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

AGENDA
Joint Village Board and Plan Commission Meeting
Thursday, March 19, 2026 4:00 p.m.
At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PRESENTATION – Memorandum of Understanding Deliverables: Conceptual Master Plan for Pabst Farms Development by Cobalt Partners & Pabst Farms
4. Review and Feedback on Presentation
5. **ADJOURN JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING**

Respectfully submitted,

Debra J. Michael, WCMC
Administrator-Clerk/Treasurer

Posted: March 13, 2026

NOTE: There is no public input at this meeting. However, there is a Plan Commission meeting scheduled to begin at 5:30 pm on March 19, 2026 that will include the ability to provide public input on this matter.

**** 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 and/or Plan Commission noticed above.

MEMORANDUM OF UNDERSTANDING
VILLAGE OF SUMMIT REQUESTS

This Memorandum of Understanding (“Memorandum”) is entered into as of the 15th day of October, 2025 (“Effective Date”), by and among the City of Oconomowoc, Wisconsin (“City”), the Village of Summit, Wisconsin (“Village”) (collectively, the City and Village shall be referred to as “Municipalities”) and Pabst Farms Development Inc. and Cobalt Partners, LLC (collectively, and including their respective successors and assigns, “Developer”).

1. **Background**

- a) The Developer controls certain parcels of land located within the area depicted as the “Proposed Project Area” on **Exhibit A**. The Proposed Project Area comprises approximately 210 gross acres and is situated in both the Village and City.
- b) The Developer’s proposed development is intended to be a regional, mixed-use development.
- c) The Municipalities and Developer (collectively, the “Parties”) intend that the proposed development will be structured as a public/private partnership.
- d) The Parties have been in preliminary discussions concerning the benefits of the Proposed Project Area being cohesively developed and the Parties working together to accomplish the same.
- e) To assist in furthering the consideration of and to provide structure and timelines to facilitate the analysis of the proposed development, the Parties have agreed to enter this Memorandum.

2. **Deliverables**

- a) During the term of this Memorandum, the deliverables referenced in Sections 3-7, related to the proposed development, will be developed by the Developer and provided to the Municipalities at the Developer’s sole expense.

Deliverable dates using October 15, 2025 as the implementation date:

| | | | |
|----------------|--------------------|----------------|--------------------|
| 30 days | November 14 | 60 days | December 14 |
| 75 days | December 29 | 90 days | January 13 |

***With regards to the deliverables mentioned in Sections 3 – 7, the Village expects the following to be included (all noted in red).**

3. **Proposed Project Team - Due November 14, 2025**

- a) The Developer shall assemble a Project team of individuals or companies, or both, with knowledge of and experience in commercial, retail and residential development in Southeast Wisconsin (“Proposed Project Team”). The Proposed Project Team shall be familiar with the Municipalities’ market area.
- b) On or before thirty (30) days after the Effective Date, the Developer shall provide the Municipalities with written confirmation of the Proposed Project Team members and, if requested by the Municipalities, provide background or biographical information for each member of the Proposed Project Team.

Submit background and biographical information for each team member, including examples, photos/samples of completed projects.

4. **Market Analysis and Proposed Project Positioning - Due December 14, 2025**

- a) The Developer shall, with the assistance of the Proposed Project Team, prepare a market analysis for the proposed development and a competitive positioning summary (collectively, “Market Analysis”) which identifies, in the opinion of the Proposed Project Team, the highest and best use and development for the Proposed Project Area in the context of market feasibility and in a manner consistent with the Municipalities’ land use planning and zoning or appropriate modifications thereto.
- b) On or before sixty (60) days after the Effective Date, the Developer shall provide the Municipalities with the Market Analysis.

Submit explanation of methodology used for determining the “highest and best use” for development area. For each proposed use in the Village of Summit, indicate whether the uses are consistent with the Village’s current land use plan and zoning to include applicable references to the section(s) in our Code, and if not, what is being proposed as the modification.

5. **Master Plan – Due December 29, 2025**

- a) The Developer shall, with the assistance of the Proposed Project Team, prepare a master plan for the proposed development that identifies (i) proposed uses consistent with the Market Analysis, (ii) site plans showing proposed building pads, parking, public and private roads, green spaces, and (iii) building design concepts and related aesthetic features (“Master Plan”).

With the report, we anticipate the following to be included: public amenities with references under what zoning do those uses fit in.

(i) specific to location of various uses, (ii) specific to location, (iii) – samples of other buildings where this has been accomplished.

The Municipalities will assist the Developer in the identification and location of the public infrastructure reasonably necessary to serve the development.

If the Developer acquires this information from the city, that will be shared with the village.

- b) The Developer shall, upon request of the Municipalities, prepare a Traffic Impact analysis to aid in development of the Master Plan.

TIA is expected to be updated and provided to the village.

- c) On or before seventy-five (75) days after the Effective Date, the Developer shall provide the Municipalities with the Master Plan.

6. **Financial Model – Due January 13, 2026**

- a) The Developer shall, with the assistance of the Proposed Project Team and Municipalities’ financial consultant and staff, prepare a financial plan for the proposed development including (i) anticipated tax incremental value for the development broken down into component parts identifying the type of use or proposed development and its related proposed development value, (ii) the timing for the creation of tax increment, and (iii) the estimated proposed development costs including public and private infrastructure costs (collectively, “Financial Model”). The Financial Model shall also include such other information as is reasonably necessary to support the conclusions set forth in the Financial Model including, but not limited to, the assumptions relied upon by the Developer in establishing the Financial Model. The Municipalities will assist the Developer in identifying public infrastructure costs associated with the proposed development and other costs, if any, incurred or expected to be incurred within the proposed development and the associated timing of such expenditures.

- b) On or before ninety (90) days after the Effective Date, the Developer shall provide the Municipalities with the Financial Model and the supporting information.

7. **Implementation Plan and Schedule – Due January 13, 2026**

- a) The Developer shall, with the assistance of the Proposed Project Team, prepare a plan and schedule that identifies (i) marketing concepts to be implemented to facilitate the proposed development in accordance with the Master Plan and Financial Model, (ii) proposed Developer and Municipalities actions to be taken to implement the Master Plan and facilitate the proposed development, and (iii) the timing for the performance of each activity deemed reasonably necessary for the implementation of the Master Plan (collectively, "Implementation Plan").
- b) On or before ninety (90) days after the Effective Date, the Developer shall provide the Municipalities with the Implementation Plan.

8. **Municipalities Review.** The Municipalities will promptly review each deliverable provided by the Developer as outlined in Sections 3-7 related to issues that include but are not limited to land use planning, zoning, and expectations for development within the Proposed Project Area (collectively, "Municipalities Goals"). Not later than within thirty (30) days of the Municipalities' receipt of a deliverable, the Municipalities will discuss the deliverable with the Developer and will provide the Developer with any comments the Municipalities may have related to the deliverable considering the Municipalities Goals. In the event the Municipalities, in their reasonable discretion, determine that proceeding with the finalization of the next deliverable would not be useful or beneficial for the Municipalities, or either of them, the Municipalities shall advise the Developer and the Developer or the Municipalities may discontinue its or their respective obligations under the Memorandum.

The village intends to hold numerous joint meetings with the Village Board and Plan Commission to review and provide feedback for deliverables. We have tentatively selected the following dates: November 20, December 18, January 15, February 11.

9. **Development Undertakings.** During the term of this Memorandum, the Parties may discuss the appropriateness of entering into additional agreements deemed reasonably necessary to facilitate development within the Proposed Project Area considering the deliverables received by the Municipalities. The Parties may pursue in good faith implementation of the following undertakings, subject to applicable governmental approval processes; however, there is no obligation on the part of the Parties to reach an agreement on any one or more of the undertakings.

- a) **Creation of Tax Increment District ("District").** Creation of a District, which shall encompass, at a minimum, all the Proposed Project Area.

b) **District Financing.** Subject to the Municipalities' review of the Financial Model, financing and funding of proposed development costs by the District in amounts to be determined and identified within the Development Agreement (as defined below) including the following:

- Public benefits;
- Capital costs;
- Financing costs;
- Real property assembly costs;
- Professional service costs;
- Imputed administrative costs;
- Relocation costs;
- Organizational costs;
- Public infrastructure costs;
- Environmental remediation costs;
- Cash grants or incentives;
- Other permitted "Proposed Project Costs" under §66.1105 of the Wisconsin Statutes

c) **Rezoning.** Subject to the Municipalities' review of the Market Analysis and Master Plan, and further subject to all applicable legal processes, the Municipalities will consider the appropriate rezoning of the Proposed Project Area by the Municipalities to support implementation of the Master Plan.

d) **Grant Assistance.** Seeking grant assistance to the extent reasonably available.

e) **Development Agreements.** Negotiation and execution of a tax increment agreement and a development agreement governing the foregoing matters along with such other matters as are customary or appropriate for a development of the nature contemplated hereunder.

10. **Timeline.** To facilitate the schedule outlined in connection with the deliverables referenced in Sections 3-8 above and implementation of the proposed development, the Municipalities and Developer shall work in good faith to develop a detailed term sheet and/or agreement outlines for the foregoing undertakings within ninety (90) days following execution of this Memorandum.

11. **Reimbursement of Professional Fees.** The Municipalities will incur third party professional fees, including but not limited to fees incurred in designing and planning the extension of public infrastructure to service the development and to analyze the Financial

Model. These fees may include professional services rendered by engineers, attorneys and financial advisors (together, "Professional Fees"). Developer agrees to pay the Municipalities' invoices for Professional Fees reasonably incurred and directly related to the Proposed development within 30 days of the issuance of the Municipalities' invoice identifying such Professional Fees. Professional Fees that remain unpaid by Developer within 30 days following Developer's receipt of invoices from the Municipalities shall bear interest at the rate of eight (8%) percent per annum until paid. Developer shall not be liable to reimburse any Professional Fees incurred by the Municipalities to the extent that the Professional Fees relate to properties or developments other than the proposed development. The parties also agree to negotiate in good faith to fund some or all the Professional Fees described in this Memorandum as proposed development costs in a tax incremental district which may be formed to facilitate the proposed development and other area development.

12. **Miscellaneous.** Developer may not assign this Memorandum without the prior written consent of the Municipalities. The Municipalities hereby consent to the assignment of this Memorandum by Developer to any affiliate of Developer. No modification or amendment to this Memorandum shall be binding upon either party until such modification or amendment is reduced to writing and executed by both parties. This Memorandum may be signed in any number of counterparts with the same effect as if the signatures were upon the same instrument. A facsimile or digital signature has the same effect as an original signature. If any provision in this Memorandum is held to be unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.
13. **Termination of Memorandum.** This Memorandum may be terminated upon ten (10) days upon written notice from either party to the other, provided that Developer shall remain liable to pay to the Municipalities all Professional Fees directly relating to the proposed development incurred prior to such termination.
14. **Governing Law.** This Memorandum will be interpreted pursuant to Wisconsin law and any disputes as to the terms, obligations or enforcement of this Memorandum shall be reviewed in the Circuit Court for Waukesha County. The parties to this Memorandum hereby consent to that venue.
15. **Notices.** All notices required or permitted under this Agreement shall be in writing and shall be delivered, in person or via overnight courier or first class U.S. mail, to the parties at the following addresses (or such other addresses which the parties provide each other with notice in the manner specified in this section).

VILLAGE OF SUMMIT
Debbie Michael, WCMC
Village Administrator-Clerk/Treasurer
37100 Delafield Road
Summit, WI 53066

CITY OF OCONOMOWOC
Mark Frye, City Administrator
City of Oconomowoc
174 E. Wisconsin Avenue
Oconomowoc, WI 53066
DEVELOPER

C/O COBALT PARTNERS, LLC
Scott Yauck, President
400 N. Broadway, Suite 100
Milwaukee, WI 53202

16. **Binding Obligations.** Except for Section 11, which is intended to be binding upon the Parties, **this Memorandum shall not be binding upon the Parties other than to impose an obligation to negotiate in good faith** with respect to the matters described herein and, in such case, only to the extent otherwise permitted by applicable law.

(Signatures appear on the following page)

The Parties have executed this Memorandum as of the Effective Date, as set forth in the opening paragraph.

MUNICIPALITIES:

CITY OF OCONOMOWOC

By: _____

Robert P. Magnus, Mayor

VILLAGE OF SUMMIT

By: _____

Jack Riley, Village President

DEVELOPER:

COBALT PARTNERS, LLC

By: _____

Scott Yauck, President

PABST FARMS DEVELOPMENT INC.

By: _____

Brian Bell, Manager



Village of Summit Submittal Package

March 12, 2026

1. Executive Summary

The Harvest at Pabst Farms is a master-planned, mixed-use community rooted in agrarian heritage and reimagined for modern life. It integrates residential neighborhoods, retail, restaurants, hospitality, professional office, wellness amenities, civic gathering spaces, and open space into a unified, walkable environment that honors the land's history while looking confidently toward the future. Designed to function as a complete district rather than a collection of isolated uses, the development aligns private investment with long-term community goals in a fiscally responsible, market-supported framework.

Key principles include:

- Walkability and strong internal connectivity
- A diverse mix of retail, restaurant, wellness, and professional office uses designed to create sustained daily activity and regional destination value
- A diversity of housing types and price points
- Rooftop population to support neighborhood-serving retail
- High-quality architecture and cohesive design standards
- Preservation and enhancement of natural features
- Meaningful public amenities and civic spaces

Building on the notion that land cultivates connection, shapes tradition, and anchors a true sense of place, The Harvest strengthens community, supports everyday life, and creates opportunity, ensuring the land and the people

connected to it continue to thrive for generations. (see attached **E1- Brand Guidelines**)

Tagline: **Where modern life rediscovers its roots.**

This coordinated master plan replaces fragmented, single-use development with a unified planning framework that strengthens the Village's tax base and overall quality of life. Without a coordinated planned development (PD) framework, the property might otherwise develop in a more fragmented, by-right commercial manner without unified design standards or integrated site planning.

2. Development Approach & Public Process

2.1 Proven, Long-Term Development Team

- Wisconsin-based, long-term owner/developer (not a merchant builder)
- Track record of large-scale, mixed-use, master-planned communities integrating residential, commercial, civic, and open-space components
- Emphasis on durability, architectural quality, and long-term community fit
- Experience coordinating with municipalities, utilities, school districts, and regional agencies over multi-year entitlement and build-out horizons
- Approach structured as a multi-year partnership with the Village, not a single transaction

2.2 Thoughtful & Transparent Process

- Process guided by a tri-party, non-binding Memorandum of Understanding
- More than 20 coordination meetings with staff, elected officials, and governmental bodies
- Public Information Meeting: 500+ residents invited; 150+ attendees with substantive dialogue

- Key community concerns (traffic, density transitions, infrastructure, character) reflected in plan refinements to extent practical
- Current submittal represents an iterative, responsive process rather than a fixed proposal

2.3 Highest & Best Use Through Comprehensive Master Planning

- Plan reflects site constraints and long-term planning objectives
- Residential north of Pabst Farms Boulevard selected to:
 - Provide appropriate transitions to existing neighborhoods
 - Support walkability and internal capture for retail and amenities
 - Maximize land efficiency while protecting sensitive areas
- Comprehensive master planning ensures cohesive land use, coordinated infrastructure, integrated open space, and predictable long-term outcomes
- Avoids fragmented, piecemeal development with inconsistent standards

3. Overall Development Program

3.1 Site Plan

- Master site plan
 - Refer to attached exhibits (**E2a, E2b, E3, E4**) for detailed site plan, building massing studies, architectural imagery, and animation (**see previously provided link**)
- Commercial building sizes and configuration
 - Building areas may range from 1200 SF to over 40,000 SF for larger single-use or multi-use buildings
- Housing types
 - Single-family detached

- Single-family attached (“twin homes”) [included only in Oconomowoc at this point; could include in Village subject to Village Board input]
- Townhome condominium
- Garden style
- Three-story apartment-style (at community green)
- Identification of proposed CSM lot lines
 - It is too early in the process to determine final CSM configuration, but parcels will likely be configured to support separate ownership and financing of individual buildings for commercial uses. For residential uses, single-family lots would be individually subdivided, garden-style buildings would likely be clustered into "blocks," and the three-story building would be a separate parcel. Similarly, the community green would be an individual parcel.

3.2 Development Summary Table

- Refer to attached exhibits (**E2b**)

4. Housing Mix & Density

4.1 Housing Matrix

| Pabst Farms Development Summary | | | | | | |
|---------------------------------|--|------------|------------|-------------|------------|-------------|
| | Oconomowoc | | | Summit | | |
| | Acreage | Units | Units/Acre | Acreage | Units | Units/Acre |
| Single-Family Detached | 12.5 | 38 | 3.0 | 9.8 | 32 | 3.3 |
| Single-Family Attached | 4.6 | 18 | 3.9 | 0 | 0 | 0.0 |
| Multi-Family Owner Occupied | 1.7 | 12 | 7.1 | 2.4 | 12 | 5.0 |
| 2-Story Garden Style Apt | 13.9 | 212 | 15.3 | 16.5 | 204 | 12.4 |
| 3 over 1 Apt | 9.3 | 110 | 11.8 | 7.1 | 110 | 15.5 |
| Total | 42 | 390 | 9.3 | 35.8 | 358 | 10.0 |
| Unit Totals | | | | | | |
| Single-Family Detached | 70 (1/4-acre lots approximately) | | | | | |
| Single-Family Attached | 18 (Twin Homes) | | | | | |
| Condominiums Total Units | 24 (Owner-Occupied Townhomes) | | | | | |
| Garden Style Total Units | 416 (23/24-unit buildings in Oconomowoc, 17/18-unit buildings in Summit) | | | | | |
| 3 over 1 Apt Total Units | 220 | | | | | |
| Total Units | 748 | | | | | |
| Total Res. Acreage | 77.8 | | | | | |
| Total Unit Density | 9.6 | | | | | |

4.2 Housing Strategy

The housing mix supports changing household preferences, workforce attraction, and neighborhood vitality while remaining within a responsible range of the Village's overall housing composition.

The plan intentionally provides a range of housing options, including single-family detached homes, attached townhome condominiums, garden-style apartment homes, and a three-story multifamily product located near the community green. This diversity of formats expands ownership and rental opportunities while offering a variety of price points designed to serve residents at different life stages and income levels. (see attached exhibit **E3**).

Market analysis demonstrates that successful mixed-use developments rely on sufficient residential density to sustain high-quality commercial tenancy. Comparable regional projects have included residential-to-commercial ratios ranging from 3.6 to 6.1 units per 1,000 square feet of retail space. The Harvest at Pabst Farms is projected at less than 1.0 residential units per 1,000 square feet of commercial space, significantly below ratios observed in recent regional mixed-use developments.

5. Parking, Circulation & Open Space

5.1 Parking

Parking will meet or exceed applicable Village requirements while incorporating shared parking efficiencies across complementary uses.

- Parking ratios aligned with market demand and phased absorption
 - Larger-format retail ratios of 4 stalls/1,000 SF
 - Restaurant and higher volume use ratios of 10-15 stalls/1000 SF
 - Residential uses will generally provide from 1.5 to 2.0 stalls per unit (including enclosed/subterranean parking)
 - Adequate guest parking will be provided based on typical market metrics
- Internal access drives designed to reduce curb cuts along arterial corridors

5.2 Pedestrian & Trail Network (see attached exhibit **E3**)

- Path connections
- Internal walkability
- Regional trail integration

5.3 Open Space & Amenities

- Approximately 6-acre Harvest Green civic space
- Common open space areas
- Programmed amenity areas
- Integrated trail connections to surrounding neighborhoods
- Preservation of mature tree stands where feasible
- Flexible lawn areas for programmed and informal community use

6. Architectural Character & Imagery

6.1 Residential Imagery

Refer to attached exhibits for detailed site plan, building massing studies, architectural imagery, and animation materials (see animation and attached exhibits **E3, E4**)

6.2 Commercial Imagery

Refer to attached exhibits for detailed site plan, building massing studies, architectural imagery, and animation materials (see animation and attached exhibits **E3, E4**)

6.3 Cohesive Design Strategy

The Harvest brand and architectural language are intentionally cohesive, grounded, and crafted. Design elements draw inspiration from the original Pabst Farms buildings, interpreting agrarian materials, tones, and proportions in a contemporary manner. The overall character is warm, natural, and enduring rather than thematic or nostalgic. (see attached animation and exhibits **E3, E4** and **E1 – Brand Guidelines**)

Architecture, landscape, signage, and public realm elements are guided by a unified framework (see animation and attached exhibits **E3, E4** and **E1 – Brand Guidelines**) that emphasizes:

- Authentic materials and natural color palettes inspired by cultivated fields, pasture, barn roofs, and cream city brick
- A recognizable, welcoming identity that feels handcrafted and rooted in place
- Human-scaled streetscapes and gathering spaces designed for everyday rituals and community interaction
- A visual hierarchy and design consistency that reinforces Harvest as a distinct, long-term neighborhood identity

7. Transitional Areas & Buffering Strategy

7.1 Northern Boundary

- Existing berm conditions
- Enhanced landscape treatment/screening to be added

7.2 Eastern Edge (CTH P)

- Landscape treatment/screening

7.3 Adjacent Land Use Transitions

- Graduated building heights transitioning toward lower-density edges
- Appropriate setbacks calibrated to adjacent land uses
- Enhanced landscape buffers along CTH P and northern property lines
- Berming and supplemental plantings where appropriate
- Architectural articulation and massing variation, along with material transitions, at perimeter conditions

8. Proposed Use Categories

8.1 Potential Use Types

The Harvest is designed to accommodate a balanced mix of residential, commercial, civic, and open space uses consistent with a walkable, mixed-use district.

Residential

- Single-family detached homes
- Single-family attached (“twin homes”) [included only in Oconomowoc at this point; could include in Village subject to Village Board input]
- Attached townhome condominiums
- Multifamily residential (garden-style and three-story formats)

Retail & Commercial

- Neighborhood-serving retail and services

- Regional retail anchors consistent with corridor context
- Grocery and specialty food retail
- Restaurants (sit-down and fast-casual)
- Hospitality (hotel or lodging)
- Personal and professional services
- Financial institutions
- Veterinary clinic and animal grooming
- Child care facilities
- Digital signage

Office & Medical

- Professional office
- Medical and dental clinics
- Immediate care facility
- Wellness-related services (physical, occupational, massage therapy)

Wellness & Recreation

- Health club and fitness
- Indoor recreation

Civic, Community & Open Space

- Limited civic or community facilities
- Parks, community green, and open space
- Community garden
- Cultural uses (e.g., art gallery)

This mix of uses is intended to reinforce internal capture, support long-term commercial viability, and create an integrated district rather than isolated single-use parcels.

8.2 Uses Proposed to be Prohibited

Consistent with the vision for a walkable, high-quality mixed-use district, the following uses are proposed to be excluded to protect adjacent neighborhoods, preserve long-term property values, and maintain the intended character of The Harvest:

Adult & Nuisance Uses

- Adult entertainment establishments
- Other nuisance-oriented uses inconsistent with a family-oriented mixed-use environment

Hazardous, Industrial & Environmental Impact Uses

- Heavy industrial or manufacturing operations
- Hazardous material processing or storage facilities
- Waste handling, salvage yards, recycling centers, or scrap operations
- Uses generating excessive noise, vibration, emissions, or environmental impacts

Industrial / Storage-Oriented Uses

- Outdoor storage yards
- Warehouse-dominant or distribution facilities
- Truck terminals, fleet storage, or heavy equipment storage
- Self-storage or storage-focused developments inconsistent with active mixed-use frontage

Distressed or Low-Quality Retail Formats

- Uses primarily characterized by liquidation, distressed inventory, or low-quality retail formats inconsistent with the architectural and merchandising standards established under the PD framework

Automotive-Oriented Uses

- Auto sales lots
- Vehicle repair or service centers
- High-intensity automotive-oriented uses

- Gas stations

Alcohol- or Late-Night-Dominant Uses

- Standalone taverns or bars where alcohol sales are the primary use
- High-intensity late-night entertainment venues incompatible with adjacent residential uses

Large-Scale Institutional or Assembly Uses

- Large educational, religious, or institutional campuses inconsistent with the scale and intent of the mixed-use district
- Funeral homes, cemeteries, or burial-related facilities

These limitations are intended to ensure that commercial and mixed-use components remain pedestrian-oriented, compatible with surrounding neighborhoods, and consistent with the long-term character envisioned for The Harvest.

9. Comprehensive Plan Consistency

9.1 Land Use Amendment Acknowledgment

The applicant is requesting a Comprehensive Plan amendment for the lands north of I-94 from 9.7.5 Industrial/Business Park to 9.7.4 Mixed Use.

In addition, the above requested amendment includes the following:

In 9.7.4, modify the first sentence of leading paragraph to delete “(limited retail).”

In 9.7.4, modify the last sentence of leading paragraph to read:

These areas do not include Industrial/Business Park uses, manufacturing, production facilities, gas/convenience stores, warehousing, **car dealerships, or strip malls, unless the strip mall is determined by the Village Board, following a recommendation from Plan Commission, to maximize the value of the property and is aesthetically pleasing and complementary to the surrounding neighborhood, or car dealerships.**

The proposed amendment is appropriate for the reasons identified below and elsewhere in this Submittal Package. As noted above, the applicant

believes that this amendment supports development of the highest and best use for the site in comparison to its current land use designation, which permits industrial and warehousing uses. Additionally,

- The proposed plan reflects site constraints and long-term planning objectives
- Residential north of Pabst Farms Boulevard is appropriate to:
 - Provide appropriate transitions to existing neighborhoods
 - Support walkability and internal capture for retail and amenities
 - Maximize land efficiency while protecting sensitive areas
- Comprehensive master planning ensures cohesive land use, coordinated infrastructure, integrated open space, and predictable long-term outcomes
- Avoids fragmented, piecemeal development with inconsistent standards

In 9.7.4, modify the last bullet point to add, as an additional exception of a property that is limited to ten (10) units per acre (rather than four (4) units per acre, the 41.77 acres north of Pabst Farms Boulevard (as depicted in exhibit **E5**). This is appropriate to support the adjacent commercial uses and to provide a diversity of housing options.

9.2 Comprehensive Plan Alignment

The Harvest at Pabst Farms is consistent with the goals, policies, and direction of the Future Land Use of the Village of Summit 2045 Comprehensive Plan for the following reasons:

Planned Growth Area – Pabst Farms

The Comprehensive Plan explicitly recognizes the Pabst Farms corridor (north of I-94, between STH 67 and CTH P) as a significant mixed-use and employment-oriented development area governed by a cooperative boundary plan with the City of Oconomowoc. The subject property lies within this established growth geography and is not identified for long-term agricultural preservation. The proposed development reinforces this established growth node without extending commercial intensity into areas identified for rural or low-density preservation.

Business Park and Mixed-Use Orientation

The Plan anticipates Business Park and Mixed-Use Commercial development along the I-94 corridor and near CTH P. The Harvest incorporates commercial, employment-supporting, and neighborhood-serving uses consistent with this corridor strategy and the existing pattern of development within Pabst Farms.

Infrastructure-Supported Intensity

Village policy directs higher density development to lands served by municipal water and sanitary sewer systems. The Summit-side Pabst Farms lands are within Utility District #3 and coordinated with City of Oconomowoc utilities, aligning with the Plan's directive to concentrate intensity in sewered areas.

Managed and Coordinated Growth

The Comprehensive Plan emphasizes intergovernmental cooperation and coordinated planning along shared boundaries. The Harvest continues the long-standing cooperative planning framework established between Summit and Oconomowoc and represents structured, master-planned growth rather than piecemeal expansion.

Environmental Stewardship and Design Compatibility

Village policy requires that development protect environmental corridors, wetlands, and groundwater resources, and be compatible with adjacent land uses through buffering, landscaping, and site design. The Harvest is designed to:

- Preserve and integrate environmental features
- Utilize modern stormwater management practices
- Provide appropriate buffering at transitional edges
- Maintain architectural and site design standards consistent with a high-quality, master-planned community

10. Infrastructure & Utilities

10.1 Water & Sewer Capacity (see exhibit E7)

- Parcels XII and XIII have existing municipal water and sanitary sewer infrastructure located within Pabst Farms Boulevard (refer to attached exhibits)
- Utilities are serviced by the City of Oconomowoc Department of Public Works pursuant to the established intergovernmental framework
- City staff affirmed at the February 17 Council meeting that sufficient capacity exists to serve the Summit parcels
- A 12" watermain extension required as part of the Costco development created a looped system reconnecting to the existing 12" main in Pabst Farms Boulevard
- The looped system enhances service reliability, fire flow capacity, and long-term infrastructure redundancy for Parcels XII, XIII, and XIV

10.2 Stormwater Coordination (see exhibit **E8**)

- Parcels XII and XIII are located within the Pabst Farms Joint Storm Water District (refer to attached exhibits)
- A Technical Standards Report prepared by raSmith confirms that 100% of stormwater facilities will be privately constructed and maintained
- All stormwater runoff will be self-contained on each parcel in accordance with District standards and regulatory requirements

10.3 Dry Utilities

- See attached exhibit **E9**

10.4 Ongoing Intergovernmental Coordination

- The Village of Summit and City of Oconomowoc recently executed a Jurisdictional Transfer Agreement associated with the Costco development
- The agreement consolidated operational control of the key intersection for snow removal, police response, and public safety efficiency
- The intergovernmental framework governing Pabst Farms supports coordinated infrastructure planning and service delivery as development advances.

11. Traffic & Access

- TADI traffic analysis will be updated to evaluate buildout scenarios and identify any required mitigation measures
- Coordination with WisDOT and Village staff as study advances
- The developer will be responsible for implementing or funding required traffic mitigation improvements identified through the final study, subject to Village and WisDOT standards and approvals
- Access coordinated with existing Pabst Farms Boulevard and Sawyer Road infrastructure

12. Phasing & Timeline

12.1 Anticipated Development Phases

- Multi-year phased implementation (preliminary and subject to adjustment)
 - Phase 1 would include commercial/retail and single-family
 - Phase 2 would include additional commercial/retail and phased multi-family
 - Phase 3 would include balance of multi-family
- Coordinated sequencing of residential and commercial components to ensure market stability and infrastructure efficiency

12.2 Timeline

- Estimated start: Q3 2026
- Buildout horizon: Multi-year implementation aligned with market absorption and infrastructure capacity; anticipated to be 5 to 7 years

13. Fiscal & Community Benefits

- Approximately 6.5-acre central Harvest Green civic space designed for public gatherings and community events

- Elevated architectural and site design standards governed by PD overlay controls
- Integration and preservation of wooded areas and open space within the broader development framework
- Network of internal trails and sidewalks to enhance non-vehicular connectivity
- Expanded retail and service offerings capturing unmet market demand
- Integrated residential density supporting long-term commercial viability and reducing vehicle trips
- Potential accommodation of future civic facilities such as a senior center or community-serving facility (subject to separate approvals)
- Long-term regional economic development value along the I-94 corridor
- Expansion of the Village tax base through diversified residential and commercial assessment; estimated total assessed value within Village at stabilization exceeds \$80 million compared to current agricultural valuation

These public benefits are offered in consideration for the requested Comprehensive Plan amendments and potential planned development overlay flexibility and provide measurable, long-term value to the Village.

14. Acknowledgment of Ongoing Refinement

The Harvest at Pabst Farms is presented as a comprehensive framework that will continue to evolve through detailed engineering, architectural refinement, and ongoing coordination with Village staff and elected officials. The development team remains committed to continued collaboration and welcomes feedback throughout the review process. As additional technical studies and design details are completed, refinements will be incorporated in a manner consistent with Village standards, policy direction, and public input. The project will advance in alignment with established public process expectations and through the formal approvals required at each stage of implementation.

STYLE GUIDE

TABLE OF CONTENTS

- 01** _____ **BRAND OVERVIEW**
- 02** _____ **VOICE, TONE, LANGUAGE**
- 03** _____ **LOGO**
- 04** _____ **COLORS**
- 05** _____ **TYPE**
- 06** _____ **PATTERN + IMAGERY**
- 07** _____ **MOCK UPS**



01 BRAND OVERVIEW

OVERVIEW**01 Authentic to Place**

A brand that honors its agrarian past with a strong nod to the future, evoking a renewed sense of possibility.

02 Rooted and Connected

A brand that inspires meaningful connection with nature, community, history, and land.

03 A Cohesive Community

A cohesive brand language that feels hand-crafted, natural, and warm and carries a recognizable tone that universally appeals to everyone.

The Vision:

Building on the notion that land cultivates connection, shapes tradition, and anchors a true sense of place, The Harvest at Pabst Farms is a modern interpretation rooted in agrarian heritage. Guided by thoughtful stewardship, it strengthens community, supports everyday life, and creates opportunity; ensuring the land and the people connected to it continue to thrive for generations.

Where modern life rediscovers its roots.

02 VOICE, TONE, LANGUAGE

VOICE

Use this voice, tone, and language as a guiding framework for all marketing, website, and social content. Take creative liberties where it strengthens the story, but stay aligned with these core principles to keep The Harvest's identity clear, consistent, and compelling.

Grounded. Warm. Quietly confident.

Our voice carries the comfort and confidence of living on familiar land with a curious optimism for what's ahead. We speak thoughtfully, with intention, and carry a bright, inviting tone that creates a welcoming environment for our community. We quietly sip tea on our front porch before the day begins. We bike the trails and visit our plot in the community garden. We gather with neighbors in our back yards for bonfires and barbecues. Our daily routines become sacred, and our rituals are shared.

We're shaped by community, by comfort, and by neighbors who know our names.

Core Traits:

Authentic

Homegrown

Welcoming

Crafted

Optimistic

TONE + LANGUAGE

This page guides how The Harvest voice adapts to different moment, from first impressions to everyday messaging, so every touchpoint feels consistent but never repetitive. Use it as a practical writing reference when creating headlines, social posts, signage, website copy, or amenity descriptions to ensure the tone stays grounded, welcoming, and unmistakably The Harvest.

| Moment | Tone | Example |
|----------------------------|----------------------------|--|
| First impression | Grounded, bright, inviting | "Where modern life rediscovers its roots. Open skies, shared paths, and room to grow." |
| Welcoming residents | Warm, familiar | "Welcome home! Stay awhile — the coffee's still warm." |
| Talking amenities | Simple, natural | "Spaces for gathering, resting, working, and letting the day slow down." |
| Lifestyle content | Easy, lived-in | "Morning walk. Afternoon project. Evening on the porch. Life finds its rhythm here." |
| Location | Local pride, connected | "Close to town, closer to nature. Everything you need, nothing you don't." |

We lean into:

- Short, human phrases
- Sensory, place-based words
- Everyday rituals over marketing claims
- Quiet optimism

Examples:

- "Made for slow mornings and long evenings."
- "Grow here."
- "Walkable. Connected. Neighborly."
- "Fresh air. Familiar faces."

02 LOGO

PRIMARY LOGO



Elegant, wispy typeface
acts as a historical,
slightly vintage nod

Slightly arched typeface
mimics a gateway and
creates a destinalional vibe.

An organic, san-serif adds an
approachable and modern feel
while being easily adaptable.

LOGO USAGE



For general use on light background, opt for the colored logo.



When the colored logo isn't suitable, use the black version on light backgrounds.



For general use on dark background, opt for the reversed colored logo.



When the colored logo isn't suitable, use the white version on dark backgrounds.

LOGO USAGE



HARVEST

Do not remove any logo accents



The
HARVEST
AT PABST FARMS

Do not change text format



The
HARVEST
AT PABST FARMS

Do not stretch logo or alter proportions in any way.



The
HARVEST
AT PABST FARMS

Do not apply the logo to a colored background that is not an approved brand color.



The
HARVEST
AT PABST FARMS

Do not alter colors

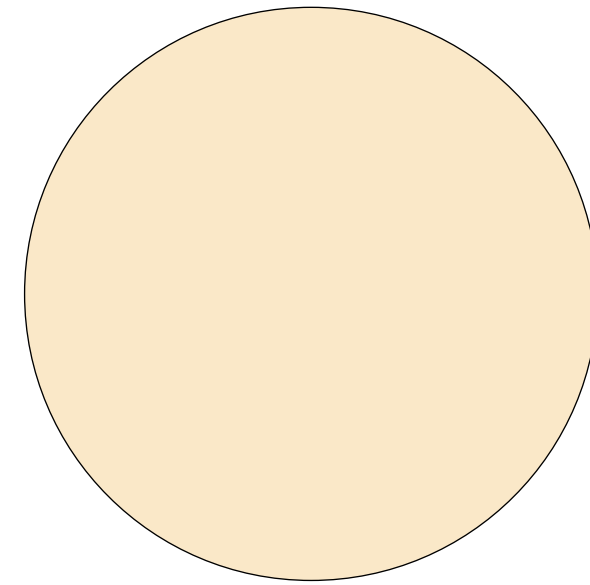
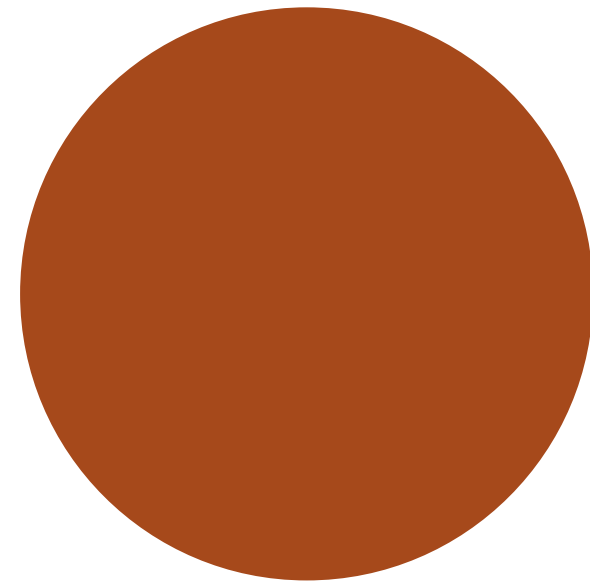
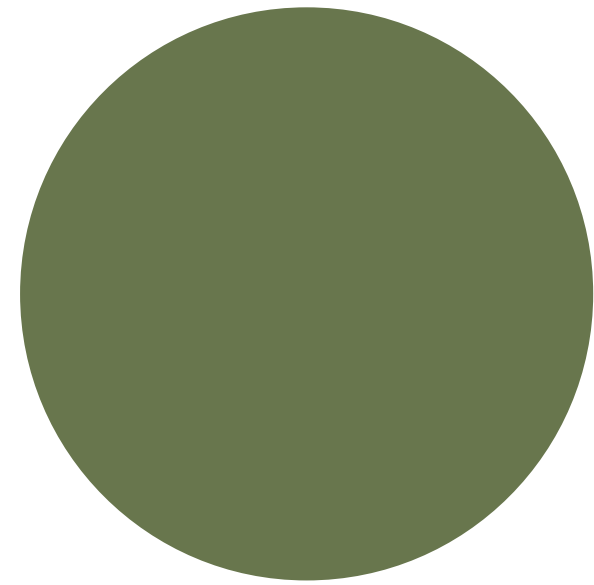
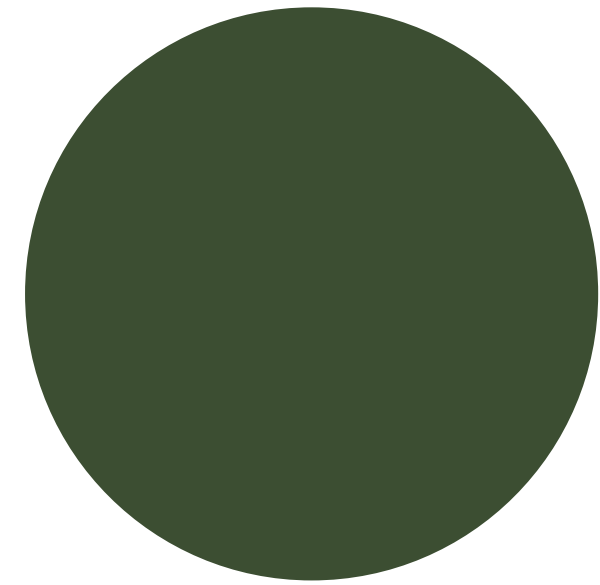


Do not apply the logo to a busy photo background.

03 COLORS

COLORS

The color palette for The Harvest at Pabst Farms is drawn from the composition of the original farmstead buildings. **Harvest** reflects cultivated fields, **Pasture** recalls the pastures that supported the farm’s award-winning Holstein cattle, **Barn Roof** nods to the recognizable red roofs of the historic structures, and **Pabst Farm Brick** emulates the cream-colored brick buildings. Together, the palette recreates the farm’s visual hierarchy, translating the agricultural pattern into a contemporary neighborhood identity.



HARVEST

Main Brand Color

HEX: 3C4E32

R: 60, G: 78, B: 50

C: 74, M: 51, Y: 85, K: 40

H: 100, S: 36, B: 31

PANTONE: 19-0220 TCX

PASTURE

Secondary Brand Color

HEX: 68764D

R: 104, G: 118, B: 77

C: 65, M: 44, Y: 82, K: 10

H: 82, S: 35, B: 46

PANTONE: 18-0108 TCX

BARN ROOF

Accent Brand Color

HEX: 994630

R: 153, G: 70, B: 48

C: 28, M: 80, Y: 87, K: 22

H: 13, S: 69, B: 60

PANTONE: 18-1345 TCX

PABST FARM BRICK

Large Field Brand Color

HEX: FAE8C8

R: 250, G: 232, B: 200

C: 2, M: 8, Y: 23, K: 0

H: 38, S: 20, B: 98

PANTONE: 11-0510 TCX

Color Hierarchy: The brand colors follow a visual hierarchy as illustrated below.



Original Pabst Farms buildings



04+ TYPOGRAPHY

TYPE

**LARGE
HEADLINE**

VOLLKORN BOLD
UPPER CASE

SMALL HEADLINE

SA NEVADA
UPPER CASE

Subhead:

VOLLKORN BOLD
SENTENCE CASE

Body copy: Building on the notion that land cultivates connection, shapes tradition, and anchors a true sense of place, The Harvest at Pabst Farms is a modern interpretation rooted in agrarian heritage. Guided by thoughtful stewardship, it strengthens community, supports everyday life, and creates opportunity; ensuring the land and the people connected to it continue to thrive for generations.

VOLLKORN REGULAR
SENTENCE CASE

05 PATTERN + IMAGERY

PATTERN

The Harvest pattern is made up of organic materials representing the sites agrarian past.

The pattern should only exist on top of **Harvest**, **Pasture**, or **Barn Roof**.

When overlaying text on the pattern, use the *Overlay* opacity setting.

Possible Uses:

- Social media posts
- Splash pages for marketing materials
- Business card embossing
- Envelope liners
- Email newsletter break section
- Wallpaper

Pattern should be set at 10-15% opacity.



The
HARVEST
AT PABST FARMS

Building on the notion that land cultivates connection, shapes tradition, and anchors a true sense of place, The Harvest at Pabst Farms is a modern interpretation rooted in agrarian heritage. Guided by thoughtful stewardship, it strengthens community, supports everyday life, and creates opportunity; ensuring the land and the people connected to it continue to thrive for generations.

IMAGERY

The Harvest imagery should feel warm, natural, and lived-in – moments discovered rather than staged. Photography favors soft light, real textures, and everyday activity, showing people comfortably interacting with each other and the land, not posing for the camera. Colors stay grounded in earth tones and sun-washed neutrals, communicating belonging and ease.



07 MOCKUPS

POTENTIAL MOCK UPS



Billboard



Farmer's Market Box



Window Signage

CONTACT

RINKA+

Sara Slowinski
sslowinski@rinka.com



CONCEPT MASTER PLAN

RESIDENTIAL ZONES

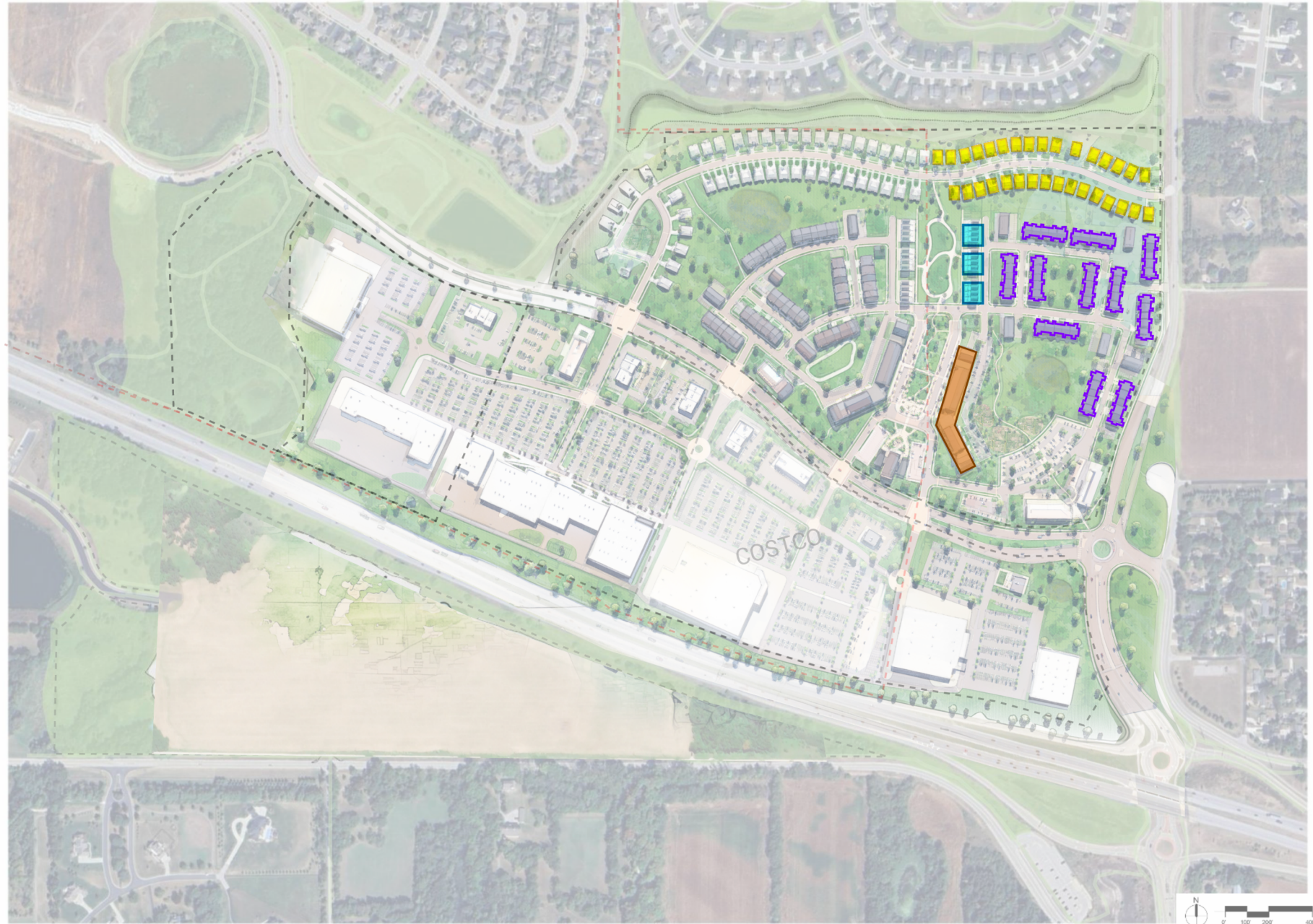
- SINGLE-FAMILY DETACHED
- MULTI-FAMILY OWNER-OCCUPIED
CONDOMINIUMS/TOWNHOMES
- MULTI-FAMILY 2 STORY
GARDEN STYLE APARTMENTS
- MULTI-FAMILY 3 STORY

Pabst Farms Development Summary

| | Oconomowoc | | | Summit | | |
|-----------------------------|------------|------------|------------|-------------|------------|-------------|
| | Acreage | Units | Units/Acre | Acreage | Units | Units/Acre |
| Single-Family Detached | 12.5 | 38 | 3.0 | 9.8 | 32 | 3.3 |
| Single-Family Attached | 4.6 | 18 | 3.9 | 0 | 0 | 0.0 |
| Multi-Family Owner Occupied | 1.7 | 12 | 7.1 | 2.4 | 12 | 5.0 |
| 2-Story Garden Style Apt | 13.9 | 212 | 15.3 | 16.5 | 204 | 12.4 |
| 3 over 1 Apt | 9.3 | 110 | 11.8 | 7.1 | 110 | 15.5 |
| Total | 42 | 390 | 9.3 | 35.8 | 358 | 10.0 |

Unit Totals

| | |
|--------------------------|--|
| Single-Family Detached | 70 (1/4-acre lots approximately) |
| Single-Family Attached | 18 (Twin Homes) |
| Condominiums Total Units | 24 (Owner-Occupied Townhomes) |
| Garden Style Total Units | 416 (23/24-unit buildings in Oconomowoc, 17/18-unit buildings in Summit) |
| 3 over 1 Apt Total Units | 220 |
| Total Units | 748 |
| Total Res. Acreage | 77.8 |
| Total Unit Density | 9.6 |



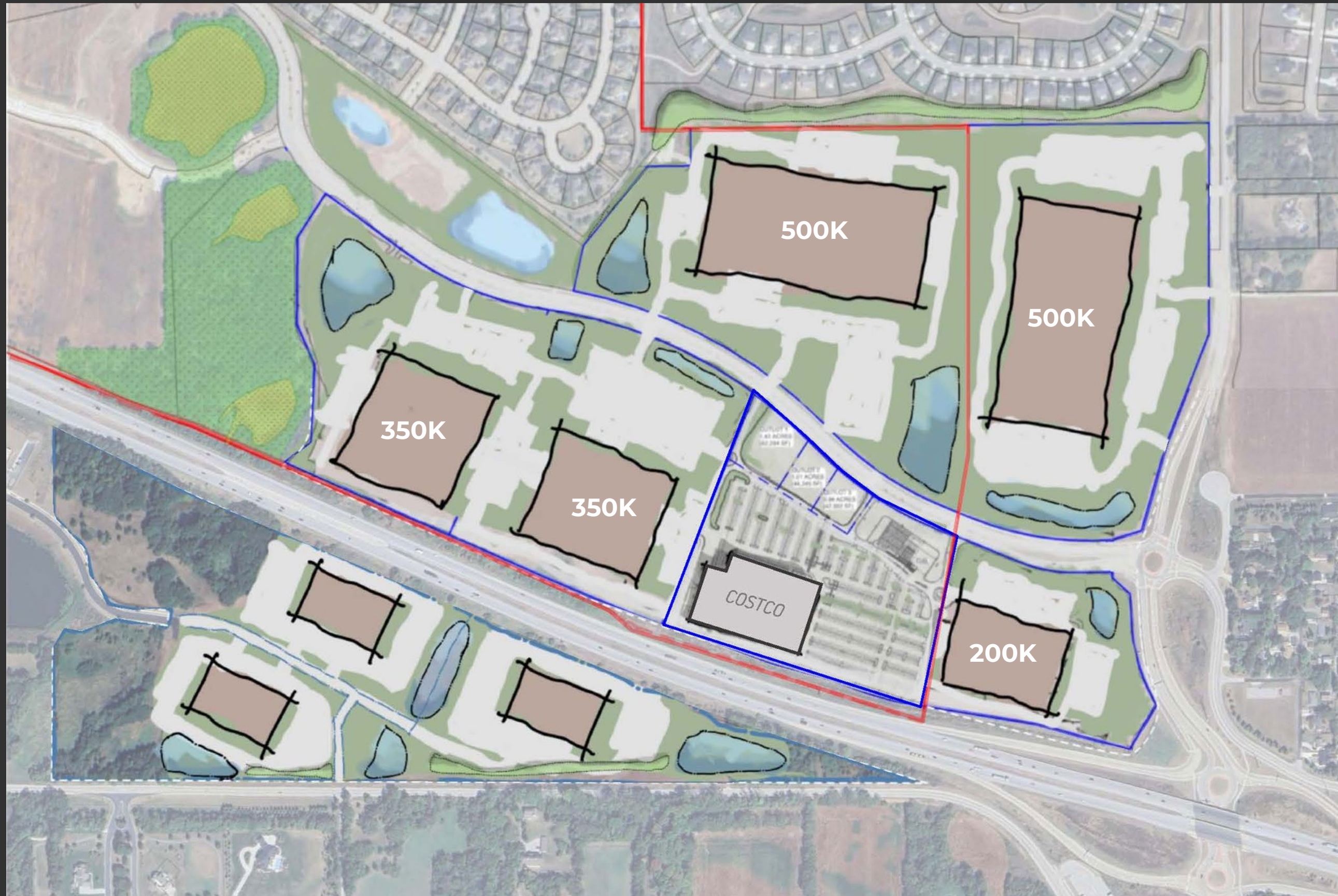
The Harvest at Pabst Farms



AS-OF-RIGHT ZONING

- Aldermanic Request (Not Developer Threat)
- Provides Context/Frames Analysis
- No Master Plan/Comprehensive Vision
- Limited/No Partnership or Community Benefit
- Without Regard to Strategic Plan

CONTEXT



CONTEXT

COMPREHENSIVE PLAN

Highest & Best Use. Collaborative. Controlled.

*** 100% Input from Council Members**

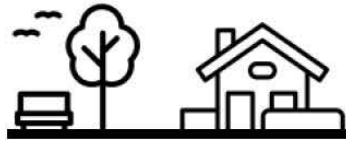
OUR PROPOSAL

CONCEPT MASTER PLAN

COMMUNITY GREEN



CELEBRATION OF HERITAGE
Outdoor "Museum" Opportunity
Agrarian Oriented Branding



OUTDOOR ACCESS
Communal "Back Yard"
Development around Nature



PEDESTRIAN ORIENTED
Trails and Paths
Neighborhood Connections



HOMEGROWN
Community Gardens,
Demonstration Plots,
Farm to Table



REVISED PLAN



PROHIBITED USES

Self-Imposed with Purpose to:

- ✓ Support **High-Quality Retail, Dining, Services, Hospitality & Mixed-Use Environment**
- X Exclude **High Nuisance, Auto-Centric, Industrial, Distressed, or Low-Quality Uses**
- ✓ Protect **long-term value, traffic flow & customer service**

PROHIBITED USES

- Adult/Nuisance Uses
- Hazardous/Industrial
- Waste/Salvage
- Distressed/Low-Quality Retail
- Industrial/Storage
- Environmental/Heavy Impact
- Funeral/Burial
- Alcohol-Oriented
- Entertainment/Assembly
- Educational/Institutional
- Automotive-Oriented
- Truck/Parking Impacts

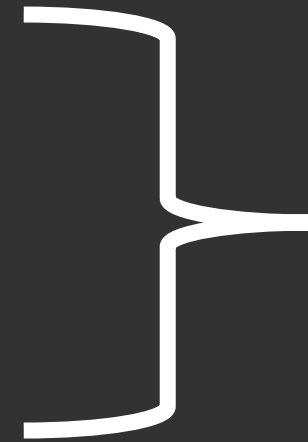
TYPICAL PERMITTED USES

- Retail
- Food & Beverage
- Grocery
- Personal Services
- Hospitality
- Office/Professional
- Mixed-Use Residential
- Outdoor/Ancillary

*** With PD Overlay**

TYPICAL PERMITTED USES

- Retail
- Food & Beverage
- Grocery/Wholesale
- Personal Services
- Hospitality
- Office/Professional
- Mixed-Use Residential
- Outdoor/Ancillary



**Retail Context & State
of the Market**

*** With PD Overlay**



84SOUTH | GREENFIELD

± 475,000 of mixed-use of retail, dining & multifamily

48-acre mixed-use development positioned within the Southridge Mall Regional Trade Area. Features retail, restaurant, medical, and a luxury apartment complex along with multiple outparcels offering casual dining and specialty service-based uses.



THE CORNERS | BROOKFIELD

± 400,000 SF of retail, dining & entertainment

The Corners of Brookfield features over 400,000 SF of open-air premier retail and dining, 244 luxury residences and a central market square in a dynamic, upscale environment.



SHOPPES AT FOX RIVER | WAUKESHA

331,541 SF of retail, dining & entertainment

Waukesha's leading power center anchored by Target and Pick 'n Save. The center features mid-box and inline retail leasing opportunities, along with Ground Lease or Build to Suit development opportunities.



BAYSHORE | MILWAUKEE

± 750,000 SF of mixed-use of retail, dining & entertainment

Premier shopping and dining destination. Bayshore features a spacious open-air community with Art Walk & Year-round entertainment.



MADISON YARDS AT HILL FARMS | MADISON

± 80,000 SF of mixed-use of retail, dining & entertainment

Anchored by Whole Foods, Madison Yards at Hill Farms will feature Full-Service Luxury Hotel, Medical, Office, upscale residential units, and state-of-the-art retail tenants.



DREXEL TOWN SQUARE | OAK CREEK

Mixed-use of retail, civic, commercial, dining & multi-family

Oak Creek's retail, commercial, residential, and civic development located on Drexel and Howell Avenues. The Town Square is surrounded by a 192,000 SF Meijer Store, over 43,000 SF of retail, restaurants, and 400+ luxury apartments.



The Corners of Brookfield

Brookfield, WI

20 ACRES

MULTIFAMILY:

244 Units | 20 AC

COMMERCIAL/RETAIL:

400,000 SF | 20 AC

Acreage cannot be delineated as project is true vertical mixed use.

0.61 Residential units per 1,000 SF of Commercial / Retail

Whitestone Station

Menomonee Falls, WI

54 ACRES

MULTIFAMILY (20%)

318 Units | 11 AC

COMMERCIAL/RETAIL (50%)

261,000 SF | 27 AC

HEALTH/WELLNESS (20%)

11 AC

HOSPITALITY (9%)

5 AC

1.22 Residential units per 1,000 SF of Commercial / Retail

84South

Greenfield, WI

48 ACRES

MULTIFAMILY (15%)

267 Units | 7 AC

COMMERCIAL/RETAIL (77%)

300,000 SF | 37 AC

MEDICAL (8%)

11 AC

0.89 Residential units per 1,000 SF of Commercial / Retail

Mayfair Collection

Wauwatosa, WI

59 ACRES

MULTIFAMILY (8%)

394 Units | 5 AC

COMMERCIAL/RETAIL (75%)

390,000 SF | 44 AC

OFFICE/FLEX (12%)

7 AC

HOSPITALITY (5%)

3 AC

1.01 Residential units per 1,000 SF of Commercial / Retail



The Prairie Development

Oak Creek, WI

115 ACRES

90 AC (78%)

Multifamily /
Duplex /
Single Family

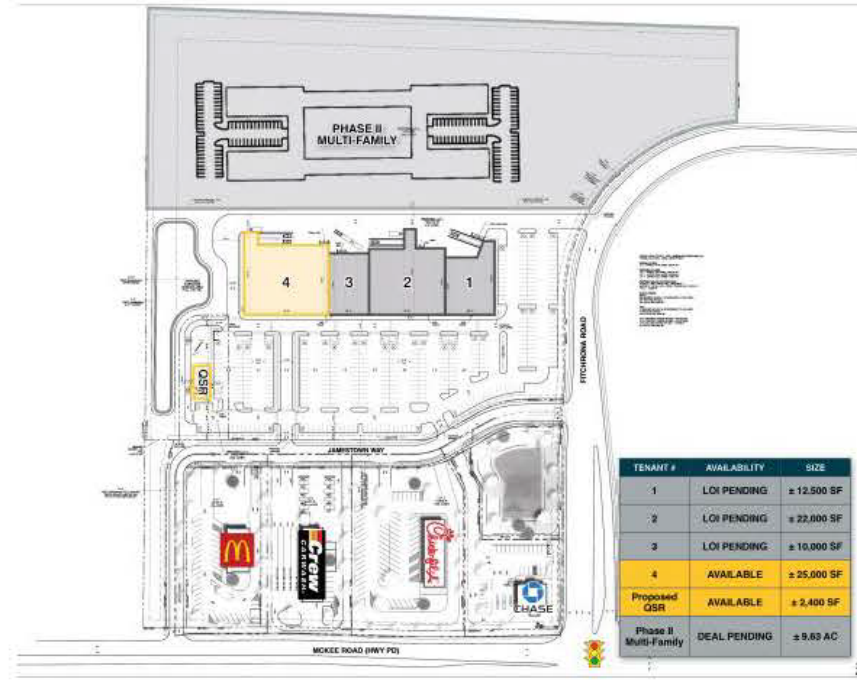
538 Units

25 AC (22%)

Commercial /
Retail

100,000 SF

5.38 Residential Units Per 1,000 SF
of Commercial/Retail



Jamestown Quarry

Fitchburg, WI

32 ACRES

17 AC (53%)

Multifamily

550 Units

15 AC (47%)

Commercial /
Retail

90,000 SF

6.11 Residential Units Per 1,000 SF
of Commercial/Retail



Shoppes at River View

Pleasant Prairie, WI

95 ACRES

65 AC (68%)

Multifamily /
Senior Housing

460 Units

30 AC (32%)

Commercial /
Retail

125,000 SF

3.68 Residential Units Per 1,000 SF
of Commercial/Retail

CONCEPT MASTER PLAN

COMMERCIAL / RETAIL

See project video and Exhibit E4 to submittal package for retail building preliminary precedential imagery and design intent.



CONCEPT MASTER PLAN

THE COMMONS



PUBLIC GREEN SPACE > 64 ACRES



CONCEPT MASTER PLAN

THE COMMONS



CONCEPT MASTER PLAN

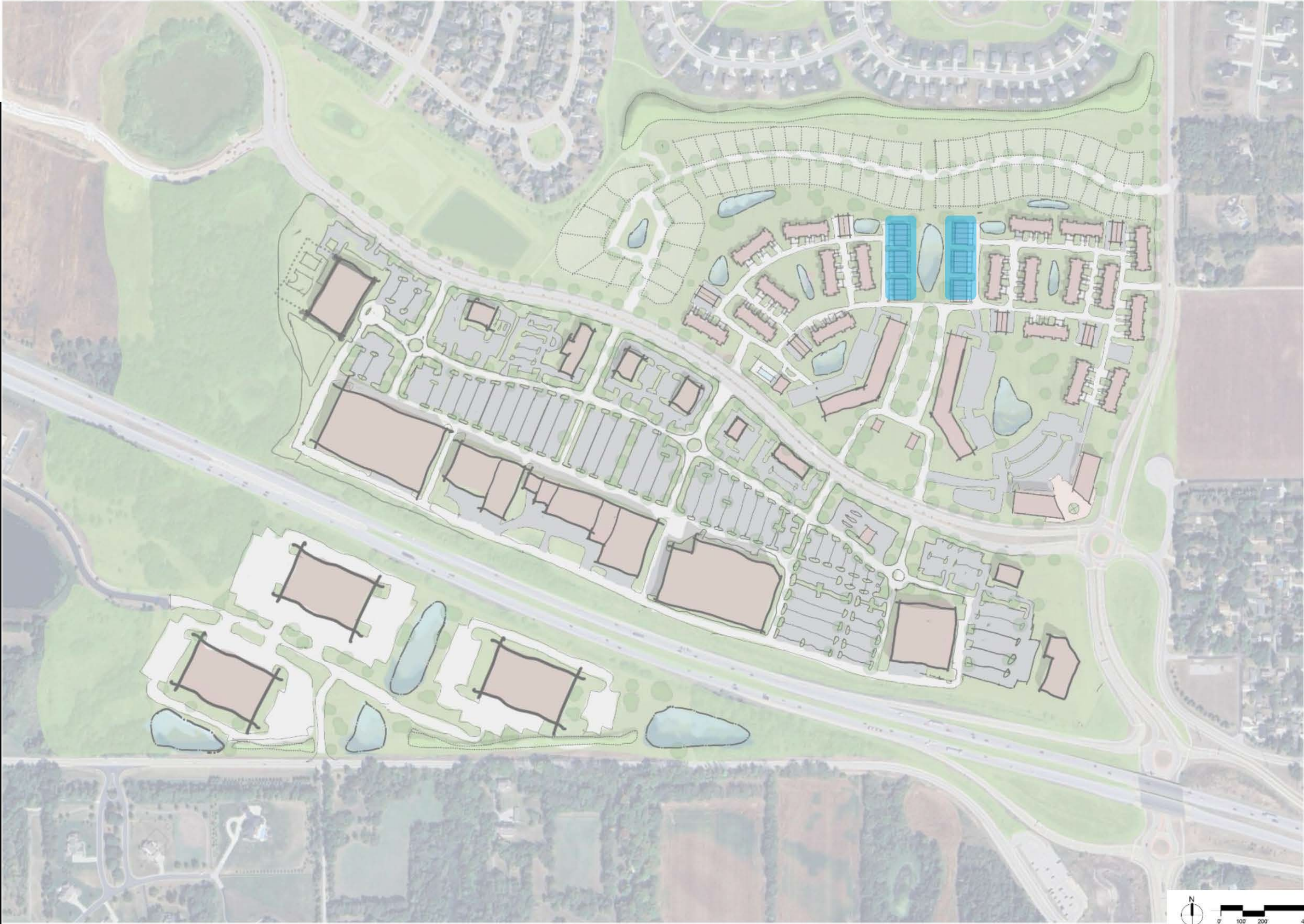
SINGLE-FAMILY ZONE



CONCEPT MASTER PLAN

CONDOMINIUM ZONE

See project video and Exhibit E4 to submittal package for retail building preliminary precedential imagery and design intent.



CONCEPT MASTER PLAN

MULTI-FAMILY ZONE

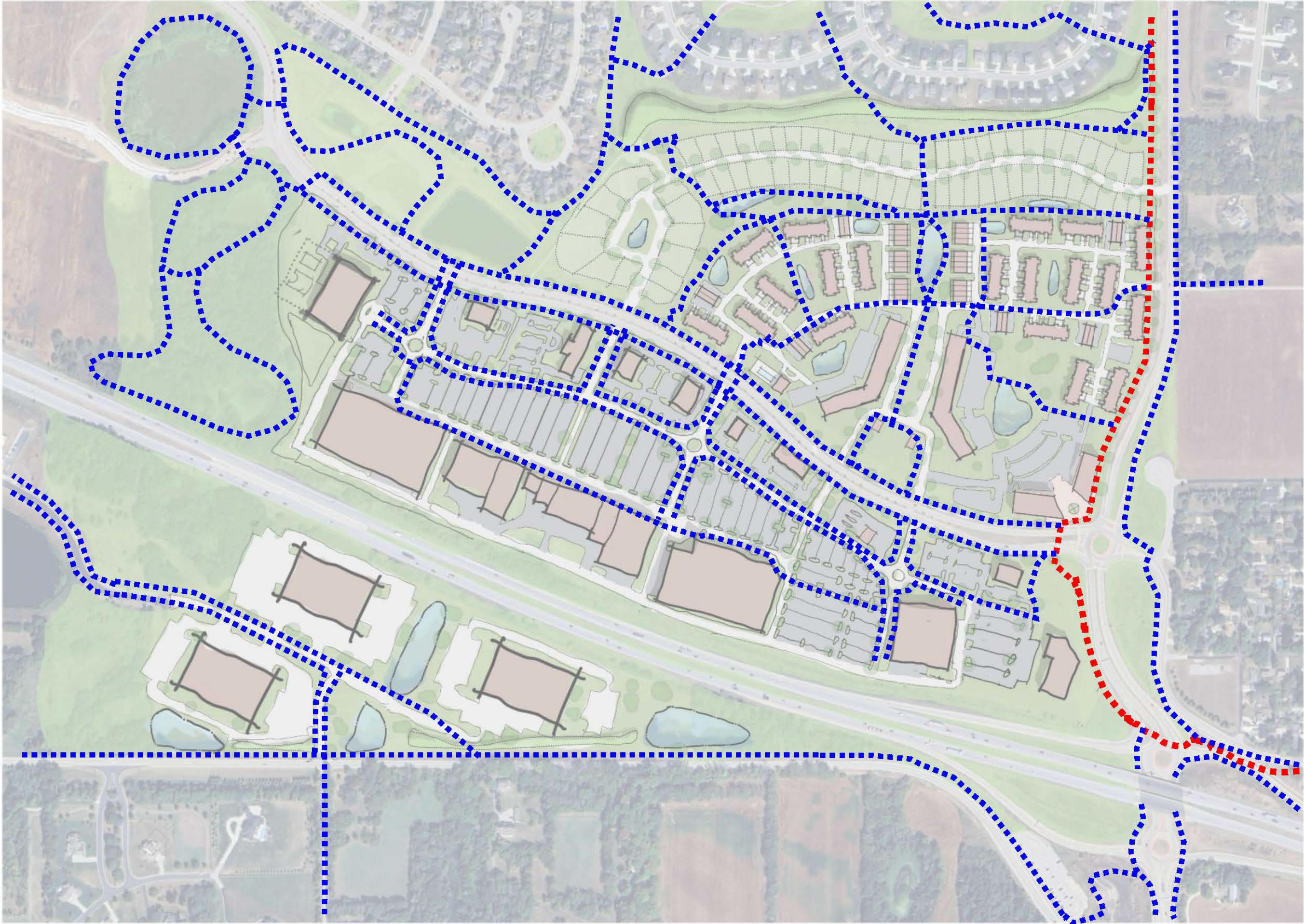


See project video and Exhibit E4 to submittal package for retail building preliminary precedential imagery and design intent.



CONCEPT MASTER PLAN

PEDESTRIAN NETWORK

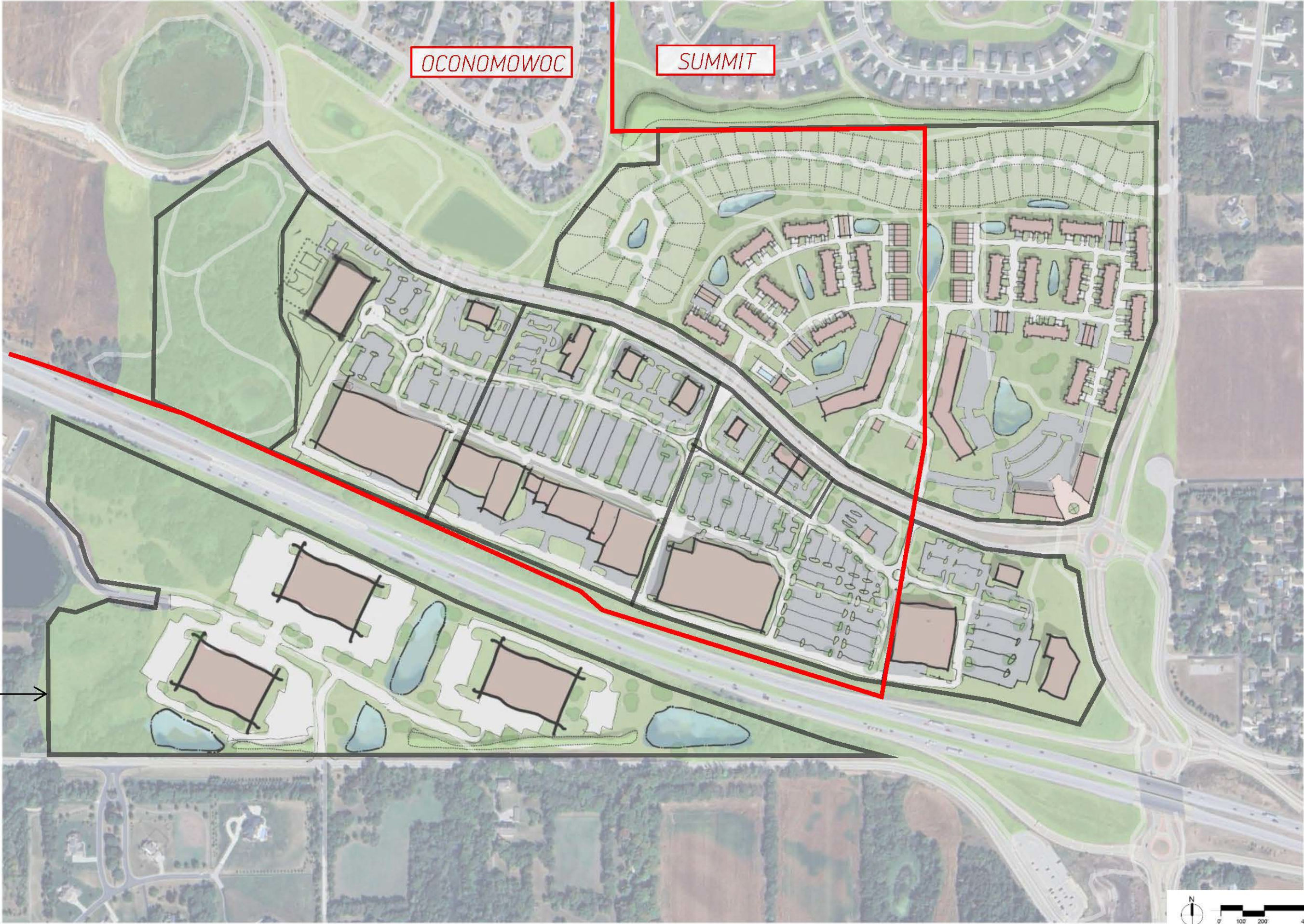


CONCEPT MASTER PLAN



CONCEPT MASTER PLAN

DEVELOPMENT SUMMARY



EXISTING PARCEL
BOUNDARIES



Thank You!





The
HARVEST
AT PASST FARMS

RESTAURANT

RESTAURANT





RETAIL
RETAIL
RETAIL
RETAIL

SIGNAGE

SIGNAGE
LOCAL EXHIBITS & MORE

SIGNAGE

SIGNAGE













**THE HARVEST
 AT PABST
 FARMS**

Proposed
 amendment to
 the Village of
 Summit 2045
 Comprehensive
 Land Use Plan

March 2026

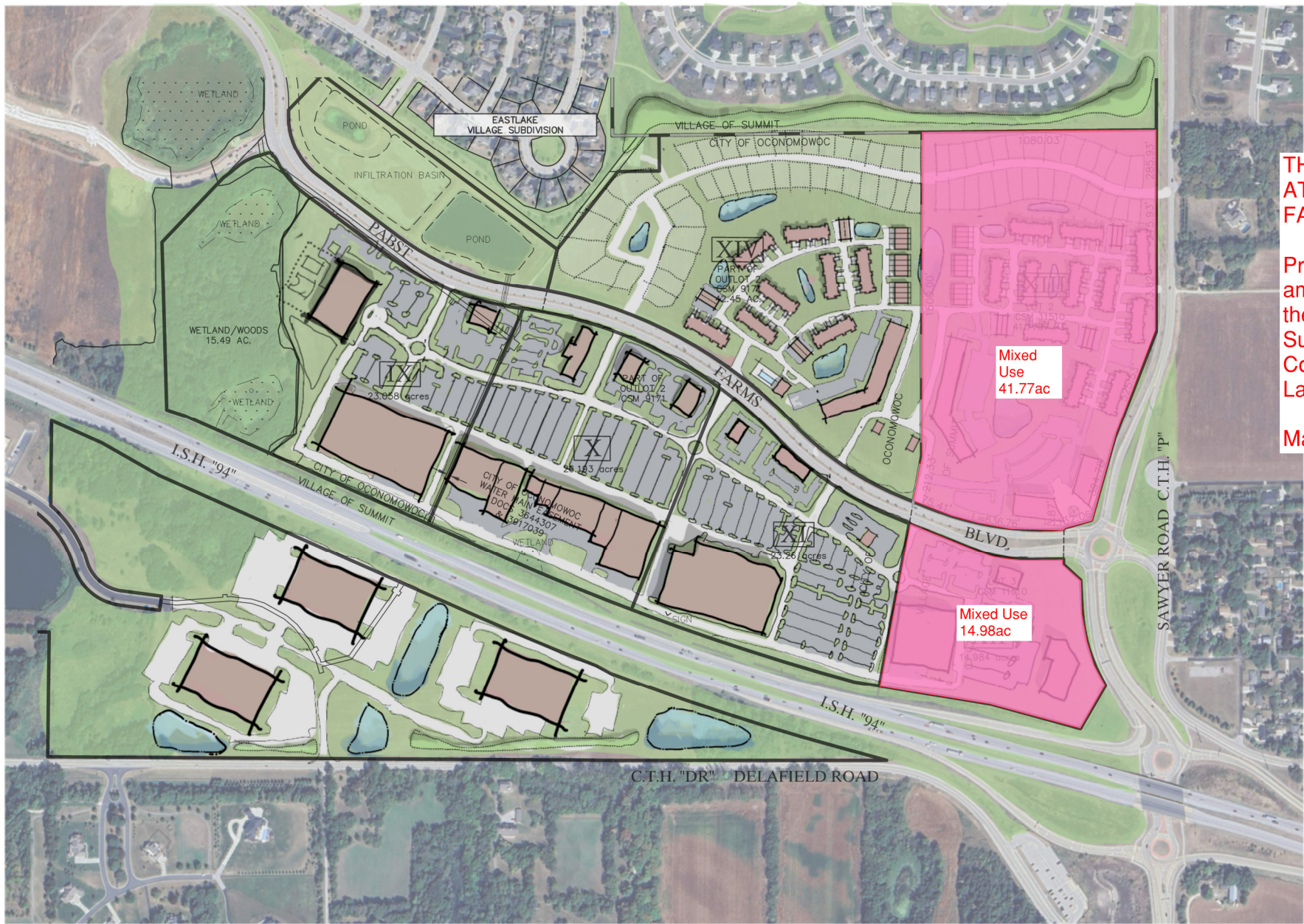
△ Revisions

CONCEPT DESIGN
 PABST FARM
 MASTERPLAN

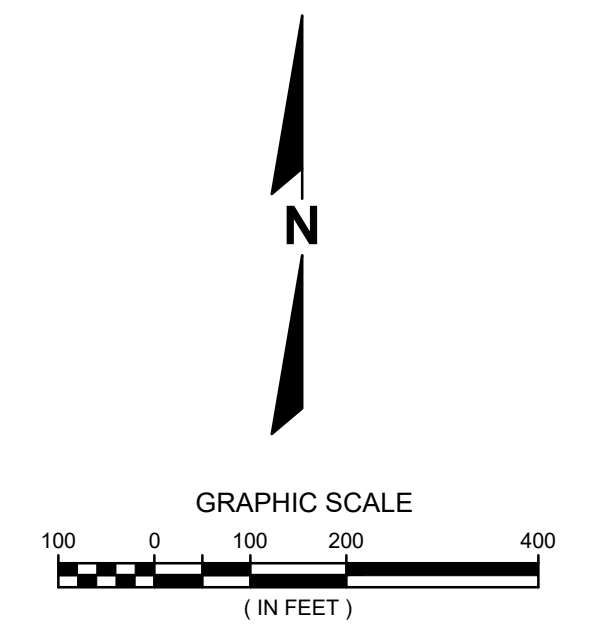
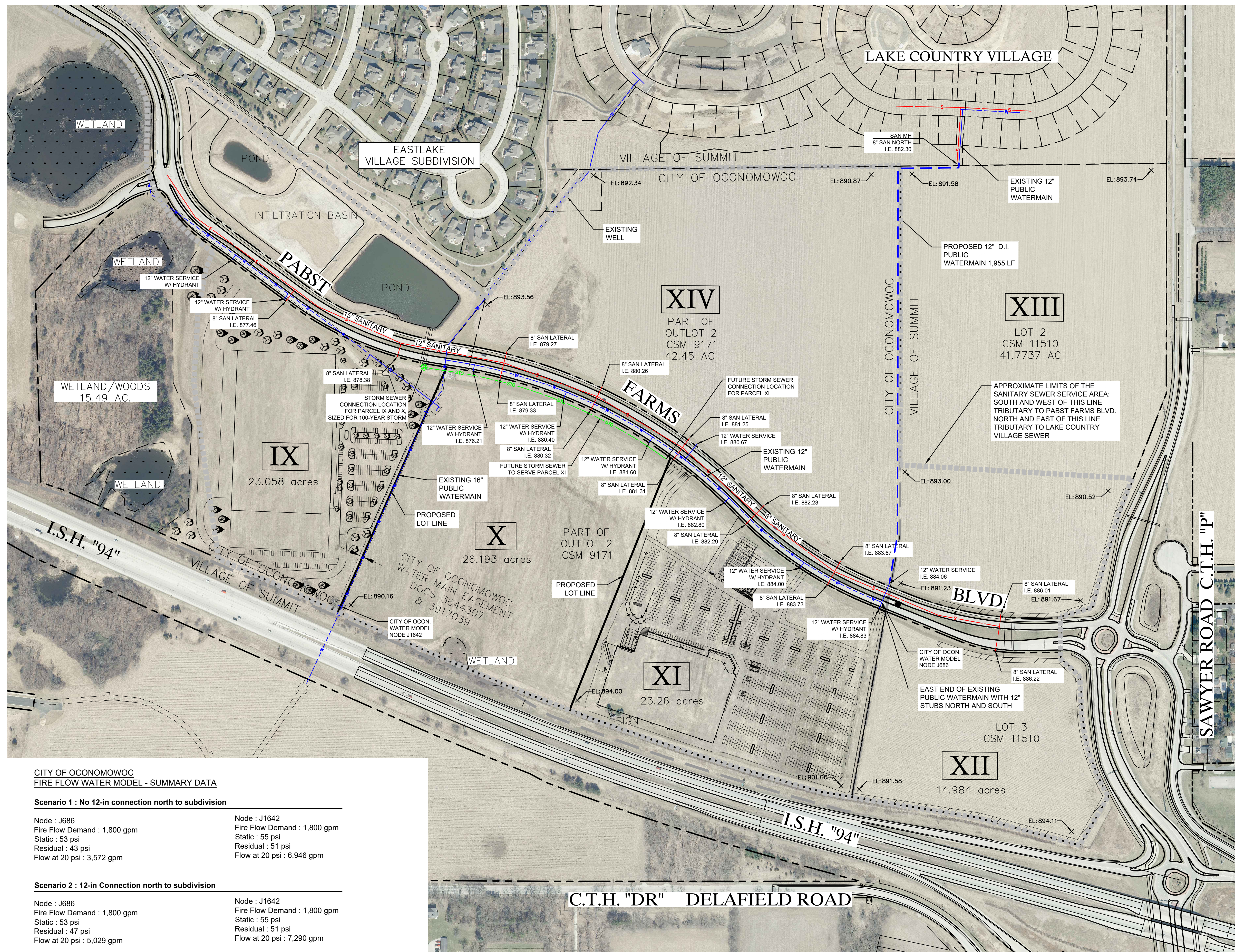
PABST FARM ROAD
 WISCONSIN
 Date Issued: 11/20/2025
 RINKA project #: 25098
 Sheet Title

SKETCH BASE
 24X36

Sheet # **SK-00**



1 SITE PLAN - Sketch Base
 1" = 200'-0"



**CITY OF OCONOMOWOC
FIRE FLOW WATER MODEL - SUMMARY DATA**

Scenario 1 : No 12-in connection north to subdivision

| | |
|---|--|
| Node : J686 Fire Flow Demand : 1,800 gpm Static : 53 psi Residual : 43 psi Flow at 20 psi : 3,572 gpm | Node : J1642 Fire Flow Demand : 1,800 gpm Static : 55 psi Residual : 51 psi Flow at 20 psi : 6,946 gpm |
|---|--|

Scenario 2 : 12-in Connection north to subdivision

| | |
|---|--|
| Node : J686 Fire Flow Demand : 1,800 gpm Static : 53 psi Residual : 47 psi Flow at 20 psi : 5,029 gpm | Node : J1642 Fire Flow Demand : 1,800 gpm Static : 55 psi Residual : 51 psi Flow at 20 psi : 7,290 gpm |
|---|--|

NOTE:
ALL SANITARY, WATERMAIN, AND STORM
SEWER SIZES, INVERTS, AND DEPTHS
APPROXIMATE PER DESIGN PLANS

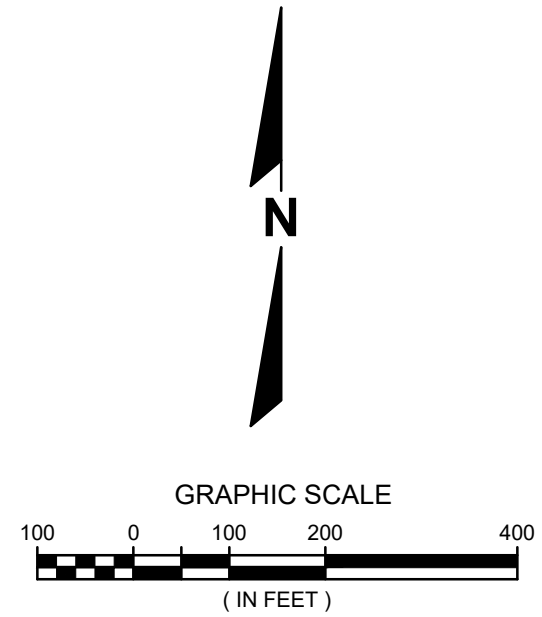
EXISTING ELEVATIONS SHOWN ARE FROM GIS
DATA.

CITY OF OCONOMOWOC FIRE FLOW WATER
MODEL RESULTS PROVIDED BY CITY UTILITY
DEPT., MODEL DATED 2/2/2025.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR
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| | |
|---|--|
| DESCRIPTION | |
| DATE | |
| 16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com raSmith CREATIVITY BEYOND ENGINEERING Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA | |
| PABST FARMS BUSINESS PARK OCONOMOWOC, WI WATERMAIN, SANITARY SEWER, AND STORM SEWER CONNECTION LOCATIONS | |
| © COPYRIGHT 2025 R.A. Smith, Inc. DATE: 04/24/2025 SCALE: 1" = 200' JOB NO. 3240106 PROJECT MANAGER: PAUL V. McILHERAN, P.E. DESIGNED BY: CHECKED BY: SHEET NUMBER | |



NOTE:
THERE MAY BE UNIDENTIFIED UTILITIES NOT INDICATED ON THIS PLAN.

UTILITIES SHOWN ARE BASED ON MUNICIPAL RECORDS AND SYSTEM MAPS OBTAINED BY UTILITY PROVIDERS 5/15/25. LOCATIONS ARE APPROXIMATE AND HAVE NOT BEEN FIELD SURVEYED.

THE MOST ACCURATE INFORMATION IS PRESENTED ON THESE PLANS. HOWEVER, ACTUAL LOCATIONS WILL VARY, AND ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. ADDITIONAL FIELD INVESTIGATION IS REQUIRED.

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| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |
| | |
| | |
| | |

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

**PABST FARMS BUSINESS PARK
OCONOMOWOC, WI**

**DRY UTILITY
LOCATIONS**

| |
|---|
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| DATE: 05/15/2025 |
| SCALE: 1" = 200' |
| JOB NO. 3240106 |
| PROJECT MANAGER: PAUL V. McILHERAN, P.E. |
| DESIGNED BY: |
| CHECKED BY: |
| SHEET NUMBER |