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

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## MINUTES

### Village Board Meeting

### February 12, 2026

#### CALL TO ORDER

President Riley called to order the Village of Summit Village Board meeting at 6:30 p.m. on Thursday, February 12, 2026 at Summit Village Hall, 37100 Delafield Road, Summit, WI.

#### ROLL CALL AND CONFIRM POSTING

Administrator Michael confirmed that the meeting was noticed to the local media and required and requested and posted on the Village posting board and website. Trustees present were: Jim Petronovich, Justin Phillips, Kraig Arenz, Sr. Also, present were: President Riley, Public Works Director Kamron Nash, Police Captain Brian Wraalstd, and Administrator-Clerk/Treasurer Debbie Michael. Trustee Jeff Lee was absent.

**MOTION:** (Arenz, Phillips) *to suspend the rules and bring forward the update by Cobalt Partners as the next item on the agenda. Carried.*

#### Update by Cobalt Partners regarding conceptual development for The Harvest at Pabst Farms

Scott Yauck, Cobalt Partners and Brian Bell, Pabst Farms explained that the plans they submitted previously haven't changed from site plan. They are working through the MOU with the Village of Summit and the City of Oconomowoc and have presented the project team, market study and development concepts and then received feedback. The City of Oconomowoc has a housing ratio that would limit additional multi-family development until such time as there is a specific number of single-family development and that had to addressed first, without that modification there would be nothing to talk about in the Village of Summit as well. The question came up if the Village is falling behind and he doesn't think that is the case, but the issue at the City has to be resolved. They are on the agenda for March 19 and they have added some more single-family lots along the north lot line. They will have a video that flies over the area and shows some architectural themes. This is just an update on process.

President Riley stated on March 19 the developer will be here to show a conceptual plan for review and feedback.

Trustee Petronovich asked what if the Village isn't happy with the housing ratio. Mr. Yauck responded that they are the policy makers, but also, the Village doesn't have housing ratios like the City.

Mr. Bell explained that they are looking at this as a uniform development and on March 19 they will provide an updated concept plan and solicit feedback of Summit's opinion.

#### PUBLIC COMMENT

Trudy Gerbing, 2825 Yahara Drive – heard that the developer is going to high density buildings and no longer lots of green space as initially proposed. She has gone around the neighborhood, Yahara to Winnebago and about 95% of the people and had 50 people sign who all due to immense traffic and high-density apartments and this will not work next to their neighborhood. She also learned that the Cobalt project was going to connect to their existing trail system, that they pay for through their HOA. Right now, she has 50 people but she will walk through all of the City and Village Pabst Farms because this is way too many apartments. They have lived here for 35 years, raised their kids here and this is turning to not be the Oconomowoc that she knows.

Pete Engel, 3038 N Interlaken Drive – thanked Mr. Riley and Debbie Michael for the opportunity for the Lower Nashotah Lake Association to be on the March 12 agenda. They have provided a proposal for a draft ordinance to restrict wake surfing on their lake, offered to meet with Village Board members, himself and President Jim Recknagel. He stated they were here in July 2024 and brought a similar ordinance, 73% of the lake association members voted to restrict the wake enhancement and 86% of lake owners voted on the issue through a confidential ballot. This is an important issue, an emotional issue, and at that point, a motion was denied to send to DNR and Village Attorney and was voted down three to one. A lot has happened and there have been extensive wake boat studies, in the surf mode, they are not asking for the ban of wake boats. The science is very broad and has expanded recently and there are 84 organizations that support artificial wake enhancements in Wisconsin. 76 communities in Wisconsin have adopted ordinances restricting certain artificial wake enhancements and two dozen in process now. He was happy to read that the Village of Summit proposed an aeration ordinance that it recognizes and concludes that the proper and safe use of lakes, ponds and rivers in the Village of Summit it is desirable to maintain the physical and environmental features. Mr. Engel addressed President Riley stating he expressed that he'd like to look at this in a broader respect to all the lakes in Summit and thinks that's his prerogative. The ordinance that they will review and the comments they will hear on March 12 is a specific request from a specific lake organization and its members for the consideration of a specific ordinance and believes it is the boards duty to review that specific request. Every lake is different in size, acreage, depth and distances between the shoreline. This has been a prolific discussion for many years. One organization has proposed regulations with parameters such as no wake surfing within the 700' of the shoreline, and not less than 30' depth. Lower Nashotah is only 23 acres and an average depth of 20 feet.

Wendy Keehan, 2881 Rock River Court – asked Cobalt with the 700 apartments going in will any of them be low income or Section 8. President Riley responded that this is not the time for question/answer session and she can contact Cobalt anytime.

John Niegelsen, 1161 S Opengate Court – glad to see ATV/UTV Ordinance on the agenda and interested to get some of the routes opened up, anxious to do that and they have five other municipalities that have opened up. Summit was one of the first ones to get an ordinance and we are hanging back as the last ones to get things moving. It has been going very smoothly and the Club received compliments on smooth transaction and how it blended well with the community of Lac LaBelle.

Matt Wedig, 1220 S Opengate Court – in favor of ATV/UTV routes, thanked the board members for passing the ordinance and it is encouraging to hear that the county is open to designate some routes to give us interconnectivity to Jefferson County and beyond. Fun Fact: Wisconsin has between 60-70,000 miles of road routes and ranges from small communities to large communities. Excited to see things move forward and open routes in Summit soon.

Jim Recknagel, 3197 N Dekoven Road - supports the comments that Pete made and one point that Pete mentioned “a lot of questions” from the 2024 meeting and thinks he was referring to questions about the science and wake surfing in general and he doesn’t recall any questions coming from this group following that session, doesn’t recall any feedback or didn’t recall that there was supposed to be a vote the night they might in 2024 but apparently at 11 o’clock at night that the board did nothing. If anyone has questions about the ballot process they used to get the votes, he is happy to do that. 73% of the people that live on Lower Nashotah Lake voted to restrict wake surfing, not because they don’t like wake surfing people, they try to get along as neighbors but he stands on his dock and sees the damage that is being done by less accentuated waves. Recently he saw something that they didn’t understand the ballots and there was a suggestion that they go back and perform that kind of a ballot process and all of that information was presented in 2024. If they have questions between now and March 12 they should ask.

Bill Bensman, 3051 Mineral Springs Blvd – wanted bring to board’s attention to an article, in the Wisconsin State Journal in January titled “Madison Had No Shortage of Ambitious Housing Proposals for 2025”. As these new apartment developments worked their way through the City’s review process, construction came to an end and on other projects, some of which captured the City’s attention years earlier. Here are five of the more memorable housing developments that opened and added nearly 1,000 apartments. That’s in the City of Madison that’s 300,000 people. What we are talking about here at the Cobalt Development, is if you put Oconomowoc and Summit together, you’re not talking 30,000 people and you’re talking 700 apartments. That’s bigtime overkill and encouraged the board to think about exactly what they’re doing.

Tom Oday, 2935 Yahara Drive – asked when will the Cobalt gentlemen be available for us to answer questions. President Riley stated there will be Public Hearings during the process if this moves forward. Scott Yauck added that they will make their email and website information available.

Mike Nevins, 849 N Pointview Road – looking out further 10 – 20 years after this development is finished and that you have 10,000-15,000 cars coming through here. Upper and Lower Nemabhin and Bark River are so close and he is seriously concerned about the quality of the lakes with all this development. He suggests that in the Developer’s Agreement there is some phrasing concerning the legal liability of Cobalt and their partners, for any remediation that has

to be done to the lakes due to all the increased traffic. If the development wasn't there, they wouldn't have problems with the lakes and river.

**PRESENTATION: Police Department Awards: Challenge Coin, Life Saving, and Valor**

Captain Wraalstad stated he is here tonight because of the high standards of the Police Department's profession and to recognize acts of selflessness. These officers exceed the call of duty and these awards are more than just awards and certificates. This shows the unwavering dedication of our officers.

Captain Wraalstad provided a brief description of Thursday, September 18, 2025 when Chief Hartert dispatched to Roger's Behavioral Health for a resident who fled and was in the lake trying to drown herself. Chief Hartert observed a person in the water and realized he needed to act fast. Resident Barbour took the Chief out in his boat and when Chief Hartert saw the person struggling, he jumped the water in his full uniform to assist. Detective Hazelton was still on the shoreline and he then entered the water himself and assisted Chief to get the patient to shore and then turned her over to Western Lakes personnel.

Paul Barbour was presented with a Challenge Coin for his courage, compassion and sense of community and assistance to saving a young life.

Detective Dana Hazelton was presented with a life-saving award for his immediate actions, quick response, judgement which exemplify standards of bravery and selflessness.

Chief Hartert was presented with the medal of Valor, because he acted instinctively and his leadership in that moment was demonstrated through action. The medal represents the department and Village's gratitude. Captain Wraalstad stated he is proud to serve under Chief Hartert's leadership.

Chief Hartert and Detective Hazelton provided brief responses.

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

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

**PUBLIC WORKS DEPARTMENT**

**Monthly Administrative Report**

Director Nash reviewed the report.

Discussion and action on Resolution 2026-480 Authorizing Application for Local Government Grant from the Wisconsin Department of Natural Resources

Director Nash explained that this is related to the STH 67 project and the trail would be between Aurora Drive and Normandale Drive.

**MOTION:** (Petronovich, Arenz) *to approve Resolution No. 2026-480 Authorizing Application for Local Government Grant from the Wisconsin Department of Natural Resources.* Carried.

Roll call: Petronovich – aye, Phillips – aye, Arenz – aye, Riley – aye. Carried.

Discussion and action on Sales Study and Nominal Payment Parcel Report for the N. Dousman Road Multi-Use Trail Project

Director Nash stated after speaking to Corre, they stated that some of the property owners may want to negotiate on the amount of the TLE so she would like to request that there be a maximum dollar amount approved above the \$3,200 in case that happens.

**MOTION:** (Arenz, Phillips) *to approve the Sales Study and Nominal Payment Parcel Report prepared by CORRE, Inc. for the N Dousman Road 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 Board with a cost exposure not to exceed \$5,000.* Carried. Petronovich opposed.

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)

**MOTION:** (Arenz, Phillips) *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).*

Roll call: Petronovich – nay, Phillips – aye, Arenz – aye, Riley – aye. Carried.

Discussion and action on replacement policy for damaged/deteriorated culverts in public rights-of-way

Director Nash 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. Staff was directed to respond to City of Oconomowoc’s questions and bring back a policy.

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

Director Nash explained that she did some research on the history of this agreement. This is fairly common in the State with regards to Park and Rides. Trustee Petronovich asked why Waukesha County can’t maintain this and thinks we should ask them. Director Nash stated she can ask but doesn’t think it will happen.

**MOTION:** (Arenz, Phillips) *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.* Carried.

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

Director Nash reported that OABC will not be moving forward with the proposed batting cages. The initial intent for the path is to be installed as gravel and the group is asking the Village to pave the path when the Village paves Genesee Lake Road. There was discussion about asking OABC to build into the license agreement that they would pay for the paving when the Village does Genesee Lake Road and it would offset the amount they would be required to pay the Village for the agreement that year.

**MOTION:** (Arenz, Phillips) *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.*
- *Negotiate and review the potential for path paving to coincide with the Genesee Lake Road Paving project.*

Carried.

POLICE DEPARTMENT

Monthly Report

Captain Wraalstad reviewed the monthly report.

Discussion and action on hiring of a full-time police officer

**MOTION:** (Phillips, Petronovich) *to approve the hiring of an additional police officer on or about April 1, 2026.* Carried.

WESTERN LAKES FIRE DISTRICT

Monthly Report

Chief Bowen reviewed the monthly report.

## VILLAGE BOARD

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

Trustee Arenz explained that over the past few months he has been trying to get information out of the Waukesha County group related to access to four segments of roads. We received information late Monday of this week. Director Nash provided her comments related to those documents and there are some discrepancies. County Board's meeting is the Monday after our Village Board meeting and the likelihood that we could get it to them on time. Direct staff to resolve the inconsistencies to move forward with an agreement and get the sub-committee approval to get on their March agenda at the County, this would allow the beginning to be after Memorial Day. This is only a one-year agreement and is referred to now as a test.

The map was reviewed which shows the changes of the areas that the county has already stated would not be allowed.

Director Nash stated she had some concerns and questions moving forward and wants to make sure we are consistent. We will have to adjust the agreement with the ATV/UTV club related to the sign agreement. The Ordinance that was previously passed will need to be updated. There needs to be discussion about the roads that have no connectivity and should those still be included as routes.

Trustee Arenz stated he thinks we need the agreement and the \$500 fee and application to be submitted by March.

**MOTION:** (Arenz, Petronvich) *to approve the county ATV/UTV agreement contingent upon Village of Summit President and Village Attorney review. Carried.*

### Discussion and action on Cemetery Board member appointments

**MOTION:** (Riley, Arenz) *to appoint Janet Gibeau as a regular member of the Cemetery Board for a term expiring May, 2028. Carried.*

**MOTION:** (Riley, Arenz) *to appoint Ann Rollefson as an alternate member of the Cemetery Board for a term expiring May, 2027. Carried.*

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

**MOTION:** (Arenz, Phillips) *to approve Letter of Credit Reduction #1 for Bark River Conservancy in the amount of \$745,682.00 as recommended by the Village Engineer. Carried.*

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

Possible Agenda items: LNLA request related to wake surfing, Public Trust doctrine opinion from Attorney Macy, Village Attorney to attend the meeting, D & A on ATV/UTV if needed, discussion on additional name for the Village.

ADJOURN VILLAGE BOARD MEETING

**MOTION:** (Phillips, Arenz) *to adjourn at 8:29 p.m.* Carried.

Respectfully Submitted,

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

**Next Regular Meeting: March 12, 2026**