIRE SERVICE FEE - CEMETERY SUMT0636995 2025	50.00
100-00-51910-000-000		FIRE PROTECTION FEE FIRE SERVICE FEE - GLR PARK SUMT0685979001 2025	50.00
100-00-51910-000-000		FIRE PROTECTION FEE FIRE SERVICE FEE -37100 DELAFIELD RD SUMT0640998002 2025	6,573.86
100-00-51530-390-000		ASSESSOR EXPENSE 2025 TAX DUE TO ASSESSOR C.O.E. SUMT0621001	20,845.13
Total			27,518.99
WDC JAN 2026	1/28/2026	EMPOWER RETIREMENT - WDC JAN 5 PAYROLL	Manual Check
100-00-21525-000-000		ROTH JAN 5 PAYROLL 1384884204	1,027.98
100-00-21526-000-000		457 DEF COMP JAN 5 PAYROLL 1384884204	2,887.98
100-00-21526-000-000		457 DEF COMP JAN 20 PAYROLL 1384865274	2,891.88
100-00-21525-000-000		ROTH JAN 20 PAYROLL 1384865274	1,031.88
Total			7,839.72
Grand Total			1,064,631.50

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Reprint Check Register - Full Report - ALL

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ALL Checks

Posted From: 1/16/2026 From Account:
Thru: 2/05/2026 Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND	43,552.00
Total Expenditure from Fund # 800 - TAX ROLL	1,021,079.50
Total Expenditure from all Funds	1,064,631.50

Dated From: 2/13/2026 From Account:
 Thru: 2/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
2/13/2026 ACCURATE APPRAISAL LLC			
JAN 2026			
100-00-51530-290-000		ASSESSOR O/S SERVICES	2,500.00
	JAN 2026	5928	
Total			2,500.00
2/13/2026 ACCURATE GRAPHICS, INC			
TIMECARDS 1000 Previous Year Expense			
100-00-53300-390-000		PUBLIC WORKS EXPENSE	86.15
	TIMECARDS 1000	49009	
Total			86.15
2/13/2026 ACCURATE GRAPHICS, INC			
1000 EACH WINDOW/NON-WINDOW ENVELOPES			
100-00-51600-390-000		VILLAGE HALL EXPENSE	346.35
	1000 EACH WINDOW/NON-WINDOW ENVELOPES	49301	
Total			346.35
2/13/2026 ACE HARDWARE OF OCONOMOWOC			
EZ SPIKE			
100-00-53300-340-000		PUBLIC WORKS ICE & SNOW	44.99
	EZ SPIKE	262794	
100-00-53300-350-000		PUBLIC WORKS EQUIP MAINT	18.78
	FASTENERS	262928	
Total			63.77
2/13/2026 BIG JIM'S SMALL ENG SERV			
TREE MAINTENANCE			
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	2,288.03
	TREE MAINTENANCE	160616	
Total			2,288.03
2/13/2026 CENTEC SECURITY SYSTEMS, INC			
CAMERAS CIP BUDGETED			
400-00-57400-000-000		CAPITAL PURCHASE	4,678.00
	CAMERAS CIP BUDGETED	20308	
Total			4,678.00
2/13/2026 CIVIC PLUS LLC			
2026 SUBSCRIPTION & UPDATES			

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Dated From: 2/13/2026 From Account:
Thru: 2/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-51600-321-000		VILLAGE HALL CODE UPDATES	5,944.05
		2026 SUBSCRIPTION & UPDATES	354950
		Total	5,944.05

Voucher Nbr	Check Date	Payee	Amount
	2/13/2026	CONTREE SPRAYER & EQUIPMENT COMPANY LLC	
		510G DE ICE UNIT	
400-00-57400-000-000		CAPITAL PURCHASE	11,350.00
		510G DE ICE UNIT	88260
		Total	11,350.00

Voucher Nbr	Check Date	Payee	Amount
	2/13/2026	COREY OIL LTD	
		DEF, TRANSMISSION & HYDRAULIC FLUID	
100-00-53300-250-000		PUBLIC WORKS FUEL	959.12
		DEF, TRANSMISSION & HYDRAULIC FLUID	627244
100-00-53300-250-000		PUBLIC WORKS FUEL	615.76
		217.2 GAL DIESEL	411804
100-00-52100-250-000		POLICE FUEL	696.07
		303.3 GAL GAS	406399
100-00-52100-250-000		POLICE FUEL	621.26
		259.4 GAL GAS	414660
100-00-53300-250-000		PUBLIC WORKS FUEL	580.31
		185.7 GAL GAS	414659
100-00-53300-250-000		PUBLIC WORKS FUEL	702.04
		242.5 GAL DIESEL	414603
100-00-53300-250-000		PUBLIC WORKS FUEL	889.82
		309.5 GAL DIESEL	414814
100-00-53300-250-000		PUBLIC WORKS FUEL	59.76
		19.6 GAL DIESEL	414011
100-00-54910-390-000		CEMETERY EXPENSE	339.94
		118.90 GAL HEATING OIL	414014
		Total	5,464.08

Voucher Nbr	Check Date	Payee	Amount
	2/13/2026	DEAN WARDLE	
		REFUND OVERPAYMENT BUTTERSCOTCH	
100-00-44220-000-000		DOG LICENSE	5.00
		REFUND OVERPAYMENT BUTTERSCOTCH	DOG LICENSE 2026
		Total	5.00

Dated From: 2/13/2026 From Account:
 Thru: 2/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
2/13/2026 DIGGERS HOTLINE INC			
LOCATES 2025			
100-00-52402-000-000		BUILDING INSPECT SUPPLIES	110.50
		LOCATES 2025 DEC 2025 251 1 72851	
100-00-52402-000-000		BUILDING INSPECT SUPPLIES	2,791.80
		ANNUAL PREPAY FOR LOCATES PREPAY 260172851	
Total			2,902.30
2/13/2026 DIVERSIFIED BENEFIT SERVICES INC			
DEC ADMIN FSA Previous Year Expense			
100-00-51600-210-000		VILLAGE HALL 3RD PARTY ADMIN	95.00
		DEC ADMIN FSA 463072	
Total			95.00
2/13/2026 DIVERSIFIED BENEFIT SERVICES INC			
2026 ENROLLMENT, RUN OUT			
100-00-51600-210-000		VILLAGE HALL 3RD PARTY ADMIN	252.30
		2026 ENROLLMENT, RUN OUT 466733	
100-00-51600-210-000		VILLAGE HALL 3RD PARTY ADMIN	105.00
		JAN 2026 ADMIN 466733	
Total			357.30
2/13/2026 DOUSMAN AREA CHAMBER OF COMMERCE			
2026 MEMBERSHIP B WRAALSTAD			
100-00-52100-390-000		POLICE EXPENSE	70.00
		2026 MEMBERSHIP B WRAALSTAD 01122026	
Total			70.00
2/13/2026 FASTENAL COMPANY			
MISC PARTS			
100-00-53300-340-000		PUBLIC WORKS ICE & SNOW	46.25
		MISC PARTS WIMI5115156	
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	226.74
		REFILL BINS WITH MISC FASTENERS WIMI5115023	
Total			272.99
2/13/2026 FLEMING'S FIRE 1 INC			
FIRE EXTINGUISHER MAINT			
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	120.34
		FIRE EXTINGUISHER MAINT 136309	

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In Progress Checks - Full Report - Regular
ALL Checks by Payee
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Dated From: 2/13/2026 From Account:
Thru: 2/13/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			120.34
2/13/2026 FORCE AMERICA INC			
CABLE			
100-00-53300-340-000		PUBLIC WORKS ICE & SNOW	66.15
		CABLE IN001-2129547	
Total			66.15
2/13/2026 G-BROCKS AUTO REPAIR			
2023 FORD BATTERY			
100-00-52100-260-000		POLICE SQUAD REP & MAINT	349.91
		2023 FORD BATTERY 158537	
Total			349.91
2/13/2026 GALLS LLC			
TROUSERS HARTERT			
100-00-52100-313-000		POLICE CLOTHING ALLOW	130.17
		TROUSERS HARTERT 033765535	
Total			130.17
2/13/2026 GANSKE TRAILER SALES			
KAUFMAN 2025 17K TILTDECK 22' TRAILER			
400-00-57400-000-000		CAPITAL PURCHASE	9,225.00
		KAUFMAN 2025 17K TILTDECK 22' TRAILER 1120	
Total			9,225.00
2/13/2026 GFL ENVIRONMENTAL			
DEC 2025 2306 HH Previous Year Expense			
100-00-53620-000-000		GARBAGE & RECYCLING	42,770.58
		DEC 2025 2306 HH U70000328282	
Total			42,770.58
2/13/2026 ITU ABSORB TECH INC			
COVERALLS Previous Year Expense			
100-00-53300-390-000		PUBLIC WORKS EXPENSE	7.40
		COVERALLS 8659566	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	7.40
		COVERALLS 8662956	
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	140.31
		MATS/TOWLS, MOPS 8662956	

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Total			155.11

2/13/2026 ITU ABSORB TECH INC

COVERALLS

100-00-53300-390-000		PUBLIC WORKS EXPENSE	4.86
		COVERALLS	8666550
100-00-53300-390-000		PUBLIC WORKS EXPENSE	5.15
		COVERALLS	8674081
100-00-53300-390-000		PUBLIC WORKS EXPENSE	5.15
		COVERALLS	8670349
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	19.93
		MATS/TOWELS	8670349
Total			35.09

2/13/2026 J.F. AHERN CO

SPRINKLER INSPECTION

100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	390.00
		SPRINKLER INSPECTION	787307
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	2,165.00
		NEW BYPASS INSTALLED ON SPRINKLER SYSTEM 792067	
Total			2,555.00

2/13/2026 JOHNSON'S NURSERY LLC

OCT 4 2025 YARD WASTE

Previous Year Expense

100-00-53620-000-000		GARBAGE & RECYCLING	300.96
		OCT 4 2025 YARD WASTE	10255200
100-00-53620-000-000		GARBAGE & RECYCLING	238.26
		OCT 18 YARD WASTE	10255200
Total			539.22

2/13/2026 KAESTNER AUTO ELECTRIC CO

FLAGS FOR VH

100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	249.98
		FLAGS FOR VH	449744
100-00-55200-390-000		RECREATION EXPENSE	49.99
		FLAGS FOR PARK	449744
100-00-54910-390-000		CEMETERY EXPENSE	49.99
		FLAG CEMETERY	449744
Total			349.96

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2/13/2026 KONTNEY COMPUTER GROUP			
MURRAY EMAIL ACCT			
100-00-51100-390-000		VILLAGE BOARD EXPENSE	37.50
		MURRAY EMAIL ACCT 26359	
Total			37.50
2/13/2026 KRIETE TRUCK CENTER			
SHOE KIT, CUTTING EDGE KIT			
100-00-53300-340-000		PUBLIC WORKS ICE & SNOW	1,691.10
		SHOE KIT, CUTTING EDGE KIT X101127562:01	
Total			1,691.10
2/13/2026 LANGE ENTERPRISES INC			
BRACKETS TRAFFIC SIGNS Previous Year Expense			
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	16.64
		BRACKETS TRAFFIC SIGNS 94042	
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	25.75
		ADJUSTABLE CROSSPIECE 94121	
Total			42.39
2/13/2026 LF GEORGE INC			
INSULATOR			
100-00-53300-350-000		PUBLIC WORKS EQUIP MAINT	14.37
		INSULATOR IC01278	
100-00-53300-350-000		PUBLIC WORKS EQUIP MAINT	43.11
		INSULATOR CHIPPER IC01265	
Total			57.48
2/13/2026 MILLER MONUMENT CO			
NICHE RONALD & SHERYL HURAB			
100-00-54910-335-000		CEMETERY ENGRAVING	453.00
		NICHE RONALD & SHERYL HURAB 37970	
Total			453.00
2/13/2026 MILLER-BRADFORD & RISBERG, INC			
2022 CASE 621G WHEEL LOADER			
400-00-57400-000-000		CAPITAL PURCHASE	181,752.75
		2022 CASE 621G WHEEL LOADER E0206102	
Total			181,752.75

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	2/13/2026	MUNICIPAL INSPECTORS LLC DEC 2025 PERMITS	
100-00-52400-290-000		BUILDING INSPECT O/S SERVICES DEC 2025 PERMITS	29,740.31
		DECEMBER 2025	
		Total	29,740.31

	2/13/2026	OLSEN SAFETY EQUIPMENT CORP GLOVES, EARPLUGS	
100-00-53300-390-000		PUBLIC WORKS EXPENSE GLOVES, EARPLUGS	87.70
		0430331-IN	
		Total	87.70

	2/13/2026	PLANNING & ZONING LLC JAN 2026 PLANNING	
100-00-56301-290-000		VILLAGE PLANNER O/S SERVICES JAN 2026 PLANNING	6,390.00
		208	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE ROGERS	60.00
		210	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE ESCHWEILER/BARK RIVER CONS	420.00
		210	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE PABST FARMS DEVELOPMENT	30.00
		210	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE LOEPFE CSM	180.00
		210	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE WOLF/LANG CSM	360.00
		210	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE PANGA/ANDY FIEBER	150.00
		210	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE RAABE LAND DIVISION	30.00
		210	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE OABC	180.00
		210	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE CANINE CAMPUS	180.00
		210	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE ANDREW YOUNG	150.00
		210	
100-00-56302-290-000		PLANNER SPECIAL PROJECTS ZONING CODE LAND USE PROJ JAN 6.25 HRS	750.00
		209	

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100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	120.00
		ANDREW POUCHNIK PROPERTY 210	
Total			9,000.00

2/13/2026 PROHEALTH CARE

LAB DRAWS

100-00-52100-390-000		POLICE EXPENSE	78.78
		LAB DRAWS 10008537075	
Total			78.78

2/13/2026 R.P. LUMBER

CREDIT T/G POLYSTYRENE

100-00-54910-390-000		CEMETERY EXPENSE	-53.98
		CREDIT T/G POLYSTYRENE 373355	
100-00-54910-390-000		CEMETERY EXPENSE	94.34
		SEALANT, MARKERS, POLYSTYRENE, MILW 25' 4630636	
100-00-54910-390-000		CEMETERY EXPENSE	79.98
		POLYSTYRENE 4630683	
Total			120.34

2/13/2026 REILLY, PENNER & BENTON LLP

PRELIM WORK 2026 AUDIT

Previous Year Expense

100-00-51510-000-000		ACCOUNTING & AUDITING O/S SERV	250.00
		PRELIM WORK 2025 AUDIT 85361	
Total			250.00

2/13/2026 SECURIAN LIFE INSURANCE COMPANY

ACCIDENT INS

100-00-21530-000-000		INSURANCE PAYABLE	7.84
		ACCIDENT INS 76038 FEB 2026	
Total			7.84

2/13/2026 SHERWIN INDUSTRIES, INC.

FIBER MIX BULK ASPHALT

100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	349.74
		FIBER MIX BULK ASPHALT SC054974	
Total			349.74

2/13/2026 SHORT ELLIOTT HENDRICKSON INC

HOPE CHURCH

Previous Year Expense

Dated From: 2/13/2026 From Account:
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Voucher Nbr	Check Date	Payee	Amount
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	1,014.20
		HOPE CHURCH 501962	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	565.45
		ROGERS 501962	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	659.20
		PANGA/ANDY FIEBER 501962	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	438.75
		LURVEY/THE GATHERING 501962	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	1,481.15
		ESCHWEILER/BARK RIVER CONS 501962	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	97.50
		LOEPFLE CSM 501962	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	390.00
		COSTCO 501962	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	1,417.95
		OABC 501962	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	473.75
		ZWAGERMAN IMP SURF 501962	
100-00-53101-000-000		ENGINEERING O/S SERVICES	95.00
		ON CALL ENG DEC 2025 501963	
100-00-53300-345-000		PUBLIC WORKS MS4	97.50
		MS4 DEC 2025 501963	
Total			6,730.45

2/13/2026 SOMAR TEK LLC/SOMAR ENTERPRISES

FLARES

100-00-52100-390-000		POLICE EXPENSE	214.00
		FLARES 103759	
Total			214.00

2/13/2026 STANDARD INSURANCE COMPANY RC

STD LTD INS

100-00-52100-132-000		POLICE INSURANCE	766.93
		STD LTD INS FEB 2026	
100-00-53300-132-000		PUBLIC WORKS INSURANCE	304.27
		LTD STD INS FEB 2026	
100-00-51422-132-000		VILLAGE OFFICE INSURANCE	31.93
		STD LTD INS FEB 2026	

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100-00-51420-132-000		ADMIN C/T INSURANCE	83.49
		STD LTD INS	
		FEB 2026	
		Total	1,186.62

2/13/2026 STRAND ASSOCIATES INC

N DOUSMAN RD TRL - TAP

Previous Year Expense

400-00-57400-000-000		CAPITAL PURCHASE	2,425.26
		N DOUSMAN RD TRL - TAP	
		0230289	
400-00-57400-000-000		CAPITAL PURCHASE	606.31
		N DOUSMAN RD TRL STEWARDSHIP	
		0230289	
400-00-57400-000-000		CAPITAL PURCHASE	1,581.45
		N DOUSMAN RD TRL TAP	
		0234297	
400-00-57400-000-000		CAPITAL PURCHASE	395.36
		N DOUSMAN RD TRL STEWARDSHIP	
		0234297	
		Total	5,008.38

2/13/2026 STREICHER'S

BOOTS, BELT, SNAPS HAZELTON

100-00-52100-313-000		POLICE CLOTHING ALLOW	299.93
		BOOTS, BELT, SNAPS HAZELTON	
		I1803796	
100-00-52100-313-000		POLICE CLOTHING ALLOW	169.99
		BUTINA BELT SET	
		I1807320	
		Total	469.92

2/13/2026 STREICHER'S

LIGHT, BEST

Previous Year Expense

100-00-52100-313-000		POLICE CLOTHING ALLOW	134.99
		LIGHT, BEST	
		I1800095	
100-00-52100-390-000		POLICE EXPENSE	58.00
		HOOD HARTERT	
		I1801903	
		Total	192.99

2/13/2026 TIM'S AUTO PARTS

OIL FILTERS

100-00-52100-260-000		POLICE SQUAD REP & MAINT	113.28
		OIL FILTERS	
		11557-831380	
100-00-53300-340-000		PUBLIC WORKS ICE & SNOW	2.90
		TRUCK #2 TECTRAN N/BRASS	
		11557-832561	

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100-00-53300-340-000		PUBLIC WORKS ICE & SNOW	14.99
		DIELECTRIC GREASE - ALL TRUCKS	
		11557-832390	
100-00-53300-340-000		PUBLIC WORKS ICE & SNOW	98.31
		TRUCK #7	
		11557-832368	
100-00-53300-350-000		PUBLIC WORKS EQUIP MAINT	128.27
		SHOP DEGREASER, BRAKES	
		11557-832367	
100-00-52100-260-000		POLICE SQUAD REP & MAINT	70.25
		CONTOUR BLADE	
		11557-832367	
100-00-53300-350-000		PUBLIC WORKS EQUIP MAINT	53.76
		AIR FILTER CHIPPER	
		11557-833121	
100-00-53300-350-000		PUBLIC WORKS EQUIP MAINT	44.38
		OIL FILTER 8 QT MEASURE	
		11557-833316	
100-00-53300-350-000		PUBLIC WORKS EQUIP MAINT	20.09
		OIL FILTER CHIPPER	
		11557-833316	
100-00-53300-350-000		PUBLIC WORKS EQUIP MAINT	59.49
		2015 FORD WINDSHIELD WASHER HOSE, NOZZLE	
		11557-831397	
100-00-53300-340-000		PUBLIC WORKS ICE & SNOW	-92.14
		RETURNED ITEMS	
		11557-833610	
400-00-57400-000-000		CAPITAL PURCHASE	181.10
		BATTERY & TIE DOWNS ANTI-ICING UNIT	
		11557-833841	
		Total	694.68

2/13/2026 USSI RENTALS INC

RENTAL FOR TREE MAINTENANCE

100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	4,100.00
		RENTAL FOR TREE MAINTENANCE	
		7005067-IN	
		Total	4,100.00

2/13/2026 VILLAGE OF DOUSMAN

TRAFFIC FINES/FORFEITURES DEC 2025

Previous Year Expense

100-00-45100-000-000		TRAFFIC FINES & FORFEITURE	1,674.70
		TRAFFIC FINES/FORFEITURES DEC 2025	
		DEC 2025	
		Total	1,674.70

2/13/2026 VILLAGE OF OCONOMOWOC LAKE POLICE DEPT

2026 RANGE FEE

100-00-52100-312-000		POLICE TRAINING & SUPPLY	150.00
		2026 RANGE FEE	
		01092026	

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Total			150.00

2/13/2026 WAUKESHA COUNTY TREASURER

VEHICLE MAINT & REPAIR Previous Year Expense

100-00-53300-350-000	PUBLIC WORKS EQUIP MAINT		2,166.38
	VEHICLE MAINT & REPAIR	CINV2025-01393	
100-00-53620-000-000	GARBAGE & RECYCLING		465.48
	2025 HHW PROGRAM 55 PARTICIPANTS	CINV2026-00420	
Total			2,631.86

2/13/2026 WI DEPT OF JUSTICE - TIME

1ST QTR 2026 TIME ACCESS/SUPPORT

100-00-52100-270-000	POLICE DISPATCH & RADIO		358.50
	1ST QTR 2026 TIME ACCESS/SUPPORT	455TIME-0000019600	
Total			358.50

2/13/2026 WISCONSIN PROFESSIONAL POLICE ASSOCIATION INC

JAN 2026 UNION PAC 8

100-00-21550-000-000	UNION DUES		0.80
	JAN 2026 UNION PAC 8	26732	
100-00-21550-000-000	UNION DUES		375.20
	JAN 2026 UNION LEER 8	26732	
100-00-21550-000-000	UNION DUES		48.00
	JAN 2026 UNION ELPP 8	26732	
100-00-21550-000-000	UNION DUES		0.80
	FEB 2026 UNION PAC 8	27173	
100-00-21550-000-000	UNION DUES		375.20
	FEB 2026 UNION LEER 8	27173	
100-00-21550-000-000	UNION DUES		48.00
	FEB 2026 UNION ELPP 8	27173	
Total			848.00

Grand Total 340,648.58

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Total Expenditure from Fund # 100 - GENERAL FUND	128,453.35
Total Expenditure from Fund # 400 - CAPITAL PROJECTS	212,195.23
Total Expenditure from all Funds	340,648.58

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	2/15/2026	BRAD E.R. SMITH	
		2025 TAX PAYMENT REFUND	
800-00-12100-000-000		TAXES RECEIVABLE	54.44
		2025 TAX PAYMENT REFUND	SUMT0682014003
		Total	54.44
	2/15/2026	BRIAN ALLIKAS	
		2025 TAX PAYMENT REFUND	
800-00-12100-000-000		TAXES RECEIVABLE	4,100.67
		2025 TAX PAYMENT REFUND	SUMT0612982
		Total	4,100.67
	2/15/2026	DANE M PIERSTORFF	
		2025 TAX PAYMENT REFUND	
800-00-12100-000-000		TAXES RECEIVABLE	13.86
		2025 TAX PAYMENT REFUND	SUMT0629014
		Total	13.86
	2/15/2026	ERIC PRINTZ	
		2025 TAX PAYMENT REFUND	
800-00-12100-000-000		TAXES RECEIVABLE	39.16
		2025 TAX PAYMENT REFUND	SUMT0611977
		Total	39.16
	2/15/2026	ERIK K TOY	
		2025 TAX PAYMENT REFUND	
800-00-12100-000-000		TAXES RECEIVABLE	190.27
		2025 TAX PAYMENT REFUND	SUMT 0629180
		Total	190.27
	2/15/2026	GARY MALINOWSKI	
		2025 TAX PAYMENT REFUND	
800-00-12100-000-000		TAXES RECEIVABLE	9.78
		2025 TAX PAYMENT REFUND	SUMT0639997013
		Total	9.78
	2/15/2026	GEOFFREY A WOLD	
		2025 TAX PAYMENT REFUND	
800-00-12100-000-000		TAXES RECEIVABLE	156.30
		2025 TAX PAYMENT REFUND	SUMT0670017001

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Total			156.30

2/15/2026 JASON CARL LUKERT

2025 TAX PAYMENT REFUND

800-00-12100-000-000	TAXES RECEIVABLE		2.64
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	2025 TAX PAYMENT REFUND	SUMT0629233	
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Total			2.64
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2/15/2026 JOSEPH P CERTALIC & MARY P CERTALIC

2025 TAX PAYMENT REFUND

800-00-12100-000-000	TAXES RECEIVABLE		5,541.11
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	2025 TAX PAYMENT REFUND	SUMT0714001	
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Total			5,541.11
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2/15/2026 KATHERINE M BUFFONI

2025 TAX PAYMENT REFUND

800-00-12100-000-000	TAXES RECEIVABLE		124.44
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	2025 TAX PAYMENT REFUND	SUMT0678030	
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Total			124.44
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2/15/2026 KATHRYN LYNN TROUTNER CALAGUI

2025 TAX PAYMENT REFUND

800-00-12100-000-000	TAXES RECEIVABLE		37.28
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	2025 TAX PAYMENT REFUND	SUMT0658997008	
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Total			37.28
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2/15/2026 LAURA GOSLINE

2025 TAX PAYMENT REFUND

800-00-12100-000-000	TAXES RECEIVABLE		189.90
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	2025 TAX PAYMENT REFUND	SUMT0629187	
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Total			189.90
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2/15/2026 MARK ROEDER

2025 TAX PAYMENT REFUND

800-00-12100-000-000	TAXES RECEIVABLE		2,763.20
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	2025 TAX PAYMENT REFUND	SUMT0611968	
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Total			2,763.20
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2/15/2026 MICHAEL PENNELL

2025 TAX PAYMENT REFUND

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800-00-12100-000-000		TAXES RECEIVABLE	13.02
	2025 TAX PAYMENT REFUND	SUMT0671093	
		Total	13.02
<hr/>			
	2/15/2026	PATRICIA C GARRITY REVOCABLE LIVING TRUST	
	2025 TAX PAYMENT REFUND		
800-00-12100-000-000		TAXES RECEIVABLE	5,595.20
	2025 TAX PAYMENT REFUND	SUMT0674010	
		Total	5,595.20
<hr/>			
	2/15/2026	PAUL S SCHMITTER	
	2025 TAX PAYMENT REFUND		
800-00-12100-000-000		TAXES RECEIVABLE	31.41
	2025 TAX PAYMENT REFUND	SUMT0649996004	
		Total	31.41
<hr/>			
	2/15/2026	PHILLIP LANDRY	
	2025 TAX PAYMENT REFUND		
800-00-12100-000-000		TAXES RECEIVABLE	9.71
	2025 TAX PAYMENT REFUND	SUMT0629165	
		Total	9.71
<hr/>			
	2/15/2026	ROBERT MARK KOBZA JR	
	2025 TAX PAYMENT REFUND		
800-00-12100-000-000		TAXES RECEIVABLE	2,934.34
	2025 TAX PAYMENT REFUND	SUMT 0629328	
		Total	2,934.34
<hr/>			
	2/15/2026	TIMOTHY WALLEN	
	2025 TAX PAYMENT REFUND		
800-00-12100-000-000		TAXES RECEIVABLE	17,690.00
	2025 TAX PAYMENT REFUND	SUMT0624014	
		Total	17,690.00
<hr/>			
		Grand Total	39,496.73



Village Of Summit
Statement Date: 01-26-2026

Corporate Account Summary

Previous Balance	\$3,751.80
Purchases and Other Charges	\$12,121.88
Cash Advances	\$0.00
Cash Advance Fees	\$0.00
Late Payment Charges	\$0.00
Credits	\$37.14 CR
Payments	\$3,751.80 PY

New Balance **\$12,084.74**

Disputed Amount \$0.00

Payment Information

Amount Due \$12,084.74

Payment due in accordance with your agreement with U.S. Bank.

QUESTIONS OR TO REPORT A LOST OR STOLEN CARD,
CALL CUSTOMER SERVICE: 1-800-344-5696

To overnight or courier a payment, please send to:
Corporate Payment Systems
3180 Rider Trail S, Department 790428
Earth City, MO 63045-1518

Corporate Account Activity

Village Of Summit	Total Corporate Activity \$3,751.80 CR
-------------------	---

Post Date	Tran Date	Reference Number	Transaction Description	Amount
01-15	01-15		AUTO PAYMENT DEDUCTION	3,751.80 CR

New Activity

Michael J Hartert	Purchases	\$797.25	Total Activity	\$797.25
Account Number: 4400 0000	Cash Advances	\$0.00		
	Cash Advances Fees	\$0.00		
	Credits	\$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
01-02	12-30	24325455365900011536244	VRC COMPANIES LLC 877-8987450 TN	40.00
01-05	01-05	24692166005104860175485	AMAZON MKTPL*CV1A47YO3 AMZN.COM/BILL WA	22.79
01-06	01-05	24793386005002694993028	ADOBE INC SAN JOSE CA	251.87
01-12	01-11	24692166011100660068849	AMAZON MKTPL*EP3XS9BO3 AMZN.COM/BILL WA	43.59
01-14	01-13	24692166013102640774387	AMAZON MKTPL*Q83DQ4LY3 AMZN.COM/BILL WA	138.49

(transactions continued on next page)

✕ Payment may be made electronically or by check made payable to Corporate Payment Systems.

CORPORATE PAYMENT SYSTEMS
P.O. BOX 6343
FARGO, ND 58125-6343

Account Number:
Unique ID:
Amount Due: \$12,084.74

Amount Enclosed \$

If paying by check, include coupon with payment to address below.

CORPORATE PAYMENT SYSTEMS
P.O. BOX 790428
ST. LOUIS, MO 63179-0428

VILLAGE OF SUMMIT
ATTN DEBRA MICHAEL
37100 DELAFIELD RD
SUMMIT WI 53066-9101

Statement Date: 01-26-2026

New Activity cont				52100-
01-16	01-14	24121576015510220523041	AXON 800-9782737 AZ	86.00
01-16	01-15	24692166015104414852595	AMAZON MKTPL*E77JN90A3 AMZN.COM/BILL WA	45.85
01-20	01-19	24692166019107944459639	AMAZON MKTPL*TL4KU3FZ3 AMZN.COM/BILL WA	36.47
01-21	01-20	24445006021000888189508	WALGREENS #3567 OCONOMOWOC WI	4.19
01-26	01-24	24204296024000600476089	MSFT * E0400YBOAM 800-6427676 WA	128.00

Dept Of Public Works	Purchases	\$2,202.55	Total Activity	\$2,202.55
	Cash Advances	\$0.00		
	Cash Advances Fees	\$0.00		
	Credits	\$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
12-30	12-26	24122595363030018258905	TIMS AUTO PARTS OCONOMOWOC WI	117.34
01-07	01-06	24011346007100022610807	COAST SOFTWARE COASTAPP.COM CA	1,176.00
01-07	01-07	24692166007106673871547	AMAZON MKTPL*IJ5592SS3 AMZN.COM/BILL WA	19.99
01-07	01-06	24941666006257383336674	FLEET FARM 5000 OCONOMOWOC WI	27.98
01-08	01-07	24692166007107014094237	AMAZON.COM*7W8NE3LC3 AMZN.COM/BILL WA	126.72
01-09	01-08	24240986009600263001156	FMCSA D&A CLEARINGHOUSE 202-366-0928 DC	12.50
01-09	01-08	24692166008107696735494	AMAZON MKTPL*0D1XX7TW3 AMZN.COM/BILL WA	190.84
01-09	01-07	24692166008107921426695	THE HOME DEPOT 4910 DELAFIELD WI	508.00
01-13	01-12	24692166012101883048864	AMAZON.COM*8E3DB4R53 AMZN.COM/BILL WA	23.18

Village Of Summit	Purchases	\$8,627.51	Total Activity	\$8,627.51
	Cash Advances	\$0.00		
	Cash Advances Fees	\$0.00		
	Credits	\$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
12-30	12-29	24088665363246761261010	2PITNEY BOWES LEASING 844-2566444 CT	170.43
01-02	01-01	24000776001100028006585	TOWN WEB DESIGN, LLC TOWNWEB.COM WI	7,340.00
01-02	01-01	24011346001100016582745	MSFT * E0800YCPUQ MICROSOFT.COM WA	160.00
01-06	01-05	24692166005105011346073	VZWRLSS*APOCC VISB 800-922-0204 FL	190.05
01-07	01-06	24692166006106028164581	SPECTRUM 855-707-7328 MO	137.03
01-07	01-06	24692166006106028170414	SPECTRUM 855-707-7328 MO	80.00
01-07	01-06	24692166006106028185180	SPECTRUM 855-707-7328 MO	550.00

(transactions continued on next page)

00059586 60578 0001-0002 DUS905DD012726166919 00 L 00020151 STNDSCOME



Statement Date: 01-26-2026

New Activity cont

Brian M Wraalstad	Purchases	\$494.57	Total Activity	\$457.43
	Cash Advances	\$0.00		
	Cash Advances Fees	\$0.00		
	Credits	\$37.14 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
01-14	01-13	24000776014100005234981	WI DOJ* 4TH ANNUAL PEE WISDOJ.GOV WI	154.43
01-15	01-13	24325456014900017093474	KALAHARI RESORT - WI WISCONSIN DEL WI R11F13 ARRIVAL: 01-13-26	340.14
01-20	01-18	74325456019900017762235	KALAHARI RESORT - WI WISCONSIN DEL WI	37.14 CR
			Department: 00000	Total: \$12,084.74
			Division: 00000	Total: \$12,084.74

52100-312



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

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

MEMORANDUM

To: Village Board

From: Administrator-Clerk/Treasurer Michael

Date: February 5, 2026

Re: **CONSENT AGENDA: Appoint Election Inspectors for the 2026/2027 Election Term**

BACKGROUND: Every other year the Village Board must appoint persons interested in working the Village of Summit elections. There are different positions that those appointed can work in such as: Chief, Special Voting Deputy and Inspector.

The Village typically operates with 7 or more appointed inspectors for every election. All must take the required amount of training prior to being able to work an election.

The appointment term is: January 1, 2026 – December 31, 2027

The Waukesha County Democratic Party has submitted 6 nominations for appointment (noted on list as "Dem". The letter was dated November 24, 2025 but was addressed to President Riley only and put in his mail slot at Village Hall with no other notification provided to the Clerk.

We also received an email through WEC that a resident is interested in becoming a poll worker, she has been included on the list.

All of them will need to complete training prior to working at any election

ATTACHMENTS: List

RECOMMENDED MOTION: *to approve the attached listing of individuals to serve as Election Inspectors in the Village of Summit for a term of January 1, 2026 – December 31, 2027.*



Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
www.villageofsummitwi.gov

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

MEMORANDUM

To: Village Board

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

Date: February 5, 2026

Re: Department of Public Works Administrative Report

DPW Crew Activities

Staffing Update

- Dan Moudry was hired to fill the vacant DPW Operator position. His first day was Wednesday, January 28th. He previously worked as a Patrol Superintendent with Waukesha County Highway Operations.

Cemetery Activity Summary

- One burial was completed in January, and one burial has been scheduled for February.
- No sales were completed in January, and one double niche has been sold in early February. One deed transfer was completed in January.
- A special Cemetery Board meeting is scheduled for Friday, February 20, 2026 at Village Hall at 9:00 a.m. The meeting was previously scheduled for February 13th and was moved to accommodate a staff scheduling conflict.

Equipment Maintenance & Repair

- Nothing significant to report.

Park Activities

Friends of Summit Parks Update

- The Friends group is looking at potential dates for a meeting in February at Village Hall.

Road Maintenance Activities

- Staff will address potholes as time and weather permit.

Facilities Maintenance

- Staff will work with the Police Department to install exterior door numbers to all manned doors, as weather and staffing permit.
- A FDC Bypass Check Valve was installed by JF Ahern in the mechanical room at Village Hall in January. The valve is not required by code – code requires that there needs to be a way to flush the backflow. The backflow prevents the stagnant water from the sprinkler system from contaminating the domestic water supply. The system was

initially constructed with a 4" cap on the piping behind the backflow that allows for flushing and meets code. However, the full flow is not able to be completed as designed, which will may ultimately result in the backflow not flushing properly and the associated checks getting gummed up over time (cost of replacement is approx. \$550 each). In addition, the absence of the FDC check valve creates more effort to flush and creates a huge water mess. Most new installations by experienced designers will include the FDC check valve. The valve installation was approved in the 2026 Village Hall maintenance and repair budget.

- The water heater for Village Hall was not lighting in early February. Staff brought in a plumber to review the issue, and it was found that the roof vent had iced over. Condensation from the piping had frozen at the exit. Once the vent was cleared, the heater was able to light properly. The contractor also cleaned the contacts around the ignition, which were becoming corroded.

Winter Season Activities

- A summary of the 2025 – 2026 winter weather response activities by the DPW crew is attached for reference.
- Staff took possession of the new anti-icing unit in early February. Staff will begin utilizing the unit to complete proactive anti-icing operations, as weather conditions and the forecast warrant. Anti-icing will consist of spraying salt brine directly to pavement, which will help prevent icing due to freezing rain or freezing fog, as well as to prevent the bonding of snow and ice to the pavement during minor snowfall events. This will help equipment clear the roadways more effectively, and it will also help reduce the amount of salt that is required. Main roads, hills, curves, and bridge decks are the primary locations where anti-icing operations will be completed initially.
- A village resident who utilizes a wheelchair has reached out to the Village and Waukesha County regarding clearing of snow on STH 67 within the State's right-of-way over I-94. The resident is concerned that the sidewalk, particularly the east side trail in the Village, is not plowed during the winter months. Waukesha County shared an agreement between WisDOT and the City of Oconomowoc that was created when the STH 67 bridge project was completed for maintenance of the sidewalk and other facilities within the right-of-way within their municipal boundary (west side of STH 67), and the County has reached out to WisDOT to determine if a similar agreement with the Village was approved. The City is not currently clearing snow from their side of STH 67. Staff will continue to try to determine responsibility for clearing snow in this area. In the meantime, DPW staff will work on clearing the hardpack on the trail within the Village with the mild temperatures in the forecast so that it is usable.

CTH DR Right-of-Way Ordinance (Waukesha County)

Waukesha County staff reached out to the Village to advise that they will be pursuing an Ordinance change that would establish the right-of-way width of CTH DR/Delafield Rd at 100 feet. This will require Village approval, and more information will be provided at a future date.

N Dousman Road Multi-Use Trail Extension Project

CORRE, Inc. completed a sales study and an independent sales study review for the six private parcels that require temporary limited easements (TLEs) as part of this project. A separate agenda item has been included on the February 12th Village Board meeting for discussion and action.

Waterville Lake Dam Ownership Update

No additional updates have been provided by the Waterville Lake HOA since the virtual meeting occurred on Monday, December 1st between the DNR, the Waterville Lake HOA, and the Village.

WisDOT STH 67 Improvement Project

A draft State Municipal Financial Agreement (SMFA) for the shared costs of this project has not yet been received by WisDOT. Once it is received, staff will review and present to the Village Board for consideration.

Staff were notified that the deadline for the Recreational Trails Program grant applications was moved from May 1st to March 1st. The change occurred because the RTP grant program guidance and application will no longer be combined with the Knowles-Nelson Stewardship Local Assistance Program and the Federal Land and Water Conservation Fund grant programs. Since costs will begin to be passed on to the Village for this project beginning in 2027, staff believe it is in the best interest of the Village to apply for the grant during the current cycle. Staff reached out to WisDOT to determine if they had any estimated costs developed related to the trail project, as project costs must be submitted with the RTP grant application. WisDOT did provide cost information, although the information is still preliminary (WisDOT cannot guarantee where the numbers will end up by final design). A current signed resolution from the Village Board that provides the DNR with an official approval of the project and the governing board's commitment of funding to complete the project is also required as part of the application. A separate agenda item has been included on the February 12th Village Board agenda for discussion and action of a resolution.

SEWRPC Investigation of Pabst Farms Development Impacts

Staff have reached out to the City of Oconomowoc for any studies that were completed for their new well no. 8 just south of Lake Country Village subdivision, as well as any information that they have obtained through the three monitoring wells installed within the Village. Staff will also continue to work with SEWRPC to obtain information on impacts to local aquifers serving private and public wells, as well as stormwater impacts.

2025 Road Improvements Program & Genesee Lake Road Park Parking Lot Project

Nothing significant to report. Retainage for both projects will likely be held until the spring of 2026 once punch list items are completed.

Waukesha County Damage Assessment for Public Infrastructure (August 2025 Flooding Event)

Nothing significant to report.

Pabst Farms Joint Stormwater District Update

Nothing significant to report.

National Fitness Campaign Status

No additional donations have been received for 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 meeting is scheduled for Monday, March 2nd at 9:00 a.m.

NIMS Training Update

One Village Trustee has not completed their NIMS courses to date.

DPW Training & Education

The three full-time DPW staff members will be completing a short course in February for Landscaping and Grounds Maintenance through the Waukesha County Extension program. With the recent improvements at Village Hall and Genesee Lake Road Park, proper knowledge and understanding of landscaping maintenance is important for the Village to protect their investments. The four courses are scheduled for Wednesdays weekly from 1:00 – 3:30 p.m. and include the following topics:

Week 1 – Container-Grown Trees/Turf Grubs and Other Turf Pests

Week 2 – Effects of Construction Activities on Trees and Landscape/Workhorse

Perennials for the Landscape

Week 3 – Fundamentals of Optimizing Turf Fertilization/Aesthetics of Rain Gardens:

Designing for Function & Beauty

Week 4 – Top Five Diseases of 2025/Flowering Shrubs for all Seasons

ATTACHMENTS: None.

2025 – 2026 Winter Weather Response Summary (through 12/31/2025)

Event Date(s)	Response Type	Snow (in)	Staff Hours					Est. Salt Use (Tons)	Est. Brine Use (Gal)	Estimated Costs (Labor, Materials)
			Full Time			Part Time				
			Reg	OT	DT	Reg	OT			
11/29 – 11/30/2025	Full Plow/Salt (including multiple full maintenance cycles)	13.00	-	41.75	33.00	-	24.75	31.95	60.00	\$8,521
12/2 – 12/3/2025	Full Plow/Salt (including drifting maintenance)	0.80	46.00	9.50	-	16.50	-	15.10	96.00	\$3,585
12/6 – 12/8/2025	Full Plow/Salt (including drifting maintenance)	3.40	16.00	-	27.00	-	9.00	11.80	240.00	\$3,601
12/9/2025	Full Plow/Salt (including drifting maintenance)	0.50	25.50	9.00	-	7.00	-	7.35	139.00	\$2,077
12/10 – 12/11/2025	Full Plow/Salt; Full Residential Salt (flash freeze event)	1.50	47.00	12.50	-	21.00	-	30.40	328.00	\$5,224
12/12/2025	Spot Salt (icy road conditions)	0.10	3.00	0.75	-	-	-	2.00	-	\$301
12/29/2025	Full Plow/Salt (including drifting maintenance)	1.30	45.00	9.50	-	10.00	-	22.00	47.00	\$4,019
12/30 – 12/31/2025	Full Plow/Salt	1.10	-	14.00	17.75	4.75	6.00	35.50	142.00	\$5,201
1/1/2026	Full Plow/Salt	0.20	-	-	17.25	-	6.00	15.00	-	\$2,629
1/2/2026	Spot Salt/Plow	0.80	10.00	-	-	-	-	2.00	-	\$488
1/10 – 1/11/2026	Full Plow/Salt	2.10	2.00	15.75	-	-	15.75	16.00	-	\$2,783
1/14/2026	Spot Salt/Plow	0.30	8.00	1.00	-	18.25	-	22.50	-	\$2,660
1/16 – 1/17/2026	Full Plow/Salt (multiple rounds)	6.60	8.00	37.50	-	22.75	25.00	64.00	-	\$8,969

Event Date(s)	Response Type	Snow (in)	Staff Hours					Est. Salt Use (Tons)	Est. Brine Use (Gal)	Estimated Costs (Labor, Materials)
			Full Time			Part Time				
			Reg	OT	DT	Reg	OT			
1/18 – 1/19/2026	Full Plow	1.20	20.00	4.50	-	21.50	2.00	-	-	\$1,148
1/21 – 1/22/2026	Full Plow/Salt (including drifting maintenance)	2.00	28.00	8.25	-	12.00	-	22.00	107.00	\$3,529
Totals	Events: 15	34.90	270.50	164.00	95.00	140.75	108.50	297.60	1,159.00	\$55,519

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



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 Highway Dept., 262-567-2422
 Police Dept., 262-567-1134
 Building Inspector, 262-490-4141
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MEMORANDUM

To: Village Board

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

Date: February 4, 2026

Re: Discussion and Action on Resolution Authorizing Application for Local Government Grant from the Wisconsin Department of Natural Resources (WDNR)

PURPOSE:

To receive approval from the Village Board for a Resolution that authorizes Village staff to apply for a Recreational Trails Program Grant from the WDNR for an extension of the existing off-road, multi-use trail on STH 67 between Aurora Drive and Normandale Drive.

BACKGROUND:

At the December 11, 2025 Village Board meeting, the Board approved working with WisDOT to design and construct a multi-use trail extension along STH 67 between Aurora Drive and Normandale Drive as part of their planned STH 67 improvements project between Aurora Drive and STH 18.

The Village would like to take advantage of all available financial resources for this project. Local units of government are eligible to apply for funding through the Recreational Trails Program, which is a federal program administered through the DNR. Grant applications are due on March 1, 2026.

A summary of the program funding is outlined in the table below:

Funding Program	Maximum Award / Match
Recreation Trails Program (RTP)	Up to 80% of eligible costs, max \$100,000 award

If the proposed resolution is approved by the Village Board, Village staff will submit a grant application that will request funding for the following:

- Design services for trail extension
- Construction costs of trail extension
- Real estate services (if required)

RECOMMENDATION:

Village staff recommends that the Village Board approve the proposed Resolution Authorizing Application for Local Government Grant from the Wisconsin Department of Natural Resources.

ATTACHMENTS:

Resolution No. 2026-480: Resolution Authorizing Application for Local Government Grant from the Wisconsin Department of Natural Resources (DRAFT)

FISCAL IMPACT:

There are no anticipated costs associated with the submission of the application.

In the event that the application is successful in obtaining grant funding and the project moves forward, the grant would offer an 80% cost share up to \$100,000.

RECOMMENDED MOTION:

Motion to approve Resolution No. 2026-480 Authorizing Application for Local Government Grant from the Wisconsin Department of Natural Resources.

RESOLUTION NO. 2026-480

RESOLUTION AUTHORIZING APPLICATION FOR LOCAL GOVERNMENT GRANT FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES

WHEREAS, the Wisconsin Department of Natural Resources is accepting applications for the Recreational Trails Program (RTP) administered by the Department; and

WHEREAS, the Village of Summit desires to participate in this grant program to the greatest extent possible as a means of providing needed park and recreation improvements and enhancements; and

WHEREAS, the Village Board has identified improvements of the recreational trail system within the Village as a high priority need in the Village of Summit; and

WHEREAS, the Wisconsin Department of Transportation intends to perform various improvements to State Highway 67 from 0.1 miles south of US Highway 18 to Aurora Drive, with design scheduled for completion in 2028 and construction scheduled for 2029; and

WHEREAS, the Wisconsin Department of Transportation has indicated that off-road, multi-use trail facilities between Aurora Drive and Normandale Drive within the Village of Summit may be designed and constructed as part of the project, provided that costs associated with the trail are 100 percent funded by the Village; and

WHEREAS, on December 11, 2025, the Village Board approved working with the Wisconsin Department of Transportation to design and construct the off-road, multi-use trail facilities between Aurora Drive and Normandale Drive as part of the State Highway 67 improvements project; and

WHEREAS, the Village of Summit has available local matching funds to fulfill its share of obligation related to this grant application should the grant funds be awarded; and

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Summit as follows:

Section 1: The Village Board of the Village of Summit demonstrates its support for the submittal of a grant application to the Wisconsin Department of Natural resources for the acquisition of real estate, professional design services, and construction services for an extension of the recreational trail system on State Highway 67, connecting the existing trail ending just north of Aurora Drive to Normandale Drive.

Section 2: The Village of Summit will meet the financial obligations necessary to fully and satisfactorily complete the project and hereby authorizes and empowers officials or employees to submit the following documents to the DNR for financial assistance that may be available:

Task	Title of Authorized Representative	Contact Information of Authorized Representative
Sign and submit application	Public Works Director	pwdirector@villageofsummitwi.gov ; (262) 567-2757
Enter into an Agreement/Contract with the DNR	Village President	president@villageofsummitwi.gov ; (262) 567-2757

Submit required reports to the DNR to satisfy the Agreement/Contract, as appropriate	Public Works Director	pwdirector@villageofsummitwi.gov ; (262) 567-2757
Submit reimbursement request(s) along with necessary supporting documentation to the DNR per the Agreement/Contract	Public Works Director	pwdirector@villageofsummitwi.gov ; (262) 567-2757
Sign and submit other documentation as necessary to complete the project per the Agreement/Contract	Public Works Director	pwdirector@villageofsummitwi.gov ; (262) 567-2757

Section 3: The Village of Summit will comply with all local, state, and federal rules, regulations, and ordinances relating to this project and the cost-share Agreement/Contract.

Section 4: The Village of Summit will maintain the completed project in an attractive, inviting, and safe manner; will keep the facilities open to the general public during reasonable hours consistent with the type of facility; and will obtain from the State of Wisconsin Department of Natural Resources or the National Park Service approval in writing before any change is made in the use of the project site.

Section 5: This Resolution shall be effective following its adoption by the Village Board of the Village of Summit.

Dated this 12th day of February, 2026.

VILLAGE OF SUMMIT

APPROVED:

Jack Riley, Village President

ATTEST:

Debra J. Michael, Village Administrator-Clerk/Treasurer

Proposed by: Village Administration
Prepared by: Kamron Nash, P.E., Public Works Director

Motion by:				
Second by:				
Boardmember	Aye	Nay	Pass	Absent
Arenz				
Lee				
Petronovich				
Phillips				
Riley				



Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
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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: February 3, 2026

Re: Discussion and Action on Sales Study and Nominal Payment Parcel Report for the N Dousman Rd Multi-Use Trail Project

PURPOSE:

To provide the results and receive approval of the sales study and the nominal payment parcel report prepared by CORRE, Inc. for the temporary limited easements (TLEs) that are required as part of the N Dousman Rd Multi-Use Trail Project.

BACKGROUND:

The Village contracted with CORRE, Inc. in October 2025 to complete real estate services related to the six (6) TLEs that are required for the project due to the proximity of the path to private property lines in areas with only 33' of ROW. The TLEs will cover any grading or encroachment of equipment across the property line that may be required as part of the project.

A sales study was completed by CORRE in December to outline the costs for the land types associated with the project and provide recommended acquisition costs. The study also was independently reviewed to determine if it meets FHWA and WisDOT standards, which are based on 49 CFR 24.103, s. 32.09 Wis. Stats., and the WisDOT Real Estate Program Manual. The study has been attached for reference. A Nominal Payment Parcel Report has been prepared, which outlines the total payments recommended for each private property owner with a TLE. The total amount that the Village would pay for acquisitions is \$3,200, which is the total \$4,900 less the \$1,700 amount that has been allocated to the Genesee Lake Road Park property (the Village will not be paying itself for the TLE as part of this project). A separate resolution will be presented to the Village Board to authorize the use of the park property for the purpose of establishing the multi-use trail.

The next step in the process is for the Village Board to approve the findings and recommendations in the sales study and the Nominal Payment Parcel Report. Once this approval has been provided, CORRE will complete all acquisition and negotiation activities associated with acquiring the property interests necessary for the project. It is not anticipated that any of the affected property owners will have any concerns regarding the offers, as all but one have been notified directly of the project and potential impact to their property during construction.

RECOMMENDATION:

Staff recommends that the Village Board approve the Sales Study and the Nominal Payment Parcel Report prepared by CORRE, Inc. for the N Dousman Rd Trail project and authorize the Public Works Director to sign the Sales Study Approval Form on behalf of the Village.

ATTACHMENTS:

Sales Study for Project ID 3853-05-00, prepared by CORRE, Inc. *(dated December 18, 2025)*

Nominal Payment Parcel Report for Project ID 3853-05-00, prepared by CORRE, Inc.

Sales Study Approval Form for Project ID 3853-05-00, prepared by CORRE, Inc. *(dated January 9, 2026)*

FISCAL IMPACT:

Total anticipated expenditure of \$3,200 for acquisition costs related to the TLEs, assuming no issues are generated during acquisition and negotiation activities. These costs will be funded with Stewardship grant funds.

RECOMMENDED MOTION:

Motion to approve the Sales Study and the Nominal Payment Parcel Report prepared by CORRE, Inc. for the N Dousman Rd Multi-Use Trail project (Project ID 3853-05-00) and authorize the Public Works Director to sign the Sales Study Approval Form on behalf of the Village.



SALES STUDY

PROJECT I.D.: 3853-05-00

N DOUSMAN MULTI-USE TRAIL

GENESEE LAKE RD. & GENESEE LAKE PARK

WAUKESHA COUNTY, WI



Prepared for:
Waukesha County
141 NW Barstow St.
Waukesha, WI 53188

Prepared by:
CORRE, INC.
6510 Grand Teton Plaza Unit
314
Madison, WI 53719

DECEMBER 18, 2025

Report Date: December 18, 2025
Effective Date: December 18, 2025



Eau Claire Office
1802 Warden Street
Eau Claire, WI 54703

WisDOT – SE Region
Attn: Joseph Jelacic, P.E.
141 NW Barstow St.
Waukesha, WI 53188

RE: Project 3853-05-00, V Summit
N Dousman Multi-Use Trail
Genesee Lake Rd. & Genesee Lake Park
Waukesha County, WI
Sales Study

As requested, **CORRE, INC.** has prepared a Sales Study for the above referenced project. The report that follows includes summary data for vacant agricultural over 40 acres and rural residential land sales in Waukesha County.

The Sales Study includes general analysis of the data only. No specific analysis or adjustments for individual parcels on the project were made. The properties on the project were not appraised for this Sales Study. The comparable sales were verified with Multiple Listing Services (MLS), when available, and with Wisconsin Department of Revenue transfer returns.

Based on these findings and an effective date of December 18, 2025, it is recommended that the acquisition of the following land types be calculated using land values of:

- Agricultural >40 Acres: \$0.35 per Square Foot
- Rural Residential 3-8 Acres: \$1.60 per Square Foot

Thank you for the opportunity to provide this Sales Study on behalf of the Wisconsin Department of Transportation (WisDOT).

CORRE, INC.

Rebekah Borges

Rebekah Borges
Real Estate Specialist – Appraiser Trainee
rborges@correinc.com
608.826.6125

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AREA DATA

The proposed multi-use trail project is located along North Dousman Road in the Village of Summit, Waukesha County, Wisconsin. More specifically, the project is from Genesee Lake Road Park to 1,800 feet south of Delafield Road.

Waukesha County is located in southeastern Wisconsin. The County is surrounded by Washington County to the north, Jefferson County to the west, Milwaukee County to the east, and Racine and Walworth counties to the south.

The County has an estimated population of 417,029 as of July 2024. This is a 2.50% increase since the 2020 census, which recorded a population of 406,978. Wisconsin saw a growth of 1.10% during the same period, with populations of 5,893,718 in the 2020 census and 5,960,975 as of July 2024.

The Village of Summit is located in western Waukesha County. The Village of Summit is located approximately 6 miles south of the City of Oconomowoc, approximately 7 miles southwest of the City of Delafield, and approximately 3 miles north of the Village of Dousman. The Village has an estimated population of 5,346 as of July 2024. The Village has a 2023 median household income of \$124,750, with the County coming in at \$104,100, and the State at \$75,670. The 2023 median home value for the Village is \$510,200, with the County at \$373,600, and the State at \$247,400. Village of Summit residents have higher income and wealth than County and State residents.

The project is along a mixed agricultural and residential corridor, in the Village of Summit.

To the north, in the City of Oconomowoc, there are commercial and industrial uses. The topography of the area is mostly level to gently rolling. Properties in the area appear to be maintained and in average condition.

The outlook for the area is stable. Agricultural and residential uses will likely remain the main uses of the area for the foreseeable future.

PROJECT INFORMATION

The proposed project consists of work along approximately 1.096 miles of North Dousman Road in the Village of Summit. More specifically, the project limits are Genesee Lake Road Park to 1,800 feet south of Delafield Road, in Waukesha County.

The purpose of the proposed project is to improve bicycle and pedestrian accommodations in the Village of Summit. Currently, there are no dedicated bicycle or pedestrian accommodations within the project limits.

Proposed project improvements consist of:

- Installing a 10-foot-wide asphalt trail along Genesee Lake Road and North Dousman Road approximately 1.1 miles in length;
- New curb ramps at roadway crossings and connections;
- Storm sewer work;
- Permanent signing and pavement marking;
- And erosion control and restoration.

No geometric changes will be made to the intersection of Genesee Lake Road and North Dousman Road. The intersection will remain as a two-way stop-controlled intersection. New curb ramps will be replaced and constructed according to the American with Disabilities Act (ADA). The implementation of the separated multi-use path is anticipated to enhance safety along Genesee Lake Road and North Dousman Road.

Construction is currently scheduled to commence in 2026.

PROJECT LOCATION MAP



REAL ESTATE ACQUISITION REQUIRED

Based on the Transportation Project Plat pages recorded on October 7, 2025, the real estate needs for this seven-parcel project includes Temporary Limited Easement (TLE) from seven parcels.

The project plat extends along North Dousman Road, more specifically, from Genesee Lake Road Park to 1,800 feet south of Delafield Road. The project is along a mixed agricultural and residential corridor. The topography of the area is mostly level to gently rolling.

Properties impacted by this project are zoned by the Village of Summit as A-1 Agricultural, R-1 Estate Residential, R-2 Country Residential, IN-Institutional, and PDO Planned Development Overlay. The districts are defined as follows:

A-1: Agricultural District: Established to provide the continuation of general farming and related uses in those areas of the village, and to protect agricultural lands from extensive development pressures. Land uses include apiculture, dairy farming, forestry, grazing or pasturing of agricultural animals, orchards, plant nurseries, raising of field crops and livestock, single-family residential dwelling, sod farming, animal hospitals, commercial stable facilities, and sales of nursery products. It is further intended that this District be used to provide protection for agricultural activities and to provide a very low residential area for those who want to live in a rural environment.

R-1: Estate Residential District: Established to provide areas designated for single-family residential development of a predominately rural character. Land uses include single-family residential dwellings, private outdoor recreation facilities as part of a subdivision development plan, community living arrangements (up to eight persons), and family day-care homes (up to eight persons). It is further intended that this District be used to preserve a rural setting with development at a very low density. The high quality, "estate"- type development occurs in areas appropriate to such use based on the physical and environmental characteristics of the land and of existing development.

R-2: Country Residential District: Established to provide areas designated for single-family residential development with substantial open space characteristics while preserving a countryside setting with development at a low density. Land uses include single-family residential dwellings, private outdoor recreation facilities as part of a subdivision development plan, community living arrangements (up to eight persons), and family day-care homes (up to eight persons). It is further intended that this District be used to preserve and protect the countryside community character designation. R-2 zones occur in areas appropriate to such use based on the physical and environmental characteristics of the land and the existing transportation linkages.

IN: Institutional District: Includes areas of governmental, educational, religious, or medical property uses. Other quasi-public uses, and major public utility facilities are also included in this category. Land uses include public administrative offices and public service buildings, cemeteries and mausoleums, churches and synagogues, medical clinics, libraries and museums, public or private commercial and noncommercial outdoor recreational facilities, day schools.

REAL ESTATE ACQUISITION REQUIRED, *CONTINUED*

This district is applied to address particular characteristics of the Village’s many institutional facilities. Private or public agency projects or facilities are not distinguished by this district.

PDO: Planned Development Overlay District: Regulations of this district are intended to permit greater flexibility and more creative design for the development of a site than is possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, higher levels of amenities, and perseveration of the natural qualities of open spaces.

The following is an inventory of the project parcels.

INVENTORY OF NOMINAL PROJECT PARCELS					
PARCEL #	INTEREST REQUIRED	RECOMMENDED PROPERTY TYPE	CURRENT USE	ZONING	PARCEL SIZE (SF)
1	TLE	Rural Residential	Residential	R1	313,985
2	TLE	Rural Residential	Residential	R1	137,767
3	TLE	Agricultural >40 Acres	Agricultural	A1	2,079,655
4	TLE	Rural Residential	Residential	R1	369,833
5	TLE	Agricultural >40 Acres	Public Park	IN	3,352,264
6	TLE	Rural Residential	Agricultural	R2 & PDO	156,206
7	TLE	Rural Residential	Agricultural	R2 & PDO	300,608

Parcel 1 is a 313,985-square foot property zoned R-1: Estate Residential District. The parcel is improved with a single-family residence and several outbuildings.

Parcel 2 is a 137,767-square foot property zoned R-1: Estate Residential District. The parcel is improved with a single-family residence and an outbuilding.

Parcel 3 is a 2,079,655-square foot property zoned A-1: Agricultural District. Approximately 368,082 square feet at the back of the lot is wooded. Roughly 115,434 square feet of that wooded area is classified as wetlands. There are adjacent parcels owned by the same property owner totaling 5,650,603 and 3,530,930 square feet. The three parcels would likely be sold separately if sold. It is recommended that this parcel be valued as a 2,079,655-square foot agricultural property.

Parcel 4 is a 369,833-square foot property zoned R-1: Estate Residential District. The parcel is improved with a single-family residence and several outbuildings. Dousman Road splits the property roughly in half.

REAL ESTATE ACQUISITION REQUIRED, *CONTINUED*

Parcel 5 is a 3,352,264-square foot property zoned IN: Institutional District. There are small portions of wetlands throughout the property that total approximately 30,500 square feet. If this property were to be sold, it would likely be rezoned and sold as agricultural land. It is therefore recommended that this parcel be valued as a 3,352,264-square foot agricultural property.

Parcel 6 is a 156,206-square foot property zoned R-2 Country Residential & PDO Planned Development Overlay District. There is an adjacent property owned by the same property owner that is improved with a single-family residence. If sold the property would likely be developed as residential. It is recommended that this parcel be valued as a 156,206-square foot residential property.

Parcel 7 is a 300,608-square foot property zoned R-2 Country Residential & PDO Planned Development Overlay. There is an adjacent property owned by the same property owner that is improved with a single-family residence. If sold the property would likely be developed as residential. It is recommended that this parcel be valued as a 300,608-square foot residential property.

REAL ESTATE ACQUISITION REQUIRED, *CONTINUED*

Temporary Limited Easement

A TLE is an interest in land that is limited in purpose and time. TLEs must be acquired when an agency or municipality has a need to temporarily use a portion of a property owner's land to facilitate the construction of a roadway project. According to the WisDOT's *Real Estate Program Manual*, typical language associated with the acquisition of a TLE reads as follows: "a TLE is a right for construction purposes, as defined herein. Including the right to operate necessary equipment thereon and the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable."

The TLE is temporary and will expire at the end of the project, at which time all land rights will revert to the owner. Once construction crews complete their work, the area will be restored to its original condition including pavement, lawn, and walkways, if any. The TLE functions much like a land lease, but with several limiting elements. **The client has indicated that TLEs will expire on June 1, 2027.**

The preferred method for calculating the compensation for use of the land with the TLE is to identify annual market rental rates for land within the subject's market, which are similar to the subject property. Most land types are rarely leased and there is a lack of sufficient rental data for the subject property. If rental data is not available, it is acceptable for the appropriate rate of return to be estimated and then used as the rental rate.

An appropriate rate of return can be developed utilizing a "built-up" method that takes the following elements into consideration:

- **Basic Safe Investment Rate**
- **Expected Inflation Rate**
- **Risk Adjustment**

Basic Safe Investment Rate: The safe (risk-free) rate is the minimum rate of return on invested capital and takes into consideration the time value of money. The yield on U.S. Treasury bonds in November 2025 was about 3.50% for 3-year notes. The best current yield rates for 3-year certificates of deposit recently ranged from 3.75% to 3.90%, according to Bankrate.com. A **safe rate of 4.00%**, rounded, will be used in calculating an appropriate built-up rate for the duration of the proposed TLE.

Anticipated Inflation: Anticipated inflation is an adjustment to the safe real rate for the loss of purchasing power owing to expected inflation over the holding period. In September 2025, the rate of inflation in the US was 3.0%, up from 2.9% in August 2025 but down from a high of 9.1% in June 2022. The inflation rate was not reported in October 2025 due to a government shutdown. From 2015 to 2019, the average inflation rate was 2.3% and in 2020 the average inflation rate was 1.4%, prior to the COVID-19 pandemic. Inflation is not expected to return closer to 2.0% until 2027. Inflation forecasts from a survey of Federal Reserve Board members and Federal Reserve Bank presidents, published in the September 2025 Summary of Economic Projections, indicate a median of 2.6% for 2026, 2.1% for 2027, and 2.0 for 2028. Based on this

REAL ESTATE ACQUISITION REQUIRED, *CONTINUED*

information, a **3.0% inflation rate** is reasonable for the TLE term.

Risk Adjustment: The adjustment for risk includes market, financial, liquidity, and management risks. Liquidity risk occurs when an investor, business, or financial institution cannot meet its short-term debt obligations. The investor or entity might be unable to convert an asset into cash without giving up capital and income due to a lack of buyers or an inefficient market. Liquidity risk considers the investor's ability to divest of an investment. Most investments can be sold or traded easily which allows the investor to take advantage of beneficial fluctuations in the market that could potentially allow them to increase their annual rate of return.

Risk is often associated with general market conditions but, when estimating risk for a TLE, there are other factors to take into account. In contrast to most investments, the TLE cannot be sold or traded, and the investor bears greater risk the longer the timeframe for the TLE. TLE risk is also tied to the uncertainty associated with the ultimate physical and financial impacts of the TLE on the encumbered areas and the larger parcel. The impacts of the TLE are potentially tied to the property type, current use of the property, and size and location of the TLE, so the risk may be unique for each property. The proposed project is for the construction of a multi-use path along North Dousman Road and Genesee Lake Road which will have a minimal impact to properties. Taking into consideration the impacts of the proposed TLE for the subject property, a **1.0% adjustment for risk** is considered appropriate.

Based on the previous information and conclusions, the annual rate of return (the rental rate) is calculated as follows:

Basic Safe Investment Rate	4.0%
Expected Inflation	+ 3.0%
Risk Adjustment	+ 1.0%
Annual Rate of Return	= 8.0%

Based on these indications, a rate of 8.0% per year will be used for calculating the TLE value.

The formula for the lump sum land rental for the TLE is a summation of the present value of the land rental for each of the rental years.

The Wisconsin Department of Transportation (WisDOT) has developed a worksheet to aid in the calculation of TLE values. WisDOT's TLE Worksheet is titled "Temporary Limited Easement Worksheet" and can be found online here: <https://wisconsindot.gov/Pages/doing-business/eng-consultants/cnslt-rsrces/re/repm-forms.aspx>. *(Please note, the worksheet does require access to Microsoft Excel.)*

An example of the worksheet is included on the following page.

REAL ESTATE ACQUISITION REQUIRED, *CONTINUED*

EXAMPLE – TLE Calculation Using WisDOT Worksheet

The following example uses WisDOT’s TLE Worksheet to calculate the TLE value for a hypothetical 2,000,000-square foot acquisition using the recommended unit value for the Agricultural land type (\$0.35 per square foot) and a date of December 18, 2025 (the date of this study), as the Effective Date.

<u>Temporary Limited Easement:</u>		
Size of Temporary Limited Easement (TLE) :		2,000,000.00
Unit value of the unencumbered fee within the TLE:		\$0.35
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		12/18/2025
Expiration Date of the TLE - (mm/dd/yyyy):		6/1/2027
Term of Encumbrance of TLE:		1.4521
<u>Annual Rental Rate</u>		
· Basic Safe Investment Rate (per year):		4.00%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		1.00%
Annual Yield Rate = Annual Rental Rate:		8.00%
Annual Rent for Land Within TLE:	\$	56,000.00
Total Compensation for Land Within the TLE (Term x Annual Rent):	\$	81,315.07

**Values highlighted in yellow require input. All other values will automatically calculate.*

NOTE: The total compensation for land within the TLE will differ for the Nominal Payment Parcel Report (NPPR) because a different Effective Date will be used. The total compensation will also differ for appraisals due to a different Effective Date, possible changes in rates, and a more thorough consideration of the impacts of the TLEs on each individual parcel.

INTRODUCTION TO ANALYSIS

CORRE, INC. has researched vacant agricultural and rural residential land sales that occurred in the cities of Oconomowoc and Delafield and the villages of Summit and Dousman, Waukesha County, over the past five years. Due to a lack of available sales, the search was expanded to also include the towns of Ottawa and Eagle, Waukesha County. The sales were verified with Multiple Listing Services (MLS), when available, and with Wisconsin Department of Revenue transfer returns.

The information that follows is a compilation of data used to make recommendations regarding offering prices for parcels on the project. The recommendations are based on general analysis of the data only and no specific analysis or adjustments for individual parcels on the project were made. The properties on the project were not appraised for this study.

SUMMARY OF FINDINGS

This study includes general analysis of the data only. No specific analysis or adjustments for individual parcels on the project were made.

Based on the findings of the study, as of the effective date of December 18, 2025, it is recommended that the acquisition of the following land types be calculated using land values of:

- Agricultural >40 Acres: \$0.35 per Square Foot
- Rural Residential 3-8 Acres: \$1.60 per Square Foot

For the acquisition of TLE it is recommended that those values be calculated using WisDOT's Worksheet titled Temporary Limited Easement Worksheet, which can be found online here: <https://wisconsin.gov/Pages/doing-business/eng-consultants/cnslt-rsrcs/re/repm-forms.aspx>.

VACANT AGRICULTURAL LAND SALES

The following sales of vacant agricultural land have occurred. The sale search was performed in the cities of Oconomowoc and Delafield and the villages of Summit and Dousman, Waukesha County, over the past five years. Due to a lack of available sales, the search was expanded to also include the towns of Ottawa and Eagle, Waukesha County.

COMP #	LOCATION	SALE DATE	SALE PRICE	SIZE (SF)	PRICE/SF
VA-1	39601 Delafield Road Village of Summit	04/28/2021	\$720,000	2,595,396	\$0.28
VA-2	Southeast corner of Valley Road & Golden Lake Road City of Oconomowoc	12/01/2020	\$1,000,000	3,111,107	\$0.32
VA-3	38600 Sunset Drive Village of Summit	12/06/2024	\$850,000	2,596,903	\$0.33
VA-4	North side of County Road LO Town of Eagle	03/14/2025	\$745,000	1,877,676	\$0.40

Description

The rural residential category consists of properties zoned A-1: Agricultural (35 acres +), UR: Urban Reserve, RR: Rural Residential, and EC: Environmental Corridor Overlay. The properties are mostly level to sloping land, at road grade. Some of the properties have portions of wetlands and floodplains and some tree coverage.

Analysis

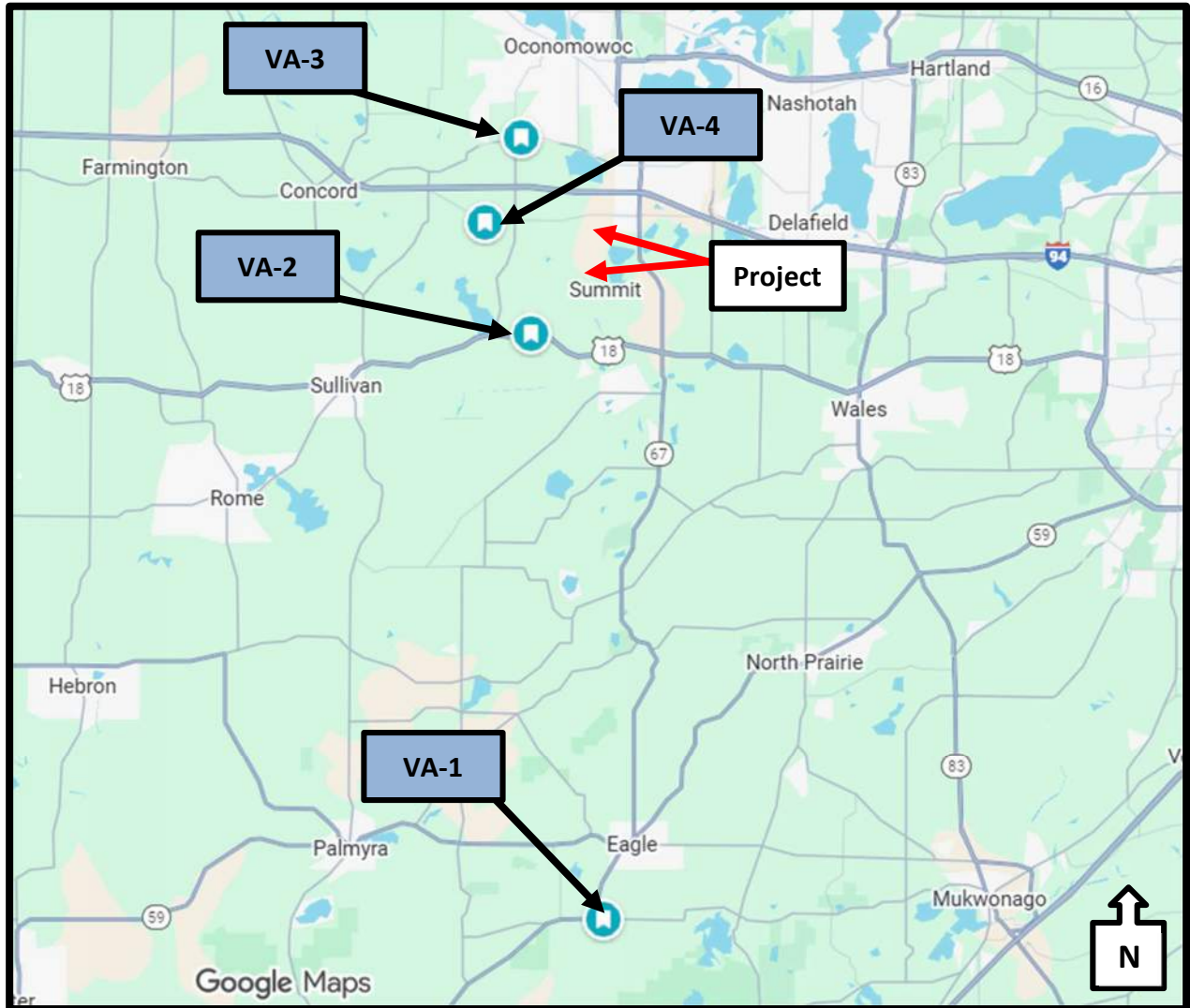
The comparable sales chosen range in size from 1,877,676 to 3,111,107 square feet (43.1055 to 71.4212 acres). These sales show a mean value of \$0.33 per square foot. The maximum value of these comparable sales is \$0.40 per square foot. The minimum value is \$0.28 per square foot.

A higher weight can be given to comparable sales VA-3 and VA-4 for being the most recent sales in this category. Respectively, these sales have unit prices of \$0.33 and \$0.40 per square foot.

A lower weight is given to comparable sale VA-1 for its higher portion of wetland and floodplain area and to comparable sale VA-2 for being the oldest sale in this category. Respectively, these sales have unit prices of \$0.28 and \$0.32 per square foot.

Based on these findings, it is recommended that the acquisition of the following land type be calculated using a land value of: **Agricultural Land (Over 40 Acres): \$0.35 per square foot.**

VACANT AGRICULTURAL LAND SALES LOCATION MAP



VACANT AGRICULTURAL LAND SALE 1

Picture taken on December 11, 2025, by Rebekah Borges, CORRE, Inc.



LOCATION: 39601 Delafield Road, Village of Summit, Waukesha County, Wisconsin

ZONING: A-1, Agricultural & EC, Environmental Corridor Overlay

CURRENT USE: Single-family residential & Agricultural

SIZE: 59.5821 Acres or 2,595,396 Square Feet

SALE PRICE: \$720,000

PRICE PER AC/SF: \$12,084 per Acre/\$0.28 per Square Foot

GRANTOR: The John T and Phyllis S Wichman Family Trust U/A DTD 5/3/2000

GRANTEE: Jeffrye J. Weber and Lisa R. Weber, Trustees or Successor Trustees of the Jeffrey J. Weber and Lisa R. Weber Revocable Trust

TYPE OF DOCUMENT: Warranty Deed recorded on 05/07/2021

SALE DATE: 04/28/2021

DOCUMENT #: 4581992

LEGAL DESCRIPTION: Lot 2 of Waukesha County Certified Survey Map No. 12159 recorded on April 12, 2021 as Document No. 4574772, Including Unplatted Lands, Being all of the Northwest $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 7 North, Range 17 East, and the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin.

CONDITIONS OF SALE: Arm's Length Transaction

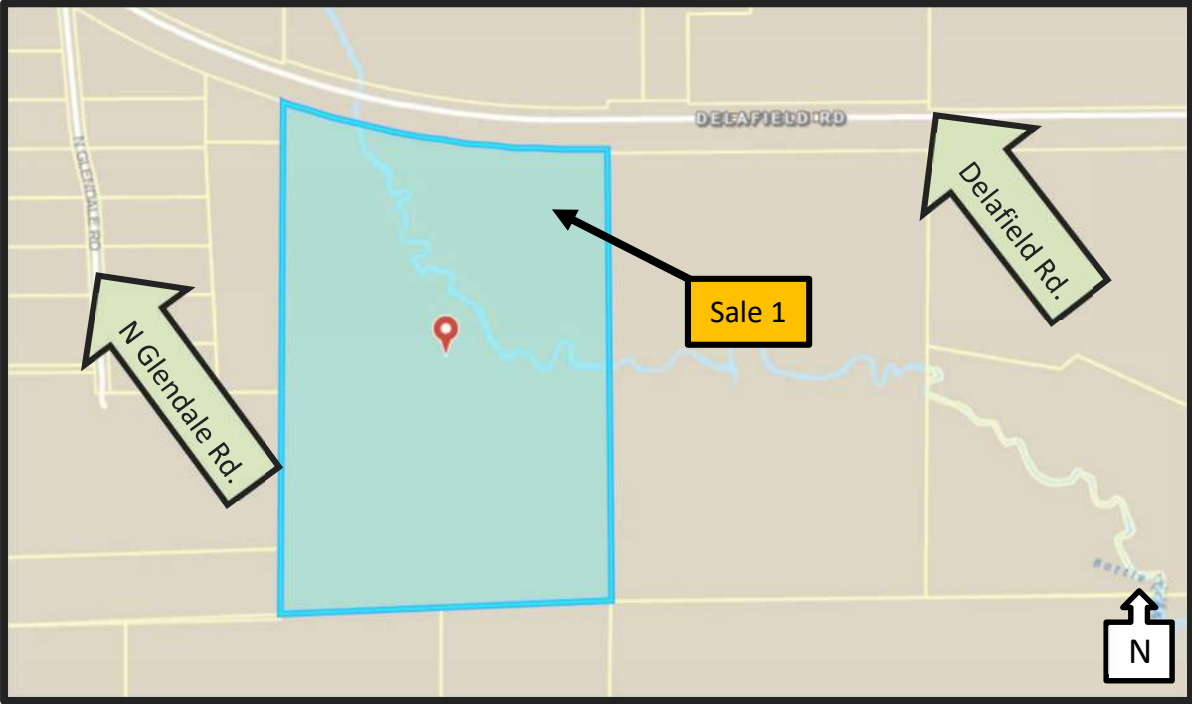
FINANCING: None

UTILITIES: Well and Septic Required

PARCEL ID: SUMT0648998002

DESCRIPTION: This is the sale of a 2,595,396-square foot parcel located at 39601 Delafield Road in the Village of Summit, Waukesha County, Wisconsin. A single-family residential site has since been built on the property. The property is sloping land, at road grade and is located in an agricultural area near the western limits of the Village of Summit. There are portions of wetlands and floodplains near the center of the lot where it is wooded. The front portion of the lot is cleared around the residence, and the back of the lot is tillable. Battle Creek runs from northwest to east across the property. A party to the sale did not return contact by the appraiser. The sale was verified using the Department of Revenue Transfer Return.

VACANT AGRICULTURAL LAND SALE 1, CONTINUED
MAPS



VACANT AGRICULTURAL LAND SALE 2

Picture taken on December 11, 2025, by Rebekah Borges, CORRE, Inc.



LOCATION: Southeast corner of Valley Road and Golden Lake Road, City of Oconomowoc, Waukesha County, Wisconsin

ZONING: UR, Urban Reserve

CURRENT USE: Vacant

SIZE: 71.4212 Acres or 3,111,107 Square Feet

SALE PRICE: \$1,000,000

PRICE PER AC/SF: \$14,001 per Acre/\$0.32 per Square Foot

GRANTOR: Richard J. Nettesheim and Marlene K. Nettesheim Revocable Trust, A/K/A The Richard J. Nettesheim and Marlene K. Nettesheim RE, The Robert J. Cable and Barbara A. Cable Revocable Trust Dated April 9, 2013, a One Third Interest; and Wayne L. Stangel and Anna K. Stangel, as Co-Trustees of the Wayne and Anna Stangel Revocable Trust Dated August 26, 1987

GRANTEE: Thomas A. and Nancy A. Kingsbury

TYPE OF DOCUMENT: Trustee's Deed recorded on 12/02/2020

SALE DATE: 12/01/2020

DOCUMENT #: 4535746

LEGAL DESCRIPTION: That part of the Southwest One-quarter (1/4) of Section Eight (8), in Township Seven (7) North, Range Seventeen (17) East, in the City of Oconomowoc, Waukesha County, State of Wisconsin, described as follows: Commencing at a point 50 rods West of the Northeast corner of the Southwest ¼ Section of 8, Township 7 North, Range 17 East; thence South and parallel with the East line of said ¼ Section to the South line of said Section; thence West on the South line of said Section to the Southwest corner of said Southwest ¼ Section; thence North on the Section line to the Northwest corner of said Southwest ¼ Section; thence East along the center of the highway to the place of beginning. EXCEPTING THEREFROM THAT PORTION conveyed in Volume 999 of Deeds, Page 630, as Document No. 625234. FURTHER EXCEPTING THEREFROM that portion known as Certified Survey Map No. 2056.

CONDITIONS OF SALE: Arm's Length Transaction

FINANCING: None

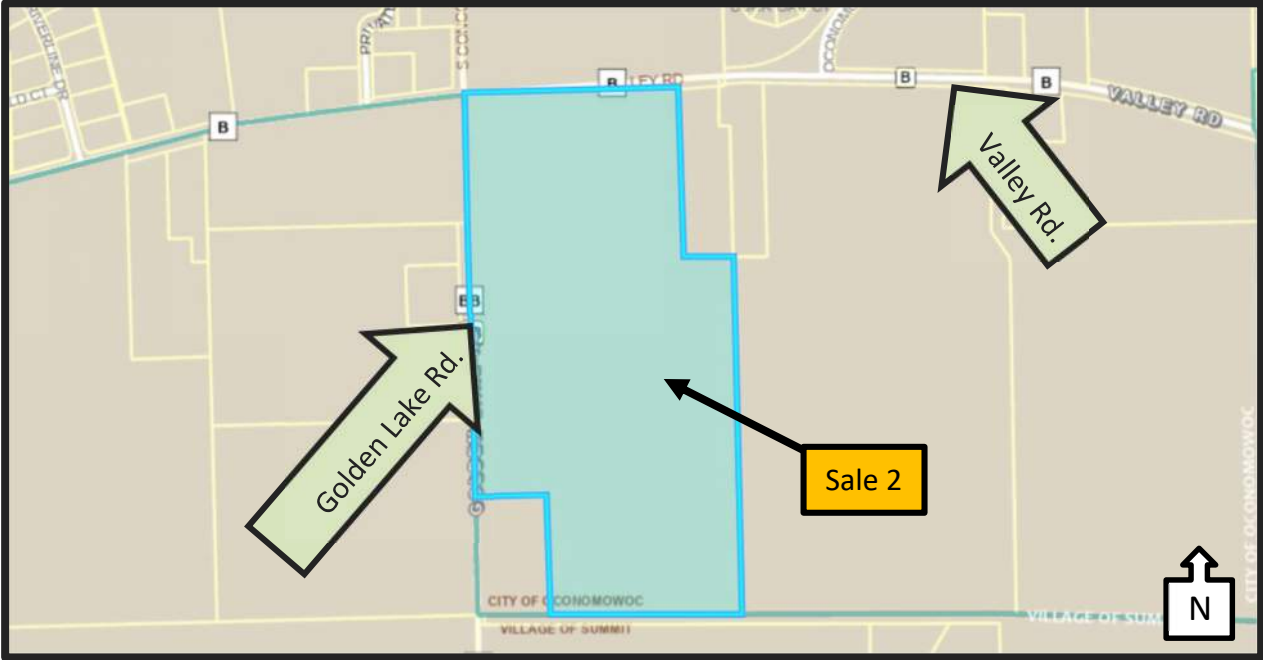
VACANT AGRICULTURAL LAND SALE 2, *CONTINUED*

UTILITIES: Well and Septic Required

PARCEL ID: OCOC0607997

DESCRIPTION: This is the sale of a 3,111,107-square foot parcel located on the southeast corner of Valley Road and Golden Lake in the City of Oconomowoc, Waukesha County, Wisconsin. The property is vacant. The property is mostly level land, at road grade and is located in a mixed-use area near the northwestern limits of the City of Oconomowoc. There are portions of wetlands near the back of the lot. A party to the sale did not return contact by the appraiser. The sale was verified using the Department of Revenue Transfer Return.

VACANT AGRICULTURAL LAND SALE 2, CONTINUED
MAPS



VACANT AGRICULTURAL LAND SALE 3

Picture taken on December 11, 2025, by Rebekah Borges, CORRE, Inc.



LOCATION: 38600 Sunset Drive, Village of Summit, Waukesha County, Wisconsin

ZONING: A-1, Agricultural & EC, Environmental Corridor Overlay

CURRENT USE: Single-family Residence & Agricultural

SIZE: 59.6167 Acres or 2,596,903 Square Feet

SALE PRICE: \$850,000

PRICE PER AC/SF: \$14,258 per Acre/\$0.33 per Square Foot

GRANTOR: HOF1019 Limited Liability Company A/K/A HOF1019, LLC

GRANTEE: The Joshua T. and Kathryn E. Vieth Revocable Living Trust Dated August 20, 2019

TYPE OF DOCUMENT: Warranty Deed recorded on 12/10/2024

SALE DATE: 12/06/2024

DOCUMENT #: 4796762

LEGAL DESCRIPTION: That part of the East One-Half (1/2) of the Northwest One-Quarter (1/4) of Section Thirty-Two (32), Township Seven (7) North, Range Seventeen (17) East, in the Village of Summit, County of Waukesha, State of Wisconsin, lying North of U.S.H. "18". EXCEPTING THEREFROM Certified Survey Map No. 4260, recorded in the office of the Register of Deeds for Waukesha County, on December 13, 1982, in Volume 33 of Certified Survey Maps, Pages 316-318, inclusive, as Document No. 1199012, being part of the Northeast One-Quarter (1/4) and Northwest One-Quarter (1/4) of Section Thirty-Two (32), Township Seven (7) North, Range Seventeen (17) East, in the Village of Summit, County of Waukesha, State of Wisconsin. ALSO EXCEPTING THEREFROM Certified Survey Map No. 12024, recorded in the office of the Register of Deeds for Waukesha County, on June 24, 2020, in Volume 122 of Certified Survey Maps, Pages 180-183, inclusive, as Document No. 4486490, unplatted lands being part of the Southeast One-Quarter (1/4) of the Northwest One-Quarter (1/4) of Section Thirty-Two (32), Township Seven (7) North, Range Seventeen (17) East, in the Village of Summit, County of Waukesha, State of Wisconsin. TOGETHER WITH AND SUBJECT TO that particular Shared Driveway/Access Easement, dated April 1, 2020, and recorded in the office of the Register of Deeds for Waukesha County, on June 30, 2020, as Document No. 4488411.

CONDITIONS OF SALE: Arm's Length Transaction

Project ID: 3853-05-00, N Dousman Multi Use Trail, Waukesha County | Sales Study

VACANT AGRICULTURAL LAND SALE 3, *CONTINUED*

FINANCING: Conventional
UTILITIES: Well and Septic Required
PARCEL ID: SUMT0702999005
DESCRIPTION: This is the sale of a 2,596,903-square foot parcel located at 38600 Sunset Drive in the Village of Summit, Waukesha County, Wisconsin. The property is vacant, mostly level land, at road grade and is located in an agricultural area in the Village of Summit. There are portions of wetlands and the property is wooded. A party to the sale did not return contact by the appraiser. The sale was verified using the Department of Revenue Transfer Return.

VACANT AGRICULTURAL LAND SALE 3, CONTINUED

MAPS



VACANT AGRICULTURAL LAND SALE 4

Picture taken on December 11, 2025, by Rebekah Borges, CORRE, Inc.



LOCATION: Northeast corner of County Road Lo and Highway 67, Town of Eagle, Waukesha County, Wisconsin

ZONING: RR, Rural Residential

CURRENT USE: Vacant

SIZE: 43.1055 Acres or 1,877,676 Square Feet

SALE PRICE: \$745,000

PRICE PER AC/SF: \$17,283 per Acre/\$0.40 per Square Foot

GRANTOR: Hickory View Farms, LLC, A Wisconsin Limited Liability Company

GRANTEE: Eagle 43 LLC

TYPE OF DOCUMENT: Warranty Deed recorded on 3/18/2025

SALE DATE: 03/14/2025

DOCUMENT #: 4809033

LEGAL DESCRIPTION: Lot 1 of Certified Survey Map No. 4154, recorded in the Register of Deeds office for Waukesha County on March 16, 1982 in Volume 32 of Certified Survey Maps on Pages 313-15, as Document No. 1178560, being a part of the Southeast 1/4 of Section 28, in Township 5 North, Range 17 East, in the Town of Eagle, Waukesha County, Wisconsin.

CONDITIONS OF SALE: Arm's Length Transaction

FINANCING: None

UTILITIES: Well and Septic Required

PARCEL ID: EGLT1840999004

DESCRIPTION: This is the sale of a 1,877,676-square foot parcel located on the northeast corner of County Road LO and Highway 67 in the Town of Eagle, Waukesha County, Wisconsin. The property is vacant, level land, at road grade and is located in a rural residential area. The sale was verified by Josh Spiegelhoff of Shorewest Realtors to Rebekah Borges on 12/15/25.

VACANT AGRICULTURAL LAND SALE 4, CONTINUED
MAPS



VACANT RURAL RESIDENTIAL LAND SALES

The following sales of vacant rural residential land have occurred. The sale search was performed in the cities of Oconomowoc and Delafield and the villages of Summit and Dousman, Waukesha County, over the past five years. Due to a lack of available sales, the search was expanded to also include the towns of Ottawa and Eagle, Waukesha County.

COMP #	LOCATION	SALE DATE	SALE PRICE	SIZE (SF)	PRICE/SF
VRR-1	39450 Cedar Lane Village of Summit	08/25/2023	\$198,000	134,487	\$1.47
VRR-2	East side of Moraine Hills Drive Town of Ottawa	06/25/2024	\$300,000	159,099	\$1.89
VRR-3	39700 Cedar Lane Village of Summit	05/30/2024	\$272,300	165,145	\$1.65
VRR-4	38547 Genesee Lake Road Village of Summit	06/14/2024	\$485,000	329,941	\$1.47
VRR-5	4358 North Sawyer Road Village of Summit	08/11/2023	\$435,000	354,470	\$1.23

Description

The rural residential category consists of properties zoned R-1: Estate Residential, R-2: Country Residential, A-2: Rural Home, and EC: Environmental Corridor Overlay. The properties are mostly level to sloping land, at road grade. Some of the properties have portions of wetlands and floodplains and some tree coverage.

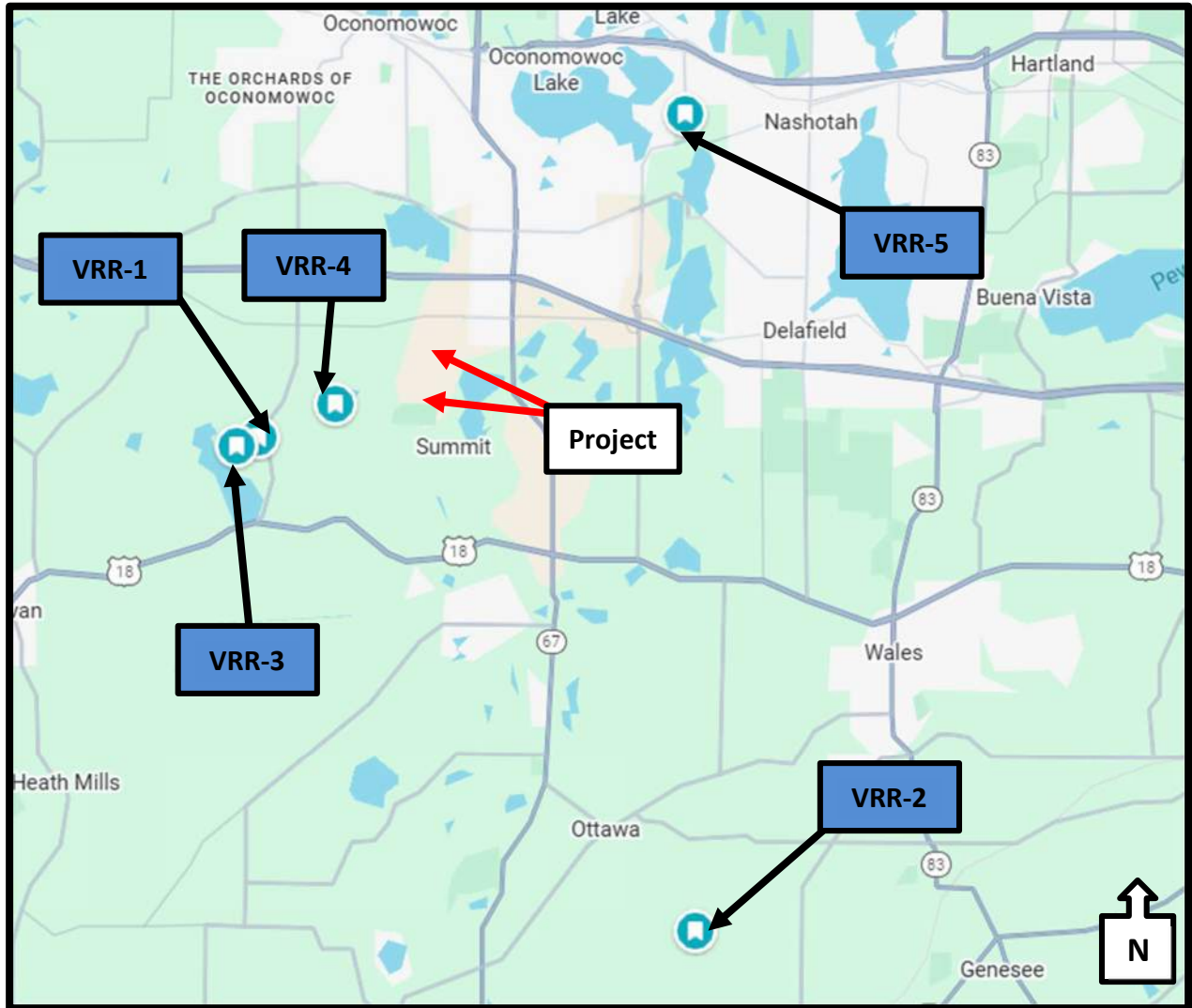
Analysis

The comparable sales chosen range in size from 134,487 to 354,470 square feet (3.0874-8.1375 acres). These sales show a mean value of \$1.54 per square foot. The maximum value of these comparable sales is \$1.89 per square foot. The minimum value is \$1.23 per square foot.

A higher weight can be given to comparable sales VRR-2, VRR-3, and VRR-4 for being the most recent sales in this category. Respectively, these sales have unit prices of \$1.89, \$1.65, and \$1.47 per square foot.

Based on these findings, it is recommended that the acquisition of **Rural Residential Land (3 to 8 Acres)** be calculated using a land value of: **\$1.60 per Square Foot**.

VACANT RURAL RESIDENTIAL LAND SALES LOCATION MAP



VACANT RURAL RESIDENTIAL LAND SALE 1

Picture taken on December 11, 2025, by Rebekah Borges, CORRE, Inc.



LOCATION: 39450 Cedar Lane, Village of Summit, Waukesha County, Wisconsin
ZONING: R-1, Estate Residential
CURRENT USE: Single-family residential
SIZE: 3.0874 Acres or 134,487 Square Feet
SALE PRICE: \$198,000
PRICE PER AC/SF: \$64,132 per Acre/\$1.47 per Square Foot
GRANTOR: Jason Julien and Tara Julien
GRANTEE: Sean Kiernan
TYPE OF DOCUMENT: Warranty Deed recorded on 08/29/2023
SALE DATE: 08/25/2023
DOCUMENT #: 4735120
LEGAL DESCRIPTION: Lot 3 of Certified Survey Map No. 12088 recorded in the Office of the Register for Waukesha County, Wisconsin, on November 19, 2020, in Book 123 of Certified Survey Maps, on Pages 185 to 189, inclusive, as Document No. 4532132, being a division of Lot 1 of Certified Survey Map No. 12025, being a part of the Southwest 1/4 of the Northeast 1/4 and the of the Northwest 1/4 of the Southeast 1/4 of Section 30, in Township 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin. Tax ID No. SUMT0696999005.
CONDITIONS OF SALE: Arm's Length Transaction
FINANCING: None
UTILITIES: Well and Septic Required
PARCEL ID: SUMT0696999005
DESCRIPTION: This is the sale of a 134,487-square foot parcel located at 39450 Cedar Lane in the Village of Summit, Waukesha County, Wisconsin. A single-family residence has since been constructed on the site. The property is mostly level land, at road grade and is located in a mixed use agricultural and residential area in the Village of Summit. A party to the sale did not return contact by the appraiser. The sale was verified using the Department of Revenue Transfer Return.

VACANT RURAL RESIDENTIAL LAND SALE 1, CONTINUED MAPS



VACANT RURAL RESIDENTIAL LAND SALE 2

Picture taken on December 11, 2025, by Rebekah Borges, CORRE, Inc.



LOCATION:	East side of Moraine Hills Drive, Town of Ottawa, Waukesha County, Wisconsin
ZONING:	A-2, Rural Home
CURRENT USE:	Vacant
SIZE:	3.6524 Acres or 159,099 Square Feet
SALE PRICE:	\$300,000
PRICE PER AC/SF:	\$82,138 per Acre/\$1.89 per Square Foot
GRANTOR:	Carol K. Wiener Revocable Living Trust
GRANTEE:	Anna Lee and Jacob Timothy Scheibe
TYPE OF DOCUMENT:	Trustee's Deed recorded on 06/27/2024
SALE DATE:	06/25/2024
DOCUMENT #:	4772554
LEGAL DESCRIPTION:	That part of Lot A of Certified Survey Map No. 1466 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on October 13, 1971 in Volume 10 of Certified Survey Maps on pages 29, 30 and 31, as Document No. 799731, being a part of the Northeast ¼ of Section 25, Township 6 North, Range 7 East, in the Town of Ottawa, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner of Section 25; thence South 87°04 West, (the east line of the Northeast ¼ of Section 25 bears North 1°02 East) 706.21 feet to the Northeast corner of said Lot A and the place of beginning of the parcel hereinafter described; thence continuing South 87°04 West, along the north line of Lot A, 610.41 feet to the Northwest corner thereof; thence South 00°26 30 East, along the west line of said Lot, being also the center line of County Trunk Highway GG, 283.37 feet; thence North 87°04 East, 515.04 feet; thence North 58°43 East, along the southeasterly line of said Lot, 118.54 feet to the Southeast corner of said Lot; thence North 2°05 West, along the east line of said Lot, 226.85 feet to the place of beginning. Reserving from the above described parcel the westerly 40 feet for highway purposes.
CONDITIONS OF SALE:	Arm's Length Transaction
FINANCING:	Conventional
UTILITIES:	Well and Septic Required

VACANT RURAL RESIDENTIAL LAND SALE 2, *CONTINUED*

PARCEL ID: OTWT1681999001

DESCRIPTION: This is the sale of a 159,099-square foot parcel located on the east side of Moraine Hills Drive in the Town of Ottawa, Waukesha County, Wisconsin. The site is currently vacant. The property is sloping land, at road grade and is located in a residential area in the Town of Ottawa. A party to the sale did not return contact by the appraiser. The sale was verified using the Department of Revenue Transfer Return.

VACANT RURAL RESIDENTIAL LAND SALE 2, CONTINUED MAPS



VACANT RURAL RESIDENTIAL LAND SALE 3

Picture taken on December 11, 2025, by Rebekah Borges, CORRE, Inc.



LOCATION: 39700 Cedar Lane, Village of Summit, Waukesha County, Wisconsin
ZONING: R-2, Country Residential & EC, Environmental Corridor Overlay
CURRENT USE: Vacant
SIZE: 3.7912 Acres or 165,145 Square Feet
SALE PRICE: \$272,300
PRICE PER AC/SF: \$71,824 per Acre/\$1.65 per Square Foot
GRANTOR: Colton Ziemanski and Victoria Ziemanski
GRANTEE: The Zahn Revocable Trust October 15, 1997
TYPE OF DOCUMENT: Warranty Deed recorded on 06/07/2024
SALE DATE: 05/30/2024
DOCUMENT #: 4769698
LEGAL DESCRIPTION: All that part of said Southwest $\frac{1}{4}$ of Section 30, in Township 7 North, Range 17 East, in the Village (fka Town) of Summit, Waukesha County, Wisconsin, and being a part of Lot lettered "A" of the Amended Plat of Golden Lake Shores, originally recorded on Volume 9 of Plats, Page 32 as Document No. 149033, bounded and described as follows: Starting at the Northeast Corner of said Lot "A", said point being 766.82 feet West of the center of said Section 30; thence West along the North line of said Lot "A" 581.68 feet; thence South 256.84 feet to the corner of the 33 foot road (Cedar Lane) as shown on said Plat; thence East along the Northerly line of said road 212.59 feet; thence South 59° 30' East 148.42 feet; thence South 4° West 115.42 feet; thence South 41° East 28.28 feet; thence South 86° East 176.75 feet; thence North 47° East 29.26 feet; thence North 4° East 430.81 feet to the place of beginning.
CONDITIONS OF SALE: Arm's Length Transaction
FINANCING: None
UTILITIES: Well and Septic Required
PARCEL ID: SUMT0695039001
DESCRIPTION: This is the sale of a 165,145-square foot parcel located at 39700 Cedar Lane in the Village of Summit, Waukesha County, Wisconsin. The site is currently vacant. The property is slightly sloping land, at road grade and is located in a mixed use agricultural and residential area in the Village of Summit. There is a small portion of wetlands towards the

VACANT RURAL RESIDENTIAL LAND SALE 3, *CONTINUED*

middle of the site and a small portion towards the back of the site is in the EC, Environmental Corridor Overlay District. A party to the sale did not return contact by the appraiser. The sale was verified using the Department of Revenue Transfer Return.

VACANT RURAL RESIDENTIAL LAND SALE 3, CONTINUED

MAPS



VACANT RURAL RESIDENTIAL LAND SALE 4

Picture taken on December 11, 2025, by Rebekah Borges, CORRE, Inc.



LOCATION: 38547 Genesee Lake Road, Village of Summit, Waukesha County, Wisconsin

ZONING: R-1, Estate Residential & EC, Environmental Corridor Overlay

CURRENT USE: Vacant

SIZE: 7.5744 Acres or 329,941 Square Feet

SALE PRICE: \$485,000

PRICE PER AC/SF: \$64,031 per Acre/\$1.47 per Square Foot

GRANTOR: Georgia H. Foley 2016 Revocable Trust

GRANTEE: Chad R Eilman

TYPE OF DOCUMENT: Warranty Deed recorded on 06/17/2024

SALE DATE: 06/14/2024

DOCUMENT #: 4770940

LEGAL DESCRIPTION: Lot Two (2) as recorded in Volume 68 of Certified Survey Map on Pages 157 to 160 as Document No. 2089530 and Map No. 7905, being a part of the Southeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Twenty (20) and of the Northeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-nine (29), Township Seven (7) North, Range Seventeen (17) East, Village of Summit, Waukesha County, Wisconsin. Excepting that part conveyed by Quit Claim Deed dated February 12, 1997 and recorded on February 12, 1997 as Document No. 2190881, Reel 2387, Image 0918, more particularly described as follows: All that part of Lot Two (2) as recorded in Volume 68 of Certified Survey Maps on Pages 157 to 160 as Document No. 2089530 and Map No. 7905, being a part of the Northeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-nine (29), Township Seven (7) North, Range Seventeen (17) East, Town of Summit, Waukesha County, Wisconsin, bounded and described as follows: Beginning at the Southeast corner of Lot 1 as recorded in said Certified Survey Map No. 7905; thence South 89°40 16 East 603.12 feet to a point on the Easterly line of said Lot 2; thence South 00°18 26 West along said Easterly lot line 584.60 feet to the Southeast corner of said Lot 2; thence South 87°04 18 West along the Southerly line of said Lot 2, 777.49 feet; thence North 08°30 48 East along a Westerly line of said Lot 2, 623.77 feet to a point on the Southerly line of said Lot 1; thence South 63°36 37 East along said Southerly line of Lot 1, 86.80 feet to the place of beginning.

Project ID: 3853-05-00, N Dousman Multi Use Trail, Waukesha County | Sales Study

VACANT RURAL RESIDENTIAL LAND SALE 4, *CONTINUED*

CONDITIONS OF SALE: Arm's Length Transaction

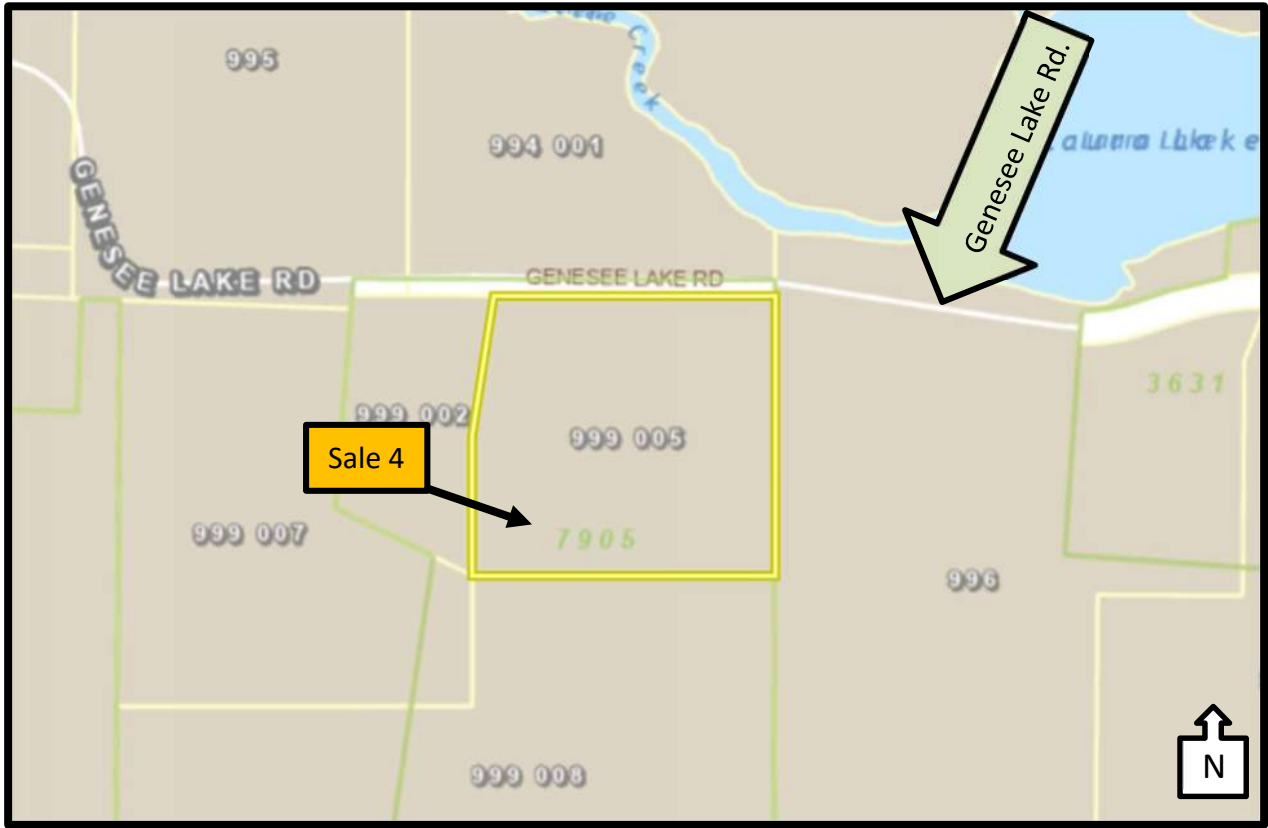
FINANCING: None

UTILITIES: Well and Septic Required

PARCEL ID: SUMT0690999005

DESCRIPTION: This is the sale of a 329,941-square foot parcel located at 38547 Genesee Lake Road in the Village of Summit, Waukesha County, Wisconsin. The site is currently vacant. The property is mostly level land, at road grade and is located in a mixed use agricultural and residential area in the Village of Summit. Many of the properties in the area are also a part of the EC, Environmental Corridor Overlay District. There are portions of floodplains and wetlands on the property, and a large portion of the lot is wooded. There is a cleared portion of the lot which is not impacted by the floodplains or wetlands. The sale was verified by Vera Wolf of Shine Realty to Rebekah Borges on 12/15/25.

VACANT RURAL RESIDENTIAL LAND SALE 4, CONTINUED
MAPS



VACANT RURAL RESIDENTIAL LAND SALE 5

Picture taken on December 11, 2025, by Rebekah Borges, CORRE, Inc.



LOCATION: 4358 North Sawyer Road, Village of Summit, Waukesha County, Wisconsin

ZONING: R-1, Estate Residential & EC, Environmental Corridor Overlay

CURRENT USE: Single-family residential

SIZE: 8.1375 Acres or 354,470 Square Feet

SALE PRICE: \$435,000

PRICE PER AC/SF: \$53,456 per Acre/1.23 per Square Foot

GRANTOR: Schwaab Family Limited Liability Company

GRANTEE: Bret Ballinger

TYPE OF DOCUMENT: Warranty Deed recorded on 08/18/2023

SALE DATE: 08/09/2023

DOCUMENT #: 4733621

LEGAL DESCRIPTION: Parcel I: Lot 1 of Certified Survey Map No. 12417 recorded on February 21, 2023, as Document No. 4709397, being a part of Lot 4 of Certified Survey Map No. 11513, in the Southwest $\frac{1}{4}$ and Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin. Parcel II: Non-exclusive easement for the benefit of Parcel I created by Access Easement Agreement for Shared Driveway, recorded on February 21, 2023, as Document No. 4709398, for ingress and egress as provided for therein, and corrected by a Correction Instrument recorded on March 14, 2023, as Document No. 4711834.

CONDITIONS OF SALE: Arm's Length Transaction

FINANCING: None

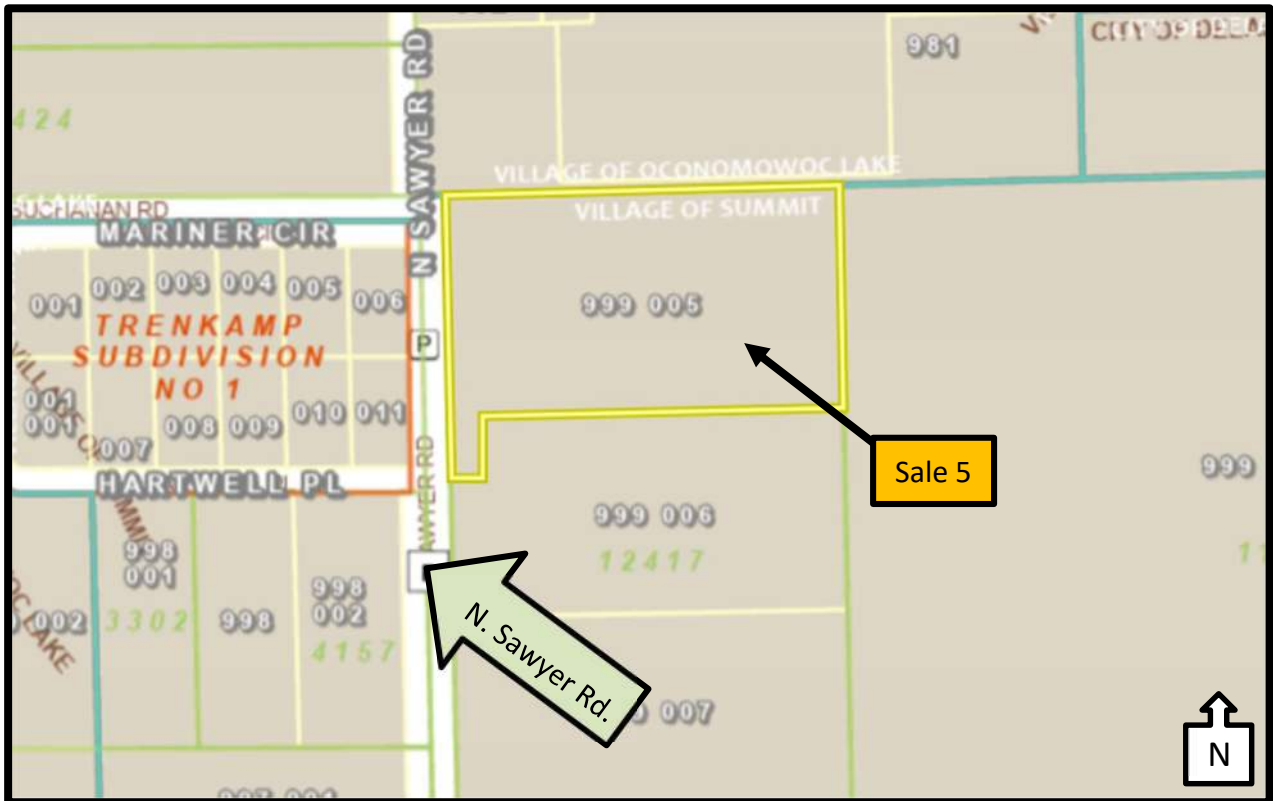
UTILITIES: Well and Septic Required

PARCEL ID: SUMT0580999005

DESCRIPTION: This is the sale of a 354,470-square foot parcel located at 4358 North Sawyer Road in the Village of Summit, Waukesha County, Wisconsin. A single-family residence has since been constructed on the site. The property is mostly level land, at road grade and is located in a mixed use agricultural and residential area in the Village of Summit. The sale was verified by John Siepmann of Siepmann Realty Corp. to Rebekah Borges on 12/15/25. John verified that the closing date was 08/09/2023 not 08/11/2023 as listed on MLS.

VACANT RURAL RESIDENTIAL LAND SALE 5, CONTINUED

MAPS



QUALIFICATIONS

Rebekah Borges

CORRE, Inc.

Phone (608)-826-6125

Email rborges@correinc.com

Professional

- Education Committee, Wisconsin Chapter of the IRWA, 2023-Present

Education

- Bachelor of Science in Studies in Education – Early Childhood Special/Regular Education, Edgewood College, 2020

Work Experience

- November 2023 - Present. Real Estate Specialist, CORRE, Inc. is a full-service consulting firm serving WisDOT, the Department of Justice, local government, and private clients.
- August 2022 - September 2023. Farm to School Specialist, AmeriCorps, Farm to School is a nonprofit organization that promotes the use of locally and regionally grown foods in schools in order to provide kids access to nutritious, high-quality, local foods.
- July 2020 – September 2021. Student Success Coach, AmeriCorps, City Year is an education nonprofit organization dedicated to students' and schools' success.

Recent Appraisal Education

- Licensure Courses:
 - Basic Appraisal Principles, January 2024
 - Basic Appraisal Procedures, June 2024
 - General Appraisers Sales Comparison Approach, November 2024
 - Business Practice and Ethics, June 2025
 - 15-Hour National USPAP Course, August 2025
 - Real Estate Finance, Statistics, and Valuation Modeling, December 2025

Seminars and Other Courses:

- IRWA Environmental Awareness, December 2023
- 19th Annual Condemnation Appraisal Symposium, May 2024
- 20th Annual Condemnation Appraisal Symposium, May 2025

NOMINAL PAYMENT PARCEL REPORT

RE1889 01/2023

Project ID 3853-05-00	Highway Name NON - HWY
Project Name V SUMMIT; N DOUSMAN MULTI-USE TRAIL	County Waukesha

Prepared By Marshall Black, CORRE, Inc.

Kamron Nash, Village of Summit – Public Works Director Date

PRCL	OVERALL LOT/ PARCEL SIZE	LAND TYPE	LAND ACQ	UNIT PRICE	ITEMS ACQUIRED / DOLLARS PER	LAND	ITEMS (TOTAL)	TOTAL	ROUNDED
1	313,985 SF	Rural - Residential	4,741 SF TLE	\$1.60	TLE (per worksheet) \$874.53	\$0.00	\$874.53	\$874.53	\$900.00
2	137,767 SF	Rural - Residential	3,221 SF TLE	\$1.60	TLE (per worksheet) \$594.15	\$0.00	\$594.15	\$594.15	\$600.00
3	2,079,655 SF	Agricultural	2,997 SF TLE	\$0.35	TLE (per worksheet) \$120.94	\$0.00	\$120.94	\$120.94	\$200.00
4	369,833 SF	Rural - Residential	6,662 SF TLE	\$1.60	TLE (per worksheet) \$1,228.88	\$0.00	\$1,228.88	\$1,228.88	\$1,300.00
5	3,352,264 SF	Agricultural / Public Park	39,884 SF TLE	\$0.35	TLE (per worksheet) \$1,609.34	\$0.00	\$1,609.34	\$1,609.34	\$1,700.00
6	156,206 SF	Rural - Residential	451 SF TLE	\$1.60	TLE (per worksheet) \$83.19	\$0.00	\$83.19	\$83.19	\$100.00
7	300,608 SF	Rural - Residential	415 SF TLE	\$1.60	TLE (per worksheet) \$76.55	\$0.00	\$76.55	\$76.55	\$100.00
							ROUNDED TOTAL =	\$4,900.00	

Comparable Sales Used to Determine Unit Price

Per the sales in the approved Sales Study, it is recommended that the acquisition of the following land types be calculated using land values of:

- Agricultural >40 Acres: \$0.35 per Square Foot
- Rural Residential 3-8 Acres: \$1.60 per Square Foot

A method of calculating an appropriate payment for the TLE is to estimate an appropriate rent for use of the land by applying an appropriate rate of return to the estimated land value. An appropriate rate of return to be used is 8.0%, taking into account the Safe Rate, Inflation, and Risk (4.0% + 3.0% + 1.0%).

Basic Safe Investment Rate: The safe (risk-free) rate is the minimum rate of return on invested capital and takes into consideration the time value of money. The yield on U.S. Treasury bonds in November 2025 was about 3.50% for 3-year notes. The best current yield rates for 3-year certificates of deposit recently ranged from 3.75% to 3.90%, according to Bankrate.com. A **safe rate of 4.00%**, rounded, will be used in calculating an appropriate built-up rate for the duration of the proposed TLE.

Anticipated Inflation: Anticipated inflation is an adjustment to the safe real rate for the loss of purchasing power owing to expected inflation over the holding period. In September 2025, the rate of inflation in the US was 3.0%, up from 2.9% in August 2025 but down from a high of 9.1% in June 2022. The inflation rate was not reported in October 2025 due to a government shutdown. From 2015 to 2019, the average inflation rate was 2.3% and in 2020 the average inflation rate was 1.4%, prior to the COVID-19 pandemic. Inflation is not expected to return closer to 2.0% until 2027. Inflation forecasts from a survey of Federal Reserve Board members and Federal Reserve Bank presidents, published in the September 2025 Summary of Economic Projections, indicate a median of 2.6% for 2026, 2.1% for 2027, and 2.0 for 2028. Based on this information, a **3.0% inflation rate** is reasonable for the TLE term.

Risk: Taking into account liquidity risk for the investor and the uncertainty associated with the ultimate physical and financial impacts of the TLEs on the encumbered areas and any larger parcels, the risk rate for the duration of the TLEs is estimated to be **1.0% adjustment for risk**.

For the acquisition of TLE it is recommended that those values be calculated using WisDOT's Worksheet which can be found online here: <https://wisconsindot.gov/Pages/doing-bus/eng-consultants/cnslt-rsrcs/re/repm-forms.aspx>.

The client has indicated the TLE's will expire on **June 1, 2027**. The calculations have been completed via the WisDOT TLE worksheet. The worksheet for each parcel is attached to this report.

Temporary Limited Easement:

Parcel # 1

Size of Temporary Limited Easement (TLE)	:	4,741.00
Unit value of the unencumbered fee within the TLE:		\$1.60
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		12/22/2025
Expiration Date of the TLE - (mm/dd/yyyy):		6/1/2027
Term of Encumbrance of TLE:		1.4411

Annual Rental Rate

· Basic Safe Investment Rate (per year):		4.00%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		1.00%
Annual Yield Rate = Annual Rental Rate:		8.00%
Annual Rent for Land Within TLE:	\$	606.85
Total Compensation for Land Within the TLE (Term x Annual Rent):	\$	874.53

Temporary Limited Easement:

Parcel # 2

Size of Temporary Limited Easement (TLE)	:	3,221.00
Unit value of the unencumbered fee within the TLE:		\$1.60
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		12/22/2025
Expiration Date of the TLE - (mm/dd/yyyy):		6/1/2027
Term of Encumbrance of TLE:		1.4411

Annual Rental Rate

· Basic Safe Investment Rate (per year):		4.00%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		1.00%
Annual Yield Rate = Annual Rental Rate:		8.00%
Annual Rent for Land Within TLE:	\$	412.29
Total Compensation for Land Within the TLE (Term x Annual Rent):	\$	594.15

Temporary Limited Easement:

Parcel # 3

Size of Temporary Limited Easement (TLE)	:	2,997.00
Unit value of the unencumbered fee within the TLE:		\$0.35
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		12/22/2025
Expiration Date of the TLE - (mm/dd/yyyy):		6/1/2027
Term of Encumbrance of TLE:		1.4411

Annual Rental Rate

· Basic Safe Investment Rate (per year):		4.00%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		1.00%
Annual Yield Rate = Annual Rental Rate:		8.00%
Annual Rent for Land Within TLE:	\$	83.92
Total Compensation for Land Within the TLE (Term x Annual Rent):	\$	120.94

Temporary Limited Easement:

Parcel # 4

Size of Temporary Limited Easement (TLE)	:	6,662.00
Unit value of the unencumbered fee within the TLE:		\$1.60
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		12/22/2025
Expiration Date of the TLE - (mm/dd/yyyy):		6/1/2027
Term of Encumbrance of TLE:		1.4411

Annual Rental Rate

· Basic Safe Investment Rate (per year):		4.00%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		1.00%
Annual Yield Rate = Annual Rental Rate:		8.00%
Annual Rent for Land Within TLE:	\$	852.74
Total Compensation for Land Within the TLE (Term x Annual Rent):	\$	1,228.88

Temporary Limited Easement:

Parcel # 5

Size of Temporary Limited Easement (TLE)	:	39,884.00
Unit value of the unencumbered fee within the TLE:		\$0.35
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		12/22/2025
Expiration Date of the TLE - (mm/dd/yyyy):		6/1/2027
Term of Encumbrance of TLE:		1.4411

Annual Rental Rate

· Basic Safe Investment Rate (per year):		4.00%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		1.00%
Annual Yield Rate = Annual Rental Rate:		8.00%
Annual Rent for Land Within TLE:	\$	1,116.75
Total Compensation for Land Within the TLE (Term x Annual Rent):	\$	1,609.34

Temporary Limited Easement:

Parcel # 6

Size of Temporary Limited Easement (TLE)	:	451.00
Unit value of the unencumbered fee within the TLE:		\$1.60
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		12/22/2025
Expiration Date of the TLE - (mm/dd/yyyy):		6/1/2027
Term of Encumbrance of TLE:		1.4411

Annual Rental Rate

· Basic Safe Investment Rate (per year):		4.00%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		1.00%
Annual Yield Rate = Annual Rental Rate:		8.00%
Annual Rent for Land Within TLE:	\$	57.73
Total Compensation for Land Within the TLE (Term x Annual Rent):	\$	83.19

Temporary Limited Easement:

Parcel # 7

Size of Temporary Limited Easement (TLE)	:	415.00
Unit value of the unencumbered fee within the TLE:		\$1.60
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		12/22/2025
Expiration Date of the TLE - (mm/dd/yyyy):		6/1/2027
Term of Encumbrance of TLE:		1.4411

Annual Rental Rate

· Basic Safe Investment Rate (per year):		4.00%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		1.00%
Annual Yield Rate = Annual Rental Rate:		8.00%
Annual Rent for Land Within TLE:	\$	53.12
Total Compensation for Land Within the TLE (Term x Annual Rent):	\$	76.55

**LPA APPROVAL OF
SALES STUDY**

Date:	January 9, 2026
To:	Kamron Nash, Village of Summit – Public Works Director
From:	Marshall Black, CORRE, Inc.
Project:	3853-05-00 – Village of Summit – N Dousman Rd. Multi-Use Trail
Regarding	We are submitting and recommending approval of the Sales Study for the above referenced project.

APPROVED BY

Signature _____

Print Name and Title _____

Date _____



Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works Dept., 262-567-2422
Police Dept., 262-567-1134 Building
Inspector, 262-490-4141
www.villageofsummitwi.gov

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

MEMORANDUM

To: Village Board

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

Date: February 6, 2026

Re: Discussion and Action on Resolution No. 2026-481 for the Utilization of Parcel 5 (Genesee Lake Road Park) for N Dousman Multi-Use Trail Project (R/W Project ID 3853-05-00-4.01 & 4.02)

PURPOSE:

To review and approve a resolution authorizing the use of Genesee Lake Road Park for the construction of the N Dousman Rd Multi-Use Trail project.

BACKGROUND:

The Village contracted with CORRE, Inc. in October 2025 to complete real estate services related to the six (6) TLEs that are required for the project due to the proximity of the path to private property lines in areas with only 33' of ROW. The TLEs will cover any grading or encroachment of equipment across the property line that may be required as part of the project.

The Genesee Lake Road Park property is the seventh parcel to be impacted by this project, and a resolution authorizing use of the property for the purpose of constructing the trail project by the Village is required since the property is Village-owned. The resolution was prepared by Village staff with guidance from CORRE, Inc. staff.

RECOMMENDATION:

Staff recommends that the Village Board approve Resolution No. 2026-481 for the Utilization of Parcel 5 for N Dousman Multi-Use Trail Project (R/W Project ID 3853-05-00-4.01 & 4.02).

ATTACHMENTS:

Resolution No. 2026-481 for the Utilization of Parcel 5 for N Dousman Multi-Use Trail Project (R/W Project ID 3853-05-00-4.01 & 4.02) (DRAFT)

FISCAL IMPACT:

No direct financial impacts are associated with approval of this resolution.

RECOMMENDED MOTION: Motion to approve Resolution No. 2026-481 for the Utilization of Parcel 5 for N Dousman Multi-Use Trail Project (R/W Project ID 3853-05-00-4.01 & 4.02).

RESOLUTION NO. 2026-481

RESOLUTION FOR THE UTILIZATION OF PARCEL 5 FOR N DOUSMAN MULTI-USE TRAIL PROJECT (R/W PROJECT ID 3853-05-00-4.01 & 4.02)

WHEREAS, the Village of Summit owns Parcel 5 of Transportation Plan 3853-05-00-4.01, recorded in page 1, as Document 4840570 at the Waukesha County Register of Deeds in Waukesha County; and

WHEREAS, the Village of Summit owns Parcel 5 of Transportation Project Plat 3853-05-00-4.02, recorded in page 1, as Document 4840605 at the Waukesha County Register of Deeds in Waukesha County.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Summit authorizes and directs that portions of the parcel described above may be utilized for the N Dousman Road Multi-Use Trail Project (R/W Project ID 3853-05-00-4.01 & 4.02), including the right to construct, cut and/or fill slopes and including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following lands in the Village of Summit, Waukesha County, Wisconsin.

Adopted this 12th day of February, 2026.

VILLAGE OF SUMMIT

APPROVED:

Jack Riley, Village President

ATTEST:

Debra J. Michael, Village Administrator-Clerk/Treasurer

Proposed by: Village Administration
Prepared by: Kamron Nash, P.E., Public Works Director

Motion by:				
Second by:				
Boardmember	Aye	Nay	Pass	Absent
Arenz				
Lee				
Petronovich				
Phillips				
Riley				



Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
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MEMORANDUM

To: Village Board

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

Date: February 2, 2026

Re: Discussion and Action on Replacement Policy for Damaged/Deteriorated Culverts in Public Rights-of-Way

PURPOSE:

To received direction from the Village Board with regard to replacing damaged and/or deteriorated culverts located within the public rights-of-way of Village roads.

BACKGROUND:

On April 4, 2024, the Village Board adopted Ordinance No. 128-2024 related to excavations and driveways in the Village, including culverts installed under driveway aprons. The ordinance states the following regarding maintenance responsibility:

(4) *Maintenance Responsibility and Removal.*

- (i) Duty to Maintain. Any property owner who does not have direct access to a public right-of-way shall maintain a private driveway from the nearest public right-of-way so that the Village may provide emergency services, to all occupants of the property. Specifically, but not by way of limitation, the property owner shall:
 - c. Maintain the driveway approaches, culvert and ditch in such a manner necessary to permit free and unobstructed flow of water.
- (iii) Failure to Maintain. When any conditions created by an existing driveway that does not meet the specification established by this Ordinance or by failure of the responsible property owner to maintain as provided herein, obstruct or become a potential hazard to a public road, the Village shall notify the property owner of the conditions. Any property owner failing to correct such conditions within thirty (30) days after receipt of notice from the Village shall be subject to the penalties provided herein.

In 2027, the Village is scheduled to resurface N Dousman with the City of Oconomowoc on the shared segment of roadway between Valley Rd/CTH B and the Village limit just south of the Roundy's facility. During initial site visits related to design, several culverts along the road were identified as being in poor condition. Village staff inspected the culverts and found many that have crushed ends, have rusted through, or are plugged/buried, resulting in drainage issues along the roadway. The City's design consultant has asked if the Village would like to include replacement of these culverts as part of the project, as the new pavement will be tied back into existing driveways when the road is paved.

The Village has not implemented a proactive inspection program for culverts in the past to ensure that they are functioning properly and are replaced as needed. Village staff agree that it makes sense to repair any stormwater or drainage issues, including damaged/deteriorating culverts, either before or as part of the Village's annual resurfacing project.

Staff are looking for the following direction:

1. Does the Village Board support a proactive inspection program that targets culverts that are included in an upcoming road paving program?

If there is support for a proactive program, staff inspect culverts at least one year prior to the planned resurfacing of the roadway to determine if replacement, cleaning, or regrading around culvert ends is required.

2. Does the Village Board prefer to complete the replacement work as part of the annual paving program, or is there a desire to allow property owners the ability to contract the work themselves?

Village code states that the Village shall notify the property owner of required maintenance and provides 30 days to correct deficiencies. The Village could provide the opportunity for property owners to hire a contractor to perform the work (with an approved Right-of-Way Permit), provided the work is completed no later than the autumn of the year prior to planned paving. This would allow for staff and the Village's design engineer to include the work in the project as a bid item if not completed in time. The property owner would also have the option to have the Village include the work in the paving program.

3. Who will be responsible for the costs associated with culvert cleaning, repair, or replacement?

The installation and maintenance of culverts located in the public right-of-way under driveway aprons is the responsibility of the property owner, by ordinance. Village staff would ensure these costs are itemized in the project so that the property owner(s) may be billed directly for costs.

The Village Board may also consider including the cleaning or replacement of the culverts in the project costs without requiring reimbursement by property owners.

RECOMMENDATION:

Village staff strongly recommends implementation of a proactive inspection and replacement program for culverts that aligns with road improvement projects to ensure stormwater and drainage issues are addressed.

ATTACHMENTS: Ordinance No. 128-2024 An Ordinance Repealing and Recreating Chapter 24, Article II Relating to Excavations and Driveways of the Code of Ordinances of the Village of Summit

FISCAL IMPACT: Financial impacts are dependent upon Village Board direction. In the event that the Village Board determines that costs related to cleaning or replacement of culverts will not be reimbursed by the impacted property owners, direction will be needed from the Board on a funding source.

RECOMMENDED MOTION: To be determined, based on Village Board direction.

ORDINANCE NO. 128-2024**An Ordinance Repealing and Recreating Chapter 24, Article II Relating to Excavations and Driveways of the Code of Ordinances of the Village of Summit**

WHEREAS, the Village Board finds that it is necessary and in the public interest to regulate the design, location and construction of private vehicular access points onto public highways in order to ensure that proposed and constructed improvements are consistent with the public safety and welfare and will not cause undue expense to the Village in connection with future maintenance of the adjacent highways and rights-of-way; and

WHEREAS, the Village Board finds that it is reasonable, appropriate and in the public interest to require that property owners constructing new or replacement driveways reimburse the Village for all of the costs that it incurs in reviewing plans, inspecting construction and in otherwise regulating the driveway construction; and

WHEREAS, the Village Board finds that previously enacted Ordinances lack sufficient information regarding the application requirements and procedures for driveway construction, as well as design and construction requirements.

NOW, THEREFORE, the Village Board of the Village of Summit, Waukesha County, Wisconsin do ordain as follows:

Chapter 24 – Streets, Sidewalks and other Public Places, Article II of the Village Municipal Code is hereby repealed and recreated to read as follows:

Excavations and Driveways**Section I – Authority and Purpose**

The Village Board of the Village of Summit adopts the provisions of this Ordinance pursuant to the authority of § 61.34, § 66.0425, and § 86.07 Wis. Stats. to promote the public safety, health and general welfare of the community and to ensure the safe and orderly layout of driveways that enter onto roads within the Village.

Section II – Definitions

In this Ordinance, the following words and phrases have the designated meaning unless a different meaning is expressly provided or the context clearly indicates a different meaning:

- (a) **Driveway.** A private driveway, field road or other avenue of vehicular travel that runs through any part of a private parcel of land and that connects or will connect to a public roadway or highway.

- (b) **Field Road.** An avenue of travel used for agricultural or forestry purposes or to access agricultural or forest land. Field road entrances may not be used to access land for residential purposes.
- (c) **Agricultural Driveway.** A driveway that provides primary access to agricultural properties for business or private purposes.
- (d) **Residential Driveway.** A driveway providing access used for single or multi-family purposes only.
- (e) **Commercial or Industrial Driveway.** A driveway providing access for commercial or industrial use of a property.
- (f) **Temporary Driveway/Culvert.** A driveway/culvert of no more than one (1) year duration with the sole purpose of allowing vehicular access over any public right-of-way at a point other than where a driveway has been constructed or maintained.
- (g) **Relocate.** To change the location of any access point or a driveway onto a Village road or highway, or to change the general design, length or drainage of a driveway.
- (h) **Improvement.** Any upgrade to, or reconstruction of an existing driveway, including but not limited to the addition or replacement of a permanent surface, i.e. concrete or asphalt, changes in the grade or drainage of an existing driveway, or the addition, removal, relocation or replacement of a culvert.
- (i) **Road, Roadway, Highway, Street.** The aforementioned terms shall have the same meaning and reference within this Ordinance.
- (j) **Village.** The Village of Summit, Waukesha County, Wisconsin.
- (k) **Vision Setback Lines.** An unoccupied triangular space, at the corner of a corner lot, as established by section 111-96(a)(3) of the Village of Summit Zoning and Shoreland Protection code.
- (l) **Change in Use.** Any modification to a parcel that results in a change to the number and/or types of vehicles using a parcel's driveway or connection to a public road.
- (m) **Right-of-Way.** Public property that includes any public thoroughfare such as a street, road, or alley. It also usually includes adjacent median, curbs, ditches and culverts, parkways and parkway trees, utility poles, sidewalks, and driveway aprons, which is the section of all driveways between the edge of the roadway and the property line. Improvements located underground in the right-of-way include stormwater mechanisms, water mains, and sanitary sewers, as well as other public utility and cable lines. The exact location of the right-of-way boundary line can only be determined by locating buried property survey stakes, obtaining the information from a plat of survey, or hiring a licensed surveyor to establish new property survey markers. Rights-of-way can fall under local municipal, County, or State jurisdiction.
- (m) **Right-of-Way Permit.** A revocable permit granted by the authority with jurisdiction of a right-of-way to an applicant for permission to disturb, excavate, block, obstruct, tamper with or place any construction or other material on or in a public roadway, right-of-way, or easement. A Right-of-Way Permit may be commonly referred to as a driveway permit, culvert permit, utility permit, or road occupancy permit.

Section III – Application Requirements and Procedures

- (a) **Permit Required.** No person or entity shall establish, construct, improve, modify, relocate or rework a driveway from a private property line to a public roadway or within a public right-of-way without first obtaining a Right-of-Way Permit from the Village. For purposes of this Section, any change in use of a driveway which results in that driveway meeting a new definition in Section II hereof, shall be considered a modification of the driveway. Obtaining a Right-of-Way Permit from the Village does not release the property owner from complying with any current or future Village of Summit Zoning and Land Use provisions.
- (b) **Application Form.** Applications for Right-of-Way Permits shall be made on a form approved by the Village Public Works Director and available from the Village Clerk's office. An application shall be deemed completed only if it is accompanied by the application fee and a scale drawing and/or plat of survey or site plan indicating the location and dimensions of the desired driveway, as well as the parcels immediately adjacent to the property. The Village Public Works Director may require other documents to be attached to the application. A completed Right-of-Way Permit shall be filed with the Village Clerk's office.
- (c) **Application Review.** The Village Clerk shall forward the completed application to the Village Public Works Director for his/her review and recommendation. Upon completion of his/her review and recommendation, the Village Public Works Director shall either approve or deny the permit, stating all reasons for approval or denial.
- (d) **Permit Period.** A Right-of-Way Permit is effective for twelve (12) months from the date of approval. If the driveway has not been completed within that period, the permit is deemed expired and a new application must be submitted and approved. Within 60 days after the expiration of a permit without completion of construction, the applicant shall cause the property to be restored to the condition it was in immediately prior to commencement of the work authorized by the expired permit, unless a new permit is obtained during the 60-day period.
- (e) **Driveway Inspection.** The applicant shall notify the Village Public Works Director within five (5) working days after completion of construction or improvement of the driveway. The Village shall conduct an inspection of the driveway to ensure full compliance with all provisions of this Ordinance and any permit issued hereunder, and shall require the applicant to make such modifications as are necessary for full compliance. A date for completion of modifications shall be specified by the Village Public Works Director.
- (f) **Fee Requirements.** The fees required in connection with each Right-of-Way Permit application shall be determined as follows:
 - (1) **Application Fee.** The standard fee for Right-of-Way Permit applications shall be set by the Village Board and may be amended from time to time by resolution. The applicable fee shall be non-refundable unless the application is withdrawn prior to commencement of processing of the application.
 - (2) **Inspection Fees.** No additional fee shall be imposed for the initial inspection or final inspection of any act or installation performed pursuant to this Ordinance. All inspections will be performed by the Village Public Works Director or designee. For each other inspection beyond the initial inspection and final inspection necessary to determine compliance by the applicant with the conditions of the

permit and with the provisions of this Ordinance, the actual cost of the same shall be charged to the person or entity obtaining the permit. The permit holder shall pay the actual inspection fees within thirty (30) days of the date of billing of these fees by the Village.

- (3) *Legal Fees.* The applicant shall pay a fee equal to the cost to the Village of any legal work that may be determined necessary by the Village in connection with the application, including any enforcement of this Ordinance or any permit issued pursuant hereto.
- (4) *Double Fees.* In the event that a person or entity shall make a driveway approach and entrance within the Village without obtaining a permit as required in this Ordinance, the fee for such a permit shall be doubled, in addition to other penalties provided.
- (g) *Village Authority Preserved.* The Village of Summit, notwithstanding the issuance of any permit under this Ordinance or construction of any driveway pursuant to such permit, reserves all of its rights and authority to make or cause any changes, additions, repairs, reconstruction or relocation of any part of a driveway located within dedicated right-of-way at any time, including but not limited to, modifications that may be necessary or convenient in connection with the relocation, reconstruction, widening and/or maintaining the road or right-of-way, without compensating the owner of such private driveway for damage to, or the destruction of, such private roadway.
- (h) *Appeal from Permit Refusal.* Any person or entity aggrieved by the refusal of the Village Public Works Director to issue a permit for a private driveway may appeal such refusal to the Village Board within 30 days after such refusal to issue such permit is made.

Section IV – Driveway and Culvert Location, Design and Construction Requirements

- (a) *General Requirements.* The location, design and construction of driveways shall be in accordance with the following standards:
 - (1) *General Design.* No driveway shall provide direct ingress or egress to or from any road intersection, nor encroach upon or occupy areas of the street right-of-way for effective traffic control or movements. A driveway shall not encroach upon vision setback lines at intersections of public streets or a street with a railroad without grade separation in accordance with section 111-96(a)(3), or must be located a minimum distance from the intersecting centerlines of intersection roadways to the driveway that can be practicably achieved to provide access to an existing lot. A driveway shall be so located and constructed that vehicles approaching or using it shall have adequate sight distance along the road. Driveways shall, whenever possible, be located and constructed so as not to interfere with utilities in place. Driveways shall not be located within any easement areas.
 - (2) *Setback Requirement.* Setbacks from property lines shall be followed as required by the applicable zoning district requirements.
 - (3) *Length.* If the driveway length, from the Village road to any principal structure or any residential structure on the parcel is more than 1,000 feet, the Right-of-Way Permit shall be reviewed by an appropriate member of the Western Lakes Fire District for an assessment of proper ingress and egress to the structure(s) prior to review by the Village Public Works Director. The Village may deny any

application for a driveway which the Western Lakes Fire District determines will not provide adequate access for fire and other emergency services.

(4) *Number of Approaches Limited.* The maximum number of access points from a property to a Village public road shall be limited as provided hereunder:

(i) Residential Driveway Approaches. No more than one (1) driveway approach and entrance shall be constructed for a residential lot with less than 150 feet of frontage along a single public road. A second driveway entrance and approach may be approved if the property has at least 150 feet of frontage along a single public street or is a corner lot and complies with the standards of this Ordinance. For corner lots, when two driveway entrances and approaches are present, each entrance and approach must be to a separate street unless the site has at least 150 feet of frontage along a single public street. More than two (2) driveway entrances and approaches are prohibited for single- or two-family residential sites. In the event a second driveway entrance and approach is installed to serve a second garage, the second driveway entrance and approach must meet all driveway standards. In the event that a second driveway entrance and approach is installed to create a circular driveway, the secondary driveway entrance must meet all other driveway standards. A minimum of 20 feet must separate each driveway approach.

(ii) Business Driveway Approaches. Business driveway approaches shall be limited to the maximum width necessary to safely and efficiently accommodate the expected traffic demand and vehicle type, consistent with the intended use. The number of driveway entrances and approaches shall be limited to those necessary to provide adequate access, as supported by the expected traffic demand for the site. The number, width and location of all business driveway approaches shall be approved by the Village Engineer or designee.

(5) *Driveway Approach.*

(i) General. The property owner is responsible to have the grade at the driveway surface match the finished Village road elevation and shall not cause an obstruction to the maintenance and clearing of such public roadway. The property owner has one (1) year from the date of occupancy to install the hard surface in the driveway approach.

(ii) Approach Surface. A hard surface shall be installed by the property owner for a minimum of five (5) feet from the edge of the Village road pavement as provided hereunder:

a. *Curb and Gutter Not Installed.* In those areas where curb and gutter are not installed in the street, no concrete surfacing or decorative pavers shall be installed on a private driveway closer than five (5) feet to the paved surface of the street. Bituminous asphalt or gravel shall be acceptable materials for the driveway approach hard surface on streets that do not have installed curb and gutter.

b. *Curb and Gutter Installed.* In those areas where curb and gutter are installed in the street, concrete surfacing shall be installed from the

curb and gutter to the private property line, including any sidewalk cross-section, based on specifications of Section IV of this Ordinance and exhibits on file in the Village Public Works Department.

- c. *Non-Conforming Driveway Surfaces.* If, prior to the effective date of the Ordinance, a property owner installed a driveway approach using concrete or any other material not permitted pursuant to this article and said driveway approach is ever damaged or becomes or creates a hazard, the property owner shall be required to replace said driveway approach using bituminous asphalt at the property owner's expense. If at any time the Village performs any work within the right-of-way, including, but not limited to, road resurfacing or reconstruction, and as part of performing said work, it becomes necessary to remove, in whole or in part, a concrete driveway approach, said concrete driveway approach shall be replaced with bituminous asphalt surface in accordance with this section. If the work being performed by the Village within the right-of-way is being performed at the request of the property owner, the property owner shall be responsible for any and all costs and expenses related to the installation of the asphalt surface. The owner of the property where a driveway apron installed with concrete or other decorative pavers in violation of this Ordinance shall be fully responsible for any accidents or injuries that arise as a result of the concrete driveway being located within the right-of-way.
- (6) *Drainage.* The surface of the driveway connecting with the road cross sections shall be sloped to preclude ordinary surface water drainage from flowing onto the roadbed. No driveway apron shall extend into the road further than the roadway or pavement edge. All driveway entrances and approaches shall be so constructed that they shall not interfere with the drainage of the road, side ditches or roadside areas or with any existing structure in the right-of-way. All driveways and parking areas shall be graded in such a manner so that no storm water is discharged into the roadway.
- (7) *Relocation of Utilities.* Any costs of relocating utility structures or facilities shall be the responsibility of the property owner. Approval of the Village shall be required prior to the relocation or alteration of any utility structure or structure located within the right-of-way.
- (8) *Legal Non-Conforming Driveways.* Driveways that do not conform to the provisions of this Ordinance, and were constructed before the effective date of this Ordinance and existing driveways granted a temporary access permit, shall be considered legal non-conforming driveways. Loss of legal non-conforming status results when a change to the site or use requires a new site plan or driveway. Any reuse of the driveway may only take place after the driveway conforms to all aspects of this Ordinance. When the owner of a property with an existing non-conforming driveway or driveways applies for a permit to upgrade, improve, or alter the property, the Village Public Works Director will determine whether it is necessary and appropriate to retrofit the existing driveway or driveways to meet the standards of this Ordinance. If the property owner is proposing a change in use of

the driveway, the non-conforming status expires and a Right-of-Way Permit for the driveway is required from the Village as applicable according to the standards of this Ordinance. Nothing in this Ordinance shall prohibit the repair, improvement or modernization of legal non-conforming driveways; provided, it is performed consistently with the requirements of this Ordinance. The Village shall not be responsible for repair or replacement of concrete or decorative pavement or decorative end walls/head walls located within the right-of-way of new or existing driveways.

- (9) *Illegal Non-Conforming Driveways.* Driveways that do not conform to the regulations in this Ordinance and have been constructed after adoption of this Ordinance, shall be considered illegal non-conforming driveways. Illegal non-conforming driveways are a violation of this Ordinance, and the property owner shall have thirty (30) days in which to correct the violation. The property owner shall be issued a violation notice which may include closing off the driveway until any non-conforming aspects of the driveway are corrected. Driveways constructed in illegal locations shall be immediately closed upon discovery and all evidence of the driveway removed from the right-of-way and site on which it is located. The costs of the removal shall be borne by the property owner.
 - (10) *Permittee Liable for Damage or Injury.* The permittee shall assume all responsibility for any injury or damage to persons or property resulting directly or indirectly during and after construction or repair of driveway approaches or entrances. When curb and gutter is removed, the new construction and connection shall be of equivalent acceptable material and curb returns provided or restored in a neat, workmanlike manner. Any sidewalk areas which are damaged shall be replaced.
 - (11) *Variances.* The Village Board may grant a variance to any of the above requirements where the property owner is able to show that strict compliance with the terms and conditions would not allow the property owner to construct a driveway, provided that any such variances do not create undue impairment of safety and utility of the street and/or do not adversely affect the rights of adjacent property owners or tenants.
- (b) ***Special Requirements for:***
- (1) *Field Roads, Agricultural, Commercial and Industrial Driveways.*
 - (i) Angular Placement. The angle between the centerline of any field road, agricultural, commercial or industrial driveway and the edge of the surface of the public roadway shall not be less than 70 degrees.
 - (ii) Field Roads. Field accesses shall not be restricted regarding the number of driveways or width requirements, but shall be subject to the approval of the Village Public Works Director, Village Board, or designee.
 - (iii) Commercial and Industrial Driveways.
 - a. *General Specifications.* Commercial and industrial driveways that are not paved with asphalt or concrete shall be surfaced with four (4) to six (6) inches of gravel over a suitable sub-surface of two (2) inch blast rock or matting. If paved, the minimum thickness of asphalt driveways shall be three and a half (3.5) inches over a nine

(9) inch crushed aggregate base course. Concrete paved driveways shall consist of a minimum of six (6) inches of concrete over a four (4) inch base course of crushed aggregate.

- b. *Width.* A commercial or industrial driveway shall not be less than thirty (30) feet or exceed thirty-six (36) feet in width at the outer or street edge unless special permission is obtained by the Village Board. The minimum width of the driving surface of the commercial or industrial driveway shall be no less than twenty (24) feet and shall have an unobstructed turnaround capability sufficient to accommodate emergency services vehicles. In instances where the nature of the commercial or industrial activity or the physical characteristics of the land would require a driveway of greater width than herein specified, the Village Board may in its discretion permit a driveway of additional width.

(2) *Residential Driveways.*

(i) Width of Driveway.

- a. *Single- and Two-Family Residential.* A single- or two-family residential driveway shall not be less than eighteen (18) feet or exceed twenty-four (24) feet in width at the outer or street edge unless special permission is obtained by the Village Board. The minimum width of the driving surface of the driveway shall be no less than twelve (12) feet.
- b. *Multifamily Residential.* A multifamily residential driveway shall not be less than thirty (30) feet or exceed thirty-six (36) feet in width at the outer or street edge unless special permission is obtained by the Village Board. The minimum width of the driving surface of the driveway shall be no less than twenty-four (24) feet and shall have an unobstructed turnaround capability sufficient to accommodate emergency services vehicles.

(ii) Accessibility and Availability of Services. A residential driveway shall have a minimum height clearance of fourteen (14) feet as measured from the road surface or pavement. Establishment and maintenance of minimum standards as set forth in this Ordinance and the specifications of any issued permit shall be the responsibility of the property owner. The Village of Summit maintains the right of refusal of services where substandard entries or driveways exist.

(iii) Angular Placement. The angle between the centerline of residential driveways and the edge of the surface of the public roadway shall not be less than 70 degrees.

(3) *Culvert Construction Standards.*

- (i) General. When required by the Village Public Works Director to provide adequate surface water drainage along the street, the property owner shall provide any necessary culvert pipe at his/her expense. No building permit shall be issued until access culverts are approved according to specifications of this Ordinance and direction of the Village Public Works Director and

which are certified to the Building Inspector by the Village Public Works Director as being in the correct location. All culverts shall be galvanized steel or high-density polyethylene (HDPE) dual wall (“plastic”), and shall be of sufficient gauge to provide adequate bearing capacity for all vehicles expected to use the driveway.

- (ii) Minimum Size. Culverts shall be a minimum of fifteen (15) inches in diameter and of sufficient length to adequately convey surface water drainage under the entire expanse of the driveway. Specification for each Right-of-Way Permit application shall be determined by the Village Public Works Director. If disputed, the Village Board shall determine the final specifications.
 - (iii) Placement. Culverts shall be in the ditch line at elevations approved by the Village Engineer so as to adequately convey water and assure proper drainage. The exact location of the culvert shall be determined according to best practices as determine and marked by the Village Engineer prior to commencement of driveway construction.
 - (iv) End Walls. Structures or flared end sections are required at all inlets and outlets of all culverts up to 48 inches in diameter. If end walls or abutments are installed, construction using timber, rock or similar material is prohibited.
 - (v) Backfill and Cover Material. Culverts shall be covered with granular material compacted in place, or other material approved by the Village Engineer. The minimum cover, measured from the top of the culvert to the top of the sub grade material, shall be a minimum of six inches.
- (4) *Maintenance Responsibility and Removal.*
- (i) Duty to Maintain. Any property owner who does not have direct access to a public right-of-way shall maintain a private driveway from the nearest public right-of-way so that the Village may provide emergency services, to all occupants of the property. Specifically, but not by way of limitation, the property owner shall:
 - a. Cause the private driveway to be constructed, surfaced and maintained in a manner sufficient to provide access to all structures on the property for all emergency vehicles, including police and fire vehicles; and
 - b. Remove all brush and trees on the driveway, or adjacent to the driveway area, and remove all accumulations of snow or ice so as to permit access to the property, as necessary to respond to fire or emergency situations which may occur on the property. All brush and tree branches shall be cleared to provide a minimum fourteen (14) foot vertical clearance and a fifteen (15) foot horizontal clearance as measured from the centerline of the road surface or pavement.
 - c. Maintain the driveway approaches, culvert and ditch in such a manner necessary to permit free and unobstructed flow of water.

- (ii) Removal of Driveway Approach. Whenever any driveway approach constructed on private property under the provisions of this Ordinance no longer provides access for vehicles to a parking area, a driveway, or a door intended and used for the entrance of vehicles, such driveway approach shall be removed forthwith, and that portion of the street occupied by the driveway approach shall be restored as nearly as practicable to its former condition and all curbing shall be replaced, all by and at the expense of the owner of the abutting property.
 - (iii) Failure to Maintain. When any conditions created by an existing driveway that does not meet the specification established by this Ordinance or by failure of the responsible property owner to maintain as provided herein, obstruct or become a potential hazard to a public road, the Village shall notify the property owner of the conditions. Any property owner failing to correct such conditions within thirty (30) days after receipt of notice from the Village shall be subject to the penalties provided herein.
- (c) ***Prohibited Driveways and/or Filling.***
- (1) No person or entity shall place, construct, locate in, or cause to be placed, constructed or located in, any obstruction or structure within the limits of any public road, highway or street in the Village except as permitted by this section. As used herein, the term “structure” includes retaining walls above the grade of the driveway, fences, decorative or ornamental structures and private driveways, a portion of which extends into any public road, highway or street, and which is in nonconformance with this Ordinance.
 - (2) Filling or altering grade of ditches and/or culverts located within a public right-of-way is prohibited without approval from the Village.
 - (3) The placement of lawn sprinkler pipes in a public right-of-way is prohibited.

Section V – Enforcement and Penalties

- (a) ***Enforcement.*** The Village may post a stop work order if a driveway, culvert or other permitted construction, or any part thereof, is installed contrary to the terms of this Ordinance or without a permit. Every property owner shall comply with the terms of any stop work order so issued. If any culvert or driveway approach or entrance is installed or any excavation, fill or any other alteration is made in violation of the provisions of this Ordinance, the highway and right-of-way may be restored to its former condition by the Village. Compliance with the provisions of this Ordinance may also be enforced by an injunction.
- (b) ***Penalties.*** In addition to, and not to the exclusion or prejudice of such other remedies as are described herein and as may be allowed by law, any person or entity violating the provisions of this Ordinance shall be subject to the penalty provisions as provided in Section 1-7, Chapter 1 – General Provisions of the Summit Village Code.

Section VI – Village Clerk to Provide Required Notices

Pursuant to § 61.50 Wis. Stats, following adoption, the Village Clerk shall properly post or publish this Ordinance as required under § 61.50 Wis. Stats., within 30 days of the below noted adoption date.

Section VII - Severability

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

Section VII – Effective Date

This ordinance shall become effective upon its passage and publication/posting.

Passed this ____ day of _____, 2024

VILLAGE OF SUMMIT

Jack Riley, Village President

Attest:

Debra J. Michael,
Village Administrator-Clerk/Treasurer

Published and/or posted this ____ day of _____, 2024.



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 30, 2026

Re: Discussion and Action on Maintenance Agreement of the Summit (I-94 and CTH P) Park and Ride Lot between the Village of Summit and the Wisconsin Department of Transportation

PURPOSE:

To present a 10-year renewal agreement for the maintenance of the WisDOT Park and Ride lot located at I-94 and N Sawyer Rd/CTH P.

BACKGROUND:

In 2016, the Village entered into a 10-year agreement for the maintenance responsibility of the Summit Park and Ride facility, including the segment of multi-use path adjacent to the lot. The agreement expires in March of 2026, and Village staff have been working with WisDOT to draft a renewal agreement. There are no substantial changes to the agreement or the responsibilities of WisDOT or the Village in the agreement, as drafted. WisDOT made some broader changes to the formatting of the document to better align with their current maintenance agreement across the region. Additional verbiage was also included to perpetuate the actual meaning/intention of the previous document.

In summary, the following responsibilities fall to the Village's Department of Public Works:

- Surface maintenance of the lot (snow plowing, pavement sweeping, grass cutting, crack filling, pavement markings, trash removal).
 - *Since the lot was constructed, the Village has performed these maintenance activities without issue. Approximately 1 hour per week is spent during the growing season on mowing and trash collection, and the lot takes approximately 1.25 hours to plow after a major snow event. Crack filling was completed in 2023 for a total of \$1,493.10, and the original pavement markings are in relatively good condition.*
- Remove graffiti and haul abandoned vehicles from the site as deemed necessary.
 - *Since the lot was constructed, Waukesha County Sheriff's Department has patrolled the lot and dealt with parking enforcement of the lot. We do not anticipate that this will change in the future.*

Lighting (including energy costs) and major improvements to the facilities (e.g., resurfacing) are the responsibility of WisDOT.

The term of the renewal agreement is for 10 years, and it also includes an automatic renewal for one additional year. This provision was included at the recommendation of WisDOT's legal team as a layer of protection in case the Village and WisDOT miss the 10-year agreement's expiration to provide time to get a new agreement in place.

RECOMMENDATION:

Village staff recommends that the Village Board approve the agreement as proposed. The Park and Ride facilities provide overflow parking and reduce the amount of traffic on major roadways through our region, and the lot also serves as an off-road parking area for those looking to utilize the Bark River for recreational purposes. These agreements are common between WisDOT and local agencies in Wisconsin, as the State does not have the resources to perform maintenance activities.

ATTACHMENTS: Agreement for the Maintenance of the Summit (I-94 and CTH P) Park and Ride Lot between the Wisconsin Department of Transportation and the Village of Summit (DRAFT w/ attachment)

FISCAL IMPACT: Costs for maintenance of the Park and Ride facility are built into the Village budget and CIP, with oversight and approval by the Village Board for any larger expenditures (e.g., crack filling, pavement markings, etc.).

RECOMMENDED MOTION: **Motion to approve the Agreement for the Maintenance of the Summit (I-94 and CTH P) Park and Ride Lot between the Wisconsin Department of Transportation and the Village of Summit, as proposed.**

**AGREEMENT FOR THE MAINTENANCE OF
THE SUMMIT (I-94 and CTH P) PARK-AND-RIDE LOT
BETWEEN
THE WISCONSIN DEPARTMENT OF TRANSPORTATION
AND THE VILLAGE OF SUMMIT**

This maintenance agreement (Agreement) for the Summit (Interstate 94 and County Trunk Highway P (CTH P)) park-and-ride lot 67-60 between the Wisconsin Department of Transportation and Village of Summit is made and entered into this ___ day of _____, 2026, by and between the Village of Summit, hereinafter called the “Village” and the State of Wisconsin, Department of Transportation, hereinafter called the “State” (together, “parties”). This Agreement shall be effective upon the date of the last signature below.

WITNESSETH:

WHEREAS, the State owns real estate and operates a park-and-ride lot, hereinafter called the “Lot” within the Summit (I-94 and CTH P) 67-60. The Lot is located between the eastbound off-ramp from I-94 and CTH DR, as shown in Attachment A.

WHEREAS, State Statute 66.30, allow municipalities, including the Village and the State to contract with one another for the receipt or furnishing of services or joint exercise of any power or duty required or authorized by law.

NOW, THEREFORE, in consideration of the mutual covenants herein set forth, and other good and valuable considerations, the receipt of which is hereby acknowledged, it is agreed by and between the parties as follows:

1. **Additional Signs and Landscaping.** The Village may provide, at its own expense, upon written approval of the State, additional signing and landscaping within the boundary of the lot. In no event may the Village place any item or sign that is in violation of any state or federal prohibition.
2. **Lighting.** The State shall provide at its own expense, a lighting system for the Lot. The State shall provide, at its own expense, all electricity necessary to operate said lighting system, the State shall be responsible for maintaining the lighting system.
3. **Maintenance.**
 - a. The Village agrees to provide the following lot maintenance through its own Department of Public Works, or selected contractor(s), at its own expense and to satisfy Village of Summit standards:
 - i. remove snow and ice from the parking and travel surfaces and transit loading area during the winter months
 - ii. periodically repaint worn parking lot lines
 - iii. periodically perform pavement surface crack filling
 - iv. sweep debris from lot surfaces on a periodic basis

- v. mow any grass areas on a regular basis
 - vi. provide for the proper removal and disposal of trash from the properties and from the trash receptacles
 - vii. remove graffiti and haul abandoned vehicles from the site and any other reasonable maintenance deemed necessary by the State to keep the Lot in safe and good order.
 - viii. Surface maintenance on the adjacent portion of the multi-use path
4. **Unforeseen Lot Maintenance.** The State is responsible for maintenance duties and costs not covered under this agreement. The State shall be responsible for all costs associated with the collection and removal of hazardous material that would include any potential hazardous material disposal and cleanup costs.
 5. **Lot Rehabilitation.** The State shall, at its own expense, perform any resurfacing or replacement of the travel and parking surface of the Lot as it deems necessary at its sole discretion. Also, replacement of any items owned by the State shall be the responsibility of the State, at its own expense.
 6. **Removal of Equipment.** The Village shall obtain permission from State to store items or equipment on or at the Lot for emergency response or other purposes. Upon termination of this maintenance agreement any items or equipment stored on or at the Lot by the Village shall be removed by the Village, at its own expense.
 7. **Liability.** The Village shall defend and hold harmless WisDOT and the WisDOT's agents, servants, and employees against all loss, damages, legal expenses and other claims that WisDOT may sustain or become liable for on account of injury to or death of persons, or on account of damage to, loss or destruction of property from activities conducted by WisDOT as part of this Agreement and as to itself, any contractor, contractor's employees, subcontractors or agents. Notwithstanding the foregoing, nothing contained within this Agreement is intended to be a waiver or estoppel of the Village or its insurer's ability to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including, but not limited to, those contained within Wisconsin Statutes Sections 893.80, 895.52 and 345.05.
 8. **Term.** The term of this Maintenance Agreement shall be ten (10) years from the Effective Date. This Agreement shall automatically be renewed under the same terms and conditions for additional one (1) year term, unless either party shall give written notice of its intent to terminate to the other party at least ninety (90) days prior to expiration.

IN WITNESS WHEREOF, the parties hereto have executed the Maintenance Agreement effective as of the day and year first above written.

WITNESS VILLAGE OF SUMMIT, WISCONSIN
A Municipal Corporation

Debra Michael
Village Administrator-Clerk/Treasurer

Date

APPROVED PURSUANT TO SEC. 85.15 WIS. STATS.

Roberto Gutierrez, Director, SE Region
Division of Transportation System Development
Wisconsin Department of Transportation

Date

Exhibit A

2

2

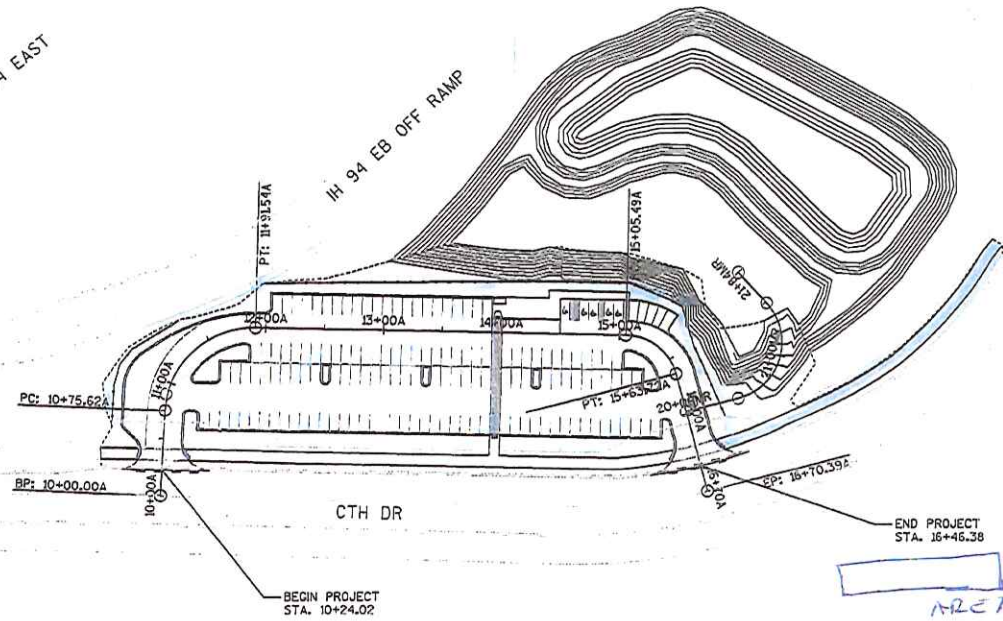
IH 94 WB ON RAMP

IH 94 WEST

IH 94 EAST

IH 94 EB OFF RAMP

CTH P



- Park + Ride AREA TO BE MAINTAINED
 - Multi-Use Path CONSTRUCTED BY WISDOT AND MAINTAINED BY VILLAGE OF SUMMIT

PROJECT NO: 1060-31-71	HWY: IH 94	COUNTY: WAUKESHA	PROJECT OVERVIEW	SHEET 5 E
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Village Hall, 262-567-2757
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MEMORANDUM

To: Village Board

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

Date: February 5, 2026

Re: Discussion and Action on Oconomowoc Area Baseball Club (OABC) Proposal to Construct New Baseball Fields at Genesee Lake Road Park

PURPOSE:

To perform a final review and approval of the addition of two new baseball fields, stormwater facilities, and a path extension at Genesee Lake Road Park (Village Park).

BACKGROUND:

At the March 13, 2025 Village Board meeting, staff were directed to continue moving forward with OABC on their proposal to construct new baseball fields and batting cages at Village Park. OABC has been working with Lake Country Engineering, Inc. on a final design. OABC is no longer planning to construct batting cages as part of this project. The project will include construction of two new ball fields. Each field will 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. Each field will have a 6 ft tall chain link fence in the outfield and backstop. There will also be a 10 ft wide path (plus 1 ft gravel shoulders) constructed to connect the fields to the existing path system. A drainage swale will be constructed east of the fields with direct drainage to an existing kettle southwest of the fields. No lighting, scoreboards, or signage are proposed at this time. OABC has also proposed to install clusters of arbor vitae trees outside of the field areas, although the location and number will be determined after grading is completed.

The Village Engineer and staff were able to review the stormwater management and grading plans, and Lake Country Engineering satisfactorily addressed SEH's concerns/comments. SEH has conditionally approved the plans, provided that a Village stormwater and erosion control permit and pre-construction meeting are completed prior to any land disturbing activities. In addition, verification that the soils where the proposed infiltration basin will be installed are conducive to infiltration must be verified.

The proposed schedule for completion of the project is listed below:

2026: Grading and grass planting, including installation of drainage swale.

2026/2027: Backstop and outfield fencing; infield dirt placement; gravel path.

2027: Construct dugouts.

2028/2029: Construct canopies behind backstops; complete any outstanding items.

The Plan Commission approved the site development request at the January 15, 2026 meeting. The approval was subject to the following conditions:

- Compliance with the plans presented at the January 15, 2026 Plan Commission meeting.
- Subject to all conditions of the Engineer's Letter dated January 6, 2026 being complied with.
- Subject to final review and approval by Village Board.
- Prior to project completion in 2028/2029, the proposed path that connects the new baseball fields to the existing path shall be surfaced with asphalt and a landscape plan shall be submitted for review and approval and implementation.

There are two additional requests that OABC is making of the Village as part of this project, as outlined below:

1. Berm/Excess Topsoil Use

A significant amount of fill is required for the proposed ball field improvements, and OABC is requesting that the Village allow them to utilize the excess material from the parking lot project. This would include the material that was used to construct the berm to the west of the parking lot, as well as the stockpile of excess topsoil just south of the parking lot. Village staff may utilize a small amount of the topsoil for the dumpster enclosure project, but the remainder of the material is not encumbered for any planned projects.

2. Asphalt Paving of Path

OABC intends to install a 10' wide gravel path as part of the project. The Plan Commission has conditioned their approval on paving of the path prior to the project completion in 2028/2029. OABC has requested that the Village consider paving the path at the same time that Genesee Lake Road is resurfaced, which will likely occur in 2028. All costs related to paving are requested to be funded by the Village.

RECOMMENDATION:

Village staff recommend that the proposed improvements at Village Park are approved by the Village Board, provided that an updated license agreement is negotiated and approved. Staff may work with OABC leadership to amend the agreement and license fee while the first phase of project implementation is underway. There are no concerns about utilization of the excess fill material and topsoil from the parking lot project that is currently bermed and stabilized at the park. The Board will need to determine if the Village will agree to paving and funding the proposed path when Genesee Lake Road is resurfaced, as requested.

ATTACHMENTS:

Site Plan Approval Letter (Plan Commission approval on January 15, 2026)

Staff Report from January 15, 2026 Plan Commission meeting (with attachments)

FISCAL IMPACT:

OABC would fund the addition of the new ball fields and related infrastructure, aside from the paving of the path. OABC is requesting that the Village fund the paving of the proposed path when Genesee Lake Road is resurfaced (estimated cost of \$8,000).

As part of the existing license agreement, a credit of \$1,000 would be applied the year following completion of the project. However, an updated license agreement would include additional revenue to the park.

An additional 6 acres of agricultural area that is currently farmed will be unavailable after improvements begin. This will result in a loss of \$300 of revenue per year from any future farmland lease agreements.

RECOMMENDED MOTION:

Motion to approve the request from the Oconomowoc Area Baseball Club to construct two baseball fields and related amenities as proposed at Genesee Lake Road Park, including the use of excess fill and topsoil material from the parking lot project, subject to the following:

- **All conditions of the January 15, 2026 Plan Commission approval are satisfied.**
- **The areas where the excess fill/topsoil materials are and will be stockpiled are regraded and restored with turf.**
- **A revised license agreement between the Oconomowoc Area Baseball Club and the Village of Summit is negotiated and approved in 2026.**
- **Any significant changes in the proposed project schedule are to be brought back to the Plan Commission and Village Board for review and approval.**

Site Plan Approval

Genesee Lake Road Park Baseball Fields

37505 Genesee Lake Road (SUMT0685979001)

Property Owner:	Village of Summit
Applicant:	Oconomowoc Area Baseball Club
Current Zoning:	IN Institutional
Land Use Plan:	Institutional

Plan Commission Approval

At their meeting on January 15, 2026, Plan Commission approved a request for Site Development to accommodate two new baseball fields and related amenities on the east side of the existing baseball fields.

Plan Commission's approval is subject to the following:

1. Compliance with the plans presented at the January 15, 2026 Plan Commission meeting.
2. Subject to all conditions of the Engineer's Letter dated January 6, 2026 being complied with.
3. Subject to final review and approval by Village Board.
4. Prior to project completion in 2028/2029, the proposed path that connects the new baseball fields to the existing path shall be surfaced with asphalt and a landscape plan shall be submitted for review and approval and implementation.

Please ensure compliance with the conditions of this approval. You can reach out to Amy Barrows, Village Planner, (262) 567-2757, with any questions you may have.

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 31st, 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



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January 6, 2026

RE: Village of Summit
OABC Baseball Fields at SVP- Storm
Water Management and Grading Plan
Approval
SEH No. 176551 Task 69

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

Dear Ms. Barrows:

We recently received updated storm water management and construction plans for the proposed two added baseball fields located just south of the newly added parking lot on the east side of Summit Village Park. The Oconomowoc Area Baseball Club is proposing building the fields and associated other improvements, including an infiltration swale that would provide storm water management in addition to the bio-filtration basin that was installed with the parking lot construction. Both plans have been prepared by Lake Country Engineering. The updated storm water management plan is dated December 19, 2025 and the construction plans are dated December 21, 2025. The updated plans address the prior comments, and we recommend approval of the plans noted above.

It should be noted that the Village owns the park property that the fields are being built, including the storm water BMPS, and therefore the note/comment regarding an agreement being needed is not valid and can be dismissed. A Village SW and EC permit and pre-construction meeting are needed prior to land disturbing activities beginning. It will also be necessary to verify the existing soils where the infiltration swale is installed are conducive to infiltration. If the soils are not conducive, it may be necessary to import or exchange conducive soils on-site to help ensure the site drains as anticipated and modeled.

Please do not hesitate to contact me with any questions or comments at 414.949.8950 or bpehl@sehinc.com.

Sincerely,

A handwritten signature in black ink that reads "B. Pehl".

Brian Pehl, PE
(Lic. WI)

CC: Kamron Nash, PE - Village Public Works Director
Rob Davy, PE - Lake Country Engineering

x:\p\t\s\summ\176551\task 69 - oabc baseball fields at summit village park review\com\review letters\oabc baseball fields at svp- swm and construction plan approval
letter_village of summit_2026-01-06.docx

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LAKE COUNTRY ENGINEERING, INC.

Rob Davy, P.E.

Storm Water Management Report OABC SUMMIT VILLAGE PARK Village of Summit, Waukesha County, WI

October 28, 2025
Rev. 12-19-25

Project No. 25-3551

This report will show that by adding 2 new baseball diamonds to an existing agriculture field at the Village of Summit park, they will not increase the storm water flow to the existing kettle

The objectives of this report are to show the proposed improvements will not impact the original storm water flows flowing into existing kettle

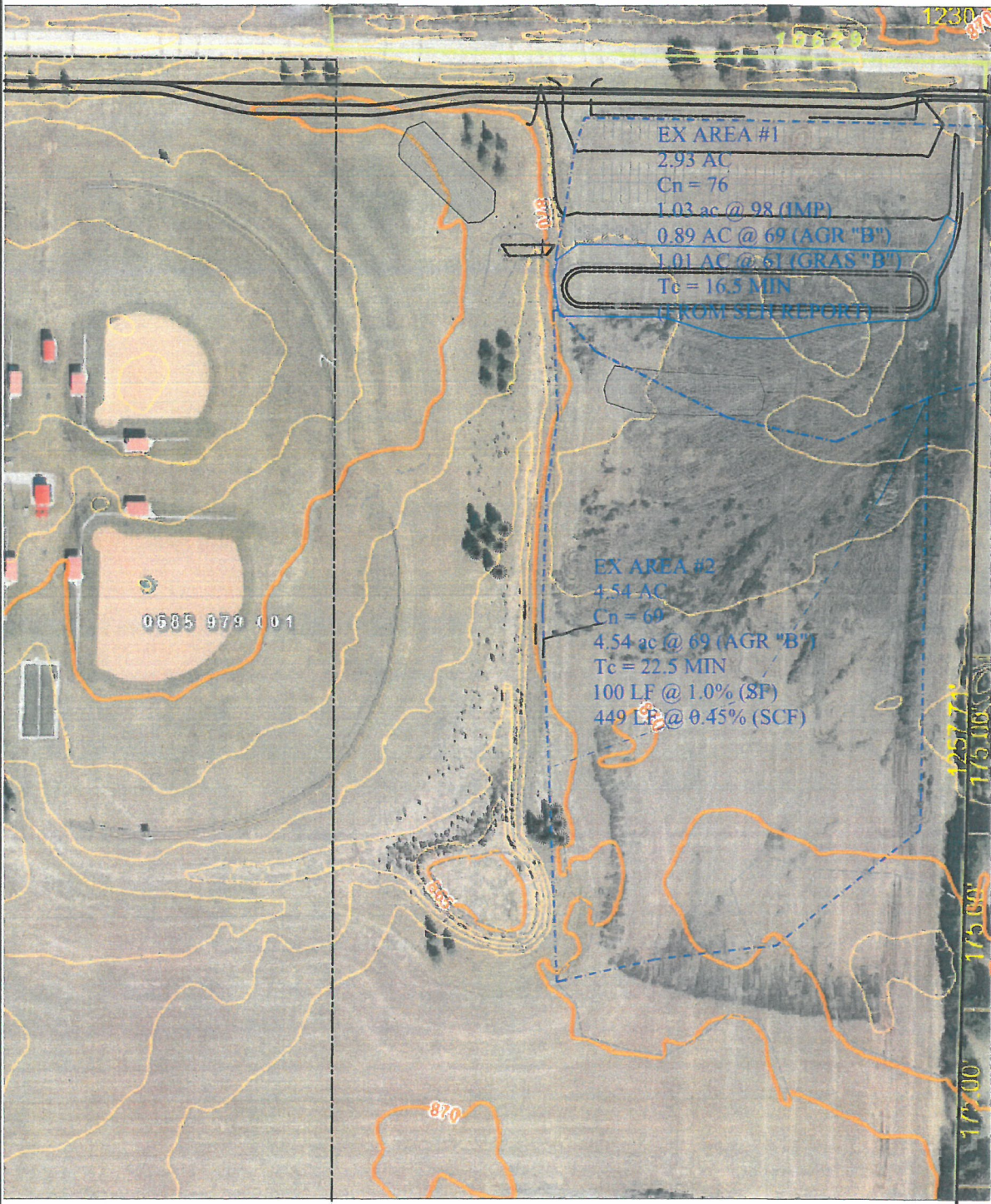
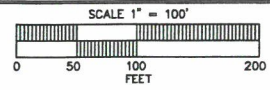
The parameters used to evaluate the site are:

- The soils are hydrologic group B soils. (FsA)
- Rainfall events for 1-yr 24-hr storm = 2.40, 2-yr 24-hr storm = 2.70", 10-yr 24-hr storm = 3.81", and the 100-yr 24-hr storm = 6.18" of rain
- Storm distributions are Atlas 14 type 3
- Hydrology calculations use Hydraflow TR-55 modeling
- Cn, impervious surface = 98, grass = 61, infield mix = 75, & Agriculture field = 69
- Infiltration rate 3.6 in./hr

The following table is the comparison of the flows entering the existing depression from the area where the proposed baseball fields will be located.

Storm event	1-year	2-year	10-year	100- year
Existing	1.30 cfs	1.96 cfs	5.01 cfs	13.45 cfs
Proposed	0.48 cfs	0.83 cfs	2.81 cfs	9.20 cfs





EXISTING DRAINAGE MAP
 37505 GENESEE LAKE RD (VILLAGE PARK)
 OCONOMOWOC AREA BASEBALL CLUB
 NE 1/4 S28, T7N, R17E, VILLAGE OF SUMMIT

LAKE COUNTRY ENGINEERING, INC.
 Consulting Engineers - Surveyors
 P.O. Box 144, Oconomowoc, WI 53069
 Phone (262) 569-6331

SCALE: 1" = 100'
 DRAFTED BY: R. DAVY
 CHECKED BY: R. J.D.
 DATE: DECEMBER 19, 2022

REVISION	DATE	REMARKS



Building a Better World
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December 11, 2025

RE: Village of Summit
OABC Baseball Fields at SVP- Storm
Water Management and Grading Plan
Review
SEH No. 176551 Task 69

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

Dear Ms. Barrows:

We recently received storm water management and grading plans for the proposed two added baseball fields located just south of the newly added parking lot on the east side of the Summit Village Park. The Oconomowoc Area Baseball Club is proposing building the fields and associated other improvements, including an infiltration swale that would provide storm water management in addition to the bio-filtration basin that was installed with the parking lot construction. Both plans have been prepared by Lake Country Engineering. The storm water management plan is dated October 28, 2025 and the site and grading/EC plans have various dates noted. Below are the comments that need to be addressed prior to recommending approval of the plans and project.

A plan mark-up is included with the review to help the project engineer revise the plans and provide the necessary detail.

Storm Water Management Plan

- 1) Additional soils information needs to be provided, at least two test pits within the proposed infiltration swale need to be provided to verify the assumptions made.
- 2) The size and outlet of the existing bio-filter basin that was recently installed with the parking lot, used for the baseball field storm water management report, is not consistent with the design used for the parking lot project. It is not clear how the basin size and outlet characteristics were established; the project engineer should provide clarity. If the basin was field shot, then it would be appropriate to use that information but the source should be cited. Additionally, the outflow from the basin for the 100-year event differs from the output generated from the report created for the parking lot design and they should be consistent unless field work collected alters the results. Again, this should be clarified.
- 3) A larger area is proposed to be directed to the existing bio-filter basin built with the parking lot. We recommend adjusting the grading plan to closer match the drainage area being directed to it and direct more to the proposed infiltration swale to help ensure that the existing BMP functions as designed with the parking lot plans.
- 4) A large stockpile/berm is proposed on the east perimeter of the site, it appears that the runoff should be further divided since the runoff on the east side of the berm would not be directed to the infiltration swale, as shown on the drainage map.

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

- 5) It would be preferred to evaluate the existing and proposed drainage directed to the existing kettle instead of utilizing the kettle for meeting requirements. The goal should be to route the same or less runoff to the kettle. This would alter the overall drainage area but based on the recommendation to remove the existing kettle, runoff that drains directly to it and not being altered, should be removed from the evaluation.
- 6) Since runoff in smaller events are fully infiltrated, and the runoff source should not create pollutants that need pre-treatment, the omission of the WinSLAMM modeling is acceptable and a reasonable assumption.

Site Plan

- 7) It is not clear what the blue lines represent on the plan, a legend or label needs to be provided.
- 8) The proposed stockpile/berm should be relocated to allow access to the farm field along the east boundary of the park property. We recommend it be placed along the east edge of the infiltration swale.
- 9) Provide culvert sizing calculations for the culvert under the proposed path. It should be large enough to convey the 10-year event with no backing-up.
- 10) Several tree symbols are shown on the plan, it is not clear if they exist or proposed?

Grading and Erosion Control Plan

- 11) Adjust grading plan to direct more runoff to the infiltration swale and closer match the design drainage area for the parking lot BMP.
- 12) Silt fence should not be installed across channelized flow. Create a gap in the fencing and fill it with a ditch check/sediment log.
- 13) Is there a purpose for the double "X" marks on the plan?
- 14) Recommend moving the swales further from the dugouts to provide more flat space for movement around them.

General Comments

- 1) The final plans need to include a title sheet that includes the project name, location map, sheet index, appropriate contacts, along with being stamped by a PE licensed in WI.
- 2) Details and construction notes need to be provided, including more details for the infiltration swale, preferably on a separate sheet.
- 3) A long-term SWMA is required.
- 4) A landscape plan is recommended. The proposed berm should be landscaped and the site restoration, including the infiltration swale, should be clearly defined.
- 5) A Village SW & EC permit will be required.
- 6) Provide the Village with the DNR NOI permit once obtained.
- 7) A pre-construction meeting will be required prior to land disturbing activities.

Please do not hesitate to contact me with any questions or comments at 414.949.8950 or bpehl@sehinc.com.

Sincerely,



Brian Pehl, PE
(Lic. WI)

Ms. Amy Barrows
December 11, 2025
Page 3

CC: Kamron Nash, PE - Village Public Works Director
Rob Davy, PE - Lake Country Engineering

btp

x:\pt\s\summ\176551\task 69 - oabc baseball fields at summit village park review\corr\review letters\oabc baseball fields at svp- swm and grading plan review letter_village of summit_2025-12-11.docx

Proposed Finishes at Genesee Lake Road Park

- *Dugouts and Canopies matched to existing field finishes on the current 4 field complex**
- **Additional arborvitae plants placed in clusters outside of “outfield areas” of 2 new fields (Exact locations and quantity TBD after final grading is finished)**





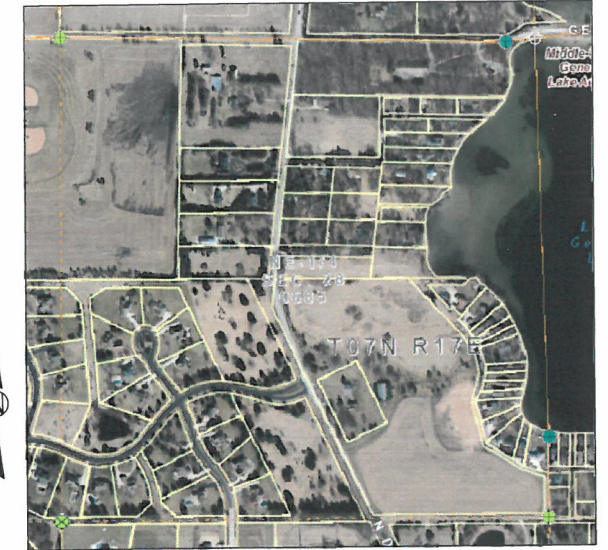




GENESEE LAKE ROAD PARK BASBALL DIMONDS

GRADING & EROSION CONTROL PLANS

VILLAGE OF SUMMIT WAUKESHA COUNTY, WISCONSIN



1" = 1000'
NE 1/4, SEC 28-07-17
LOCATION SKETCH

GENERAL UTILITY NOTES

- 1.) ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION.
- 2.) EXISTING CONDITIONS, INCLUDING UTILITY SIZES AND ELEVATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING OF WORK.
- 3.) MAINTAIN CONTINUOUS UTILITY SERVICE AT ALL TIMES.
- 4.) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN EXISTING UTILITY ALIGNMENTS SO THAT ADJUSTMENTS IN DEPTH AND/OR ALIGNMENT MAY BE MADE.
- 5.) PIPE LENGTHS AND INVERTS ARE TO CENTER OF STRUCTURE.

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

INDEX TO SHEETS

- 1) TITLE PAGE
- 2) SITE PLAN
- 3) GRADING AND EROSION CONTROL PLAN

CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DNR'S STORM WATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MONITORED DAILY FOR STABILITY AND OPERATION AND REPORTED AT LEAST ONCE PER WEEK AND FOLLOWING EVERY 0.5" RAINFALL.

DUST CONTROL TO FOLLOW WDNR T.S. 1068

ALL RESTORATION TO BE IN ACCORDANCE WITH WDNR'S CONSERVATION PRACTICE STD 1059. CUT AND FILL SLOPES WILL BE 3:1 OR FLATTER OUTSIDE ROAD RIGHT OF WAY & 4:1 OR FLATTER WITHIN ROAD RIGHT OF WAY.

RESTORATION AREAS TO BE TOP SOILED (6" MIN), (IF GRADED), SEEDED, FERTILIZED, AND MULCHED UNLESS OTHERWISE NOTED. ON SLOPES 4:1 OR STEEPER CLASS I TYPE B (WSDOT PAL) EROSION MAT REQUIRED. REINDERS LANDSCAPE 40 SEED MIX OR EQUIVALENT

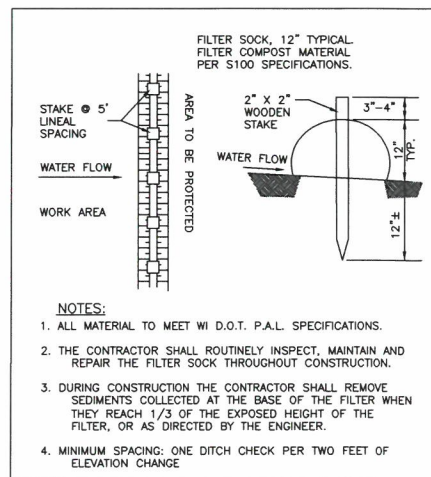
IF THE SITE OR PORTIONS OF THE SITE ARE TO REMAIN INACTIVE FOR GREATER THAN 14 DAYS TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING OR MULCHING SHALL BE TAKEN WITHIN 7 DAYS FROM THE SITE BEING LEFT INACTIVE.

CONTRACTOR TO FOLLOW STANDARD PROCEDURES FOR SPILL PREVENTION AND RESPONSE

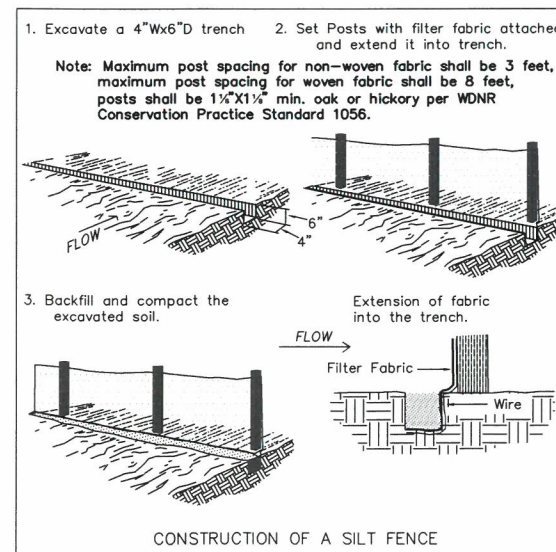
GRADING AND PAVING PER STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION LATEST EDITION

CONSTRUCTION SEQUENCE

- 1) INSTALL ALL EROSION CONTROL MEASURES.
- 2) STRIP TOPSOIL & STOCKPILE TOPSOIL (SEED WITH WINTER WHEAT IF LEFT INACTIVE FOR MORE THAN 7 DAYS, ADD TACKIFIED MULCH AFTER OCTOBER 15TH).
- 3) INSTALL DITCH CHECKS AS SHOWN ON PLANS ONCE SWALES HAVE BEEN GRADED
- 4) GRADE REMAINDER OF SITE.
- 5) PLACE TOPSOILS (6" MINIMUM) AND RESTORE
- 6) ONCE SITE IS VEGETATED AND VILLAGE HAS APPROVED SITE, REMOVE ALL REMAINING EROSION CONTROL MEASURES.



DITCH CHECK



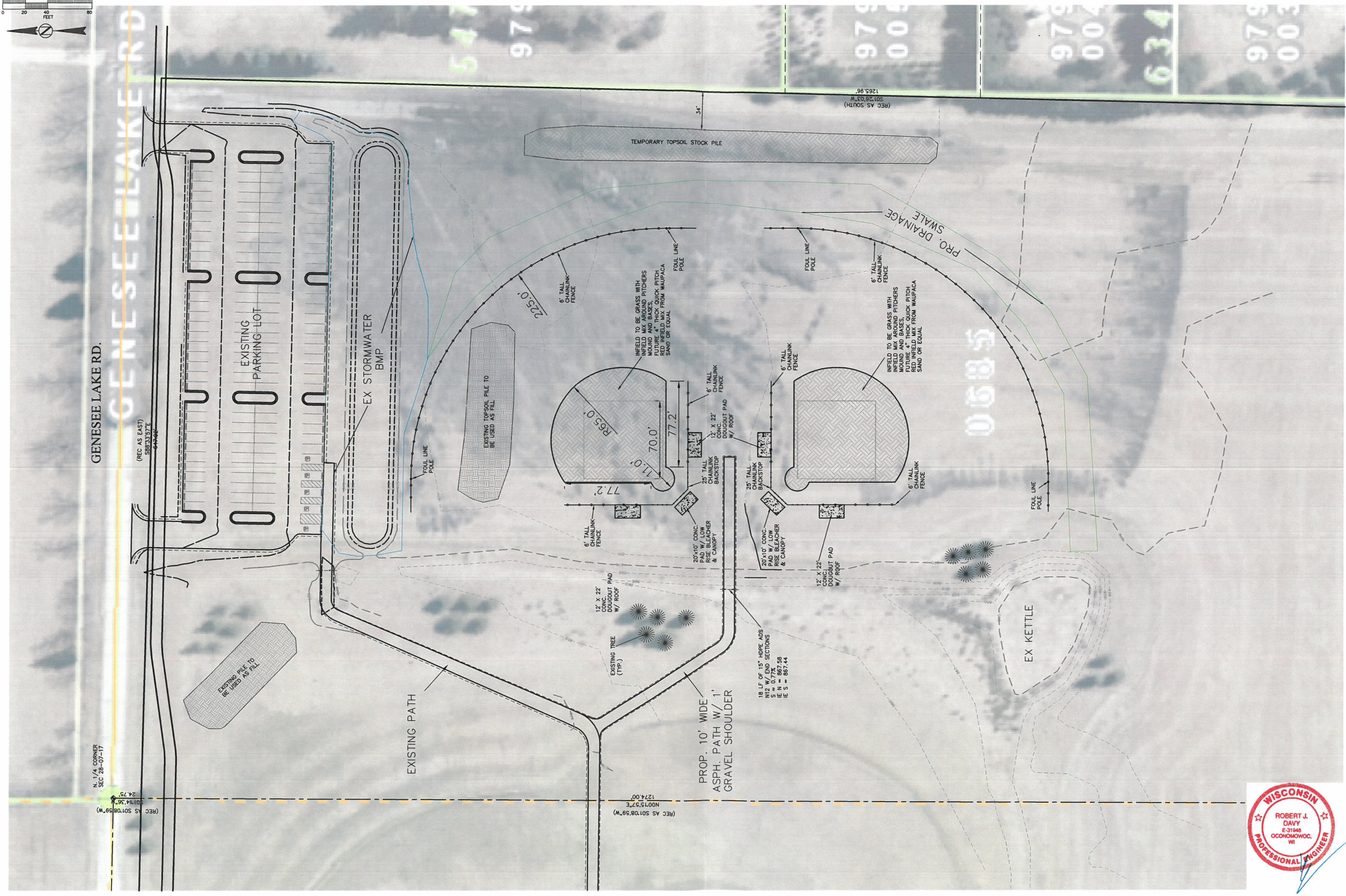
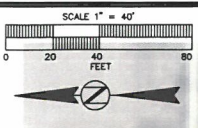
CIVIL DESIGN BY

ROB DAVY P.E.
LAKE COUNTRY ENGINEERING, INC.
970 S. SILVER LAKE ST., SUITE 105
OCONOMOWOC, WI. 53066
ROBD@LCE.BIZ
(262)569-9331

LAKE COUNTRY ENGINEERING, INC.

Consulting Engineers - Surveyors

970 South Silver Lake Street, Suite 105, Oconomowoc, WI 53066
Phone (262) 569-9331 Fax (262) 569-9316



GENESEE LAKE RD.
(REC AS EAST)
S88°33'52"E

N. 1/4 CORNER
SEC 28-07-17
24.75'
(REC AS S01°08'59"W)

EXISTING PILE TO BE USED AS FILL

EXISTING PARKING LOT

EX STORMWATER BMP

EXISTING PATH

EXISTING TOPSOIL PILE TO BE USED AS FILL

12' X 22' CONC. DOGOUT PAD W/ ROOF

1274.00'
N00°15'57"E
(REC AS S01°08'59"W)

PROP. 10' WIDE ASPH. PATH W/ 1' GRAVEL SHOULDER

18 LF OF 15" HOPE ADS N1/2 W/ END SECTIONS S = 0.77% E N = 867.98 E S = 867.44

INFELD TO BE GRASS WITH INFELD MIX AROUND PITCHERS MOUND AND BASES. FUTURE INFELD MIX FROM WAUPACA SAND OR EQUAL

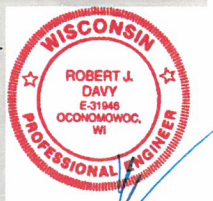
INFELD TO BE GRASS WITH INFELD MIX AROUND PITCHERS MOUND AND BASES. FUTURE INFELD MIX FROM WAUPACA SAND OR EQUAL

TEMPORARY TOPSOIL STOCK PILE

1265.96'
S01°26'03"W
(REC AS SOUTH)

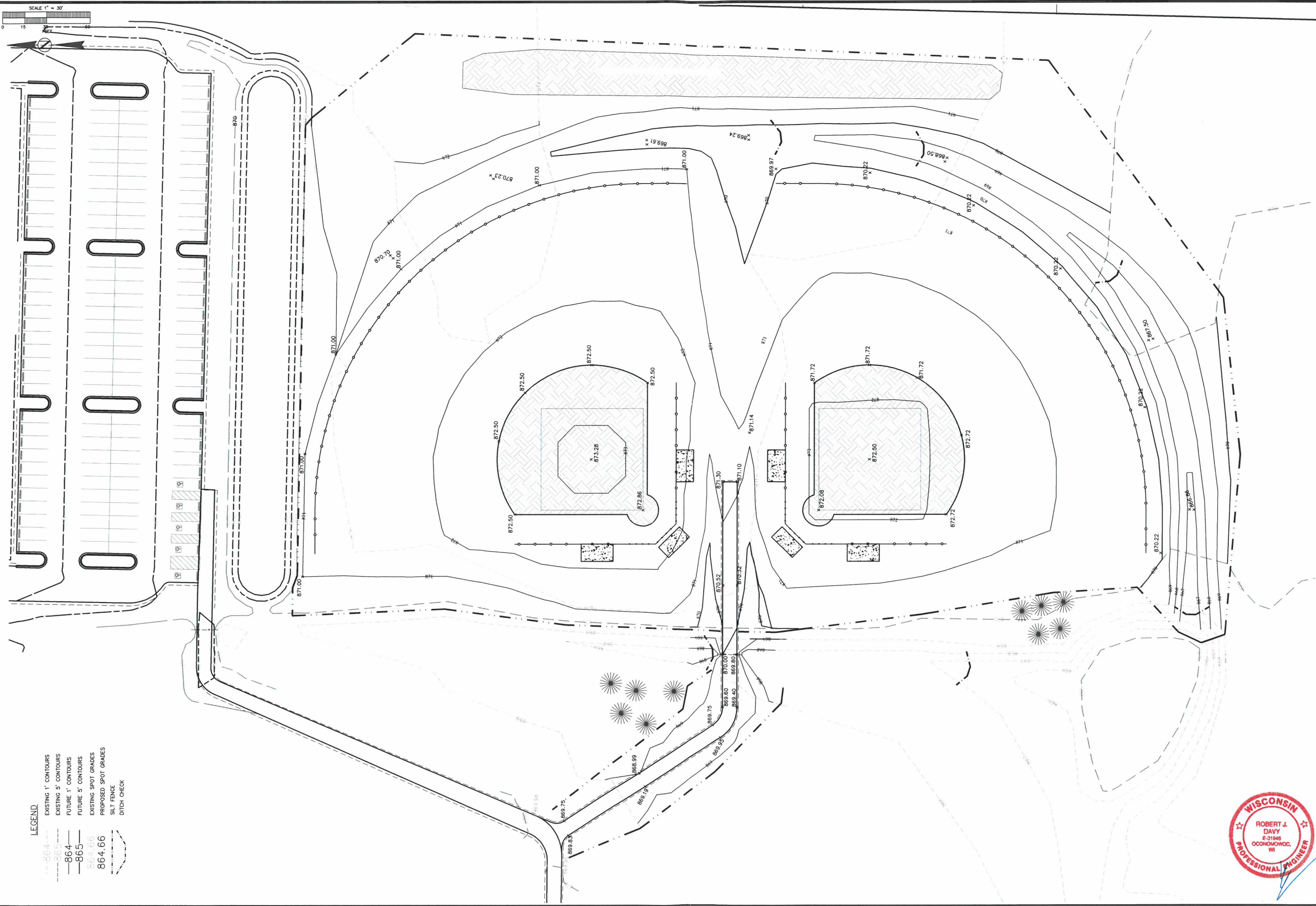
PRO. DRAINAGE SWALE

EX KETTLE



Lake Country Engineering, Inc. Consulting Engineers - Surveyors P.O. Box 144, Oconomowoc, WI 53066 Phone (262) 569-9331		REVISION DATE 12-21-25	REMARKS PER VILLAGE COMMENTS
SITE PLAN 37505 GENESEE LAKE RD OCONOMOWOC AREA BASEBALL CLUB NE 1/4 S21, T7N, R17E, V.O. SUMMIT, WAUKESHA CO.		SCALE: 1" = 40' DRAFTED BY: RJD CHECKED BY: RJD DATE: NOVEMBER 7, 2025	
PROJ. #	25-3551		
SHEET #	2 OF 3		

LOT LINES BASED ON SURVEY FROM MARK POWERS DATED FEB 10, 1988



- LEGEND**
- 864 --- EXISTING 1' CONTOURS
 - 865 --- EXISTING 5' CONTOURS
 - 864 --- FUTURE 1' CONTOURS
 - 865 --- FUTURE 5' CONTOURS
 - 864.66 --- EXISTING SPOT GRADES
 - 864.66 --- PROPOSED SPOT GRADES
 - SILT FENCE
 - DITCH CHECK



GRADING AND EROSION CONTROL PLAN
 37505 GENESEE LAKE RD
 OCONOMOWOC AREA BASEBALL CLUB
 NE 1/4 S21, T7N, R17E, V. O. SUMMIT, WAUKESHA CO.

PROJ. #
25-3551

SHEET #
3 OF 3

LAKE COUNTRY ENGINEERING, INC.
 Consulting Engineers - Surveyors
 P.O. Box 144, Oconomowoc, WI 53066
 Phone (262) 569-9331

REVISION DATE	REVISIONS
12-21-25	PER VILLAGE COMMENTS LOWER SOUTH FIELD TO BALANCE SITE

SCALE: 1" = 30'
 DRAFTED BY: RJD
 CHECKED BY: RJDVY
 DATE: OCTOBER 27, 2025



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

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

MEMORANDUM

To: Village Board

From: Chief Michael Hartert

Date: January 27, 2026

Re: Hiring of New Officer

BACKGROUND: With the upcoming retirement of Chief Hartert on April 30, a vacancy for a full-time police officer will be created. We would like to advertise the vacancy and, if possible, fill it on or about April 1 to allow for a month of field training while maintaining full staffing.

ATTACHMENTS: None.

FISCAL IMPACT: Approximately \$8,268 (without insurance). This amount would likely be zeroed out by year's end due to reduction in chief's wage.

RECOMMENDED: Motion to approve the hiring of an additional police officer on or about April 1, 2026.



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MEMORANDUM

To: Village Board

From: Debbie Michael, Village Administrator-Clerk/Treasurer

Date: February 6, 2026

Re: Appointments to the Cemetery Board

BACKGROUND: The Cemetery Board recently lost a long-time member, Harold Miller.

Cemetery Chairperson Arenz requested that we look for interested candidates so we posted a notice on the website. We received two completed Biography's for consideration: Ann Rollefson & Kelly Lindemann & current Alternate Member Janet Gibeau.

Chairperson Arenz has expressed his recommendation is to move Alternate Member Gibeau to the Regular Member opening and appoint one of the other two interested individuals as the Alternate Member.

Following is the information from the Charter Ordinance:

Cemetery board.

- a. The cemetery board shall consist of three members and one alternate member.
 - i. All of the members shall be appointed by the village president, subject to approval by the village board.
 - ii. One of the members shall be a village board member.
 - iii. All of the members and alternate member shall be residents of the village.
 - iv. The village president shall name a chair from those appointed.
- b. The village treasurer or his/her designee shall act as clerk to the board. He/she shall also act as treasurer for all funds generated by the operation of the Summit Cemetery and shall issue all checks for obligations thereof, after approval by the cemetery board.
- c. The term of office of an appointee who is a trustee or the village president shall be two years. The term of office of appointees who are not village trustees or the village president shall be three years. Initial appointments in October 2010 shall be staggered as determined by the village board.

- d. The village president shall appoint a cemetery sexton to administer the rules of the cemetery and manage the day-to-day operations of the cemetery. The sexton may be a member of the cemetery board, but does not need to be a village resident.
- e. The cemetery board shall have the powers listed in chapter 157, Wisconsin Statutes [Wis. Stats. ch. 157], and as subsequently amended.

ATTACHMENTS: Biography Forms

FISCAL IMPACT: None

RECOMMENDATION: **MOTION: to appoint _____ as a regular member of the Cemetery Board for a term expiring May, 2028.**

MOTION: to appoint _____ as an alternate member of the Cemetery Board for a term expiring May, 2027.



2/6/2024
Current Alternate Member
Term expires May 2027.

yed

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Police Dept., 262-567-1134
Building Inspector, 262-490-4141

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BIOGRAPHY FOR NON-ELECTED VILLAGE POSITIONS

The Summit Village Board would like to have some background information on citizens that are interested in serving on local boards and commissions. To help coordinate your interests with the possible projects, please complete the information below and return to the Village Clerk's office. Most appointments are made annually in May. The Village will contact you prior to any consideration of appointment to confirm your on-going interest.

Name: JANET Gibeau

Home Address: 36942 Hill Ct., Deconomow Wi 53066

Mailing Address (if different): _____

Phone numbers: 6 _____ 2 _____ Email address: _____
Work / Home / Cell number

AREAS OF POSSIBLE INTEREST:

Please mark your **TOP THREE CHOICES. LIST IN RANK OF PREFERENCE 1...2...3.**
(1 BEING THE HIGHEST RANK.)

_____ Police Commission
(As needed approximately 3x per year)

_____ Residence Board
(As needed - days/times may vary)

_____ Board of Review
(Meets annually - May/June - Times vary)

_____ Fire Board
(Meets 4th Monday of Month 4 PM & several times for annual budget process)

1 _____ Plan Commission
(Meets 3rd Thursday of Month @ 5:30 PM)

_____ Zoning Board of Appeals
(Meets 4th Thursday of Month if needed 6:30 PM)

_____ Community Development Authority
(Meets when needed - Day Varies @ 6:30 PM)

X _____ Cemetery Board
(Meets 2 times per year: May & September)

What personal or professional interests or background would you offer to the Village?

pet assuarey planning

Have you previously served on a local commission or board? cemetery Bd. - alternate
(either here or in another community)

Briefly explain: _____

Signature: Janet Gibeau

Date of Receipt at Village Clerk's office: 3 REC'D MAR 08 2024



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 Fax, 262-567-4115
 Highway Dept., 262- 567-2422
 Police Dept., 262-567-1134
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BIOGRAPHY FOR NON-ELECTED VILLAGE POSITIONS

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Name: Ann Rollefson

Home Address: 39402 Sunset Drive Oconomowoc, WI 53066

Mailing Address (if different): _____

Phone numbers: _____
—Work / Home / Cell number

Email address: _____

AREAS OF POSSIBLE INTEREST:

Please mark your **TOP THREE CHOICES. LIST IN RANK OF PREFERENCE 1...2...3.**
 (1 BEING THE HIGHEST RANK.)

_____ Police Commission
 (As needed approximately 3x per year)

_____ Residence Board
 (As needed – days/times may vary)

_____ Board of Review
 (Meets annually - May/June - Times vary)

_____ Fire Board
 (Meets 4th Monday of Month 4 PM & several times for annual budget process)

_____ Plan Commission
 (Meets 3rd Thursday of Month @ 5:30 PM)

_____ Zoning Board of Appeals
 (Meets 4th Thursday of Month if needed 6:30 PM)

_____ Community Development Authority
 (Meets when needed - Day Varies @ 6:30 PM)

Cemetery Board
 (Meets 2 times per year: May & September)

What personal or professional interests or background would you offer to the Village?

Please see attached.

Have you previously served on a local commission or board? No
 (either here or in another community)

Briefly explain: _____

Signature: Ann Rollefson
11/18/25

Date of Receipt at Village Clerk's office: 11/18/2025

Cemetery Board application

What personal or professional interests or background would you offer to the Village?

Having lived in the village for most of my adult life, I am deeply connected to our community through family, friends, and my local business. Generations of my family have called Summit home, and many are laid to rest in the Summit Cemetery, giving me a personal appreciation for its significance. Through my mother's extensive family research, I have gained a strong understanding of the vital role cemeteries play in preserving our shared history while offering comfort to families and friends. I am committed to helping ensure the Summit Cemetery remains a respectful, well-maintained place of remembrance for our community.

Ann Rollefson

Ann Rollefson

11/18/2025



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

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BIOGRAPHY FOR NON-ELECTED VILLAGE POSITIONS

The Summit Village Board would like to have some background information on citizens that are interested in serving on local boards and commissions. To help coordinate your interests with the possible projects, please complete the information below and return to the Village Clerk's office. Most appointments are made annually in May. The Village will contact you prior to any consideration of appointment to confirm your on-going interest.

Name: Kelly Lindemann

Home Address: W34543 Mariner Circle, Oconomowoc, Wi. 53066

Mailing Address (if different): _____

Phone numbers: _____ Email address: _____
Work / Home / Cell number

AREAS OF POSSIBLE INTEREST:

Please mark your **TOP THREE CHOICES. LIST IN RANK OF PREFERENCE 1...2...3.**
 (1 BEING THE HIGHEST RANK.)

Police Commission
 (As needed approximately 3x per year)

Residence Board
 (As needed – days/times may vary)

Board of Review
 (Meets annually - May/June - Times vary)

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 (Meets 4th Monday of Month 4 PM & several times for annual budget process)

Plan Commission
 (Meets 3rd Thursday of Month @ 5:30 PM)

Zoning Board of Appeals
 (Meets 4th Thursday of Month if needed 6:30 PM)

Community Development Authority
 (Meets when needed - Day Varies @ 6:30 PM)

Cemetery Board
 (Meets 2 times per year: May & September)

What personal or professional interests or background would you offer to the Village?

I have lived in the Village of Summit in the same home my entire life. Many of my family members and longtime neighbors now rest at Summit Cemetery, which is why I hold it in the highest regard and truly value its beauty and significance. I have a deep respect for community service, our local history, and the importance of maintaining the cemetery as a dignified, well-kept place of remembrance. I believe in careful attention to detail and in following established policies and procedures to preserve both the appearance and integrity of this important part of our village. I bring a fair-minded, collaborative approach and am committed to helping ensure the cemetery is properly maintained,

Have you previously served on a local commission or board? No
 (either here or in another community)

Briefly explain: _____

Signature: Kelly Lindemann

Date of Receipt at Village Clerk's office: 6/8/2024



Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
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Summit Village Hall • 37100 Delafield Road • Summit, WI 53066

MEMORANDUM

To: Village Board

From: Debbie Michael, Village Administrator-Clerk/Treasurer

Date: February 5, 2026

Re: Discussion and action on request for reduction #1 in the Letter of Credit for Bark River Conservancy Development

BACKGROUND: There has been substantial construction of the public improvements for Bark River Conservancy (18 new single-family lots) which included storm sewer, grading, paving, landscaping, silt fencing and erosion control measures. The individual driveways will be handled through the Public Works Department. The Developer plans to have all public improvements completed Spring 2026.

Brian Pehl, SEH Engineer, has done site observations and is recommending release of funds. The Engineer is recommending 20% contingency from the requested amount instead of 10% originally requested by the Developer. The Developer has agreed to the higher contingency.

ATTACHMENTS: Request for reduction #1 in Letter of Credit SEH approval Letter.

FISCAL IMPACT: \$745,682 reduction in Letter of Credit held by the bank, no outflow of money from the Village. This leaves financial protection in the amount of \$331,109 for the estimated remaining work.

MOTION: To approve Letter of Credit Reduction #1 for Bark River Conservancy in the amount of \$745.682.00 as recommended by the Village Engineer.

Debbie Michael

From: Dean Frederick
Sent: Thursday, January 29, 2026 5:59 PM
To: Debbie Michael
Cc: Kamron Nash; Brian Pehl; Amy Barrows; John Stoker; Luke Hagel
Subject: Bark River Conservancy - Letter of Credit Reduction Request
Attachments: Summit CU - LOC 263 2025-08-28.pdf; Bark River Conservancy - LOC Reduction Request No 1.xlsx; T&C - IN#55551 - Storm Sewer - Approved and Coded.pdf; Wolf - Invoice #53526, 25.20198 - Approved and Coded.pdf; Blaze - Invoice 23531 - Approved and Coded.pdf; T&C - IN 55371 SUMMIT_001 - Approved and Coded.pdf; T&C - IN 55509 SUMMIT - Contract Work - Approved and Coded.pdf

Good Afternoon Deb!

As you know, significant construction work of the public improvements assured by Summit Credit Union Standby Letter of Credit (LOC) 263 has been undertaken at Bark River Conservancy. Although completion of the public improvements will not be completed until this spring, the Developer's Agreement does allow for the reduction of the LOC.

Briefly, we are requesting a reduction from the original amount of \$1,076,791.00 to \$304,635.93. I have attached a copy of a spreadsheet calculating the reduction amount as well as copies of paid invoices that reflects the amounts in the spreadsheet.

Please review this request and place this request on the next appropriate Village Board Agenda.

As always, if you should have any questions or need additional information, please feel free to contact me at your convenience.

Thanks,

Dean

Dean Frederick
Technical Engineering Consultants LLC
7000 E. 70th St. Office & Call

Technical Engineering Consultants, LLC
622 E Anne Street
Oconomowoc, WI 53066



CONFIDENTIALITY: This e-mail and any attachments are confidential and may be privileged. If you are not a named recipient, please notify the sender immediately and do not disclose the contents to another person, use it for any purpose, or store or copy the information

Bark River Conservancy - Village of Summit

LOC Reduction Request No. 1

January 30, 2026

Date of Substantial Completion:

October 25, 2025

Item	Initially Required LOC	Contractor Payments as of 1/30/2026	Required Reduced/Remaining LOC
Demolition	N/A		
Clearing & Grubbing	N/A		
Grading	\$ 398,797.00	\$ 343,930.00	\$ 54,867.00
Sanitary Sewer	N/A		
Water Main	N/A		
Storm Sewer	\$ 43,684.89	\$ 43,684.89	\$ -
Road Construction	incl w/ Grading & Paving		
Side Walks/Paving	\$ 259,530.00	\$ 195,849.00	\$ 63,681.00
Lighting	N/A		
Erosion Control	\$ 127,064.00	\$ 36,920.25	\$ 90,143.75
Storm Water Management	incl w/ Grading & Storm Sewer		
Landscaping	\$ 65,250.00		\$ 65,250.00
Restoration of Disturbed Areas	incl w/ Erosion Control		
Removal of Silt Fencing, Etc.	\$ 3,000.00		\$ 3,000.00
Subtotal:	\$ 897,325.89	\$ 620,384.14	\$ 276,941.75
Contingency 20%	\$ 179,465.18		
Contingency 10%			\$ 27,694.18
Original LOC Amount: \$ 1,076,791.07			\$ 304,635.93 Requested New LOC Amount



Building a Better World
for All of Us®

January 30, 2026

RE: Bark River Conservancy Development
LOC Reduction No. 1 Recommendation
SEH No. 176551 Task 53 14.00

Ms. Debra Michael
Village Administrator
Village of Summit
37100 Delafield Road
Summit, WI 53066

Dear Debra:

We have received a request from the developer of the Bark River Conservancy single family residential development to reduce the letter of credit based on the work that has already been completed. The developer has provided supporting information with the request.

Based on our on-site observations, and the information provided by the developer, we generally agree with the amounts being requested and the remaining work. We however recommend continuing to use the 20% contingency amount and this increases the amount continued to be held. We recommend reducing the contingency based on the remaining work and not the entire original amount, which has been done for past guarantees.

The original letter of credit amount is \$1,076,791 and is still the amount being held. For this first reduction, we recommend reducing the letter of credit amount by \$745,682; this results in \$331,109 being held in the financial guarantee. This includes a 20% contingency for the estimated remaining work valued at \$275,924. We have attached the updated spreadsheet used to track the items.

Please feel free to contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Pehl".

Brian Pehl, PE
Senior Professional Engineer

bp

CC: Amy Barrows - Village Planner
Kamron Nash, PE - Public Works Director
Dean Frederick- Developer

Attachment

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Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351
SEH is 100% employee-owned | sehinc.com | 262.646.6855 | 888.908.8166 fax

Bark River Conservancy - Letter of Credit - Reduction No. 1

Date: 30-Jan-26								
Item No.	FEATURE OF WORK	Amount					Amount Remaining	
		Previously Complete	% Additional Complete	Amount Already Reduced	Amount currently Recommended	Amount Remaining		
1	Demolition	0	0	-	-	-	-	
2	Clear and Grubbing	0	0	-	-	-	-	
3	Grading/Excavation	0	86	\$398,797	\$342,965	\$55,832	\$55,832	
4	Sanitary Sewer	0	0	-	-	-	-	
5	Water Main	0	0	-	-	-	-	
6	Storm Sewer	0	90	\$43,685	\$39,317	\$4,369	\$4,369	
7	Road Construction - included with Grading & Paving	0	0	-	-	-	-	
8	Sidewalks/Paving	0	75	\$259,530	\$194,648	\$64,883	\$64,883	
9	Lighting	0	0	-	-	-	-	
10	Erosion Control	0	35	\$127,064	\$44,472	\$82,592	\$82,592	
11	SW Management (included in Grading & Storm Sewer)	0	0	-	-	-	-	
12	Landscaping	0	0	\$65,250	\$0	\$65,250	\$65,250	
13	Restoration of Disturbed Areas (Included with EC)	0	0	-	-	-	-	
14	Removal of Silt Fence, etc.	0	0	\$3,000	\$0	\$3,000	\$3,000	

SUBTOTAL: \$897,326
 20% Contingency: \$179,465
 20% Contingency on remaining work: \$55,185

ORIGINAL TOTAL: \$1,076,791

REDUCTION NO. 1:
AMOUNT REMAINING AFTER REDUCTION NO. 1: \$331,109

Amount Already Reduced: \$0
 Amount currently Recommended: \$621,402
 Amount Remaining: \$275,924

\$745,682