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

MINUTES

Village Board Meeting March 12, 2026

CALL TO ORDER

President Riley called to order the Village of Summit Village Board meeting at 6:30 p.m. on Thursday, March 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, Jeff Lee, Kraig Arenz, Sr. Also, present were: President Riley, Public Works Director Kamron Nash, Police Chief Michael Hartert, Police Captain Brian Wraalstd, and Administrator-Clerk/Treasurer Debbie Michael.

PUBLIC COMMENT - limited to 3 minutes total per person

Mike Nevins, 849 N Pointview Road – Cobalt/Harmony Development and possibility of a TIF district, not in favor of it and the area is not blighted and there are no problems with it and on projects like this you do get a request and is 20 years which is ridiculous and you the property owners are at a small percentage for taxes. The school system gets 60 some % or our taxes will be left in the cold until 20 years are passed. If you have to go with it, should consider 10 years. 1 phase could be utilities and once those are done, that TID could be closed. Schools won't be able to handle all these new kids. Other item he is concerned about is who goes out and gets the bids for all the infrastructure, the developer with it's favored vendors.

Kathryn Olson, 37819 Valley Road – strongly oppose the party barns, which have been repeatedly rejected by residents, people want to peacefully enjoy their properties. These will require more shared resources and once approved, they will push to do more.

Wayne Euclide, Waukesha County District 2 Supervisor, stated that he had a few updates: CTH BB will be repaved this year, Lake Country Trail in Jefferson County will be completed this year, working with Kraig on the ATV/UTV stuff and there has been some red tape in the process.

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 February 12, 2026 Regular Meeting
- B. February 2026 payables
- C. Waukesha County Joint Powers Agreement County 9-1-1 Emergency System
- D. Annual State of the Court 2025 – Lake Country Municipal Court
- E. Appointment of Election Inspectors for terms expiring December 31, 2027
- F. Acceptance of Chief of Police, Michael Hartert’s, retirement notice

MOTION: (Petronovich, Arenz) *to remove item 5.F. from the consent agenda.* Carried.

MOTION: (Lee, Phillips) *to approve the consent agenda items A - E as presented.* Carried.

Acceptance of Chief of Police, Michael Hartert’s, retirement notice

Trustees Petronovich, Lee and Arenz thanked Chief for a great job. There will be a gathering here on April 30.

MOTION: (Arenz, Lee) *to accept the retirement as presented.* Carried.

President Riley ANNOUNCED EXECUTIVE SESSION, pursuant to Section 19.85(1)(g), Wisconsin State Statutes, “conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved: for the following purpose: *Village of Summit vs. Steven*

Libbey

AND

ANNOUNCED EXECUTIVE SESSION, pursuant to Sections 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – *2026 Wage Adjustments for promotions for: Police Chief – Police Lieutenant – Police Administrative Assistant*

*The Board will return to open session following this discussion

MOTION: (Arenz, Petronovich) *to go into EXECUTIVE SESSION.*

ROLL CALL VOTE: Arenz – aye, Petronovich – aye, Phillips – aye, Lee – aye, Riley – aye. Carried.

Return to OPEN SESSION

PLANNING DEPARTMENT

Discussion and action on request by William Loepfe for a Certified Survey Map to consolidate three lots into two lots. The existing lots are identified as 34311 Valley Road (SUMT0624999001), owned by William and Megahn Loepfe; and Unidentified address (SUMT0625991) and Unidentified address (SUMT0624999003), both owned by Carola Kappus Loepfe Trust C-U The Elizabeth J Bostrom Living Trust

Planner Barrows explained the request is to consolidate three lots into two lots to accommodate the construction of a detached garage on Lot 1. Lot 2 will not be buildable in the future.

MOTION: (Petronovich, Lee) to approve the Certified Survey Map to reconfigure three lots into two lots, subject to the following conditions:

- A. APPROVALS FROM ALL OBJECTING AND APPROVING BODIES:** Petitioner shall satisfy all comments, conditions and concerns of Waukesha County Department of Public Works, and the Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.
- B. SUBJECT TO REIMBURSEMENT OF EXPENSES.** As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.
- C. UTILITY CONNECTION FEES.** As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. *Note: The petitioner is not developing Lot 2. Therefore, this condition does not apply.*
- D. BUSINESS OR COMMERCIAL USE.** There shall be no commercial or business use on this lot, except as specifically permitted within or pursuant to the applicable Zoning Code.
- E. ONE YEAR TO SATISFY CONDITIONS.** Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.

Carried.

Discussion and action on request by John Spheeris for a Certified Survey Map to reconfigure existing lots for the purpose of creating an outlot. The existing lots are identified as 830 N. Sawyer Road (SUMT0674031003), owned by Robert A and Susanne Lang AKA Nancy Susanne Lang, and the adjacent parcel to the north with an unidentified address (SUMT0674031004), owned by Lang Residential Investment LLC and N Susanne Lang

Planner Barrows explained that the Village has 11.4 acre outlot as part of Shakerville and increase the natural isolated area. Lot 2 of the existing CSM has been sold and is not included in this CSM. Notes will be placed in the file and that it will be a buildable lot. Going forward the applicants have agreed to create the outlot and increase the natural isolated area.

MOTION: (Petronovich, Phillips) to approve the Certified Survey Map, subject to the following conditions:

- A. APPROVALS FROM ALL OBJECTING AND APPROVING BODIES:** Petitioner shall satisfy all comments, conditions and concerns of Waukesha County Department of Public Works, and the Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.

- B. SUBJECT TO REIMBURSEMENT OF EXPENSES.** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
- C. UTILITY CONNECTION FEES.** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note: The properties are served by private sewerage systems. Therefore, this condition does not apply.*
- D. BUSINESS OR COMMERCIAL USE.** *There shall be no commercial or business use on this lot, except as specifically permitted within or pursuant to the applicable Zoning Code.*
- E. DECLARATION OF RESTRICTIONS.** *In accordance with Declaration of Restrictions Document # 4823800, a financial guarantee for the cost of the additional Isolated Natural Resource Area site preparation and installation, plus 15%, shall be submitted to the Village of Summit prior to the rezone creating additional Isolated Natural Resource Area being effective and prior to the Certified Survey Map being recorded that creates an Outlot and identifies the newly created EC Environmental Corridor Overlay District.*
- F. ONE YEAR TO SATISFY CONDITIONS.** *Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.*

Carried.

Discussion and action on proposed financial assurance method and amount for the creation of Isolated Natural Resource Area on property known as SUMT0674031004, owned by Lang Residential Investment LLC and N Susanne Lang

Planner Barrows stated this is the agreement stating the money will go into the Village's bank account and will be returned once the conditions are met and it is an acceptable form of financial guarantee. If the conditions are not, the Village can use the funds to complete the work.

MOTION: (Petronovich, Phillips) *to approve the Financial Guarantee Method and amount and agreement, subject to Village Attorney review.* Carried.

Discussion and action on proposed improvements to an existing garage in the road right-of-way of Venice Beach Road on property located at 34306 Venice Beach Road (SUMT0669036)

Planner Barrows explained that the property owner made improvements to an existing garage that has been there since approximately the 1960's. There were improvements to the garage, will need to compensate, owners didn't get a permit to do the work. This whole area is very difficult to survey, there is missing information, the road and right of ways don't line up. They do have a survey that shows the garage in the right of way. This makes the structure non-conforming to road setback and

because it is in the right of way in the road. If the Village approves allowing this in the right of way then the applicant has to go to the Plan Commission. An agreement should be prepared. Improvements did exceed 50% of the structure and will need to comply with floodplain conditions. If the Village denies, they will have to relocate the structure.

MOTION: (Petronovich, Phillips) *to approve the improvements to the detached garage within the road right-of-way of N. Venice Beach Road subject to all necessary approvals by Plan Commission, compliance with Chapter 107 Floodplain Ordinance, and to direct staff to work with the Village Attorney to draft an agreement that addresses use and maintenance for the consideration of approval at a future Village Board meeting.*

Trustee Lee asked why permits weren't pulled. Kent Brooks, 34306 Venice Beach Road, explained that the garage was falling over, they wanted to re-level it and the neighbor said he could do that over the weekend. He takes full responsibility.

Carried. (Lee opposed)

PUBLIC WORKS DEPARTMENT

Monthly Administrative Report

Director Nash reviewed the report.

Discussion and action regarding ATV/UTV access on Waukesha County Highways

Trustee Arenz provided an update. Our internal staff has seen all the emails and processes, last month's motion allowed us to move forward with the agreement with Waukesha County. He received the maps from the club and a check for the application fee. Next week Thursday, March 19, he'd like to address and amended Village ordinance.

Discussion and action on purchase of road salt on WisDOT Bid for 2026-2027 Winter Season

MOTION: (Lee, Phillips) *to authorize the Public Works Director to participate in the statewide sodium chloride bid and to enter into a municipal agreement with WisDOT for the 2026-2027 winter season.* Carried.

Discussion and action on approval of the annual MS4 report

MOTION: (Lee, Petronovich) *to approve the Village of Summit CY2025 MS4 Annual Report and to authorize the Public Works Director to submit to the WI Department of Natural Resources prior to March 31, 2026.*

Discussion and action on repair and insurance claim for damaged F450 truck

Director Nash explained this is a spare truck. We have received an estimate from Waukesha County for repair work and that is just shy of \$2,000. There are some damage costs for the trailer, they

purchased new chains and a spare tire for approximately \$450. There was a tow amount of \$850.

MOTION: (Arenz, Lee) *to approve Option 2 to make repairs without filing an insurance claim with the cost of repairs to be paid using the DPW Equipment Maintenance operating budget.* Carried.

Discussion and action on repair and insurance claim for damaged hydraulic line on rented bucket truck

MOTION: (Lee, Arenz) *to make the repairs through filing an insurance claim.* Carried.

Discussion and action on State Municipal Financial Agreement for WisDOT Project 3100-05-02/22/23/72 0.1 MI S of USH 18 to Aurora Drive

Director Nash stated this is the next step for the STH 67 bike path. When we first started talking, we were told the design cost would be paid for by the State, that is not true and there is now \$26,150 for design services that will have to be paid by the Village. \$238,653.00 is the total cost estimate now and the original amount that we talked about was \$116,000.00. The max award for the grant she applied for is \$100,000.00

MOTION: (Arenz, Lee) *to approve the State Municipal Financial Agreement for a State-Let Highway Project (WisDOT Project ID 3100-05-02/22/23/72) between the Village of Summit and the Wisconsin Department of Transportation as proposed.*

Trustee Arenz stated he firmly expected the price to go up but not to this degree. If we asked to have this done afterwards, it would cost us even more. It would fit in with the rest of our project.

Trustee Petronovich, we can't even afford to do our road program this year and we are going to move forward with this. Trustee Phillips asked if we could wait until we get the reward before making the decision. Director Nash stated she thinks if we move forward it has to be done with the assumption that we will not be awarded the funds. We haven't been billed anything yet but we have to be careful if they get too far and we back out and then they have to re-design the road.

Carried. (Petronovich opposed)

Discussion and action on State Municipal Maintenance Agreement for WisDOT Project 3100-05-72 0.1 MI S of USH 18 to Aurora Drive

Director Nash explained this is the long-term maintenance agreement and is a standard document. Estimated costs were provided for the different activities.

MOTION: (Lee, Arenz) *to approve the State Municipal Maintenance Agreement (WisDOT Project ID 3100-05-72) between the Village of Summit and the Wisconsin Department of Transportation as proposed.* Carried. Petronovich opposed.

POLICE DEPARTMENT

Monthly Report

Chief Hartert reviewed the monthly report.

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

MOTION: (Arenz, Lee) *to repeal Ordinance 124-2024 and its Successor Agreement and replace it with Ordinance 145-2026 and the revised Successor Agreement in regards to Establishing a Municipal Court.* Carried.

Discussion and action on Ordinance No. 146-2026 To renumber Section 26-4 of the Code of the Village of Summit relating to unsafe driving, & create Section 26-4(2) to allow the Police Department to impound vehicles used in the commission of reckless driving

MOTION: (Petronovich, Lee) *to approve Ordinance 146-2025, which renumbers section 26-4 of the Code of the Village of Summit relating to unsafe driving, and creates section 26-4(2) which allows the police department to impound vehicles used in the commission of reckless driving.* Carried.

Discussion and action on appointment of Village of Summit representative to the Lake Country Municipal Court Operations and Administrative Committees

MOTION: (Arenz, Lee) *to appoint Brian Wraalstad to both the Lake Country Municipal Court's Operations and Administrative Committees.* Carried.

Discussion and action on consideration for approval of outside employment for Chief of Police Michael Hartert per Article 6. Outside Employment of the Employment Agreement

MOTION: (Arenz, Lee) *to allow Chief Hartert to engage in secondary employment as long as it doesn't conflict with his primary duties with the Village of Summit.* Carried.

Discussion and action on adoption of pay schedule for newly promoted personnel effective May 1, 2026

MOTION: (Arenz, Lee) *to adopt as presented.* Carried.

WESTERN LAKES FIRE DISTRICT

Monthly Report

The monthly report was provided but no representative was present.

PUBLIC COMMENT – limited to 3 minutes total per person

Planner Amy Barrows explained there are several uses being considered: contractors' yards, commercial vehicle parking, landscape and nursery, and event facilities. There was a sub-committee and they have made recommendations on everything but the event facilities. We have received several comments. The Village Board is the first meeting to consider since the sub-committee did defer to them to determine if they want to initiate the text amendment. She explained that the Village Board has access to all the previous minutes, comments and documents.

Tonight's meeting is to decide whether or not to initiate a text amendment. President Riley added that if the board says we want to consider this use, we would still have to have a special meeting on that topic in the future.

Chuck Blumenfield, 2856 N Interlaken Drive – ordinance about wake boats, have been here before to talk about this, wanted to emphasis, we are a wonderful lake community, even though we have disagreements, the concern is the preservation of a little lake that is less than 100 acres. Pass an ordinance that establishes criteria for these types of uses. On behalf of members of the community, thanked the Police Chief.

Brad Demien, 34710 Bartlet Road – lives on Lower Nashotah agrees with everything that Chuck presented, doesn't want wake boats operating on the lake. His father-in-law said he has seen trout beds on the lake and have never seen that for several years but that has just started to come back. Supports the ordinance 100%.

Jim Recknagel, 3197 N Dekoven Road – President of Lower Nashotah Lake Association, board made up of nine members and three of them are here tonight. All nine members are in favor of the requested ordinance. This also goes along with 73% of the lake members. Supports information from Brad, Chuck, Pete and Sandy Casterline along with the many letters provided to them. Time is precious and the State has decided not to do anything and degradation of the lake continues on.

Dave Hotchkiss, 37471 Still Water Drive – adjacent to one of the wedding barn properties being considered, seems like Groundhog Day talking about this wedding venue, it appears on the outside that there are people on the inside that are against listening to the will of the people. Something is not ringing true for him but he doesn't want these event venues in these rural residential areas, keep them in commercial zones.

Brian Porter, 37500 Still Water Drive – stated he was back in the old building in 2017 talking about this. ¾ of the people at the listening session did not want this. Every single resident that came to the meeting but didn't speak didn't want this. They did a survey and ¾ didn't want it. Since then, the Village approved an event venue in a commercial area. At some point, listening to residents means accepting what they have heard. Has anybody stopped to count how many hours have been spent on this topic. Close out this issue tonight and vote to keep these in commercial areas only.

Peter Engel, 3038 N Interlaken Drive – representing himself and Lower Nashotah Lake Association and asking the Village to adopt an ordinance to restrict wake-surfing on Lower Nashotah Lake. Researched scientific evidence, 73% voted to move this proposal to them. 76 communities have adopted ordinance. This ordinance is about unbiased and scientific information. Causing shoreline

erosion, stirs up lake beds in less than 30' of water. Increases safety risk. Recognize that safe use of lakes, ponds and rivers are desirable to maintain. Rights of riparian owners should be considered.

Jeff Nate, 350 Waters Edge Drive – one of the closest neighbors to the event barn situation to the west side of the property. Mr. Hotchkiss took his opening statement and feels like Bill Murray in Groundhog Day and can't say anything more except he is against it.

Kevin Kane, 2942 N Interlaken Drive – in favor of allowing families on Lower Nashotah Lake to continue wake surfing. The neighbors are alleging damage from three wake boats and they only go out a few times per year. Lower Nashotah Lake is in the lowest for chlorophyll and phosphorus. SEWRPC study at Big Cedar Lake found increased levels and has 30 wake boats and they go out more than a few times a year and plant life is better. Aquatic invasive species can't be brought in because they can't get their boats off the lake. All of their reasoning doesn't apply to their lake.

Marcia Sheveland, 34821 Valley Road – in opposition to the wake restriction on Lower Nashotah Lake, the association is a social club. Haven't shared any detail on the ballot that went out. Soon it will be no tubing and as previous owner of a wake boat, she is not in favor of restrictions. Has safely handled wake-surfing and shows no damage to the lake. Read an email from one board member to another contradicting what they are saying at these meetings.

Brenda Doyle, 2902 N Interlaken Drive – wants to protect their family's interest in property. They bought a home in 2007 and her children began wake-surfing. So upset with the personal attacks of hurting the lake, if there is any scientific evidence, they will shut it down. After the decision was made last summer, she decided to give her boat a permanent home and bought a lift. Just wants to caution the board, doesn't matter if 99% of the lake doesn't like her boat, they cannot take her property rights away. The association has no legal rights. They have a lot of money invested here and plan to protect their property.

Andy Pouchnik, 34100 Sunset Drive – is for event spaces, owns a 15-acre property and what will he do with that property, he could grow corn but there is no money in it. The junk he pulled off the property from the last 30 years was excessive. What can he do to make that a beautiful property. He looks at an event space as an option, well done and restricted and ordinances that say if you go out of bounds, we will take the right away. Putting something there that the community can go to and be a part of with their neighbors seems like a good idea. Income stream for him would be some type of event, not a wedding barn, it's not about one little thing but look at the big picture.

Gordon Lane, 1419 N Summit Avenue – regarding event space: farms can't succeed if they don't have the ability to make money and you can't do that and make money, if they can't have something sustainable, they will sell off and become something other. He is in favor of event spaces, the popularity of barn weddings is starting to fade at this time. It is time to quit talking about the survey, it wasn't done properly and he warned that people putting stuff in his mailbox is a federal offense.

Robert Seipel, 37336 Indian Mound Road – lives on Silver Lake, spoke about legislation that was recently proposed but was not passed so it falls on the local communities, it is a fun recreation and a safe recreation compared to other water sports but at the same time you can't ignore the other property owners request to enjoy the lake. Come up with more broad regulations or guidelines for

sixteen lakes in Summit. Doesn't know if that's possible to come up with a set of restrictions or guidelines for all the lakes.

Kevin Tadych, 37736 Sunset Drive – not in favor of party barns, in favor of controlled event spaces and why events are important: 30 home subdivision generates, sound is not an issue 100db rock band, verified in their own tests, farms are in economic crises 48% have sales less than \$75,500 2,000 acres per day. AI articles are very unreliable and need to be careful of that. No evidence that these reduce property values.

Rebekah Carsey, 37736 Sunset Drive – White Stag Family Farm, acoustic evidence, believes Summit deserves clear enforceable rules, they don't just grow flowers, their operation is quiet and seasonal they had a few U-picks last year. When they came with the original request, they hired legal council and were led down a path that they did not wish to go down. The initial proposal since then she's heard a lot of public comment and believes supporting an event ordinance they are a boutique barn and would like to offer like Peck and Bushel and look to Walworth County that only allows 12 events per year. Let's follow the compre

Mark Roznik, 334 S Golden Lake Lane – opposed to party, event barns, here's stories that it will help farmers and that's great, doesn't see what the upside for the community it. Once allowed, more traffic, if weddings, will have drunk people. If they want to say they can enforce it there will be more police calls and they will have to spend more. IF they approve and then rescind down the road, don't open

Nancy Eiff, 38122 Sunset Drive – has been at these meetings several times and has submitted previous letters opposing the event barns. She is against the barn event venues.

Sandra Murray, 2913 N Silver Cedar Road – in regards to initiating an application for event venues seems to be a waste of time. She has sat through the Village Board and Plan Commission meetings. Lives a greater distance away from the Dockhounds than people who have spoken live to the proposed event venue. Real world of Summit has spoken and spoken a lot. We have zones, we have regulations and if you want to run an event business, you can do so in the appropriate zones. Wake-surfing has changed over the years and in Summit we need restrictions on depth and size of lakes so we don't damage the underside of the lakes.

Jodie Wright, 37935 Sunset Drive – is a crop farmer and raises and owns horses, since late 2024 she has done a lot of research on barn event venues, and recommends that the Village not cover or include barn event venues as agri-business, just because another town approves these, doesn't mean we have to. Farms are worth more doing other things. Summit residents shouldn't have to deal with music every weekend. Rural means just more than being able to see a farm field.

Elizabeth Kane, 2942 N Interlaken Drive – thought we had resolved this. There was a lake association meeting when Peter Engel brought in the Last Wilderness Alliance, most of the residents are not interested in being part of this. They were told they were not allowed to speak at the meeting. They have good neighbor boating rules, go down the middle of the lake, go counterclockwise, it would be reasonable for 200' setbacks from the shore. This is the standard based on science. Expert in fluid mechanics, is the smartest guy in most of the rooms he is in. Understand there are three boats,

did anyone on the lake association complain about the 100 pounds of dirt that 2816 N Interlaken Drive put onto the property.

Diane Knutson, 2934 N Interlaken Drive – point for them to consider is the damage that is occurring on Lower Nashotah Lake. Put in a seawall in February 2017 which she had a picture of and a picture taken today to show the shift in the wall. (walked around and showed two pictures to the Village Board members). Research to support the wake boat industries is questionable.

Cathy Porter, 37500 Still Water Drive – opposed to this wedding venue and have been dealing with this since 2017 and the Village residents have been stating for nine years that they don't want this.

VILLAGE BOARD

Discussion and action on consideration of a future amendment to the text of Chapter 111 Zoning and Shoreland Protection Ordinance to incorporate event facilities uses in certain districts

President Riley stated that the sub-committee didn't want to spend a lot of time coming up with conditions and then get shot down by the Village Board. Planner Barrows stated this is a policy decision of the board.

President Riley stated he thinks one of things we want to do is maintain rural character in Summit and allowing people with properties that have barns or buildings to be used for other purposes would help do that. Trustee Phillips replied he is with President Riley on that.

Planner Barrows stated the board members need to be careful about talking about a specific property.

Trustee Arenz stated his comment is that although we did talk about this in 2017, it was in general, it was about a specific request. What we are looking at is not the same, as an elected and allow people to have property rights and to allow people to keep the rural character. All he hears from folks is that we want to keep it rural. There isn't any specific detail that says allowing something from turning into a subdivision but there are 300 developments that say it can turn into something. Give them the ability to look at these on an individual basis and give people a chance. It's a lot harder for the board to say an across the board no, is not fair to the community. How do you balance trying to keep a rural character. Can't say no across the board and throw out the baby with the bathwater. If they just say no, we are losing something as a community.

Trustee Lee stated the ask is would we allow event venues in AG zoning. Planner Barrows clarified that is not what we are discussing yet. If he bought a property and came out here for the rural nature, whether he has an acre or 80 acres and all of a sudden his neighbor is running an event venue, he'd have a problem with that. How do we do this and save the barns and make this work and not tick off all the neighbors in the area. Hard for him to say he's going to allow this to happen to potentially any of the people here.

President Riley stated our Master Plan has no Ag in it and someone called and asked him that. If we designate someone's farm as only Ag, they will be mad about that. How long can we maintain farms, they are going to turn into subdivisions, there will be no barns or fields. If we can maintain them with other uses for longer periods of time, we can keep it rural for a longer amount of time. Trustee Lee is

saying that 50 houses would increase the tax revenue more than an event venue. Trustee Arenz said the Village's motto was to try and keep the rural character.

Trustee Petronovich said so what you're saying is that approving an event venue will keep Summit rural. Trustee Arenz responded that if you say a blanket no, and that's a majority of what people want, several people feel the opposite and don't want to be limited, at least give them the ability to make a request and go through the process. If it was an easy answer, this would have been done in 2017.

Trustee Petronovich stated this reminds him of the VRBO's and they know how he feels about those. It is just a person making it uncomfortable for someone else and he doesn't think that's right.

MOTION: (Arenz, Phillips) *to direct staff to come forward with a plan to move forward with where event facilities should be allowed in the code. Carried. (Petronovich, Lee opposed)*

Discussion and action on request from Lower Nashotah Lake Association for consideration of an ordinance to restrict wake-surfing

President Riley wanted to put together some rules that we can apply to the use and should be based on science, doesn't want to decide on a per lake basis. Would like to come up with a set of guidelines. Do we want to restrict at all and then what are the parameters to apply to all the lakes.

Trustee Lee stated there are two lakes that have shared jurisdiction and how does that work. Attorney Bitar replied that the other municipality would have to adopt similar regulations and gave an example of Elkhart Lake and that each jurisdiction adopted it.

Does anybody want to blanket ban it on the request that they have received or would they like to place parameters.

Trustee Lee asked if they have water quality data from the past 5 years. Pete Engel replied they have two volunteers that do it and submit to the DNR and SEWRPC. Mr. and Mrs. Kane provided a report for him to look at.

Trustee Petronovich asked if it's possible instead of having rules like being 200' off the shoreline could you have an ordinance that states the person can't let go of the rope.

Trustee Lee stated boats have changed over the years and he is an avid skier, and has wake-surfed on a bigger lake up north. He knows that we can't limit the type of boat, only the activities.

Attorney Bitar agreed and that they should calibrate the legislation to their community.

MOTION: (Petronovich) *that the Village adopt an ordinance restricting artificial wake enhancement on Lower Nashotah Lake and direct the Village attorney to draft or review that ordinance.*

President Riley stated we aren't going to pass an ordinance tonight unless we pass the one that has been provided and then it still has to be reviewed by our attorney.

MOTION: (Riley, Phillips) *to direct our attorney and staff to create an ordinance to limit the use of wake enhancements beyond 200' of shore and in more than 20' depth.*

Attorney Bitar stated that you can regulate this unless the state adopts something but he advises that we stay away from complete prohibition of the activity unless the lake requires that. Some communities have just banned it and that is where claims come in. Total prohibition can happen but needs support. We could bring back something with blanks to be filled in for Summit's lakes.

Trustee Petronovich stated maybe we can restrict it in certain spots on a lake.

President Riley stated we would rather have a clean, fill in the blank template for further discussion.

Trustee Lee has concerns about numbers, enforcement and effects on non-affected lakes.

Carried. (Lee opposed).

Discussion and action to set items for April 9, 2026 regular Village Board meeting

Appointments to Boards, Commissions, Committees.

ADJOURN VILLAGE BOARD MEETING

MOTION: (Arenz, Lee) *to adjourn the Village Board meeting at 8:11 p.m.* Carried.

Respectfully Submitted,

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

Next Regular Meeting: April 9, 2026