



Village Hall, 262-567-2757  
Fax, 262-567-4115  
Highway Dept., 262-567-2422  
Police Dept., 262-567-1134  
Building Inspector, 262-490-4141  
[www.villageofsummitwi.gov](http://www.villageofsummitwi.gov)

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

## AGENDA

### Village of Summit Plan Commission Thursday, April 16, 2026, 5:30 p.m.

At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PLEDGE OF ALLEGIANCE
4. MINUTES
  - October 16, 2025
  - February 26, 2026
  - March 19, 2026
5. Next meeting date – proposed for Thursday, May 21, 2026, at 5:30 p.m.
6. **PUBIC HEARING** to receive comments and discuss a proposed request by Corrine McHugh, CAM’s Canine Campus, for a Conditional Use Amendment to change the property owner and operator of an existing animal boarding and training facility. No operational changes are proposed. The property is currently owned by MJ Real Estate Acquisitions LLC and operated as Canine Campus Pet Resort. The property is located at 38322 Delafield Road (SUMT0653997001).
7. **REGULAR BUSINESS:**
  - A. Discussion and action on request by Corrine McHugh, CAM’s Canine Campus, for a Conditional Use Amendment and Business Plan of Operation to change the property owner and operator of an existing animal boarding and training facility. No operational changes are proposed. The property is currently owned by MJ Real Estate Acquisitions LLC and operated as Canine Campus Pet Resort. The property is located at 38322 Delafield Road (SUMT0653997001).
  - B. Discussion and action on request of Mike and Lori Laylan for extraterritorial Certified Survey Map to create two new parcels on Elm Drive, more specifically located in part of the SE ¼ of Section 11, T7N, R16E, in the Town of Concord, Jefferson County.
  - C. Discussion and action on request by Julie Van Zeeland, on behalf of Our Mother of Perpetual Help Retreat House of Oconomowoc, to renew an existing Conditional Use Permit and to modify signage for Redemptorist Retreat Center located at 1640A, 1640B, and 1800 N. Timber Trail Lane (SUMT0666993001).
  - D. Discussion and action on request by Charles Kopplin to create a Certified Survey Map that combines a portion of property located at 1521 N. Waterville Road (SUMT0672016006) owned by Simone Marie Dubois with property located at 1531 N. Waterville Road (SUMT0672015002) owned by Charles Kopplin & Sharon Bardele.

8. **PUBLIC INPUT** regarding proposed amendments to the Village of Summit 2045 Comprehensive Plan and Village of Summit Future Land Use Map, which is part of the Village of Summit 2045 Comprehensive Plan, for Agenda Items 8.A. and 8.B.
- A. Discussion and action on request of Ryan Buck, Executive Pastor of White Stone Community Church, to amend the Village of Summit Future Land Use Map, which is part of the Village of Summit 2045 Comprehensive Plan, from the Industrial/Business Park designation to the Institutional designation on a portion of adjacent lands to the church property to accommodate a new building used for religious and community related purposes. The property is part of Lot 2 of CSM #11983, located in the SE ¼ of Section 16, T7N, R17E (SUMT0637999009).
  - B. Discussion and action on request of Cobalt Partners, LLC to amend the text of the Village of Summit 2045 Comprehensive Plan and amend the Village of Summit Future Land Use Map, which is part of the Village of Summit 2045 Comprehensive Plan, from the Industrial/Business Park designation to the Mixed Use designation on properties located in the northwest corner of I-94 and CTH P (SUMT0629998011, owned by Pabst Farms Land Company C LLC & SUMT0629998012, owned by Pabst Farms Land Company R LLC). The amendment is proposed by the developer, Cobalt Partners, LLC, to accommodate a proposed mixed residential and commercial development known as The Harvest at Pabst Farms.
  - C. Discussion and provide feedback on request of Cobalt Partners, LLC to amend the text of the Village of Summit Zoning and Shoreland Ordinance for the creation of a Mixed Use Zoning District.

9. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows  
Village Planner

**Next meeting date: May 21, 2026**

**Posted: April 10, 2026**

\*\*\*\*\* Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact the Village Hall at 567-2757.

\*\*\*\*\* It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any other governmental body except by the Village of Summit Plan Commission noticed above.



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**PUBLIC HEARING NOTICE**  
**VILLAGE OF SUMMIT, WISCONSIN**

*Thursday, April 16, 2026*

Please be advised that the Village of Summit Plan Commission will hold a public hearing on **Thursday, April 16, 2026, at 5:30 p.m.**, at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin. The purpose of the hearing is to receive comments and discuss a proposed request by Corrine McHugh, CAM's Canine Campus, for a Conditional Use Amendment to change the property owner and operator of an existing animal boarding and training facility. No operational changes are proposed. The property is currently owned by MJ Real Estate Acquisitions LLC and operated as Canine Campus Pet Resort. The property is located at 38322 Delafield Road (SUMT0653997001).

Information regarding this application is available for review at the Village of Summit Village Hall, 37100 Delafield Road, during regular business hours. Citizens with written comments regarding these public hearings may submit them using this link: <https://villageofsummitwi.gov/contact-comment/> or email [deputyclerk@villageofsummitwi.gov](mailto:deputyclerk@villageofsummitwi.gov), comments submitted will be included in the meeting packet. The deadline to receive written comments is noon on Thursday, April 9, 2026. Verbal comments may be provided at the meeting. For more information regarding this public hearing, please contact Amy Barrows, Village Planner, at the Summit Village Hall (262) 567-2757.

All interested parties will be heard.

VILLAGE OF SUMMIT

Amy Barrows, Village Planner

Published: April 2, 2026 and April 9, 2026  
Posted: March 27, 2026



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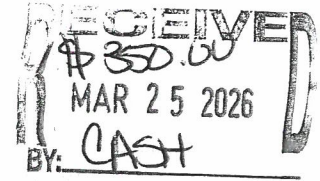
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Police Dept., 567-1134  
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Summit Village Hall • 2911 N. Dousman Road • Oconomowoc, WI 53066

Date Filed: 3/25/24

\$300.00 Application Fee Paid \$ 350

\$ 350



### Conditional Use Permit Application Packet

Based on Chapter 235 Article X of the Code of the Village of Summit

Please read and complete this application carefully. All applications must be signed and dated.

1. APPLICANT OR AGENT

CAM's Canine Camps

Corrine McHugh

Phone # \_\_\_\_\_

FAX # ( ) \_\_\_\_\_

2. PROPERTY OWNER

MJ Real Estate Acquisitions  
Rose and Grace Acres LLC

Corrine McHugh

Mary Helinski

Phone # \_\_\_\_\_

FAX # ( ) \_\_\_\_\_

3. To Whom Should the Permit be Issued?

Corrine McHugh - CAM's Canine Camps

4. Property Address and Legal Description of the Property: (May appear on the tax bill)

38322 Delafield Rd

5. Tax Key Number: SUMT 0653997001

6. What is the Property Zoning Classification in the Village of Summit? A-1

What is the Property Zoning Classification in Shoreland Floodland Protection Ordinance Code? N/A

7. Identify the type of use immediately adjacent to this property.

North Residence on 10 acres South Buffalo Farm

16. Locate each sign on the site plan and submit the drawings, including area of each sign, color, number of faces, and overall height (if free-standing).

Number of Free-standing signs: 1

Number of Wall-mounted signs: 0

17. Please locate all the proposed parking on the site plan.

Number of Parking spaces proposed on the property? unmarked + approximately 10

If not currently hard surfaced, the parking lot and any expansions will be paved by? No changes proposed.

18. Is there a need for any special type of security fencing?

YES  NO  Type of fencing proposed: \_\_\_\_\_

19. Is there any special lighting proposed?

YES  NO  Type of lighting proposed: \_\_\_\_\_

20. Will a special license be required from the Village, County or State in order to operate this business? YES  NO  If yes, please describe below.

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21. Has the State or County acted on your project proposal to date, either with building plan reviews, site plan reviews, Conditional Use activities or other design reviews? YES  NO  If yes, please describe below, along with contact name and office.

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22. Timetable: Describe the proposed timetable for the completion of any building construction, parking or grading improvements, landscaping, occupancy date, opening date, etc.

None planned.

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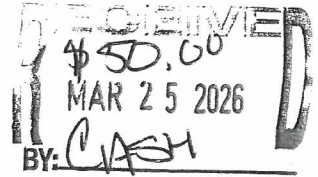


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Date Filed: 3/25/24

\$50 Consult Village of Summit FEE Schedule for applicable fees: \$50



## Plan of Operations Review Application Packet

Based on Chapter 235-56 of the Code of the Village of Summit

Please read and complete this application carefully. All applications must be signed and dated.

1. APPLICANT OR AGENT

CAM'S Canine Campus  
Corrine McHugh

2. PROPERTY OWNER

Rose and Grace Acres LLC  
Corrine McHugh

Phone \_\_\_\_\_

Phone # \_\_\_\_\_

E Mail \_\_\_\_\_

E Mail \_\_\_\_\_

3. Expanded Business Operations NA

New Business Operation \_\_\_\_\_

Business Name	<u>CAM'S Canine Campus LLC</u>
Business Owner	<u>Corrine McHugh</u>
Business Address	<u>38322 Delafield Rd Oconomowoc WI 53066</u>

4. Legal Description of Property (may appear on Tax Bill): \_\_\_\_\_

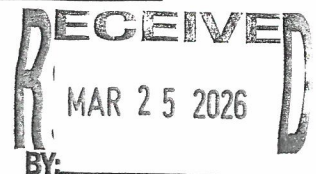
38322 Delafield Rd

5. Tax Key Number: SUMT 0653997001

6. Identify the type of use immediately adjacent to this property boundary

North <u>Residence on 10 acres</u>	South <u>Buffalo Farm</u>
East <u>Farm</u>	West <u>Farm</u>

7. What is the Property Zoning Classification? A-1





# Canine Campus

## Business Plan

March 2026

Corrine McHugh

### Business Description

Canine Campus is a pet boarding and daycare facility. The business provides boarding services for dogs and cats, doggy daycare, bath and brushing services, and scent games enrichment activities.

### History

The business has operated at 38322 Delafield Road for over 20 years, with the last 9 years under the ownership of Mary Helinski. The facility has built a strong reputation for high-quality, hands on pet care and maintains a loyal customer base throughout Southeastern Wisconsin.

### Target Market

Canine Campus has developed a loyal customer base over its 20 years of existence by offering hands-on care not normally provided by other kennels. This has been developed by local veterinary services, local pet stores, and word of mouth. This will continue as is and expanded to a greater radius if needed. Brochures, new client discounts will also be used as needed.

### Growth Trends

Pet boarding services will continue to be needed. The local residential and business areas are expanding and developing more every year. With the developing of Pabst farms there will be even more demand than in the past.

## **Biography**

Pets of all shapes and sizes have been at the heart of my life for as long as I can remember. Growing up, my family had a little bit of everything. From golden retrievers and labs to a border collie mix and pugs and somewhere along the way, caring for animals stopped being just something I loved and became part of who I am.

I started pet sitting in clients' homes at 16, and not long after, I joined Petco, where I completed their dog training program. That experience really solidified what I already felt; I was meant to work with dogs (I love all animals and reptiles). From there, I joined Central Bark Doggie Day Care, where I grew into a management role in my early 20s. During my time there, I developed a strong foundation in dog behavior, handling, and communication, while also managing front-of-house operations at both the North Lake location and helping launch the Sussex location

My journey then brought me to Hooves and Paws Pet Store in Oconomowoc, where I've spent the last 11 years learning, growing, and building meaningful relationships with pet families in our community, many of which are Canine Campus clients. It's where I truly honed my knowledge of nutrition, training, and how to support each pet and pet parent as individuals. There's something very special about a family-owned business, and this one has always led with heart from the team behind the counter to every customer who walks through the door.

I feel incredibly grateful and excited to now carry on the legacy that Marianne and Marge began. Mary Helinski continued that legacy with strength and care, especially through the challenges of COVID, never once compromising the safety or well-being of the pets entrusted to her. It means so much to me that she sees that same passion in me today.

I'm honored to step into this next chapter and will strive to continue leading with the same care, dedication, and love that this community has always known.

## **Organization**

Rose and Grace Acers LLC will purchase all real estate assets

CAM's Canine Campus LLC will purchase the business and intellectual property.

Once sale is final CAM's Canine Campus LLC will lease kennel facility and residence from Rose and Grace Acers LLC.

Mary Helinski plans on staying in close contact for \_\_\_\_\_

Existing staff of 11 will be retained.

Hours of operation will stay the same.

Work hours and procedures will remain the same.

**Facility**

3200sf kennel built in 2000

400sf kennel addition built in 2005

Residence was built in 1918, two story with a basement approx. 3600sf

Stand alone 3 car garage

There is the potential to add an already preapproved building on site for an indoor training facility.



## VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

FROM: Amy Barrows, Village Planner  
*Planning & Zoning LLC*

MEETING DATE: April 16, 2026

RE: **CAM's Canine Campus**  
**Conditional Use Permit Amendment & Business Plan of Operation**  
38322 Delafield Road, SUMT0653997001

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The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

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**Existing Property Owner:** MJ Real Estate Acquisitions LLC  
**Future Property Owner:** Rose and Grace Acers LLC  
**Applicant:** Corrine McHugh, CAM's Canine Campus LLC  
**Application Type:** Conditional Use Permit Amendment & Business Plan of Operation  
**Location:** 38322 Delafield Road (SUMT0653997001)  
**Zoning:** A-1 Agricultural (35 acres +)  
**Land Use Plan category:** SF Residential 2.4-acre density

**Possible Motion:** Approve the request to amend an existing Conditional Use Permit to accommodate a change in owner and operator. The Conditional Use Amendment is subject to the enclosed Conditional Use Agreement, which shall not be signed by the petitioner until the property sale takes place. The Conditional Use Agreement shall be reviewed by the Village Attorney before signatures are obtained.

**Summary:** The 6-acre subject property includes a dog and cat boarding and dog training facility known as Canine Campus Pet Resort, which is subject to a Conditional Use Permit. The Conditional Use Permit was originally approved in 1999 and has been renewed several times. The current property owner recently renewed the Conditional Use Permit for five years. The next renewal date is January 31, 2031. At time of permit renewal, the property owner indicated that the property was listed for sale.

The applicant is proposing to purchase the property with a closing date anticipated in April. A Conditional Use Permit Amendment is required for any change in property ownership or operator. The applicant is not proposing any changes to the existing Conditional Use Permit or operations. The name of the operation will change from Canine Campus Pet Resort to CAM's Canine Campus. The applicant intends on retaining all 11 existing staff members. A draft Conditional Use Permit is enclosed. At this time, the applicant is not proposing any changes to the sign that exists on the property.

**ATTACHMENTS:** Draft Conditional Use Agreement  
Site Plan  
Application Materials

VILLAGE OF SUMMIT ORDER  
GRANTING A CONDITIONAL USE AND  
PRESCRIBING CONDITIONS TO OPERATE  
A DOG AND CAT KENNEL AND DOG TRAINING FACILITY  
AT 38322 DELAFIELD ROAD (SUMT0653997001)  
IN THE VILLAGE OF SUMMIT

WHEREAS, a petition has been filed by Rose and Grace Acers LLC (hereinafter “Owner”), doing business as Cam’s Canine Campus LLC (hereinafter “Petitioner”), on March 25, 2026 to grant a Conditional Use Permit that had been previously issued for the premises known as 38322 Delafield Road in the Village of Summit, said premises consisting of approximately 6.0 acres, as legally depicted and described Exhibit A, attached hereto and incorporated herein (hereinafter “Subject Property”); and

WHEREAS, a Conditional Use Permit was issued in 1999 on behalf of Marge Wappler and Marianne Giuffre, as the previous Owners, and Canine Campus, Inc. as the previous Operator; and

WHEREAS, the Conditional Use Permit was reviewed and renewed in 2004, 2010 and October, 2015; and

WHEREAS, the Subject Property was sold in 2016 to MJ Real Estate Acquisitions, doing business as Canine Campus Pet Resort. The property owner and applicant at the time received approval on March 24, 2016 to grant the existing conditions and operations in an application filed on February 29, 2016; and

WHEREAS, the March 24, 2016 grant was granted for a period of five years and the Owner obtained approval for another five-year grant on February 18, 2021 and February 26, 2026, with no proposed changes to the operation approved in 2016 pursuant to Village Code Section 111-321(1); and

WHEREAS, pursuant to Village Code Section 111-321(1) the Petitioner seeks a conditional use permit amendment with no proposed changes to the operation, except that the property owner and operator will change with Rose and Grace Acers LLC being the Owner and Cam’s Canine Campus LLC being the Operator; and

WHEREAS, the request identifies continued use as a dog and cat kennel and dog training facility pursuant to the Zoning Code of the Village of Summit for the Subject Property; and

WHEREAS, the Subject Property was zoned A, Agricultural District in 1999 when the petition was originally filed, and is currently zoned A-1 Agricultural District; and

WHEREAS, in the 1999 Town of Summit Zoning Code, Section 5.10(1)(C3) listed “Animal hospitals, kennels and laboratories using animals or animal products” as an authorized conditional use on the Subject Property; and

WHEREAS, in 1999 the Town Plan Commission found that the Petitioner’s proposed use was an authorized conditional use on the Subject Property per Section 3.09(1)(A) of the Town of Summit Zoning Code; and

WHEREAS, the Town of Summit incorporated into the Village of Summit on July 29, 2010, with all of the Conditional Use Permits continuing under the new Village of Summit Ordinances; and

WHEREAS, in 2020 the Village adopted Section 111-321(1) allowing for the continuation of existing Conditional Use Permits subject to all conditions stated in the existing permit; and

WHEREAS, pursuant to Village Code Sections 111-313 and 111-318, the Petitioner filed the required operational plans and is not changing any buildings, site or operational conditions. Said petition was subject to the application, procedures, and requirements pursuant to Village Code Chapter 111 Article XI regarding Conditional Uses; and

WHEREAS, this Conditional Use Permit is the only active and valid Conditional Use Permit assigned to the Subject Property; and

WHEREAS, the Village of Summit Plan Commission finds that the operation remains compatible with the surrounding areas and that the application does not propose any changes to the terms of the previously granted the Conditional Use Permit in March, 2016, February, 2021, and February, 2026; and

WHEREAS, the Plan Commission for the Village of Summit, following the necessary study and investigation pursuant to Village Code Section 111-312(c), having given the matter due consideration, and having based its determination on the effect of extending such conditional use permit on the health, general welfare, safety and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, as well as impact on surrounding properties as to noise, dust, smoke, odor or other similar factors, determined that the continued use would not violate the spirit or intent of Village Code Chapter 111 Zoning and Shoreland Protection Ordinance of the Village of Summit, would not be contrary to the public health, safety or general welfare of the Village of Summit, would not be hazardous, harmful, noxious, offensive or nuisance by reason of smoke, dust, odor, or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same; and

WHEREAS, the Plan Commission for the Village of Summit has determined that the conditions are reasonable, and are based upon substantial evidence and that the Petitioner has demonstrated that the Petitioner will comply with the conditions imposed in this Conditional Use Permit and has met the applicable conditional use standards of Village Code Section 111-321(1) which are met in this case by substantial evidence

NOW, THEREFORE, the Plan Commission for the Village of Summit, Waukesha County, Wisconsin, DOES HEREBY ORDER AS FOLLOWS:

Commencing upon the date hereof, the Conditional Use Permit is granted and shall apply only to the use of the aforementioned Subject Property by Cam's Canine Campus, LLC as a dog and cat boarding kennel and dog training and conditioning facility, and the Conditional Use Permit shall continue in existence only so long as the conditional use is operated in compliance with this Conditional Use Permit. This Conditional Use Permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations.

1. This conditional use is granted for the aforementioned uses subject to the following conditions:
  - 1.1 PETITIONER AGREEMENT. As a condition precedent to the grant of the Conditional Use Permit, the Petitioner is required to accept the terms and conditions of the same in its entirety in writing. This condition may be met by signing this Conditional Use Permit.
  - 1.2 PLAN APPROVALS. Based on Village Code Section 111-313(a)(2), the Petitioner and any subsequent owner and operator of the Subject Property, shall submit specific plans of operation for approval by the Plan Commission prior to the issuance of any new Village permits (other than the Conditional Use Permit).
  - 1.3 NUMBER OF BUILDINGS. This Conditional Use Permit allows for a maximum of four detached structures on the Subject Property as follows:
    - 1.3.1 Residence of 1,569 square foot maximum area,
    - 1.3.2 Detached garage of 1,050 square foot maximum area,
    - 1.3.3 Kennel and indoor exercise area, and runs of 5,000 square foot maximum area, and
    - 1.3.4 Proposed training school facility of 7,500 square foot maximum area (currently not built).
  - 1.4 PARKING AND ACCESS. The Petitioner shall submit an access and parking plan to the Plan Commission if such plan is being revised for purposes of this Conditional Use Permit. This plan shall designate areas for ingress and egress, and the location and number of parking stalls available for employees and patrons. The plan shall be subject to the approval of the Plan Commission, and upon approval the Petitioner shall comply with the same at all times.

- 1.5 EMERGENCY CONTACT. The Owner shall file an emergency contact phone number with the Chief of Police of the Village of Summit, and post the same number on the entrance to the buildings.
  - 1.6 EMPLOYEES. The number of employees for the business shall not exceed seven (7) full-time equivalent (FTE).
  - 1.7 HOURS OF OPERATION. While the dogs and cats may be on site during the complete 24-hour day, drop-off and pick-up by owners kenneling their dogs shall occur only during specific times as outlined in the original Plan of Operations (#1.2 above). Said drop-off and pick-up hours shall not exceed three hours per day. School training classes shall not exceed four hours per day. Dog conditioning activities, as outlined in the October, 2004, revision to the Plan of Operations, shall not exceed 8 hours per day total. Drop-off and pick-up for school training classes and dog conditioning activities shall be reasonably scheduled as to minimize traffic flow. Private classes involving one household's pet(s) may occur periodically.
  - 1.8 SIGNAGE. All signs shall meet the requirements of the Village of Summit Village Code.
  - 1.9 RETAIL SALES AREA. Retail sales of dog and cat-care merchandise shall be limited to an area of 100 square feet within the kennel building and 100 square feet in the future training building. No outdoor signage relating to retail merchandise shall be permitted. Hours of operation shall be outlined and approved as part of the approved Plan of Operations.
  - 1.10 OUTDOOR USES. Outdoor exercise areas and training areas shall be set back a minimum of twenty (20) feet from any adjacent property line.
  - 1.11 OUTDOOR STORAGE. No outdoor storage shall be permitted related to the Conditional Use Permit.
  - 1.12 PROFESSIONAL FEES. Any professional fees incurred by the Village of Summit to enact this Conditional Use Permit or enforce any of the conditions or requirements of this Conditional Use Permit shall be paid by the Petitioner as determined due and owing to the Village of Summit by the Village Clerk.
2. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of the use, the question shall be submitted to the Plan Commission for the Village of Summit for determination.

3. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Summit, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the premises above described in any specific respects described herein. This Conditional Use Permit shall not be deemed to constitute a building permit, nor shall this Conditional Use Permit constitute any other license or permit required by the Village Code or other law. This Conditional Use Permit hereby authorized shall be confined to the premises described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission of the Village of Summit as being in compliance with all pertinent ordinances.
4. Should the permitted Conditional Use or any aspect of the same be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Petitioner be delinquent in payment of any monies due and owing to the Village of Summit, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area, or for similar cause based upon considerations of public health, safety or welfare, the Conditional Use or any aspect of the same may be terminated by action of the Village Board of the Village of Summit following referral to the Plan Commission for the Village of Summit for recommendation and a public hearing thereon.
5. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands, operators or owners, other than a specifically authorized herein or as otherwise permitted by right in the A-1 Agricultural District, shall require a new Conditional Use Permit and all procedures in place at the time must be followed.
6. Unless this Conditional Use Permit expressly states otherwise, plans that are specifically required by this Conditional Use Permit may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the Conditional Use Permit. Any change in any plan that the Plan Commission feels, in its sole discretion, to be substantial shall require a new Permit, and all procedures in place at the time must be followed.
7. Should any paragraph or phrase of this Conditional Use Permit be determined by a court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the Conditional Use and the remainder shall continue in full force and effect.

8. This Conditional Use Permit shall be effective upon execution, following satisfaction of any conditions precedent, and for a continued term through and including **January 31, 2031**. Upon completion of said term, said Conditional Use Permit may be renewed for an additional five-year term provided the Conditional Use has not been previously terminated for cause as set forth in paragraph 4 above.
9. The Conditional Use Permit may be renewed thereafter for such additional terms as the Plan Commission for the Village of Summit deems appropriate. Application for renewal shall be filed by the petitioner not less than sixty (60) days prior to the expiration of this initial term or any renewal term. In the event that the use of the Subject Property is compatible with the surrounding areas and that application is in substantial compliance with all terms of this Conditional Use Permit, then, in that event, the Plan Commission shall continue to renew this Conditional Use Permit for additional periods of time. The Petitioner shall have the responsibility to apply for renewal as provided herein.
10. Where the changing character of the surrounding area causes the original Conditional Use or subsequent approved amendments thereto to no longer be compatible with the surrounding areas, or for similar cause, based upon consideration for the public welfare, the Conditional Use Permit and any subsequent approved amendments or changes may be terminated by action of the Village Board following a referral to the Plan Commission for recommendation and a public hearing thereon by the Village Board. Such use shall thereafter be classified as a legal nonconforming use as it existed on the day it was terminated, except that where the action is due to failure to comply with the conditions of the Conditional Use Permit, the Village Board may require complete termination of such use.
11. If any aspect of this Conditional Use or any aspect of any plan contemplated and approved under this Conditional Use is in conflict with any other aspect of the Conditional Use, the more restrictive provision shall be controlling as determined by the Village of Summit Plan Commission.
12. Upon acceptance by Petitioner of this Conditional Use Permit, all prior conditional use orders for the Subject Property are hereby terminated.
13. This Conditional Use Permit may be reviewed annually by the Plan Commission of the Village of Summit. Additionally, this Conditional Use Permit may be reviewed by the Plan Commission for the Village of Summit at any time upon complaint or upon Plan Commission initiative.
14. If any aspect of this conditional use or any aspect of any plan contemplated and approved under this Conditional Use Permit is in conflict with any other aspect of the Conditional Use Permit or any aspect of any plan of the conditional use, the

more restrictive provision shall be controlling as determined by the Plan Commission of the Village of Summit.

15. Any unpaid bills owed to the Village of Summit by the Owner, or subsequent owner, or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of billing by the Village, pursuant to section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval, that is subject to all remedies available to the Village, including possible cause for termination of this Conditional Use Permit.
16. All conditions of approval imposed by duly adopted motion of the Plan Commission in its consideration of the Petitioner's application, as noted in the minutes of the Plan Commission meeting at which approval was granted, are specifically incorporated herein by reference.

Let copies of this order be filed in the permanent records of the Plan Commission and Village Board of the Village of Summit, and let copies be sent to the proper Village authorities and the petitioner.

Approved this 16<sup>th</sup> day of April, 2026.

BY THE PLAN COMMISSION  
FOR THE VILLAGE OF SUMMIT

---

JAMES SIEPMANN  
Plan Commission Chairman

---

DEBRA J. MICHAEL  
Village Administrator – Clerk/Treasurer

ACCEPTANCE

I hereby accept the terms of this Conditional Use in its entirety.  
Date this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Property Owner:

\_\_\_\_\_  
Corrine McHugh  
CAM's Canine Campus

Operator/Petitioner:

\_\_\_\_\_  
(INSERT NAME)  
CAM's Canine Campus LLC

This Conditional Use was updated  
by Amy Barrows, Village Planner



MSI GENERAL CORPORATION  
 P.O. BOX. 7  
 OCONOMOWOC, WI 53066  
 PHONE: 262-367-3661

WWW.MSIGENERAL.COM  
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:	07/07/2021
Bid:	08/16/2021
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
As-Built:	xx/xx/xxxx

REVISIONS:

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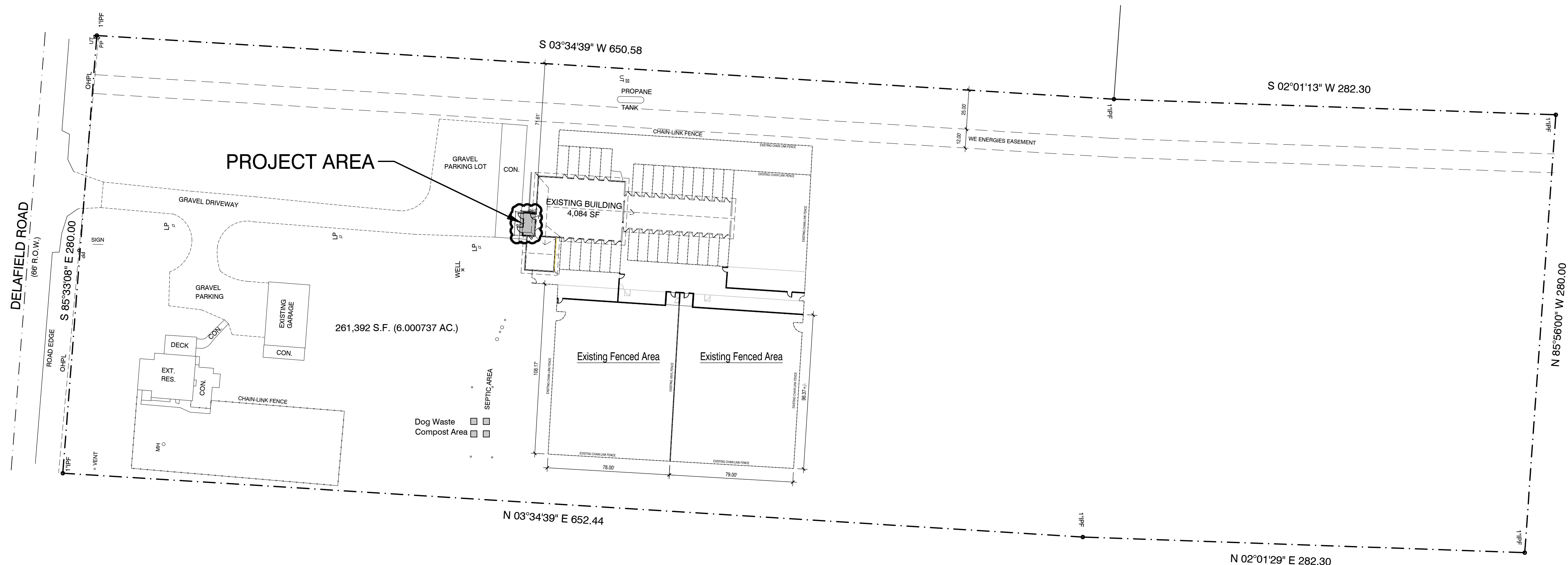
PROJECT ADDRESS:

PROJECT NAME  
 Canine Campus  
 STREET ADDRESS  
 38322 Delafield Road  
 CITY / STATE / ZIP  
 Oconomowoc, WI 53066

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: KJN    Engineer: AGR    Reviewed By: JLM

Sheet Title:  
**SITE PLAN**  
 Sheet Number:  
**C-101**  
 Project Number: P13141



SITE PLAN 1" = 40'-0"

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



## VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

FROM: Amy Barrows, Village Planner  
*Planning & Zoning LLC*

MEETING DATE: April 16, 2026

RE: **Laylan Extraterritorial CSM**  
Elm Drive, Town of Concord

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The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

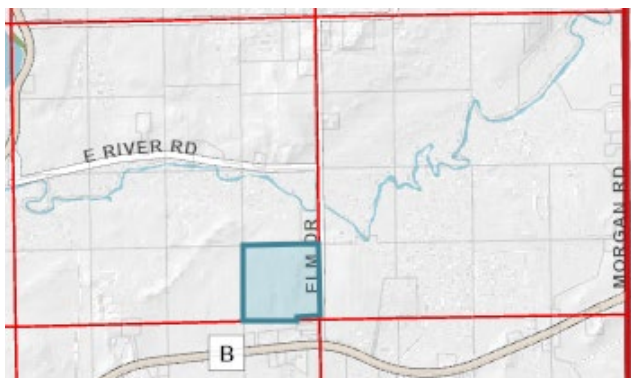
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**Existing Property Owner:** Mike and Lori Laylan  
**Applicant:** Same  
**Application Type:** Extraterritorial CSM  
**Location:** Elm Drive, SE ¼ of Section 11, Town of Concord

**Possible Motion:** Recommend Village Board acknowledge the Certified Survey Map subject to the City of Oconomowoc Extraterritorial Jurisdiction reference being removed and the reference to the Summit Planning Commission being replaced with Village Board under the Village Board of Summit signature.

**Summary:** The property owner currently owns one lot of record and is proposing to split the property into three lots. Two lots will be included in the Certified Survey Map and the remnant acreage (parent parcel) is excluded from the map. The new lots will be used in the future as single-family residential lots.

The enclosed CSM is being reviewed by the Village of Summit since it falls within 1.5 miles of the Village limits. The subject property is located approximately 1 mile west of the Village of Summit limits. The proposed land division does not appear to have any impacts on existing or future land uses in the Village of Summit.



**ATTACHMENTS:** Proposed Certified Survey Map

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CERTIFIED SURVEY MAP NO. \_\_\_\_\_

-OF-

BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 11, T.7 N. R.16 E. IN THE TOWN OF CONCORD, JEFFERSON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, FRANKLIN J. LEHMAN, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF LORI LAYLAN, OWNER OF SAID PROPERTY, HAVE SURVEYED, DIVIDED, AND MAPPED PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 16 EAST IN THE TOWN OF CONCORD, JEFFERSON COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SAID SECTION 11:

THENCE SOUTH 00°44'30" EAST, ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 11., 1,277.54 FEET TO THE PLACE OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE CONTINUE SOUTH 00°44'30" EAST ALONG SAID EAST LINE, 407.11 FEET;

THENCE SOUTH 89°15'35" WEST, 242.00 FEET;

THENCE NORTH 00°44'30" WEST, 429.38 FEET;

THENCE SOUTH 85°28'50" EAST, 243.02 FEET TO THE EAST LINE OF SAID SE 1/4 AND THE PLACE OF BEGINNING.

SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EAST 33 FEET THEREOF FOR ROAD PURPOSES (ELM DRIVE).

CONTAINING 2.324 ACRES OF LAND, 101,215 SQ.FT. MORE LESS (including right of way)

THAT THE MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PROPERTY.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF §236.34 OF THE WISCONSIN STATUTES, THE TOWN OF CONCORD, THE VILLAGE OF SUMMIT, AND JEFFERSON COUNTY IN DIVIDING AND MAPPING THE SAME.

**VILLAGE BOARD OF SUMMIT (EXTRA TERRITORIAL)**

APPROVED BY THE VILLAGE OF SUMMIT PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
JACK RILEY—PRESIDENT

\_\_\_\_\_  
DEBRA MICHAEL ADMINISTRATOR  
CLERK/TREASURER

**VILLAGE OF SUMMIT PLANNING COMMISSION (EXTRA TERRITORIAL)**

APPROVED BY THE VILLAGE OF SUMMIT PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
JIM SIEPMANN CHAIRPERSON

\_\_\_\_\_  
DEBRA MICHAEL ADMINISTRATOR  
CLERK/TREASURER

**TOWN OF CONCORD PLANNING COMMISSION**

APPROVED BY THE TOWN OF CONCORD PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
DAVID WEGNER CHAIRPERSON

**TOWN OF CONCORD TOWN BOARD**

APPROVED BY THE TOWN OF CONCORD TOWN BOARD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
TED MUELLER CHAIRPERSON

**JEFFERSON COUNTY PLANNING AND DEVELOPEMENT**

APPROVED BY THE PLANNING AND ZONING COMMITTEE OF JEFFERSON COUNTY

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MATT ZANGL ADMINISTRATOR

\_\_\_\_\_  
FRANKLIN J. LEHMAN S-2211  
3/10/26 251002  
DATE JOB NUMBER



## VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

FROM: Amy Barrows, Village Planner  
*Planning & Zoning LLC*

MEETING DATE: April 16, 2026

RE: **Redemptorist Retreat Center**  
1640A, 1640B, 1800 N. Timber Trail Lane, SUMT0666993001

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The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

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**Property Owner:** Our Mother of Perpetual Help Retreat House of Oconomowoc  
**Applicant:** Julie Van Zeeland, Redemptorist Retreat Center  
**Application Type:** Conditional Use Permit Renewal  
Signage  
**Zoning:** IN Institutional, WC Wetland Conservancy, EC Environmental Corridor  
Overlay, FO Floodplain Overlay  
**Land Use Plan category:** Institutional, SF Residential 2.4-acre density, Wetland, Primary  
Environmental Corridor

### **POSSIBLE MOTIONS:**

***CU Renewal:*** Motion to approve the request to renew the Conditional Use for an additional five-year period. The next renewal date shall be January 31, 2031. The Conditional Use renewal is subject to the modified enclosed Conditional Use Agreement. The Conditional Use Agreement shall be reviewed by the Village Attorney before signatures are obtained.

***Signage:*** Motion to approve the modified signs as presented.

### **SUMMARY:**

The 27.6-acre property is located on the west side of Crooked Lake, east of Genesee Lake School and Brightwater on Upper Genesee Lake Subdivision. The property has been subject to a Conditional Use Permit since 1961 for a year-round retreat center and accessory uses. There have been several Conditional Use Amendments and renewals, but the property still functions as a retreat center with accessory uses. The current Conditional Use Permit was required to be renewed in January of 2026. The applicant is not proposing any changes to the existing Conditional Use Permit or operations. The Conditional Use Permit does need to be updated to reflect current general standards and formatting. A draft Conditional Use Permit is enclosed.

*Redemptorist CU Renewal*

The applicant is proposing to change the names on a few existing signs. The existing signs will be used and repainted accordingly. Pictures of the signs are included in the meeting packet.

**ATTACHMENTS:**        Proposed Conditional Use Agreement (redlined)  
Existing Conditional Use Agreement  
Signage Images

VILLAGE OF SUMMIT ORDER  
GRANTING A CONDITIONAL USE AND  
PRESCRIBING CONDITIONS FOR  
THE REDEMPTORIST RETREAT CENTER  
TO OPERATE A YEAR-ROUND RETREAT CENTER  
IN THE VILLAGE OF SUMMIT

WHEREAS, a petition has been filed by Our Mother of Perpetual Help Retreat House (hereinafter “Owner”), doing business as Redemptorist Retreat Center (hereinafter “Petitioner”), on March 12, 2026 to grant a Conditional Use Permit Renewal to continue the operation of a year-round retreat center for the premises known as 1640A, 1640B and 1800 North Timber Trail Lane in the Village of Summit, said premises consisting of approximately 27.6 acres, as legally depicted and described in Exhibit A, attached hereto and incorporated herein (hereinafter “Subject Property”); and

WHEREAS, the Petitioners have received a Conditional Use grant in May, 1961 to operate a retreat house; and

WHEREAS, said use was amended and approved in September, 1962; and

WHEREAS, said use was amended and approved in March, 1988; and

WHEREAS, said Conditional Use Permit was renewed in November, 1993; and

WHEREAS, said use was amended and approved in December, 1994; and

WHEREAS, said Conditional Use Permit was renewed in March, 1997; and

WHEREAS, said Conditional Use Permit was renewed in July, 2000; and

WHEREAS, said Conditional Use Permit was amended and approved in May, 2003; and

WHEREAS, said Conditional Use Permit was renewed in December, 2006; and

WHEREAS, said Conditional Use Permit was renewed in June, 2012; and

WHEREAS, said Conditional Use Permit was amended, property area expanded and uses renewed in September, 2015; and

WHEREAS, the Conditional Use Permit was renewed in February, 2021; and

WHEREAS, the approvals currently in effect allow for the conditional use permit to be renewed upon application from the Petitioner; and

WHEREAS, the Petitioner has applied for a renewal of the existing Conditional Use Permit on March 12, 2026; and

WHEREAS, pursuant to Village Code Sections 111-313 and 111-318, the Petitioner filed the required operational plans and is not changing any buildings, site or operational conditions. Said petition was subject to the application, procedures, and requirements pursuant to Village Code Chapter 111 Article XI regarding Conditional Uses; and

WHEREAS, this Conditional Use Permit is the only active and valid Conditional Use Permit assigned to the Subject Property; and

WHEREAS, the Village of Summit Plan Commission finds that the operation remains compatible with the surrounding areas and that the application does not propose any changes to the terms of the previously granted Conditional Use Permit and its amendments; and

WHEREAS, the Plan Commission for the Village of Summit, following the necessary study and investigation pursuant to Village Code Section 111-312(c), having given the matter due consideration, and having based its determination on the effect of extending such conditional use permit on the health, general welfare, safety and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, as well as impact on surrounding properties as to noise, dust, smoke, odor or other similar factors, determined that the continued use would not violate the spirit or intent of Village Code Chapter 111 Zoning and Shoreland Protection Ordinance of the Village of Summit, would not be contrary to the public health, safety or general welfare of the Village of Summit, would not be hazardous, harmful, noxious, offensive or nuisance by reason of smoke, dust, odor, or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same; and

WHEREAS, the Plan Commission for the Village of Summit has determined that the conditions are reasonable, and are based upon substantial evidence and that the Petitioner has demonstrated that the Petitioner will comply with the conditions imposed in this Conditional Use Permit and has met the applicable conditional use standards of Village Code Section 111-321(1) which are met in this case by substantial evidence.

NOW, THEREFORE, the Plan Commission for the Village of Summit, Waukesha County, Wisconsin, DOES HEREBY ORDER AS FOLLOWS:

Commencing upon the date hereof, a Conditional Use Permit for the subject premises is hereby renewed. The Conditional Use Permit granted herein shall apply only to this specific use of the aforesaid premises by the Redemptorist Retreat Center, and the Conditional Use Permit shall continue in existence only so long as the conditional use is

operated in compliance with this Permit. This Conditional Use Permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations.

- A. This conditional use is granted for a year-round retreat center and accessory uses and is subject to the following conditions:
1. The grant shall be for a non-profit religious “retreat” in which facilities are provided to house and feed a group of individuals during a period of spiritual meditation and quiet study.
  2. Accessory uses for two individual occupant “hermitages”, a detached prayer chapel, an existing single-family home with two retreat units included, bee-keeping, gift shop, trails and Stations of the Cross statuary are allowed as part of the support system at the Retreat Center.
  3. No more than sixty (60) guest rooms, one two-unit existing single-family home, and two detached “hermitages” shall be provided for retreatants and at no time shall such use involve more than ninety (90) individuals at any one time, including resident staff and clergy.
  4. The use shall not include any active recreational or social activity as part of the retreat operation or by making the property available to any group for such purposes other than a reasonable degree of normal private social activity of the resident staff. This restriction exempts the existing basketball hoop and related hard surface play area.
  5. The property will be landscaped and maintained in a manner compatible with the character of existing residential development in the vicinity.
  6. No additional construction or additional uses may be added to the premises nor any major structural change made in the exterior appearance of the buildings or grounds without petition and approval for expansion of this grant.
  7. No buildings permit may be issued for the subject property without prior specific site plan approval of the Plan Commission for the Village of Summit.
  8. This grant shall be for the use of the property and specific buildings as shown to the Plan Commission in the proposed site plan on August 20, 2015.
  9. Exterior lighting shall be of a nature that will not detract from the rural atmosphere of the area or in any other way be distracting or offensive to surrounding property owners. No further lighting changes shall be made on the subject property without prior specific approval of the Plan Commission of the Village of Summit.
  10. No more than six (6) boats shall be maintained by the retreat house and shall be for the use of the staff, their private guests and retreat participants exclusively. No motors of more than 30 horsepower shall be permitted on said boats.
  11. The prayer chapel shall not be used for activities separate from the retreat experience – this approval does not allow weddings or funerals on the site.
  12. Sanitary sewage systems shall be in conformance with the rules of the Waukesha County Division of Health.

13. The buildings and grounds shall be maintained in a neat, attractive and orderly way. The property shall comply with all rules and regulations of the Village of Summit and the Western Lakes Fire Department, including submission to routine inspections of the Village and Fire Department.
  14. The petitioners are required to obtain, and at all times hold, all necessary state and local permits for operation of any and all of the above-noted uses.
  15. The petitioners are required and must have all plans current, approved by the Plan Commission for the Village of Summit, and on file with the Plan Commission for the Village of Summit.
- B. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of the use, the question shall be submitted to the Plan Commission for the Village of Summit for determination.
- C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Summit, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the premises above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by the Village ordinance or other law. This conditional use hereby authorized shall be confined to the premises described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village Plan Commission of the Village of Summit as being in compliance with all pertinent ordinances.
- D. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the Village, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area, or for similar cause based upon considerations of public health, safety or welfare, the conditional use may be terminated by action of the Village Board of the Village of Summit following referral to the Plan Commission for the Village of Summit for recommendation and public hearing thereon.
- E. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including, but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit based on Section 111-318 of the Village Code.

- F. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.
- G. Should any paragraph or phrase of this Conditional Use Permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
- H. This Conditional Use Permit shall be effective through January 1, 2031. It may be renewed thereafter for such additional terms as the Plan Commission for the Village of Summit deems appropriate. Application for renewal shall be filed by the Petitioner not less than sixty (60) days prior to the expiration of this initial term or any renewal term. In the event that the use of the property is compatible with the surrounding area and the application is in substantial compliance with all terms of this Conditional Use Permit, then, in that event, the Plan Commission for the Village of Summit shall continue to renew this Conditional Use Permit for additional periods of time. The Petitioner shall have the responsibility to apply for the renewal as provided herein.
- I. This conditional use may be reviewed annually. Additionally, this conditional use may be reviewed by the Plan Commission for the Village of Summit at any time upon complaint or upon Commission initiative.
- J. Where the changing character of the surrounding area causes the original Conditional Use or subsequent approved amendments thereto to no longer be compatible with the surrounding areas, or for similar cause, based upon consideration for the public welfare, the Conditional Use Permit and any subsequent approved amendments or changes may be terminated by action of the Village Board following a referral to the Plan Commission for recommendation and a public hearing thereon by the Village Board. Such use shall thereafter be classified as a legal nonconforming use as it existed on the day it was terminated, except that where the action is due to failure to comply with the conditions of the Conditional Use Permit, the Village Board may require complete termination of such use.
- J. Upon acceptance by the Petitioner of this Conditional Use Permit, all prior Conditional Use Permits for the property are hereby terminated.

- K. If any aspect of this conditional use or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use order, the more restrictive provision shall be controlling, as determined by the Plan Commission of the Village of Summit.
  
- L. Any unpaid bills owed to the Village of Summit by the Owner, or subsequent owner, or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of billing by the Village, pursuant to section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval, that is subject to all remedies available to the Village, including possible cause for termination of this Conditional Use Permit.
  
- M. All conditions of approval imposed by duly adopted motion of the Plan Commission in its consideration of the Petitioner's application, as noted in the minutes of the Plan Commission meeting at which approval was granted, are specifically incorporated herein by reference.
  
- N. As a condition precedent to the grant of the Conditional Use Permit, the Petitioner is required to accept the terms and conditions of the same in its entirety in writing. This condition may be met by signing this Conditional Use Permit.

Let copies of this order be filed in the permanent records of the Plan Commission and Village Board of the Village of Summit, and let copies be sent to the proper Village authorities and the petitioner.

Approved this 16<sup>th</sup> day of April, 2026.

BY THE PLAN COMMISSION  
FOR THE VILLAGE OF SUMMIT

\_\_\_\_\_  
JAMES SIEPMANN  
Plan Commission Chairman

\_\_\_\_\_  
DEBRA J. MICHAEL  
Village Clerk

ACCEPTANCE

I hereby accept the terms of this Conditional Use in its entirety.

Date this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Our Mother of Perpetual Help  
DBA Redemptorist Retreat Center

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

This Conditional Use was updated by  
Amy Barrows, Village Planner

Exhibit "A"  
Legal Description

VILLAGE OF SUMMIT ORDER  
GRANTING A CONDITIONAL USE AND  
PRESCRIBING CONDITIONS FOR  
THE REDEMPTORIST RETREAT CENTER  
TO OPERATE A YEAR-ROUND RETREAT CENTER  
IN THE VILLAGE OF SUMMIT

WHEREAS, Our Mother of Perpetual Help Retreat House of Oconomowoc, Wisconsin, Inc., DBA Redemptorist Retreat Center (hereinafter "Petitioners") are the owners of approximately 27.6 acres of land (hereinafter "Subject Properties") in the Village of Summit at 1640A, 1640B and 1800 North Timber Trail Lane which is described as follows:

(See Exhibit "A" attached)

WHEREAS, the Petitioners have received a Conditional Use grant in May, 1961 to operate a retreat house; and

WHEREAS, said use was amended and approved in September, 1962; and

WHEREAS, said use was amended and approved in March, 1988; and

WHEREAS, said Conditional Use Permit was renewed in November, 1993; and

WHEREAS, said use was amended and approved in December, 1994; and

WHEREAS, said Conditional Use Permit was renewed in March, 1997; and

WHEREAS, said Conditional Use Permit was renewed in July, 2000; and

WHEREAS, said Conditional Use Permit was amended and approved in May, 2003; and

WHEREAS, said Conditional Use Permit was renewed in December, 2006; and

WHEREAS, said Conditional Use Permit was renewed in June, 2012; and

WHEREAS, said Conditional Use Permit was amended, property area expanded and uses renewed in September, 2015; and

WHEREAS, the approvals currently in effect allow for the conditional use permit to be renewed upon application from the Petitioner; and

WHEREAS, the Petitioner has applied for a renewal of the existing Conditional Use Permit on January 13, 2021; and

WHEREAS, the Plan Commission for the Village of Summit, following the necessary study and investigation, having given the matter due consideration, and having based its determination on the effect of granting such conditional use permit on the health, general welfare, safety and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as impact on surrounding properties as to noise, dust, smoke, odor or other similar factors, determined that the use would not violate the spirit or intent of the Zoning Code for the Village of Summit, would not be contrary to the public health, safety or general welfare of the Village of Summit, would not be hazardous, harmful, noxious, offensive or nuisance by reason of smoke, dust, odor, or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same.

**THEREFORE IT IS ORDERED AS FOLLOWS:**

Commencing upon the date hereof, a Conditional Use Permit for the subject premises is hereby renewed. The Conditional Use Permit granted herein shall apply only to this specific use of the aforesaid premises by the Redemptorist Retreat Center, and the Conditional Use Permit shall continue in existence only so long as the conditional use is operated in compliance with this Permit. This Conditional Use Permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations.

- A. This conditional use is granted for a year-round retreat center and accessory uses and is subject to the following conditions:
  1. The grant shall be for a non-profit religious "retreat" in which facilities are provided to house and feed a group of individuals during a period of spiritual meditation and quiet study.
  2. Accessory uses for two individual occupant "hermitages", a detached prayer chapel, an existing single-family home with two retreat units included, bee-keeping, gift shop, trails and Stations of the Cross statuary are allowed as part of the support system at the Retreat Center.
  3. No more than sixty (60) guest rooms, one two-unit existing single-family home, and two detached "hermitages" shall be provided for retreatants and at no time shall such use involve more than ninety (90) individuals at any one time, including resident staff and clergy.
  4. The use shall not include any active recreational or social activity as part of the retreat operation or by making the property available to any group for such purposes other than a reasonable degree of normal private social activity of the resident staff. This restriction exempts the existing basketball hoop and related hard surface play area.
  5. The property will be landscaped and maintained in a manner compatible with the character of existing residential development in the vicinity.

6. No additional construction or additional uses may be added to the premises nor any major structural change made in the exterior appearance of the buildings or grounds without petition and approval for expansion of this grant.
  7. No buildings permit may be issued for the subject property without prior specific site plan approval of the Plan Commission for the Village of Summit.
  8. This grant shall be for the use of the property and specific buildings as shown to the Plan Commission in the proposed site plan on August 20, 2015.
  9. Exterior lighting shall be of a nature that will not detract from the rural atmosphere of the area or in any other way be distracting or offensive to surrounding property owners. No further lighting changes shall be made on the subject property without prior specific approval of the Plan Commission of the Village of Summit.
  10. No more than six (6) boats shall be maintained by the retreat house and shall be for the use of the staff, their private guests and retreat participants exclusively. No motors of more than 30 horsepower shall be permitted on said boats.
  11. The prayer chapel shall not be used for activities separate from the retreat experience – this approval does not allow weddings or funerals on the site.
  12. Sanitary sewage systems shall be in conformance with the rules of the Waukesha County Division of Health.
  13. The buildings and grounds shall be maintained in a neat, attractive and orderly way. The property shall comply with all rules and regulations of the Village of Summit and the Western Lakes Fire Department, including submission to routine inspections of the Village and Fire Department.
  14. The petitioners are required to obtain, and at all times hold, all necessary state and local permits for operation of any and all of the above-noted uses.
  15. The petitioners are required and must have all plans current, approved by the Plan Commission for the Village of Summit, and on file with the Plan Commission for the Village of Summit.
- B. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of the use, the question shall be submitted to the Plan Commission for the Village of Summit for determination.
- C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Summit, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the premises above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by the Village ordinance or other law. This conditional use hereby authorized shall be confined to the premises described, without extension or expansion other than as noted herein, and shall not vary from the

purposes herein mentioned unless expressly authorized in writing by the Village Plan Commission of the Village of Summit as being in compliance with all pertinent ordinances.


- D. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the Village, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area, or for similar cause based upon considerations of public health, safety or welfare, the conditional use may be terminated by action of the Village Board of the Village of Summit following referral to the Plan Commission for the Village of Summit for recommendation and public hearing thereon.
- E. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including, but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit based on Section 111-318 of the Village Code.
- F. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.
- G. Should any paragraph or phrase of this Conditional Use Permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
- H. This Conditional Use Permit shall be effective through January 1, 2026. It may be renewed thereafter for such additional terms as the Plan Commission for the Village of Summit deems appropriate. Application for renewal shall be filed by the Petitioner not less than sixty (60) days prior to the expiration of this initial term or any renewal term. In the event that the use of the property is compatible with the surrounding area and the application is in substantial compliance with all terms of this Conditional Use Permit, then, in that event, the Plan Commission for the Village of Summit shall continue to renew this Conditional Use Permit for additional periods of time. The Petitioner shall have the responsibility to apply for the renewal as provided herein.

- I. This conditional use may be reviewed annually. Additionally, this conditional use may be reviewed by the Plan Commission for the Village of Summit at any time upon complaint or upon Commission initiative.
- J. Upon acceptance by the Petitioner of this Conditional Use Permit, all prior Conditional Use Permits for the property are hereby terminated.
- K. If any aspect of this conditional use or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use order, the more restrictive provision shall be controlling, as determined by the Plan Commission of the Village of Summit.

Let copies of this order be filed in the permanent records of the Plan Commission and Village Board of the Village of Summit, and let copies be sent to the proper Village authorities and the petitioner.

Approved this 18<sup>th</sup> day of February, 2021.

BY THE PLAN COMMISSION  
FOR THE VILLAGE OF SUMMIT

  
\_\_\_\_\_  
JAMES SIEPMANN  
Plan Commission Chairman

  
\_\_\_\_\_  
DEBRA J. MICHAEL  
Village Clerk

ACCEPTANCE

I hereby accept the terms of this Conditional Use in its entirety.

Date this 23<sup>rd</sup> day of February, 2021.

Our Mother of Perpetual Help  
DBA Redemptorist Retreat Center

Signature 

Print Name RICHARD K. THIBODEAU

Title President

This Conditional Use was updated by  
Henry Elling, Village Planner

Exhibit "A"  
Legal Description

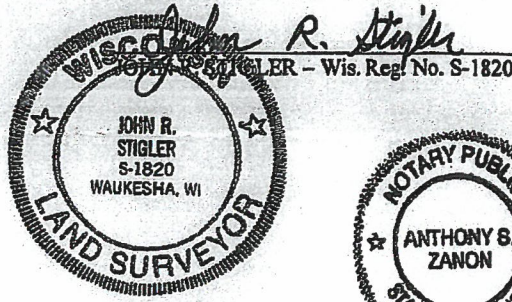
**SURVEYOR'S CERTIFICATE:**

I, John R. Stigler, registered land surveyor, being duly sworn on oath, hereby depose and states that I have surveyed, divided and mapped the land bounded and described as follows:

All of Parcel 1 and 2 of Certified Survey Map 4307 and parts of the Southwest Quarter (SW ¼) and the Southeast Quarter (SE ¼) of the Northeast Quarter (NW ¼) and the Northwest Quarter (NW ¼) and the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 23, Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin bounded and described as follows: Beginning at the southwest corner of the Northwest Quarter (NW ¼) of said Section 23 being marked by a concrete monument with brass cap; thence North 00°26'06" West 259.12 feet along the west line of the Northwest Quarter (NW ¼) of said Section 23; thence North 80°16'36" East 417.16 feet (recorded as North 79°55' East); thence North 02°04'36" East (recorded as North 01°43' East) 289.00 feet along the east line of the Brightwater on Upper Genesee Lake Subdivision; thence North 67°58'39" East (recorded as North 67°37'03" East) 768.85 feet along the south line of Lot 2 of Certified Survey Map No. 4277 to the meander line of Crooked Lake; thence along the following described meander line; thence South 10°05'02" East 92.00 feet; thence South 46°32'13" East 149.65 feet; thence North 44°34'25" East 171.63 feet; thence South 07°47'48" East 130.04 feet; thence South 28°07'38" East 66.65 feet; thence South 82°50'58" East 140.42 feet; thence South 37°58'22" East 56.00 feet; thence South 57°59'02" East 102.79 feet; thence South 26°25'26" West 226.03 feet; thence South 17°10'22" West 134.00 feet; thence South 33°51'24" West 131.80 feet; thence South 46°17'47" West 239.85 feet; thence South 27°09'09" West 100.41 feet to the south line of Parcel 2 of Certified Survey Map No. 4307, and the south terminus of the above described meander line; thence South 89°37'50" West (recorded as South 89°17' West) 1254.68 feet; thence North 00°03'14" West (recorded as North 00°10' West) 171.37 feet to the place of beginning.

INCLUDING all lands lying between the above described meander line and the north and south meander lines extended to the Ordinary High Water Mark of Crooked Lake. Containing a net area of 1, 202,288 square feet or 27.6007 acres to the meander line of Crooked Lake and a gross area of 1,254,045 square feet to the Ordinary High Water Mark.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34), and the regulations of the Village of Summit.



STATE OF WISCONSIN)ss  
WAUKESHA COUNTY)





## VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

FROM: Amy Barrows, Village Planner  
*Planning & Zoning LLC*

MEETING DATE: April 16, 2026

RE: **Charles Kopplin CSM**

- 1531 N. Waterville Road, SUMT0672015002, owned by Charles Kopplin & Sharon Bardele
- Part of 1521 N. Waterville Road, SUMT0672016006, owned by Simone Marie Dubois

---

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

---

**Possible Motion: Motion to recommend that Village Board approve the Certified Survey Map to include additional acreage as part of 1531 N. Waterville Road (SUMT0672015002), subject to the following conditions:**

- A. APPROVALS FROM ALL OBJECTING AND APPROVING BODIES:** *Petitioner shall satisfy all comments, conditions and concerns of the Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.*
- B. WARRANTY DEED:** *The applicant shall record an approved warranty deed that transfers Parcel "A" on the Site Plan prepared by LandTech with a revision date of 4/7/2026 to Lot 1 of CSM # 11674 (1531 N. Waterville Road) prior to the recording of the Certified Survey Map. The deed shall clearly state that Parcel A is being combined with Lot 1 of CSM #11674 (1531 N. Waterville Road).*
- C. 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.*
- D. 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 creating any new lots. Therefore, this condition does not apply.***
- E. 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.*

- 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.

**Property Description:**

**Lot 1: 1531 N. Waterville Road (SUMT0672015002), owned by Charles Kopplin & Sharon Bardele**

**Zoning:** R-4, Cottage Residential, min. 20,000 sq. ft. lot size/26,000 sq. ft. per unit density, Wetland Conservancy, Environmental Corridor Overlay, FO Floodplain Overlay

**Land Use Plan Category:** SF Residential 0.6-acre density, Primary Environmental Corridor

**Existing Lot Size:** 60,915 sq. ft.

**Proposed Lot Size:** 62,194 sq. ft. (*this area will need to be verified by the project surveyor*)

**Remnant Parcel, 1521 N. Waterville Road (SUMT0672016006), owned by Simone Marie Dubois**

**Zoning:** R-4, Cottage Residential, min. 20,000 sq. ft. lot size/26,000 sq. ft. per unit density, Environmental Corridor Overlay

**Land Use Plan Category:** SF Residential 0.6-acre density, Primary Environmental Corridor

**Existing Lot Size:** 36,127 sq. ft.

**Proposed Lot Size:** 34,927 sq. ft.

**Summary:**

The applicant owns a 1.4-acre parcel on the east side of Lower Nemahbin Lake with frontage and access to Waterville Road. The applicant obtained a permit from the Village of Summit to construct a residence in 2020. At the time of permit issuance, the applicant was aware that the strip of land that provided access from Waterville Road to the home site was too narrow to accommodate a driveway with adequate width to provide access to fire services equipment and vehicles. A condition of the permit states that "Village does not guarantee fully paved access per 6'2" driveway, fire protection access or ability to meet contractor access with existing lot width."

The applicant has been communicating with the adjoining neighbor to the south and is in a position to acquire a strip of land that will provide the necessary lot width to widen the driveway as required by the fire department for access to the home site. To avoid surveying the entire acreage of the adjacent property to the south, the applicant is proposing to transfer adjacent lands by warranty deed and then record the Certified Survey Map to combine the acquired strip of land with the 1.4-acre existing parcel (1531 N. Waterville Road). The remainder of the adjacent parcel to the south will continue to be a conforming lot.

**Considerations:**

**Access and Frontage:** Both lots have frontage on N. Waterville Road. Currently, access to proposed Lot 1 is very narrow and the proposed CSM will provide additional access. Although the adjacent parcel to the south has sufficient frontage on N. Waterville Road, access is provided by an easement on the adjacent property to the south.

**Lot Area:** Both lots will comply with the minimum lot size and width standards of the R-4 Cottage Residential District.

**Sanitary Sewer System:** The properties are in Utility District #2 and are served by public sewer.

*Kopplin CSM*

Water System: The properties are served by a private well.

Natural Resources: Lot 1 contains floodplain near the shore and both lots contain minimal Primary Environmental Corridor.

Engineer/Surveyor Comments: The Engineer/Surveyor review letter is dated April 9, 2026 and is enclosed in the meeting packet. *All comments have been addressed on the revised CSM dated April 7, 2026. The warranty deed and associated legal description have not been reviewed.*

Planner Comments:

- Administrator shall be correctly spelled in the Plan Commission approval on sheet 4.
- Floodplain, Wetland, and Primary Environmental Corridor Restrictions shall be noted on the CSM.
- The Warranty Deed and associated legal description shall be reviewed by the Village Surveyor to ensure that the area matches the CSM. The deed needs to clearly state that the land area being transferred is being combined with Lot 1 of CSM 11674.



Building a Better World  
for All of Us®

April 9, 2026

RE: Village of Summit  
Kopplin CSM Review  
SEH No. 176551 Task 75

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

Dear Ms. Barrows:

We have reviewed the updated Certified Survey Map for Charles Kopplin and Sharon Bardelle prepared by Matthew O'Rourke of LandTech Surveying. The reviewed, updated CSM is dated April 7, 2026. The submittal did not include an updated warranty deed, so the comments related to that document could not be verified.

The revisions required for the CSM have been addressed. The Village should determine if the recommended changes to the warranty deed are necessary or required.

Please do not hesitate to contact me with any questions or comments at 715.720.6308 or [jcance@sehinc.com](mailto:jcance@sehinc.com).

Sincerely,

A handwritten signature in black ink that reads "Jason Cance".

Jason Cance, PLS  
(Lic. WI)  
btp

CC: Brian Pehl, PE – Village Engineer  
Matt O'Rourke, PLS – Land Tech Surveying

x:\pts\summ\176551\task 75 - kopplin csm review\corr\review letters\kopplin csm review letter\_village of summit\_2026-04-09.docx

State Bar of Wisconsin Form 1-2003  
**WARRANTY DEED**

Document Number

Document Name

**THIS DEED**, made between Simone Marie DuBois

\_\_\_\_\_ ("Grantor," whether one or more),  
and Charles G. Kopplin and Sharon A. Bardele, husband and wife

\_\_\_\_\_ ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A.

Recording Area

Name and Return Address  
Attorney William W. Wirkus  
Walden, Neitzke & Taylor, S.C.  
707 W. Moreland Blvd, Suite 9  
Waukesha, WI 53188

Part of SUMT0672016006

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Dated \_\_\_\_\_.

\_\_\_\_\_  
\* Simone Marie DuBois (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ \*

\_\_\_\_\_  
\* \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ \*

**AUTHENTICATION**

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_.

\* \_\_\_\_\_  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:  
Attorney William W. Wirkus, SBN 1086570  
Walden, Neitzke & Taylor, S.C.

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
) ss.  
\_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

\* \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.



## TRANSFER PARCEL DESCRIPTION

### DESCRIPTION PARCEL "A"

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 9083, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN, LANDS HEREINAFTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 24, THENCE S 00°24'56" W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4, 675.58 FEET; THENCE N 89°35'04" W, 688.13 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CSM 11674, THE WEST RIGHT OF WAY OF WATERVILLE ROAD, AND THE POINT OF BEGINNING; THENCE S 01°05'24" W, ALONG THE WEST LINE OF WATERVILLE ROAD, 12.23 FEET; THENCE S 35°38'07" W, 71.18 FEET; THENCE S 87°23'07" W, 101.56 FEET TO THE SOUTH LINE OF LOT 1 OF CSM 11674; THENCE ALONG THE SOUTH LINE OF LOT 1 OF CSM 11674 FOR THE FOLLOWING 3 COURSES: 1.: THENCE N 18°26'07" E, 7.43 FEET; 2.: THENCE N 87°23'07"E, 95.53 FEET; 3.: THENCE N 35°38'07" E, 77.89 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 1,200 S.F. OR 0.028 ACRES.

Prepared By:

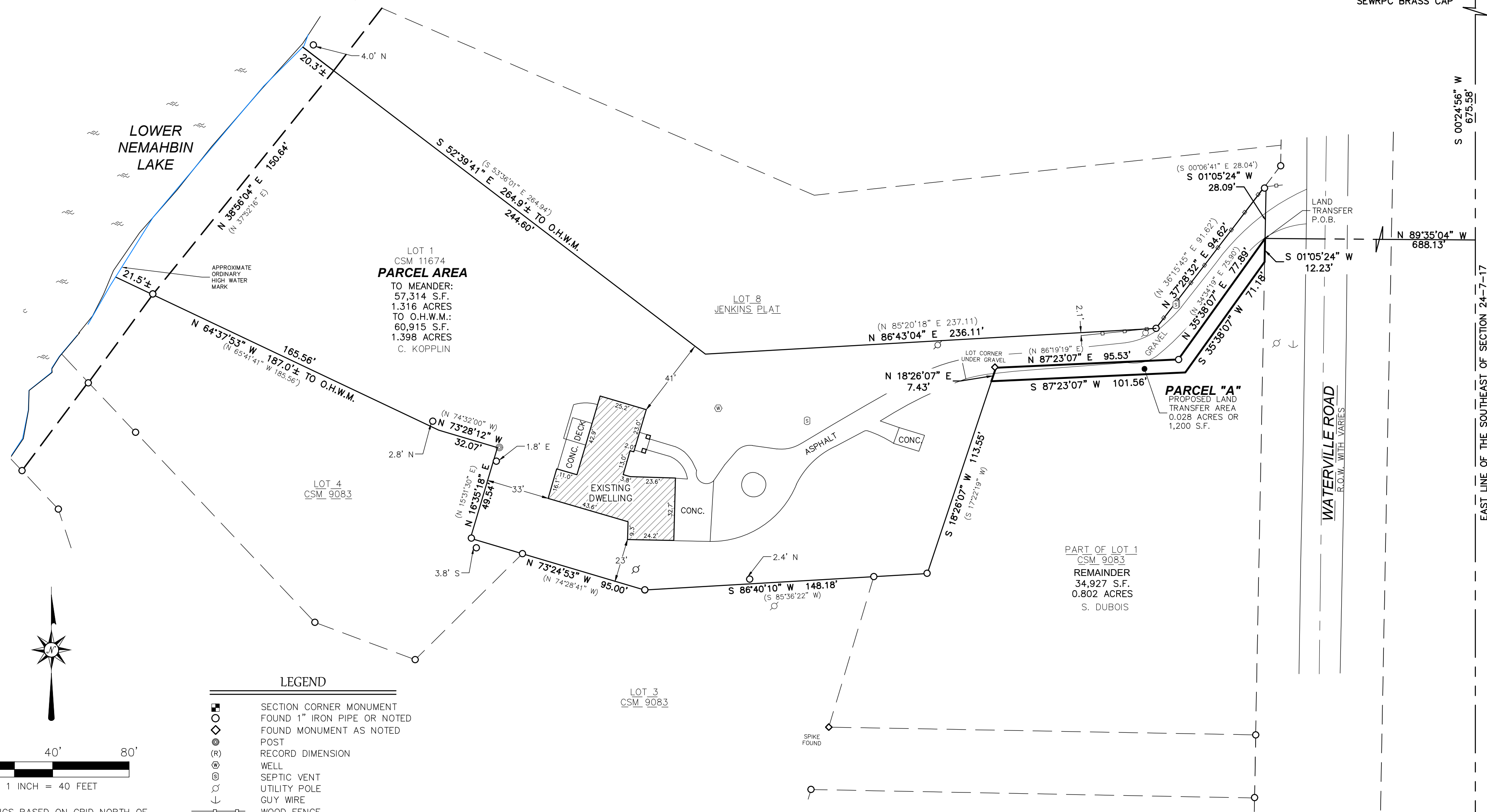


955 LEXINGTON DR.  
OCONOMOWOC, WISCONSIN  
262-367-7599

PLAT OF SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. 11674, AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 9083, BEING PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

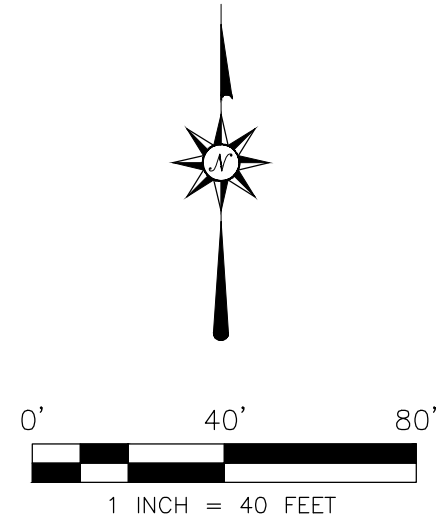
EAST 1/4 CORNER SECTION 24-7-17 CONC. MON. W/ SEWRPC BRASS CAP



LOT 1  
CSM 11674  
**PARCEL AREA**  
TO MEANDER:  
57,314 S.F.  
1.316 ACRES  
TO O.H.W.M.:  
60,915 S.F.  
1.398 ACRES  
C. KOPPLIN

**PARCEL "A"**  
PROPOSED LAND  
TRANSFER AREA  
0.028 ACRES OR  
1,200 S.F.

PART OF LOT 1  
CSM 9083  
REMAINDER  
34,927 S.F.  
0.802 ACRES  
S. DUBOIS



**LEGEND**

■	SECTION CORNER MONUMENT
○	FOUND 1" IRON PIPE OR NOTED
◇	FOUND MONUMENT AS NOTED
⊙	POST
(R)	RECORD DIMENSION
⊕	WELL
⊙	SEPTIC VENT
⊙	UTILITY POLE
⊙	GUY WIRE
—○—	WOOD FENCE

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONS 2011) AND REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SEC. 24-7-17 MEASURED AS N00°24'56"W.

- NOTES:**
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
  - PURPOSE OF THIS SURVEY IS TO TRANSFER PARCEL "A" (PART OF LOT 1 OF CSM 9083) FROM S. DUBOIS TO C. KOPPLIN.

**SURVEYOR'S DESCRIPTION PARCEL "A"**

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 9083, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, ALL IN TOWNSHIP 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN, LANDS HEREINAFTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 24, THENCE S 00°24'56" W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4, 675.58 FEET; THENCE N 89°35'04" W, 688.13 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CSM 11674, THE WEST RIGHT OF WAY OF WATERVILLE ROAD, AND THE POINT OF BEGINNING; THENCE S 01°05'24" W, ALONG THE WEST LINE OF WATERVILLE ROAD, 12.23 FEET; THENCE S 35°38'07" W, 71.18 FEET; THENCE S 87°23'07" W, 101.56 FEET TO THE SOUTH LINE OF LOT 1 OF CSM 11674; THENCE ALONG THE SOUTH LINE OF LOT 1 OF CSM 11674 FOR THE FOLLOWING 3 COURSES: 1.: THENCE N 18°26'07" E, 7.43 FEET; 2.: THENCE N 87°23'07" E, 95.53 FEET; 3.: THENCE N 35°38'07" E, 77.89 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 1,200 S.F. OR 0.028 ACRES.



**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

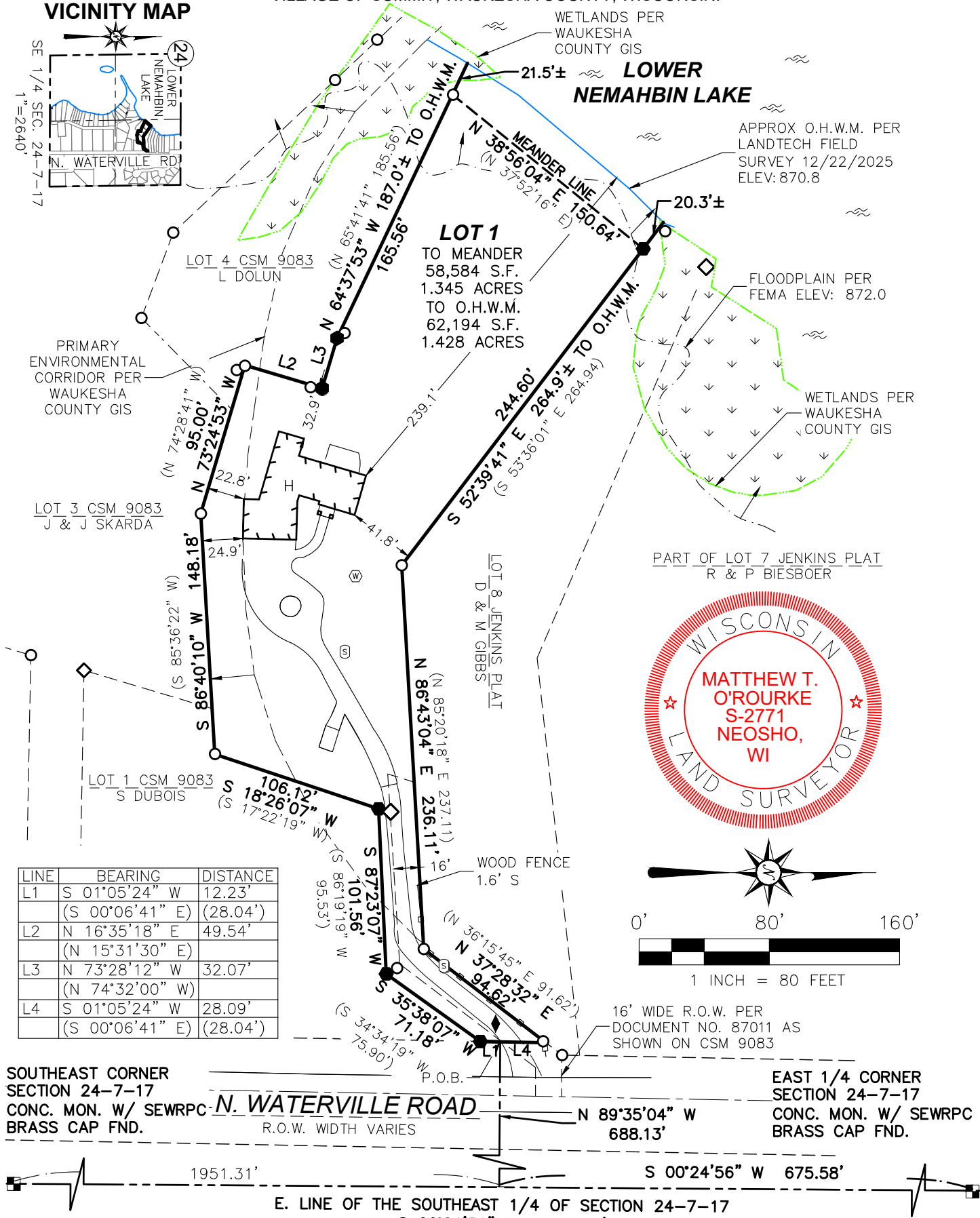
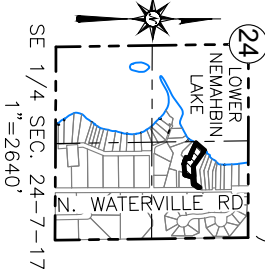
SIGNED: JOHN M. SCHULZ, PROFESSIONAL LAND SURVEYOR S-3253

REV.	04/07/2026 LEGAL DESCRIPTION UPDATE (MD)
REV.	
REV.	
REV.	
1531 N. WATERVILLE ROAD ODONOMOOC, WISCONSIN TAX KEYS: SUMT 0672-015-002 & SUMT 0672-016-006	CHECKED BY: MTO
CLIENT: C. KOPPLIN	PROJECT: BOUNDARY
LAYOUT: TRANSFER SURVEY	DRAWING: 25329_SURVEY.DWG
DATE: 03/09/2026	JMS
JOB NO.: 25329	
SHEET: 1 OF 1	

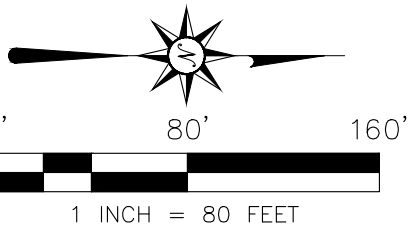
# WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1 OF CERTIFIED SURVEY MAP NO. 11674, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE MARCH 19, 2018, IN BOOK 117, PAGE 72-74 AS DOCUMENT NO. 4329970, AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 9083, RECORDED NOVEMBER 22, 2000, IN BOOK 82, PAGE 19-22, AS DOCUMENT NO. 2605806, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

## VICINITY MAP



**LOT 1**  
TO MEANDER  
58,584 S.F.  
1.345 ACRES  
TO O.H.W.M.  
62,194 S.F.  
1.428 ACRES

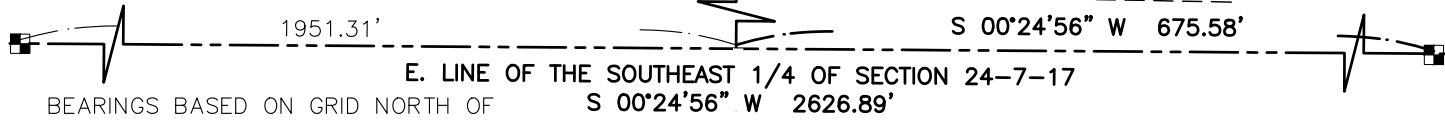


LINE	BEARING	DISTANCE
L1	S 01°05'24" W	12.23'
	(S 00°06'41" E)	(28.04')
L2	N 16°35'18" E	49.54'
	(N 15°31'30" E)	
L3	N 73°28'12" W	32.07'
	(N 74°32'00" W)	
L4	S 01°05'24" W	28.09'
	(S 00°06'41" E)	(28.04')

SOUTHEAST CORNER  
SECTION 24-7-17  
CONC. MON. W/ SEWRPC  
BRASS CAP FND.

**N. WATERVILLE ROAD**  
R.O.W. WIDTH VARIES

EAST 1/4 CORNER  
SECTION 24-7-17  
CONC. MON. W/ SEWRPC  
BRASS CAP FND.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONS 2011) AND REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SEC. 24-7-17 MEASURED AS S00°24'56"W.



• SEE SHEET 2 FOR NOTES AND LEGEND.

PREPARED FOR:  
CHARLES KOPPLIN & SHARON BARDELE  
1531 N. WATERVILLE ROAD  
SUMMIT WISCONSIN, 53066

LAND SURVEYING • LAND PLANNING  
955 LEXINGTON DRIVE  
OCCONOMOWOC, WI 53066  
WWW.LANDTECHWI.COM  
(262) 367-7599

REV 04/07/2026  
DATED 03/24/2026  
JOB# 25329

**WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOT 1 OF CERTIFIED SURVEY MAP NO. 11674, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE MARCH 19, 2018, IN BOOK 117, PAGE 72-74 AS DOCUMENT NO. 4329970, AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 9083, RECORDED NOVEMBER 22, 2000, IN BOOK 82, PAGE 19-22, AS DOCUMENT NO. 2605806, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 1 OF CSM 11674 AND PART OF LOT 1 CSM 9083, BEING ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST; THENCE S 00°24'56" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, 675.58 FEET; THENCE N 89°35'04" W, 688.13 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CSM 11674, THE WEST RIGHT OF WAY OF WATERVILLE ROAD AND THE POINT OF BEGINNING; THENCE S 01°05'24" W, ALONG THE WEST RIGHT-OF-WAY OF WATERVILLE ROAD, 12.23 FEET; THENCE S 35°38'07" W, 71.18 FEET; THENCE S 87°23'07" W, 101.56 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 1 OF CSM 11674; THENCE ALONG THE SOUTH LINE OF LOT 1 OF CSM 11674 FOR THE FOLLOWING 6 COURSES: 1.: THENCE S 18°26'07" W, 106.12 FEET; 2.:THENCE S 86°40'10" W, 148.18 FEET; 3.: THENCE N 73°24'53" W, 95.00 FEET; 4.:THENCE N 16°35'18" E, 49.54 FEET; 5.:THENCE N 73°28'12" W, 32.07 FEET; 6.:THENCE N 64°37'53" W, 165.56 FEET TO THE BEGINNING OF A MEANDER LINE, SAID POINT LAYING S 64°37'53" E, 21.5 FEET MORE OR LESS FROM THE O.H.W.M. OF LOWER NEMAHBIN LAKE; THENCE N 38°56'04" E ALONG THE MEANDER LINE, 150.64 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 8 OF JENKINS PLAT AND END OF AFOREMENTIONED MEANDER LINE SAID POINT LYING S 52°39'41" E, 20.3 FEET MORE OR LESS FROM THE O.H.W.M. OF LOWER NEMAHBIN LAKE; THENCE ALONG THE SOUTH LINE OF LOT 8 OF JENKINS PLAT FOR THE FOLLOWING 3 COURSES: 1.:THENCE S 52°39'41" E, 244.60 FEET; 2.: THENCE N 86°43'04" E, 236.11 FEET; 3.: THENCE N 37°28'32" E, 94.62 FEET TO THE WEST RIGHT-OF-WAY OF WATERVILLE ROAD; THENCE S 01°05'24" W, ALONG THE WEST RIGHT-OF-WAY OF WATERVILLE ROAD, 28.09 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 62,194 S.F. OR 1.428 ACRES MORE OR LESS INCLUDING THE LANDS LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF LOWER NEMAHBIN LAKE.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE CHARLES KOPPLIN OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE VILLAGE OF SUMMIT IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
MATTHEW T. O'ROURKE, S-2771



**NOTES:**

- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION..
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.
- ENTIRE PARCEL IS LOCATED WITHIN THE VILLAGE OF SUMMIT SHORELAND ZONING JURISDICTIONAL LIMITS.
- WETLANDS AND PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) ARE SHOWN PER WAUKESHA COUNTY GIS.
- FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C0166H, MAP REVISED NOVEMBER 5, 2014. ELEV:872.0

**LEGEND**

■	SECTION CORNER MONUMENT	H	HOUSE
●	SET 0.75" O.D. X 18" REBAR	—□—	WOOD FENCE
○	WEIGHING 1.502 LBS/FT.	(R)	RECORD DIMENSION
○	FOUND 1" IRON PIPE OR NOTED	◆	DRIVEWAY LOCATION
◇	FOUND RING	-----	FLOODPLAIN
⊙	POST	-----	P.E.C.
Ⓜ	WELL	~	WATER
Ⓢ	SEPTIC VENT	↓...↓	WETLANDS

REV 04/07/2026  
DATED 03/24/2026  
JOB# 25329  
SHEET 2 OF 4

**WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOT 1 OF CERTIFIED SURVEY MAP NO. 11674, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE MARCH 19, 2018, IN BOOK 117, PAGE 72-74 AS DOCUMENT NO. 4329970, AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 9083, RECORDED NOVEMBER 22, 2000, IN BOOK 82, PAGE 19-22, AS DOCUMENT NO. 2605806, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE:**

AS OWNERS CHARLES KOPPLIN & SHARON BARDELE WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
CHARLES KOPPLIN

\_\_\_\_\_  
SHARON BARDELE

STATE OF WISCONSIN )SS  
COUNTY OF \_\_\_\_\_)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, THE ABOVE NAMED CHARLES KOPPLIN & SHARON BARDELE, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**CONSENT OF MORTGAGEE**

I, \_\_\_\_\_, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF \_\_\_\_\_, OWNER.

WITNESS THE HAND AND SEAL OF, \_\_\_\_\_, MORTGAGEE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

IN THE PRESENCE OF:

\_\_\_\_\_ (SEAL)

MORTGAGEE

\_\_\_\_\_

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_,

THE ABOVE NAMED \_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



**WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOT 1 OF CERTIFIED SURVEY MAP NO. 11674, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE MARCH 19, 2018, IN BOOK 117, PAGE 72-74 AS DOCUMENT NO. 4329970, AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 9083, RECORDED NOVEMBER 22, 2000, IN BOOK 82, PAGE 19-22, AS DOCUMENT NO. 2605806, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

**VILLAGE OF SUMMIT BOARD APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JACK RILEY, VILLAGE PRESIDENT

\_\_\_\_\_  
DEBRA MICHAEL, ADMINISTRATOR-CLERK/TREASURER

**VILLAGE OF SUMMIT PLAN COMMISSION APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT PLAN COMMISSION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JIM SIEPMANN, CHAIRPERSON

\_\_\_\_\_  
DEBRA MICHAEL, ADMINIATRATOR-CLERK/TREASURER





## VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

FROM: Amy Barrows, Village Planner  
*Planning & Zoning LLC*

MEETING DATE: April 16, 2026

RE: **White Stone Community Church Future Land Use Map Amendment**  
Part of SUMT0637999009

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The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

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**Property Owner:** White Stone Community Church  
**Applicant:** Ryan Buck, Executive Director  
**Existing Zoning:** A-1 Agricultural  
**Existing Land Use Plan:** Industrial/Business Park

***POSSIBLE MOTION: Direct staff to draft a resolution for potential consideration by the Plan Commission at the May meeting to amend the Future Land Use Map of the 2045 Comprehensive Plan from the Industrial/Business Park category to the Institutional category on a portion of the subject property, more specifically described in Exhibit A.***

**CURRENT REQUEST:**

- Amend the Future Land Use Map from Industrial/Business Park to Institutional

**FUTURE REQUESTS:**

- Amend the zoning district from the A-1 Agricultural District to the Institutional District.
- Certified Survey Map to combine the acreage identified in Exhibit A with the adjacent property to the east (Lot 1 CSM # 11983) also owned by White Stone Community Church.
- Review Site Development and Operational Plans.

**PROJECT SUMMARY:**

The applicant is proposing to transfer the lands described in Exhibit A to the adjacent property to the east described as Lot 1 CSM # 11983 to expand church operations. The applicant would like to construct a 2,600 sq. ft. multi-purpose building for religious and community services. A summary of uses is including the packet. Site Development plans will be presented at a future meeting. The planned location is outside of the church's existing property that is already planned and zoned for institutional purposes. Therefore, the applicant is required to amend the Future Land Use Category and Zoning District for the lands that will need to be combined with the church property to accommodate the building. The applicant is also proposing to amend the land use

designation for a portion of the property to accommodate additional land transfer so that a proposed parking lot on the church property will comply with the setback requirements to the south. The proposed land use amendment to accommodate the land transfer that will enlarge the church property is a minor request and does not impact the goals and objectives of the land use plan. The remnant parcel will still be economically viable for Industrial/Business Park purposes.

**Adjacent Land Uses:**

North	North of I-94 is residential, Existing White Stone Church property is north of a portion of the lands and is designated as Institutional.
West	Agricultural (Planned Industrial/Business Park)
East	City of Oconomowoc Business Park
South	Hope Church (Institutional), Residential/Agricultural (Planned Industrial/Business Park)

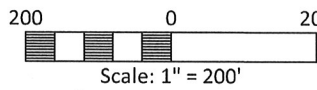
**IF THE PLAN COMMISSION RECOMMENDS ADVANCING THE PROPOSED AMENDMENTS, THE FOLLOWING CONDITION SHOULD BE CONSIDERED (additional conditions may be presented at the May meeting):**

- 1) The Future Land Use Map Amendment is not effective until such time the subject property is rezoned to Institutional and a Certified Survey Map is reviewed and approved and recorded that combines the subject lands identified in Exhibit A with the adjacent property owned by the White Stone Community Church (Lot 1 CSM # 11983).

Plan Commission should consider whether the existing prayer house that is located on the subject property is required to be included in the Future Land Use Plan Amendment request.

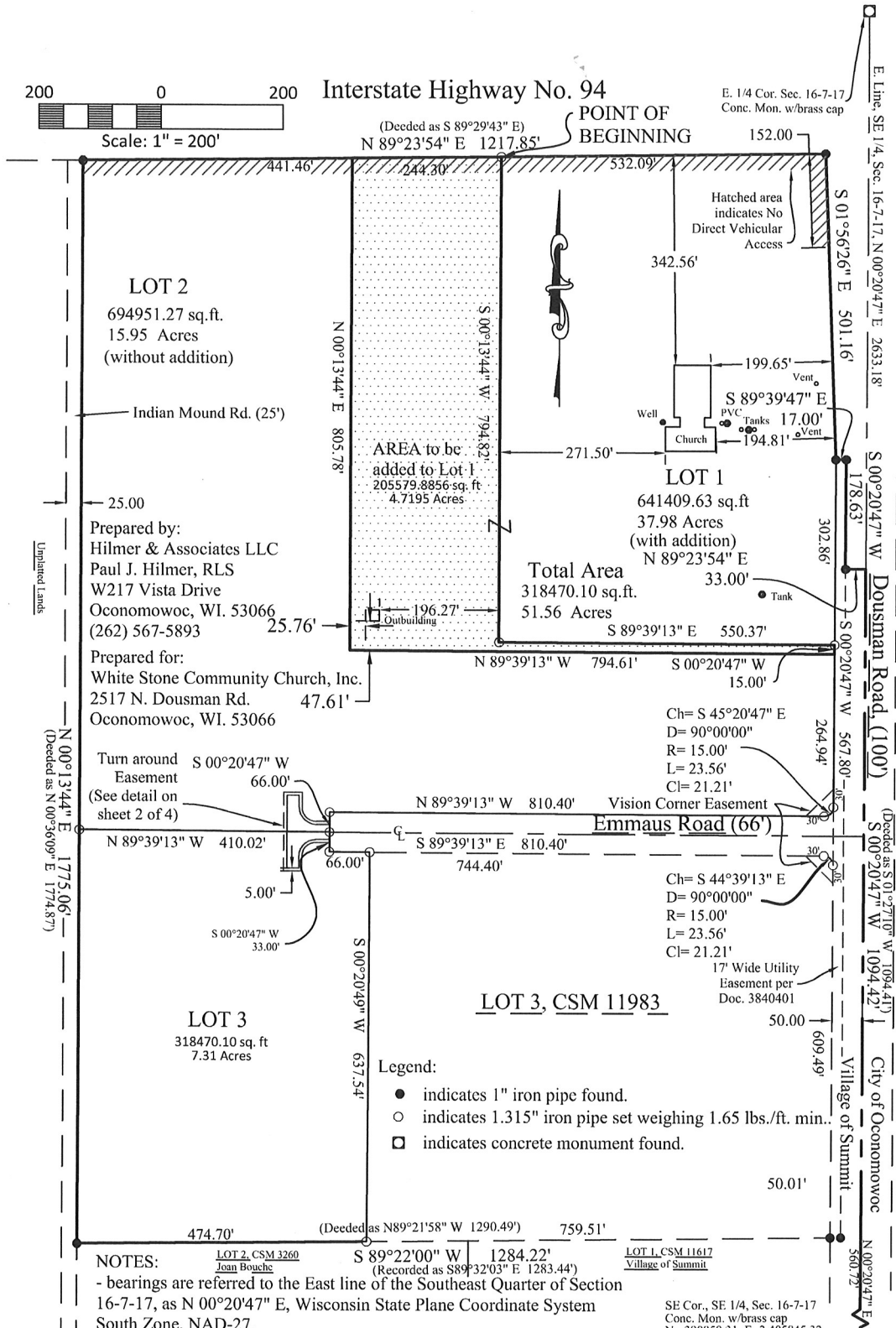
Description for Additional Area to be added to Lot 1.

All that part of Lot 2, Certified Survey Map No. 11983, recorded on March 10, 2020 as Document No. 4458728, in Volume 121 of Certified Survey Maps, Waukesha County Register of Deeds, on pages 294 thru 297 bounded and described as follows:  
Commencing at an 1" iron pipe being the Northeast Corner of Lot 2 and the Northeast Corner of Lot 1 of said CSM, thence S 00d13'44" W along the west line of said Lot 2, 794.82 feet to a 1" iron pipe found; thence S 89d39'13" E along the North line of Lot 2 and the South line of Lot 1, 550.37 feet to a 1" iron pipe being on the West right of way line of Dousman Road; thence S00d20'47" W, 15.00 feet to a point; thence N 89d39'13" W, 794.61 feet to a point; thence N 00d13'44" E, 805.78 feet to a point on the North line of said Lot 2; thence N 89d23'54" E, along said North line, 244.30 feet to the point of beginning. Said Lands containing 205579.89 square feet or 4.72 Acres of Land.



Interstate Highway No. 94

E. 1/4 Cor. Sec. 16-7-17  
Conc. Mon. w/brass cap



**LOT 2**  
694951.27 sq.ft.  
15.95 Acres  
(without addition)

Prepared by:  
Hilmer & Associates LLC  
Paul J. Hilmer, RLS  
W217 Vista Drive  
Oconomowoc, WI. 53066  
(262) 567-5893

Prepared for:  
White Stone Community Church, Inc.  
2517 N. Dousman Rd.  
Oconomowoc, WI. 53066

Turn around  
Easement  
(See detail on  
sheet 2 of 4)

**LOT 3**  
318470.10 sq. ft  
7.31 Acres

AREA to be  
added to Lot 1  
205579.8856 sq. ft  
4.7195 Acres

**LOT 1**  
641409.63 sq.ft  
37.98 Acres  
(with addition)  
Total Area  
318470.10 sq.ft.  
51.56 Acres

**Legend:**

- indicates 1" iron pipe found.
- indicates 1.315" iron pipe set weighing 1.65 lbs./ft. min.
- indicates concrete monument found.

**NOTES:**  
- bearings are referred to the East line of the Southeast Quarter of Section 16-7-17, as N 00°20'47" E, Wisconsin State Plane Coordinate System South Zone, NAD-27.

SE Cor., SE 1/4, Sec. 16-7-17  
Conc. Mon. w/brass cap  
N= 390858.31, E= 2405845.32  
State Plane Coord., South Zone

White Stone Community Church would like to construct a small, multi-purpose building just to the southwest of its parking lot. The planned location of this building is outside the church's 10-acre footprint that is zoned Institutional. The church would like to move its west lot line approximately 200 feet further west, into church-owned land currently zoned Agricultural. The expanded footprint would include both an existing prayer cottage and the planned 40' X 65' building. The church would also like to move its south lot line approximately 10' further south to bring its parking lot expansion project into compliance with the village's setback requirements.

The planned building will be owned by the church, but will be the home of the Oconomowoc Men's Shed...a community service organization. The Men's Shed's primary purpose is to help the people in the surrounding area (especially widows and single moms) with home repair and other projects. This building will also provide a Christian environment for men to interact, work on projects together and learn from each other. The building will also be used for weekly food distribution to needy families.



## VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

FROM: Amy Barrows, Village Planner  
*Planning & Zoning LLC*

MEETING DATE: March 19, 2026  
**April 16, 2026**

RE: **The Harvest at Pabst Farms**  
SUMT0629998011 & SUMT0629998012

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The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

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**Property Owner:** Pabst Farms Land Company C LLC & Pabst Farms Land Company R LLC  
**Applicant:** Cobalt Partners LLC  
**Existing Zoning:** A-1 Agricultural  
**Existing Land Use Plan:** Industrial/Business Park

**POSSIBLE MOTION (APRIL 16, 2026):** *Motion to adopt the enclosed resolution recommending that Village Board approve the proposed text amendments to the Village of Summit 2045 Comprehensive Plan and proposed amendment to the Future Land Use Map category from Industrial/Business Park to Mixed Use on parcels identified as Lot 2 and Lot 3 of CSM # 11510 (SUMT0629998011 & SUMT0629998012).*

**PLAN COMMISSION MOTION FROM MARCH 19, 2026:** *Direct staff to draft a resolution for potential consideration by the Plan Commission at the April meeting to amend the text of the Village of Summit 2045 Comprehensive Plan and to amend the Future Land Use Map category from Industrial/Business Park to Mixed Use on the subject parcels.*

**CURRENT REQUEST:**

- Amend the text of the Comprehensive Plan, specifically Section 9.7.4, by removing “limited retail” from the first sentence of the leading paragraph, clarifying the type of strip malls that are prohibited, and by adding the proposed residential area of the development to the list of properties that may be allowed up to ten units per acre.
- Amend the Future Land Use Map from Industrial/Business Park to Mixed Use

**FUTURE REQUESTS (see letter dated 11/10/2025):**

- Amend the text of the zoning ordinance to accommodate a mixed-use zoning district.
- Amend the zoning district from the A-1 Agricultural District to a district that would apply to the proposed development.

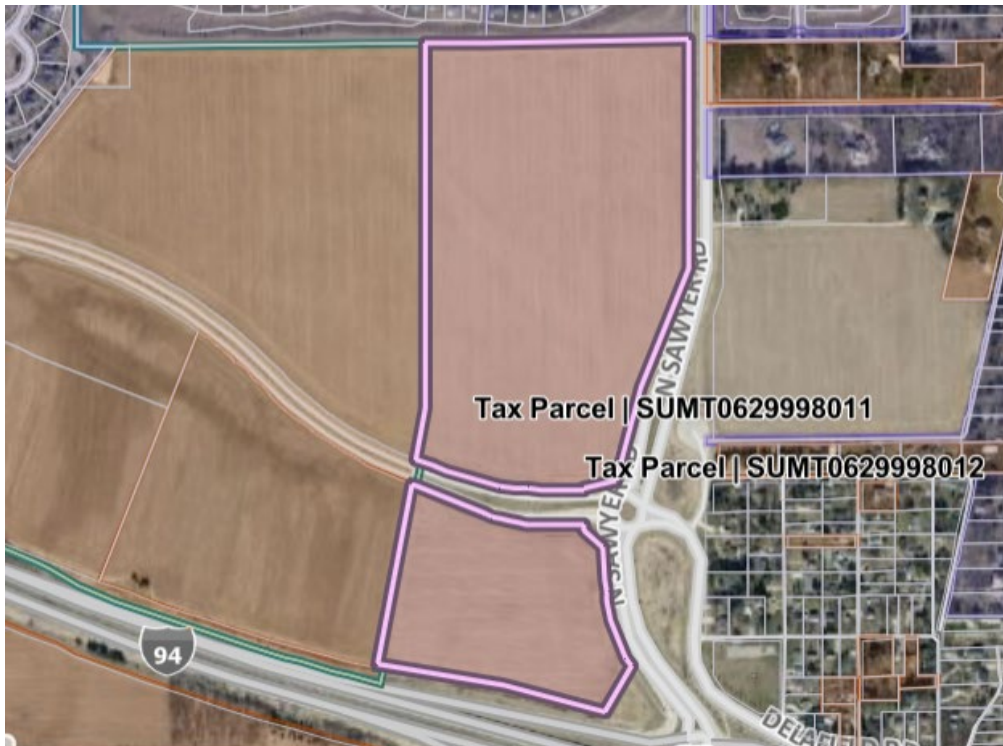
## The Harvest at Pabst Farms Comprehensive Plan/Land Use Map Amendments

- Create a Planned Development Overlay District to incorporate specific conditions related to the development to ensure a cohesive, planned, and unified development. Flexibility in dimensional and area regulations may be considered.
- Review any necessary land divisions and/or condominium plat and related documents.
- Village Board review of a Developer's Agreement, Stormwater Maintenance Agreement, public easements, and any necessary financial assurances, including the method and amount.
- Review of Building, Site, and Operational Plans specific to each structure, site improvement, and operation.
- The applicant will need stormwater management approval from the Pabst Farms Joint Stormwater District (PFJSD).
- The applicant will need approval from the City of Oconomowoc for sewer and water service.
- Several other miscellaneous reviews are required, including, but not limited to, Traffic Impact Analysis, potential revisions to the Border Agreement between the City and Village, the creation of a Tax Incremental District, Waukesha County Department of Public Works review of CTH P improvements and access, private road maintenance agreement, DNR review of grading, cross access easements, and shared parking agreements.

### **PROJECT SUMMARY:**

The applicant is proposing a planned mixed-use development, including residential, commercial, institutional, and public use and green spaces, that incorporates several properties on the east end of the Pabst Farms Development located in both the City of Oconomowoc and Village of Summit. There are two properties located in the Village of Summit. Both properties have frontage on Pabst Farms Boulevard and CTH P (Sawyer Road). The properties are described as:

- Lot 2 of CSM 11510, SUMT0629998011, located on the north side of Pabst Farms Boulevard, 41.78 acres
- Lot 3 of CSM 11510, SUMT0629998012, located on the south side of Pabst Farms Boulevard, 14.98 acres



The applicant is proposing to incorporate residential and commercial/institutional on Lot 2 of CSM 11510 and commercial/institutional on Lot 3 of CSM 11510. Public open and green spaces will be located throughout the development. The types of housing and commercial uses are described below.

**Residential (35.8 acres in Summit)**

Housing Type	Oconomowoc			Summit			Combined		
	Acreage	Units	Units/Acre	Acreage	Units	Units/Acre	Acreage	Units	Units/Acre
Single-Family Detached	12.5	38	3	9.8	32	3.3	22.3	70	3.1
Single-Family Attached	4.6	18	3.9	0	0	0	4.6	18	3.9
Multi-Family Owner Occupied	1.7	12	7.1	2.4	12 (3 buildings/4 units per building)	5	4.1	24	5.9
2-Story Garden Style Apartment	13.9	212	15.3	16.5	204 (11 buildings/17-18 units per building)	12.4	30.4	416	13.7
3-Story Apartment (+ parking below)	9.3	110	11.8	7.1	110 (1 building)	15.5	16.4	220	13.4
<b>Total</b>	<b>42</b>	<b>390</b>	<b>9.3</b>	<b>35.8</b>	<b>358</b>	<b>10</b>	<b>77.8</b>	<b>748</b>	<b>9.6</b>

The applicant has indicated that comparable regional mixed-use projects have included residential-to-commercial ratios ranging from 3.6 to 6.1 units per 1,000 sq. ft. of retail space. The applicant is proposing less than 1 residential unit per 1,000 sq. ft. of commercial space. The applicant has indicated that residential development is necessary for commercial development to succeed.

The applicant is also proposing several buildings within the residential area that will be used for maintenance storage and enclosed parking.

**Commercial/Institutional (6 acres on Lot 2 & 14.98 acres on Lot 3, a total of 20.98 acres in Summit)**

The applicant is proposing the following commercial uses:

- Retail and service
- Grocery and specialty food retail
- Restaurants (sit-down and fast-casual)
- Hospitality (hotel or lodging)
- Personal and professional service and office
- Financial institutions
- Veterinary clinic and animal grooming

- Childcare facilities
- Medical and dental clinics
- Immediate care facility
- Health club and fitness
- Indoor recreation
- Digital signage

The applicant is proposing the following institutional uses:

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

The applicant intends on incorporating an appropriate mix of the above uses to support long-term commercial viability, and to create an integrated district rather than isolated single-use parcels. The applicant is proposing to voluntarily prohibit several uses that do not preserve long-term property values and the character of the development. Prohibited uses, which are described in more detail in the applicant's narrative, include:

- Adult and other nuisance uses
- Hazardous, industrial, and environmental impact uses
- Industrial and storage-oriented use
- Distressed or low-quality retail formats (liquidation, distressed inventory, low-quality)
- Automotive-oriented uses
- Alcohol/Late-night dominant uses
- Large-scale institutional or assembly uses

**CONSIDERATIONS PER COMPREHENSIVE PLAN:**

**Land Use:** The Village's plan designates a majority of the Village as residential, a majority of these properties being in a low-density residential category (2.4 acre/unit). Commercial, industrial/business park, mixed use, and multi-family are mostly limited to properties along the I-94 and CTH DR corridor and only where public sewer is available. The plan acknowledges that a majority of growth in the Village will continue to occur near the I-94 corridor since this area is adjacent to more urbanized areas in adjacent communities, such as the City of Oconomowoc and City of Delafield. The plan also states that the Pabst Farms Development is a significant development in the City of Oconomowoc and City of Delafield.

The plan's vision statement reads:

*"The Village of Summit is dedicated to maintaining its community-oriented rural residential environment in a manner that supports a strong educational system, preserves its outstanding natural resources, provides cost effective village services, **and balances its tax base through responsible development along the I-94 and CTH DR corridor**, all while generating civic pride and encouraging active citizen participation."*

The applicant is proposing to modify the category of the subject properties from the Industrial/Business Park category to the Mixed-Use category. The proposed land use category would allow multiple types of commercial, office, and residential land uses designed to develop as part of an overall planned development. This category is consistent with the uses allowed on the adjacent properties in the City of Oconomowoc.

The existing land use category (Industrial/Business Park) allows light to medium intensity business uses such as corporate office facilities, light manufacturing and warehousing. Other uses specified in the Business Park Zoning District that are permitted by right include assembly operations, indoor storage, conference center, day-care facility, health club, hotel, indoor recreation facilities, movie theater, outdoor storage/retailing (i.e. garden center), restaurant, public and quasi-public utility substations, radio and television transmitting and receiving towers, microwave relay stations, or water towers, and public administrative offices and public service buildings, including fire and police stations. Medium-to-heavy intensity uses such as large manufacturing facilities or chemical processing are not permitted.

A copy of Section 9.7.5 Industrial/Business Park and Section 9.7.4 Mixed-Use, along with the applicant's proposed changes to Section 9.7.4 are included in the packet. A copy of the BP Business Park Zoning District, which is the zoning district that would be used of the land use category remains as-is, is also included in the packet. There is no existing Zoning District that provides for mixed uses. Section 9.11 Land Use Implementation Recommendations states that the Village of Summit should review its ordinances and zoning map for consistency with the planning document and implement changes to achieve consistency between documents.

**Adjacent Land Uses:**

North	Residential (Lake Country Village) min. lot sizes ranging from 8,700 sq. ft. to 26,000 sq. ft. & 0.6-acre overall density
West	Proposed Mixed Use (C. Oconomowoc – included in this development)
East	Residential/Peter Prime Park
South	Interstate (I-94)

**Housing:**

Chapter 3 of the Comprehensive Plan leads with “housing is an essential component to a healthy and vibrant community. Providing safe, affordable, and diverse housing is a common community goal.” The Southeastern Wisconsin Regional Planning Commission recommends that high density residential be concentrated in areas that have sewer and water service. There are limited areas in the Village of Summit with sewer and water service. These areas are adjacent to the municipal border with the City of Oconomowoc and include the subject properties.

As of the 2020 census, 91.6% of the 2,102 housing units in the Village were owner-occupied. 300 units were rented. There has been minimal growth in the Village over the last five years. Two single-family subdivisions have been approved, with a total of 30 new lots. With recent development, the number of owner-occupied units has increased, and the percentage of rented units has decreased. If the proposed development is approved, there would be an additional 314 rental units in the Village of Summit.

**Transportation:**

The subject properties are directly adjacent to CTH P (Sawyer Road) and I-94. Pabst Farms Boulevard, a frontage road constructed for the Pabst Farms Development, provides direct access to the property. The applicant is in the process of updating an existing Traffic Impact Analysis that was prepared for the Costco development. The applicant will be expected to make any recommended traffic improvements provided in the analysis and as required by Waukesha County Department of Public Works and Wisconsin Department of Transportation.

The applicant is proposing to provide pedestrian trails that will be open to the public. The trails will connect to the existing Lake Country Trail that runs parallel to CTH P. The applicant is also willing to connect to the existing public trails located in the Lake Country Village subdivision, which is located to the north of the development.

***Utilities and Community Facilities:***

Public sewer and water will be provided by the City of Oconomowoc. The City has indicated that capacity is available to accommodate the proposed development. Sewer piping is either being installed or is existing. Water line extensions are in the process of being installed from the north to allow a looped system.

The property is part of the Pabst Farms Joint Stormwater Management District. The District consists of an intergovernmental agency for review and approval of all stormwater plans and facilities in the Pabst Farms development. The applicant will be required to obtain all necessary approvals.

The Fire and Police Departments will be required to provide additional services to the new development.

***Agricultural, Natural, and Cultural Resources:***

The property is currently being farmed. It has been established as part of the Comprehensive Plan that the Village does not intend on preserving the agricultural use long-term. There are no other known natural or cultural resources on the subject properties.

***Economic Development Element:***

It is important that the Village ensures responsible development that supports the existing character of the community. Economic development is also an important function of the Village. As stated in Section 7.1 of the Comprehensive Plan, without a strong tax base, there is insufficient revenue to make the types of investments successful communities require. The Village's goal is to pursue economic development that brings good, living wage jobs to the Village and supports the long-term growth and vitality of the Village's neighborhoods, commercial areas and industrial parks. The Village has established that economic development should be concentrated along the I-94 and CTH DR corridor. Section 1.2 states that Summit's goal is to "maintain its character and charm, while taking advantage of its location between Madison and the metro-Milwaukee area, by designating specific areas for responsible growth."

PLAN COMMISSION OF THE  
VILLAGE OF SUMMIT, WISCONSIN

RESOLUTION NO. 26-485

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**RESOLUTION RECOMMENDING AMENDMENTS TO  
THE VILLAGE OF SUMMIT 2045 COMPREHENSIVE PLAN  
INCLUDING AN AMENDMENT TO APPENDIX A: THE  
2045 FUTURE LAND USE MAP AND AMENDMENTS TO  
THE TEXT OF SECTION 9.7.4: MIXED-USE LAND USE  
CATEGORY PURSUANT TO WISCONSIN STATUTES  
SECTION 66.1001**

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WHEREAS, Section 61.35 of the Wisconsin Statutes applies the standards and requirements of Section 62.23 - City Planning - on Villages in the State of Wisconsin; and

WHEREAS, Section 62.23 (2), and (3) of Wisconsin Statutes provides that it shall be the function and duty of the Plan Commission to make and adopt a Master Plan, herein referred to as “Plan”, for the physical development of the Village of Summit and environs, which, together with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the Plan Commission’s recommendations for such physical development; and

WHEREAS, Section 62.23(3)(a) of the Wisconsin Statutes provides that the Plan shall be made “with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development”; and

WHEREAS, in 1999, the Wisconsin Legislature enacted a comprehensive planning law, which is set forth in Section 66.1001 of the Wisconsin Statutes, that requires that master plans (which are referred to under Section 66.1001 as “comprehensive” plans; referred to herein as “comprehensive master plan”) be completed and adopted by local governing bodies in order for a town, county, city, or village to enforce its zoning, subdivision, or official mapping ordinances; and

WHEREAS, the Town of Summit prepared such a plan in June, 2001, as one of the first comprehensive master plans approved under Section 66.1001 of Wisconsin Statutes, with the recommendation that the Plan be reviewed and updated at the end of ten years; and

WHEREAS, Section 66.1001(2) of the Wisconsin Statutes sets forth specific requirements affecting the contents and procedures for adoption of a comprehensive master plan; and

WHEREAS, as of January 1, 2010, Sections 62.23(3)(b) and 66.1001(3) of the Wisconsin Statutes require, in part, that Villages engaging in any of the following actions to take such actions in accordance with their comprehensive master plan:

- Official mapping established or amended under Section 62.23(6) of the Wisconsin Statutes;
- Local subdivision regulation under Section 236.45 or 236.46 of the Wisconsin Statutes;
- Zoning ordinances and shoreland zoning ordinances enacted or amended under Section 61.35, 62.23(7) and 61.351 of the Wisconsin Statutes and other laws; and

WHEREAS, the Town of Summit was incorporated into the Village of Summit on July 29, 2010, taking on the responsibilities and authorities of the previous Town of Summit; and

WHEREAS, the Village Board, at the recommendation of the Village of Summit Plan Commission approved the Village of Summit Master Plan 2020 on November 3, 2011; and

WHEREAS, pursuant to Section 66.1001(2)(i) of the Wisconsin Statutes, a Comprehensive Plan must be updated no less than once every 10 years; and

WHEREAS, the Village Board, at the recommendation of the Village of Summit Plan Commission have approved amendments to the Village of Summit Master Plan 2020; and

WHEREAS, the Village Board, at the recommendation of the Village of Summit Plan Commission approved a comprehensive update to the Plan that was published and posted on September 8, 2023, titled “Village of Summit 2045 Comprehensive Plan”; and

WHEREAS, the Village Board, at the recommendation of the Village of Summit Plan Commission have, from time to time and as permitted by the Village of Summit Comprehensive Plan, approved amendments to the Village of Summit 2045 Comprehensive Plan; and

WHEREAS, on October 10, 2024, the Village Board, at the recommendation of the Village of Summit Plan Commission, amended the Future Land Use Map of the Village of Summit 2045 Comprehensive Plan to amend the designation of approximately 41.77 acres of vacant land located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (CTH P), more specifically described as Lot 2 Certified Survey Map No. 11510, Book 114, Page 310-319, part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N, R17E (SUMT0629998011) from the Industrial/Business Park category to the Institutional category subject to several conditions being met. The conditions were not met and one of such unmet conditions required that the property have all necessary permits to operate a K-12 day school campus with outdoor amenities within one year of the Land Use Map Amendment being approved by the Village Board. Therefore, the property remains in the Institutional/Business Park category; and

WHEREAS, the Village of Summit has received a request from a petitioner to amend the Future Land Use Map of the Village of Summit 2045 Comprehensive Plan to amend the designation of approximately 41.77 acres of vacant land located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (CTH P), more specifically described as Lot 2 Certified Survey Map No. 11510, Book 114, Page 310-319 (SUMT0629998011), and approximately 14.98 acres of vacant land located in the southwest corner of Pabst Farms Boulevard and N. Sawyer Road (CTH P), more specifically described as Lot 3 Certified Survey Map No. 11510, Book 114, Page 310-319 (SUMT0629998012), both properties being located in part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N, R17E (the “subject properties”) from the Industrial/Business Park category to the Mixed Use category as generally illustrated on Exhibit A which is attached hereto and incorporated herein by reference; and

WHEREAS, the Village of Summit has received a request from the same petitioner to amend the text of Section 9.7.4 Mixed Use Land Use Category of the Village of Summit 2045 Comprehensive Plan as provided on Exhibit B which is attached hereto and incorporated herein by reference; and

WHEREAS, the owner of the subject properties and the owners of all properties within 500 feet of the subject properties were notified of the April 16, 2026 plan commission meeting and will be notified of the public hearing concerning the proposed amendments that will take place at a future Village Board meeting, in accordance with the adopted Public Participation Plan that is part of the Village of Summit 2045 Comprehensive Plan; and

WHEREAS, the Village of Summit Plan Commission finds that the proposed amendments to the Future Land Use Map and amendments to the text of the Village of Summit 2045 Comprehensive Plan comply with Section 66.1001 of the Wisconsin Statutes and are consistent with the purpose and intent of the comprehensive master plan and are compatible with surrounding properties; and

WHEREAS, the Village of Summit Plan Commission recommends the Village Board adopt the amended Future Land Use Map and amendments to the text of the Village of Summit 2045 Comprehensive Plan pursuant to Section 66.1001 of the Wisconsin Statutes.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Plan Commission of the Village of Summit, Wisconsin that the amendment to the Future Land Use Map of the Village of Summit 2045 Comprehensive Plan from the Industrial/Business Park category to the Mixed Use category on approximately 41.77 acres of vacant land located in the northwest corner of Pabst Farms Boulevard and N. Sawyer Road (CTH P), more specifically described as Lot 2 Certified Survey Map No. 11510, Book 114, Page 310-319 (SUMT0629998011), and approximately 14.98 acres of vacant land located in the southwest corner of Pabst Farms Boulevard and N. Sawyer Road (CTH P), more specifically described as Lot 3 Certified Survey Map No. 11510, Book 114, Page 310-319 (SUMT0629998012), both subject properties being located in part of the NE ¼ and SE ¼ of Section 14 and part of the SE ¼ and SW ¼ of Section 11, T7N, R17E, illustrated on Exhibit A, and that the amendment to the text of Section 9.7.4 Mixed Use Land Use Category of the Village of Summit 2045 Comprehensive Plan be amended according to the language provided on Exhibit B, are hereby recommended for adoption per Section 66.1001(4)(b) of the Wisconsin Statutes by a majority vote of the entire Plan Commission provided the following conditions are met:

- 1) The text amendments to the Village of Summit 2045 Comprehensive Plan and map amendment to the Future Land Use Map are not effective until such time the subject properties are rezoned to an appropriate Zoning District category that accommodates Mixed Use Development and subject to rezoning to a Planned Development Overlay District in accordance with Section 111-359 of the Village of Summit Zoning and Shoreland Ordinance. The Planned Development Overlay District rezoning shall provide specific design requirements to encourage uniform and harmonious development, such as location and scale of buildings, architectural and site design, community public and green spaces, lighting, signage and landscaping.
- 2) Residential density is limited to the property on the north side of Pabst Farms Boulevard (SUMT0629998011) and shall not exceed 10 units per acre of the area proposed to be developed as residential. The residential area shall not exceed 36 acres and shall be generally located in the area shown on Exhibit C which is attached hereto and incorporated herein by reference.
- 3) The development of the subject properties shall include commercial uses on the entire property located on the south side of Pabst Farms Boulevard (SUMT0629998012) and shall include commercial uses along a majority of Pabst Farms Boulevard on the property located north of Pabst Farms Boulevard (SUMT0629998011) as indicated on Exhibit C which is attached hereto and incorporated herein by reference.
- 4) The subject properties shall obtain and maintain all necessary permits to operate as a Mixed-Use Development within one year of the Land Use Map Amendment being approved by the Village Board, including the approval of a Rezone and Planned Development Overlay District, as described in Condition 1, noted above. This condition does not include specific Site Plan Development approvals for individual buildings and site improvements, or possible future land divisions.
- 5) The Future Land Use Map amendment is not effective until such time Exhibit A of the Agreement for the Treatment of Wastewater Between the Town of Summit (now Village) and the City of Oconomowoc is amended to allow Mixed Uses (commercial, residential, institutional).

**BE IT FURTHER RESOLVED** That the vote of the Plan Commission concerning this Resolution shall be recorded in the official minutes of the Plan. Commission.

**BE IT FURTHER RESOLVED** the Village Clerk is directed to send the adopted resolution, proposed amendment and map(s) to all entities listed in Wisconsin Statutes Section 66.1001(4)(b).

**BE IT FURTHER RESOLVED** that action taken by the Village of Summit Plan Commission is recorded by the identifying signature of the Village Administrator/Clerk-Treasurer.

Adopted and approved this 16<sup>th</sup> day of April, 2026.

**VILLAGE OF SUMMIT PLAN COMMISSION**

By: \_\_\_\_\_  
James Siepmann, Commission Chairman

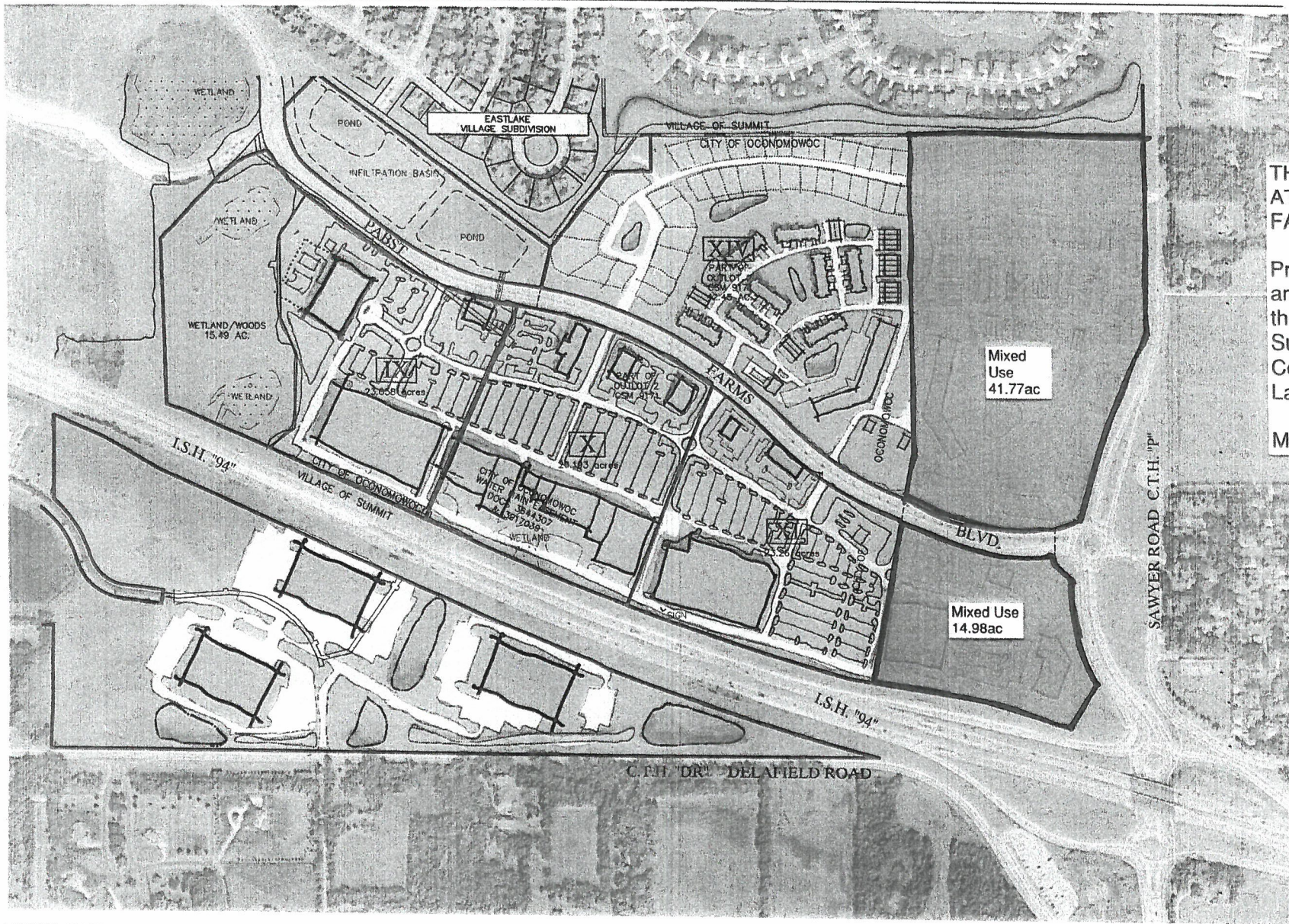
By: \_\_\_\_\_  
Debra Michael, Village Administrator/Clerk-Treasurer

This resolution was approved on a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and as voted on as set forth below, with the affirmation of votes of not less than a majority of all the members of the Village of Summit Plan Commission being required for adoption:

Jim Siepmann \_\_\_\_\_  
Jim Petronovich \_\_\_\_\_  
Paul Schmitter \_\_\_\_\_  
Matt Katz \_\_\_\_\_

Sandra Murray \_\_\_\_\_  
Jay Obenberger \_\_\_\_\_  
Annette Kaja \_\_\_\_\_  
Alternate Joan Gucciardi \_\_\_\_\_

# EXHIBIT A ILLUSTRATION ONLY



**RINKA+**  
2024  
700 North Milwaukee Street, Suite 200  
Milwaukee, Wisconsin 53202  
P #16.431.6101

**THE HARVEST  
AT PABST  
FARMS**

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

March 2026

△ Revisions

CONCEPT DESIGN

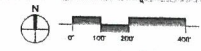
PABST FARM  
MASTERPLAN

PABST FARM ROAD  
WISCONSIN  
Date Issued: 11/20/2025  
RINKA project #: 25095  
Sheet Title

SKETCH BASE  
24X36

Sheet # **SK-00**

1 SITE PLAN - Sketch Base  
1" = 200.0'



## EXHIBIT B - REDLINED

### Proposed Text Amendments to Village of Summit 2045 Comprehensive Plan

#### Section 9.7.4 Mixed-Use

The mixed-use category is designated for areas appropriate for multiple types of commercial/office uses ~~(with limited retail)~~ and various residential uses (single-family, duplex, or multi-family), designed to develop as part of an overall planned development. Residential density in these areas shall not exceed a net four (4) units per acre, with exceptions specified herein. 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.~~

- Development under this land use would only be allowed if public sewer is available.
- If municipal water is available within 1,000 linear feet and provided by the City of Oconomowoc, then this must also be extended and included in the development.
- The property located in the southwest corner of CTH DR and CTH P (SUMT0665999) is not located in a sewer service area. In order for development to occur as Mixed-Use, the Village must amend the sanitary sewer service area allowance per SEWRPC Community Assistance Planning Report No. 172, 2nd Edition. A logical provider of service would be the Summit Utility District #2.
- Lands located in the northeast corner of STH 18 and CTH BB (SUMT0697998005 and SUMT0697990) are included in this category to allow for redevelopment of this area in combination with the existing commercial uses. Due to the length of time for utility service, the Village Board may waive the sewer requirement based on the plan proposed.
- The Village Board may consider an amendment on a portion of property located at 35535 Delafield Road (SUMT0665998) along CTH DR from the SF 2.4-acre density classification to the Mixed-Use classification at such time sewer is available to the property.
- Residential uses are only allowed if commercial uses are present within the same development. More intensive commercial/office uses should be placed

closer to the exterior roadways, with any residential component and site buffering the adjacent uses.

- Residential density is limited to four (4) units per acre, with the exception of **two three** properties, which are limited to ten (10) units per acre:
  - Summit Village Commons property identified as SUMT0661977, 3.89 acres. This property was transferred into the previously designated Multi-Family Residential Development classification in 2020 to accommodate a condominium development. Since that land use classification has been replaced with a residential density of 0.25-acres per unit, the property has been reclassified as part of this comprehensive plan update to the Mixed-Use classification. Since the Summit Village Commons development includes a mix of uses and remainder of the development is identified as Mixed-Use, this classification is more appropriate.
  - 2133 N. Sawyer Road, SUMT0670997, 18.1 acres.
  - **Portion of SUMT0629998011 in Pabst Farms Development, not to exceed an area of 36 acres, with commercial uses required along a majority of Pabst Farms Boulevard.**

## EXHIBIT B

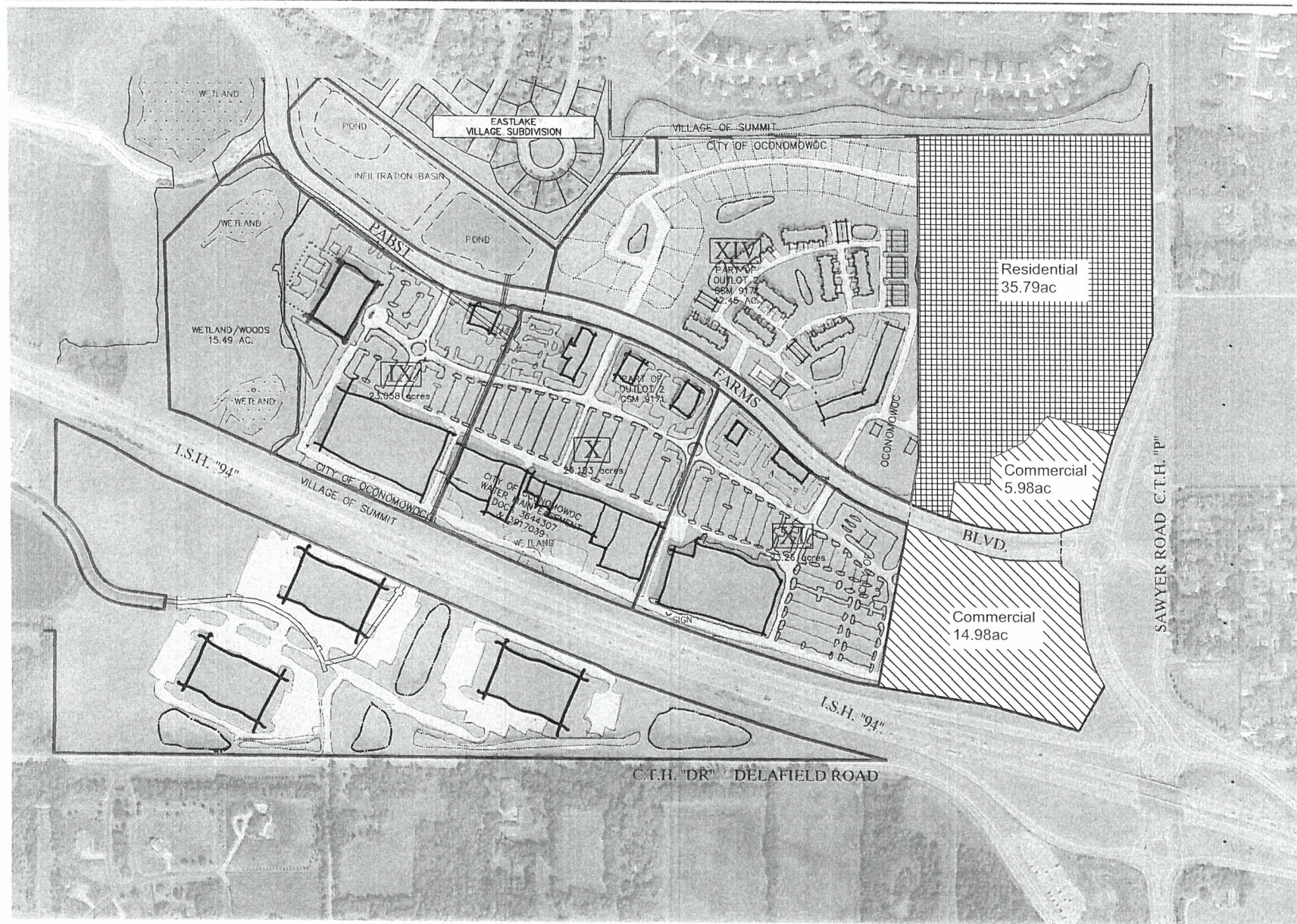
### Section 9.7.4 Mixed-Use

The mixed-use category is designated for areas appropriate for multiple types of commercial/office uses and various residential uses (single-family, duplex, or multi-family), designed to develop as part of an overall planned development. Residential density in these areas shall not exceed a net four (4) units per acre, with exceptions specified herein. 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.

- Development under this land use would only be allowed if public sewer is available.
- If municipal water is available within 1,000 linear feet and provided by the City of Oconomowoc, then this must also be extended and included in the development.
- The property located in the southwest corner of CTH DR and CTH P (SUMT0665999) is not located in a sewer service area. In order for development to occur as Mixed-Use, the Village must amend the sanitary sewer service area allowance per SEWRPC Community Assistance Planning Report No. 172, 2nd Edition. A logical provider of service would be the Summit Utility District #2.
- Lands located in the northeast corner of STH 18 and CTH BB (SUMT0697998005 and SUMT0697990) are included in this category to allow for redevelopment of this area in combination with the existing commercial uses. Due to the length of time for utility service, the Village Board may waive the sewer requirement based on the plan proposed.
- The Village Board may consider an amendment on a portion of property located at 35535 Delafield Road (SUMT0665998) along CTH DR from the SF 2.4-acre density classification to the Mixed-Use classification at such time sewer is available to the property.
- Residential uses are only allowed if commercial uses are present within the same development. More intensive commercial/office uses should be placed closer to the exterior roadways, with any residential component and site buffering the adjacent uses.

- Residential density is limited to four (4) units per acre, with the exception of three properties, which are limited to ten (10) units per acre:
  - Summit Village Commons property identified as SUMT0661977, 3.89 acres. This property was transferred into the previously designated Multi-Family Residential Development classification in 2020 to accommodate a condominium development. Since that land use classification has been replaced with a residential density of 0.25-acres per unit, the property has been reclassified as part of this comprehensive plan update to the Mixed-Use classification. Since the Summit Village Commons development includes a mix of uses and remainder of the development is identified as Mixed-Use, this classification is more appropriate.
  - 2133 N. Sawyer Road, SUMT0670997, 18.1 acres.
  - Portion of SUMT0629998011 in Pabst Farms Development, not to exceed an area of 36 acres, with commercial uses required along a majority of Pabst Farms Boulevard.

# EXHIBIT C



© RINKA+  
 2024  
 756 North Milwaukee Street, Suite 250  
 Milwaukee, Wisconsin 53202  
 p.414.431.8161

## Exhibit C

△ Revisions

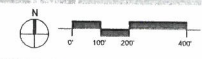
CONCEPT DESIGN  
 PABST FARM  
 MASTERPLAN

PABST FARM ROAD  
 WISCONSIN  
 Date Issued: 11/09/2025  
 RINKA project #: 25098  
 Sheet Title

SKETCH BASE  
 24X36

Sheet # SK-00

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





### 9.7.3 Commercial/Office

The commercial/office category is designated for light intensity business development including limited retail uses and administrative/office uses. This area does not include manufacturing, production facilities, gas/convenience stores, warehousing, strip malls, or car dealerships.

- Development under this land use would only be allowed if public sewer is available.
- If municipal water is available within 1,000 linear feet and provided by the City of Oconomowoc, then this must also be extended and included in the development.

### 9.7.4 Mixed-Use

The mixed-use category is designated for areas appropriate for multiple types of commercial/office uses (with limited retail) and various residential uses (single-family, duplex, or multi-family), designed to develop as part of an overall planned development. Residential density in these areas shall not exceed a net four (4) units per acre, with exceptions specified herein. These areas do not include Industrial/Business Park uses, manufacturing, production facilities, gas/convenience stores, warehousing, strip malls, or car dealerships.

- Development under this land use would only be allowed if public sewer is available.
- If municipal water is available within 1,000 linear feet and provided by the City of Oconomowoc, then this must also be extended and included in the development.
- The property located in the southwest corner of CTH DR and CTH P (SUMT0665999) is not located in a sewer service area. In order for development to occur as Mixed-Use, the Village must amend the sanitary sewer service area allowance per SEWRPC Community Assistance Planning Report No. 172, 2<sup>nd</sup> Edition. A logical provider of service would be the Summit Utility District #2.

- Lands located in the northeast corner of STH 18 and CTH BB (SUMT0697998005 and SUMT0697990) are included in this category to allow for redevelopment of this area in combination with the existing commercial uses. Due to the length of time for utility service, the Village Board may waive the sewer requirement based on the plan proposed.
- The Village Board may consider an amendment on a portion of property located at 35535 Delafield Road (SUMT0665998) along CTH DR from the SF 2.4-acre density classification to the Mixed-Use classification at such time sewer is available to the property.
- Residential uses are only allowed if commercial uses are present within the same development. More intensive commercial/office uses should be placed closer to the exterior roadways, with any residential component and site buffering the adjacent uses.
- Residential density is limited to four (4) units per acre, with the exception of two properties, which are limited to ten (10) units per acre:
  - Summit Village Commons property identified as SUMT0661977, 3.89 acres. This property was transferred into the previously designated Multi-Family Residential Development classification in 2020 to accommodate a condominium development. Since that land use classification has been replaced with a residential density of 0.25-acres per unit, the property has been reclassified as part of this comprehensive plan update to the Mixed-Use classification. Since the Summit Village Commons development includes a mix of uses and remainder of the development is identified as Mixed-Use, this classification is more appropriate.
  - 2133 N. Sawyer Road, SUMT0670997, 18.1 acres.

## 9.7.5 Industrial/Business Park

The industrial/business park land use category is designated for areas with light to medium intensity business uses such as corporate office facilities, light manufacturing and warehousing. Medium to heavy intensity uses such as large manufacturing facilities or chemical processing are not permitted.

- Development under this land use would only be allowed if public sewer is available.
- If municipal water is available within 1,000 lineal feet and provided by the City of Oconomowoc, then this must also be extended and included in the development.
- Zoning Code text changes should be considered to ensure building size, design, height and lot size are appropriate with consideration given to adjacent developments.
- Lands within the Pabst Farm development east of STH 67 are identified with this land use classification based on utility service agreements with the City of Oconomowoc.
- The lands west of Dousman Road and north of CTH DR are shown with this land use classification based on the boundary agreement and utility service agreements with the City of Oconomowoc. These lands may not have utility extensions from the City until 80% of the Corporate Center east of this property is developed.
- The property located at 2911 N. Dousman Road (SUMT0637007) was included in this land use classification on March 8, 2018, based on available sewer from the City of Oconomowoc as part of the Silver Lake Utility District, existing building design and layout on the site, and the ability to redevelop the site in coordination with development already on the property.

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**Sec. 111-355. Business Park District (BP).**

- (a) *Intent.* The Business Park District includes areas designated for light to medium intensity business uses such as corporate office facilities, light manufacturing and warehousing with no outdoor storage permitted. The village will allow development in this classification only upon connection to public sewer systems. If municipal water is available within 1,000 linear feet, then this must also be extended and included in the development.
- (b) *Principal permitted uses.*
- (1) Offices.
  - (2) Medical office or clinic.
  - (3) Dental office or clinic.
  - (4) Bank or financial institution.
  - (5) Assembly operations.
  - (6) Personal and professional services.
  - (7) Light manufacturing facilities.
  - (8) Indoor storage and warehousing facilities.
  - (9) Conference center.
  - (10) Day-care facility.
  - (11) Health clubs.
  - (12) Hotel.
  - (13) Indoor recreation facilities.
  - (14) Movie theater.
  - (15) Outdoor storage/retailing (i.e., garden center).
  - (16) Public and quasi-public utility substations, radio and television transmitting and receiving towers, microwave relay stations, or water towers.
  - (17) Restaurant.
  - (18) Public administrative offices and public service buildings, including fire and police stations.
- (c) *Accessory uses.*
- (1) Private outdoor recreational facilities.
  - (2) Off-street parking and loading areas.
  - (3) Automated teller machine.
- (d) *Conditional uses.*
- (1) Reserved.
- (e) *Bulk regulations (BP).*
- (1) Minimum lot area: 80,000 square feet.
  - (2) Minimum lot width: 200 feet.

- 
- (3) Maximum structure coverage.
    - a. Office uses: 30 percent of lot area.
    - b. Light industrial uses: 45 percent of lot area.
  - (4) Maximum impervious coverage.
    - a. Office uses: 70 percent of lot area.
    - b. Light industrial uses: 75 percent of lot area.
  - (5) Minimum front/street setback: 50 feet from base setback line.
  - (6) Minimum side yard setback: 25 feet.
  - (7) Minimum rear yard setback: 25 feet.
  - (8) Minimum wetland setback: 25 feet.
  - (9) Minimum pavement setback: 20 feet.
  - (10) Maximum structure height.
    - a. Principal structure: 50 feet.
    - b. Accessory structure(s): 15 feet.
  - (11) Shoreland development requirements. In addition to compliance with the aforementioned standard development requirements, all properties within shoreland areas as defined herein are also subject to the following additional requirements:
    - a. Minimum shore setback:
      - 1. Seventy-five feet from the ordinary high water mark. Where an existing pattern of development exists less than the requirement listed above, refer to section 111-96(A)(9)(g).
      - 2. Fifty feet for a structure that has no sides or has only railings for sides, subject to section 111-96(A)(9)(h).
  - (f) *Signage*. As described in article VII of this chapter.
  - (g) *Erosion control*. As described in the Village of Summit Erosion Control Ordinance when applicable.
  - (h) Plans and specifications to be submitted to the plan commission in accordance with article X of this chapter.
    - (1) To encourage a business park environment that is compatible with the rural residential and open space character of the village, and that will maintain a campus-like setting, building permits for permitted uses in the BP District shall not be issued without review and approval of the plan commission.
    - (2) This review and approval shall be concerned with general layout, building plans, ingress and egress, loading and unloading, landscaping and open space use. The process used to review a development in the BP District is set forth in article X of this chapter.

(Ord. No. 31-2015, § 12.10, 10-1-2015; Ord. No. 63-2018, §§ 20, 21, 8-20-2018; Ord. No. 112-2022, § 2, 10-13-2022; Ord. No. 119-2023, § 3, 10-12-2023)

## Harvest at Pabst Farms – Village of Summit Projected Approvals (11/10/25)

(dependent on type and form of development submitted)

To clearly communicate the permitting requirements related to Harvest at Pabst Farms development, below is a list of presentations, applications, plans, and other documents that will need to be submitted for review and approval by the Village of Summit. The list is intended to supplement the list of approvals that has already been sent to the developer by the City of Oconomowoc. The list below includes the submittal requirements, specific review entity for each submittal, and estimated timeline for review. This list may need to be modified as development plans progress.

### 1. Concept Presentation

Prior to the submittal of any formal applications, the applicant is required to present concept development plans to Village Staff and Plan Commission. Due to the size of the development, it is recommended that Village Board be included in the presentation. This can possibly be done as a joint meeting. The intent of the concept presentation is to review regulations and policies applicable to the project and to discuss the land use implications and requirements for processing the applications associated with the proposed development.

### 2. Comprehensive Plan Amendment

Please review the [2045 Comprehensive Plan](#) for the Village of Summit and identify how the proposed development meets the goals and objectives of the plan. At a minimum, the components below will need to be modified.

- a. *Map Amendment:* The subject properties are currently categorized as Industrial/Business Park (purple in the below image). The Mixed-Use category may fit the proposed development planned for the north side of I-94 best. However, the language within the plan needs to be modified.



- b. *Text Amendment:* Please review Sections 9.5, 9.6.2, and 9.7.4 and suggest text amendments that you feel are necessary to accommodate your development.

- 1.) Section 9.7.4 prohibits strip malls. Please provide an explanation that the proposed development does not include a strip mall or request that this section be modified.
- 2.) The last bullet point limits residential density to 4 units per acre with two exceptions that allow 10 units per acre. You will need to request that the Village include a portion of SUMT0629998011 to the list.

*Procedure for Comprehensive Plan Land Use Map and Text Amendment (typically takes a minimum of 3 months):* A complete [application](#) will need to be submitted to the Planner. The application will be considered by Plan Commission with a recommendation (in the form of a resolution) made to Village Board. A public hearing will follow Plan Commission's recommendation with a 30-day notice in the paper prior to the hearing. All properties within 500 ft. of the property boundaries are individually notified of the hearing. Village Board holds the public hearing and takes formal action. The Village Board can only adopt the Plan Commission's recommendation as-is by Ordinance or send it back to Plan Commission for reconsideration. The Village Board cannot modify Plan Commission's recommendation. Public input is available at all Plan Commission and Village Board meetings related to Comprehensive Plan amendments. *Plan Commission may request that they participate in a joint-public hearing or hold their own public hearing prior to making a recommendation to Village Board.*

### **3. Zoning Amendment (Underlying District and Planned Development Overlay District)**

The properties on the north side of I-94 are currently zoned A-1 Agricultural. The triangular property on the south side of I-94 is currently zoned BP Business Park. At a minimum, the properties on the north side of the highway will need to be rezoned. Please review the requirements for [NC Neighborhood Commercial](#) and [MF-2 Multi-Family Residential](#). If the proposed uses in your development do not fit the permitted uses of these districts, you will need to request the Village of Summit consider a new zoning district designation or modify the language within the existing zoning districts. Regardless of zoning district, the Village will require that a [Planned Development Overlay District](#) be placed on the properties to ensure a cohesive, planned, and unified development of all properties included in the development. The developer can also seek flexibility in the dimensional and area regulations. The Village will want to work with the City of Oconomowoc to ensure the development has a cohesive and unified feel in both municipalities.

The submittal requirements for a zoning amendment can be found in [Section 111-386](#).

The submittal requirements and review criteria for a Planned Development Overlay District can be found in [Section 111-359\(d\)](#). There are two stages to the review, a General Development Plan Review (GDP) and Precise Implementation Plan Review (PIP).

*General Development Plan (GDP):* The GDP must be considered at the same time that the Planned Development Overlay District is created. The following information shall be provided:

- a. The pattern of proposed land uses including general size, shape, and arrangement of lots and specific use areas; proposed density of residential development; proposed building square footage for commercial or industrial development; general environmental character, common open spaces, parking and drive areas, recreation facilities, principal landscaping features, floodplain and/or wetlands and other major components of the proposed project.
- b. The basic street pattern.
- c. The basic storm drainage pattern.
- d. The general location, size and character of recreational and open space areas, including the designation of any such areas to be classified as preserved lands.
- e. Documents or related information or plans showing the architectural designs of buildings.
- f. Appropriate statistical data relative to the development.
- g. General outline of intended organizational structure related to property owner's association, deed restrictions, etc.
- h. Any other information deemed appropriate and necessary by the Plan Commission.
  - 1.) The Village will want to review architectural details at the GDP stage to ensure that buildings, lighting, and signage are of high quality and intended to be cohesive throughout the development.
  - 2.) The Village will want to understand how the actual development ties into the presented "Harvest" theme.
  - 3.) The Village will expect elements that provide a public benefit, including public green spaces, trails, community event space, etc.

*Precise Implementation Plan (PIP):* The PIP is not considered until detailed site and building plans are available. The PIP is reviewed and approved by Plan Commission only in advance of building permit issuance. There may be several PIP's if development occurs in phases. The following information shall be provided:

- a. An accurate identification of the area of the precise implementation plan as it relates to the general development plan.
- b. The specific designation of proposed land use including the pattern of public and private roads, driveways, walkways and parking facilities; detailed lot layout and the arrangement of

building groups, including single-family homes if applicable; and the specific treatment of any preserved lands to be kept as common open space or amenities.

- c. Specific landscape plans for all common open space, amenities, or housing groups including private single-family homes.
- d. Detailed storm drainage, sanitary sewage disposal and water system plans.
- e. Proposed engineering standards for all roads, parking areas and walkways.
- f. Agreements, bylaws, covenants and other documents providing permanent preservation and maintenance of any preserved lands, common open areas and amenities.
- g. Building plans, including colored exterior building renderings, shall be submitted for architectural review by the Plan Commission.

*Procedure for Zoning Amendment/Planned Development Overlay District (typically takes a minimum of 2-3 months):* A complete [application](#) will need to be submitted to the Planner. The application will be considered by Plan Commission with a recommendation made to Village Board. A public hearing takes place at Plan Commission with a two-week notice in the paper prior to the hearing. All properties within 300 ft. of the property boundaries are individually notified of the hearing (the Village will notify properties within 500 ft. of the property boundaries to be consistent with the Comprehensive Plan Amendment notification). Village Board takes formal action following recommendation by the Plan Commission. The Rezone and Planned Development Overlay District may take place at the same time.

*If it is determined that a text amendment is required to the zoning ordinance to create a new zoning district or amend the language within the existing zoning districts, an [application](#) for a text amendment shall be submitted. The application can be processed simultaneously with the comprehensive plan amendment application because it is not specific to the development.*

**4. Certified Survey Map (typically takes a minimum of 2 months – can be submitted and processed with rezone)**

Any land division will require compliance with the [Village of Summit Subdivision of Land Ordinance](#). There is no public hearing for a Certified Survey Map, but the matter requires both Plan Commission and Village Board approval. Zoning District and Land Use Plan designations shall follow initial and future lot line boundaries. It will be important to understand where lot lines are proposed as part of the Planned Development Overlay District review to ensure that all necessary flexibility in setback and area regulations is being considered.

*Procedure for CSM:* A complete [application](#) will need to be submitted to the Planner. The application will be considered by Plan Commission with a recommendation

made to Village Board. The CSM application can be submitted simultaneously with the Rezoning application.

#### **5. Building, Site, and Operational Plan Approvals (typically 4-6 week process)**

With each PIP, the applicant will need to include detailed site plan improvement and operational details for consideration by Plan Commission. Site Plan approvals do not require Village Board approval. A list of general standards and submittal requirements can be found in [Article X](#) of the Village of Summit Zoning and Shoreland Protection Ordinance. This review includes, but is not limited to, site plan details, stormwater management, parking, access, building location and architecture, dumpster location/enclosure/screening, signage, lighting, landscaping, and operational details such as hours of operation and number of employees.

*Procedure for Building, Site, and Operational Plan Approval:* A complete [Site Development Plan application](#) and [Business Plan of Operation application](#) will need to be submitted to the Planner. The application will be reviewed by Plan Commission. These plans would be submitted with the PIP. There is a [Plan of Operation Checklist](#) that should be used to supplement the application.

The development will be expected to comply with the Village of Summit Design Guidelines.

[Design Guidelines Summary](#)

[Design Guidelines](#)

#### **6. Stormwater Management**

The properties in the Village of Summit are located in the Pabst Farms Joint Stormwater District (PFJSD). You will be required to coordinate with the Village Engineer and the PFJSD and comply with all requirements. A Stormwater Maintenance Agreement and related easements may be required depending on the use of private or public facilities.

#### **7. Additional Approvals**

Comments # 6, 8, 9, 10, 11, 12, 14, 21, and 22 from the City of Oconomowoc's Process and Approval Letter also apply in the Village of Summit. The Village may also require a Developer's Agreement depending on whether any public

improvements are proposed in the Village, including public infrastructure and common areas. The Village of Summit also reserves the right to require the submittal of Financial Assurance to ensure the development is constructed in accordance with the approved plans.

### **Plan Staff Meetings**

As part of each submittal, the developer will be asked to attend the Village's monthly plan staff meeting to receive feedback in advance of the formal meetings scheduled for that month. A 2026 meeting date and deadline calendar will be provided to the developer.

### **Example Meeting Schedule**

Enclosed is a potential meeting schedule. The Plan Commission and Village Board may request additional information and delay action at any of the meetings mentioned in the schedule.

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6 - ongoing
<b>Harvest at Pabst Farms Development Timeline (from date of submittal)</b>						
<b>Concept Presentation</b>						
<i>A concept presentation should be presented to Plan Commission and Village Board (this can be done as a joint meeting or separately).</i>						
<b>Comprehensive Plan Text/Map Amendment</b>						
<i>Amendments to the comprehensive plan require Plan Commission and Village Board approval, requires public hearing with 30-day notice at Village Board meeting.</i>						
<b>Zoning Text Amendments</b>						
<i>Zoning Ordinance text amendments require a recommendation from Plan Commission and approval from Village Board, requires public hearing with 2-week notice at Plan Commission meeting.</i>						
<b>Zoning Map Amendments/Planned Development Overlay District (GDP)</b>						
<i>Zoning Map amendments/PDO require a recommendation from Plan Commission and approval from Village Board, requires public hearing with 2-week notice at Plan Commission meeting. Includes preliminary approval for Stormwater Management.</i>						
<b>CSM</b>						
<i>CSM's require a recommendation from Plan Commission and approval from Village Board. There is no requirement for a public hearing.</i>						
<b>Precise Implementation Plan (PIP) - Site Plan</b>						
<i>The PIP, Site Plan and Operational Details are reviewed by Plan Commission only. Includes final approval for Stormwater Management.</i>						
<b>Review of Associated Documents</b>						
<i>The Village Board will review any Developer's Agreements, Financial Assurance type and amount, Public Easements, etc.</i>						



Village Hall, 262-567-2757  
Fax, 262-567-4115  
Highway Dept., 262-567-2422  
Police Dept., 262-567-1134  
Building Inspector, 262-490-4141  
[www.villageofsummitwi.gov](http://www.villageofsummitwi.gov)

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

**VILLAGE OF SUMMIT 2045 COMPREHENSIVE PLAN TEXT AMENDMENT & LAND USE MAP AMENDMENT  
ON PROPERTIES DESCRIBED AS LOT 2 AND LOT 3 OF CSM 11510, VOL 114/310, SECTIONS 11 & 14, T7N, R17E  
SUMT0629998011 & SUMT0629998012**

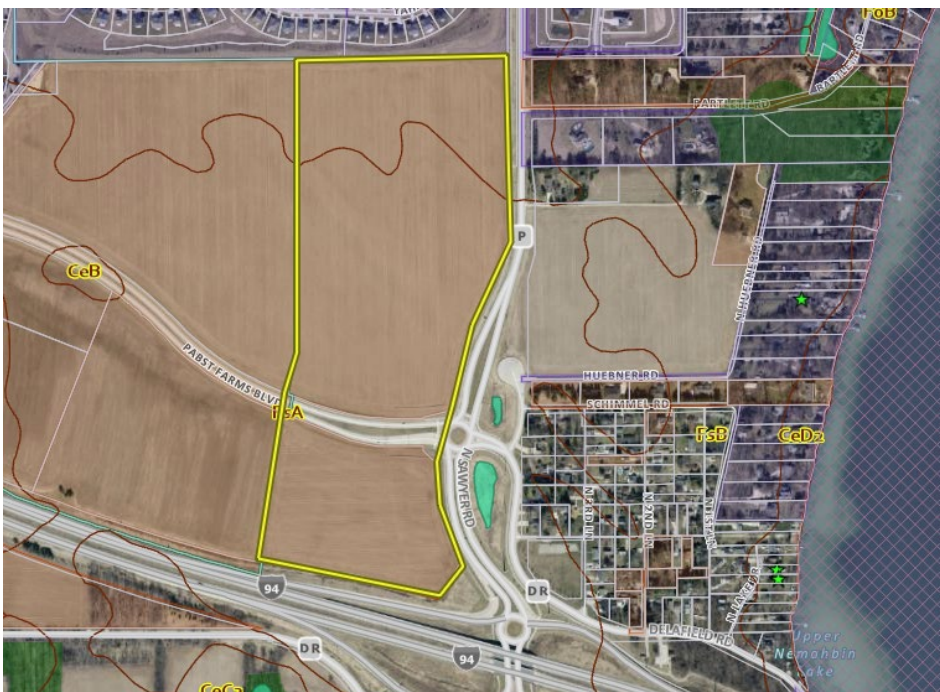
April 7, 2026

TO: Property owners directly impacted and within 500 ft. of properties that are subject to a 2045 Comprehensive Plan - Future Land Use Map amendment request

RE: Village of Summit 2045 Comprehensive Plan Text Amendment & Future Land Use Map Amendment for properties known as Lot 2 and Lot 3 of CSM 11510, Sections 11 & 14, T7N, R17E.

To Whom It May Concern:

The developers of The Harvest at Pabst Farms are requesting a text amendment to the Village of Summit 2045 Comprehensive Plan and an amendment to the Future Land Use Map on property owned by Pabst Farms Land Company C, LLC, known as Lot 2 of CSM 11510, and on property owned by Pabst Farms Land Company R, LLC, known as Lot 3 of CSM 11510, both properties being located in Section 14 and Section 11, T7N, R17E, Village of Summit. The properties are located in the northwest corner of I-94 and N. Sawyer Road (CTH P) on both sides of Pabst Farms Boulevard. A map depiction is included below with the subject properties located in the Village of Summit highlighted in yellow. Specifically, the applicant is proposing to amend the land use designation of these properties from Industrial/Business Park to Mixed Use to accommodate a planned mixed-use development, including residential, commercial, institutional, and public use and green spaces that incorporates several properties on the east end of the Pabst Farms Development located in both the City of Oconomowoc and Village of Summit.



In addition to the proposed map amendment, the developer of The Harvest at Pabst Farms is requesting to modify the language of Section 9.7.4 Mixed Use Land Use Category of the 2045 Comprehensive Plan to allow for retail, high quality strip malls, and residential densities of up to 10 units per acre on a portion of the property located north of Pabst Farms Boulevard. The existing language of Section 9.7.4 is enclosed with the proposed changes shown in red ink.

The Village of Summit Plan Commission will be considering the adoption of a resolution on **April 16, 2026 at their regularly scheduled meeting which starts at 5:30 pm**. The Plan Commission would like to receive public input regarding the requested land use map amendment before adopting a resolution for consideration by the Village Board. The requested map and text amendments will require a public hearing at the June 11, 2026 Village Board meeting before final action is taken. Action may be taken on the same day following the June 11<sup>th</sup> public hearing.

We encourage your attendance at the April meeting if you have any concerns or comments related to the proposed land use map or text amendment to the 2045 Comprehensive Plan. If you have any questions in the meantime, feel free to reach out to me at (262) 567-2757. I am in the office on Mondays, Tuesdays, and Thursdays 12:00 pm-3 pm.

Respectfully,

*Amy Barrows*

Amy Barrows  
Village Planner

Enclosure – Redlined version of text amendments to 2045 Comprehensive Plan

cc: Village Plan Commission Members  
Village Board Members  
Village Administrator

# CONCEPT MASTER PLAN

## RESIDENTIAL ZONES

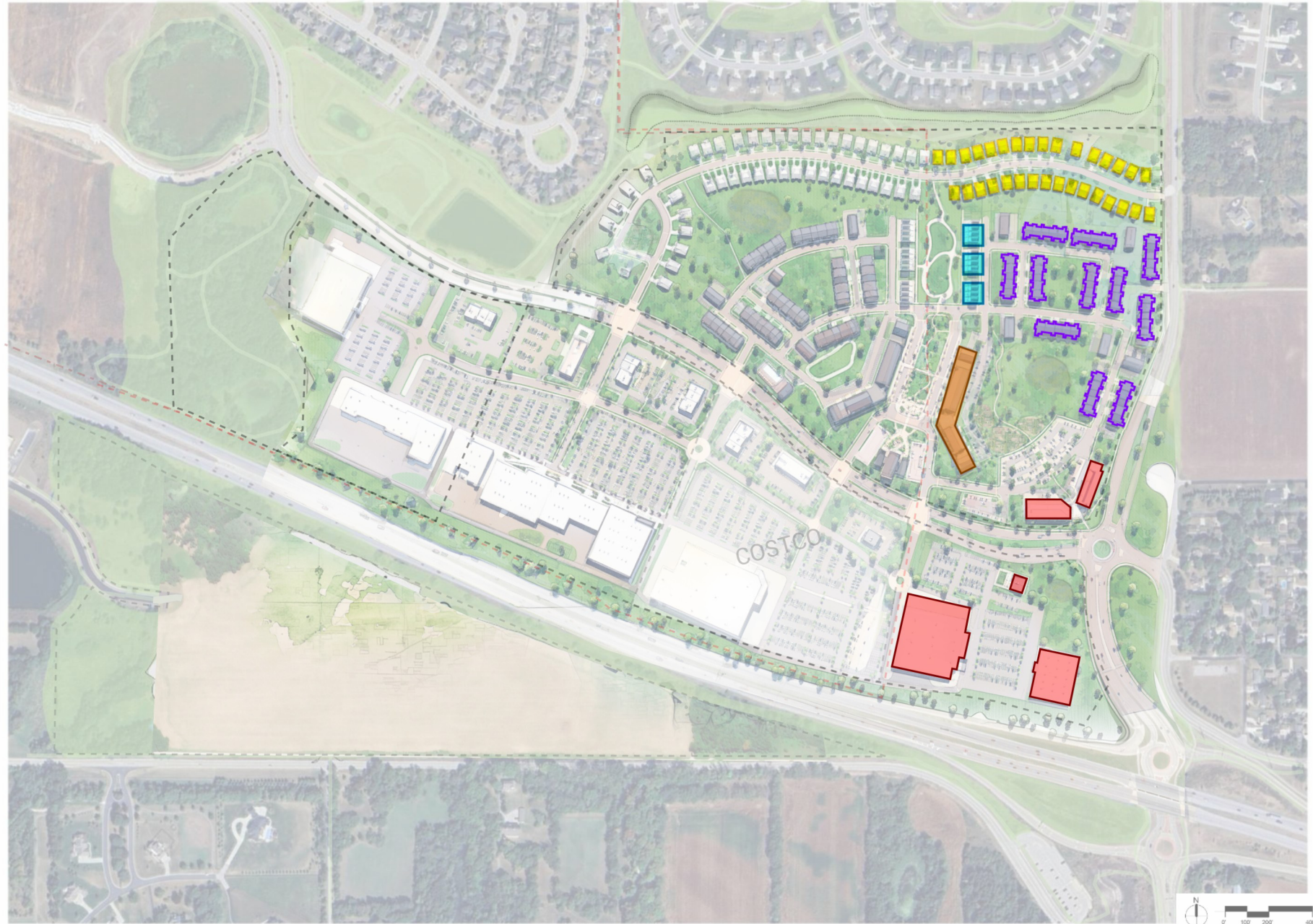
- SINGLE-FAMILY DETACHED
- MULTI-FAMILY OWNER-OCCUPIED  
*CONDOMINIUMS/TOWNHOMES*
- MULTI-FAMILY 2 STORY  
*GARDEN STYLE APARTMENTS*
- MULTI-FAMILY 3 STORY

## COMMERCIAL ZONES

- COMMERCIAL / RETAIL / OFFICE

**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
<b>Total</b>	<b>42</b>	<b>390</b>	<b>9.3</b>	<b>35.8</b>	<b>358</b>	<b>10.0</b>
<b>Unit Totals</b>						
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					















## Village of Summit Submittal Package

March 12, 2026

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### 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
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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.

<b>Moment</b>	<b>Tone</b>	<b>Example</b>
<b>First impression</b>	Grounded, bright, inviting	"Where modern life rediscovers its roots. Open skies, shared paths, and room to grow."
<b>Welcoming residents</b>	Warm, familiar	"Welcome home! Stay awhile — the coffee's still warm."
<b>Talking amenities</b>	Simple, natural	"Spaces for gathering, resting, working, and letting the day slow down."
<b>Lifestyle content</b>	Easy, lived-in	"Morning walk. Afternoon project. Evening on the porch. Life finds its rhythm here."
<b>Location</b>	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

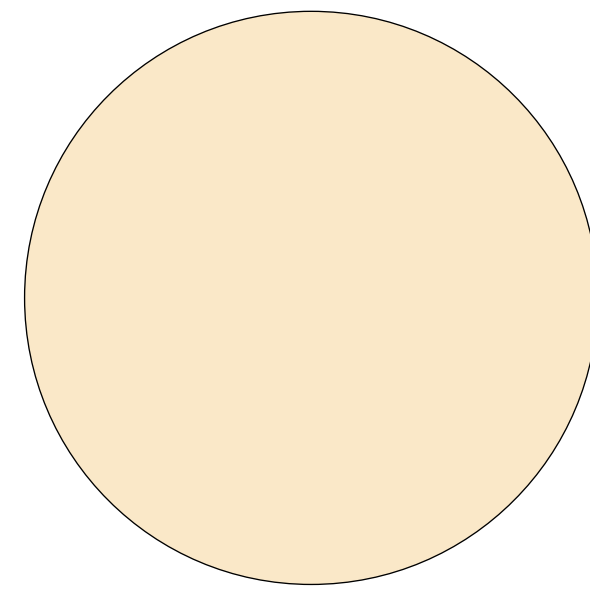
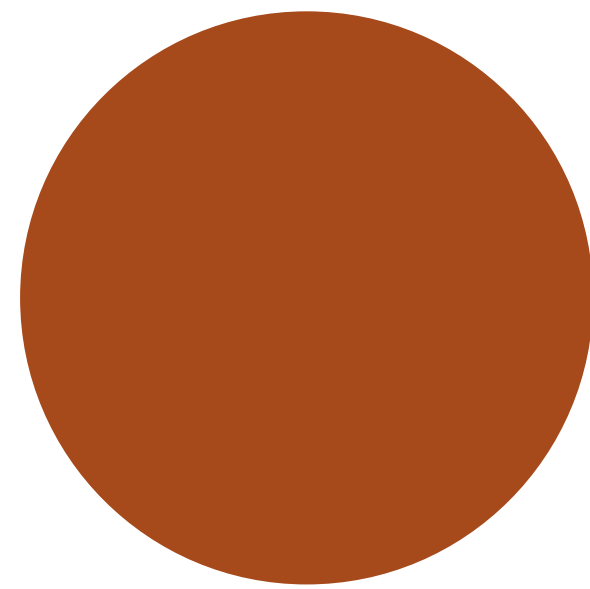
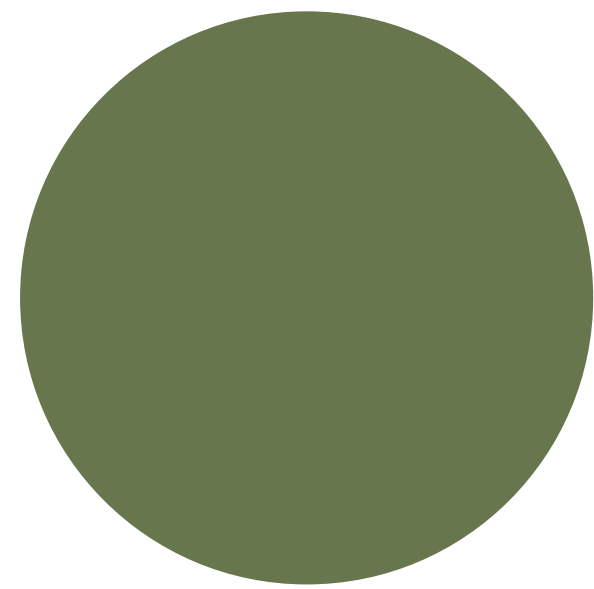
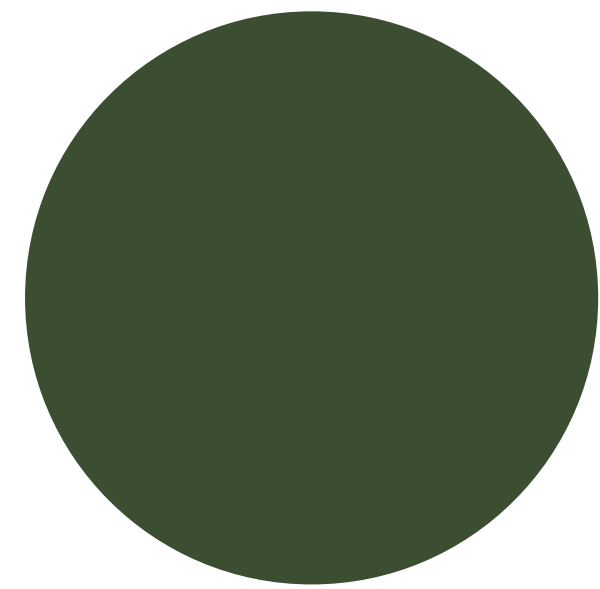


**Do not** apply the logo to a busy photo background.

# 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](mailto:sslowinski@rinka.com)



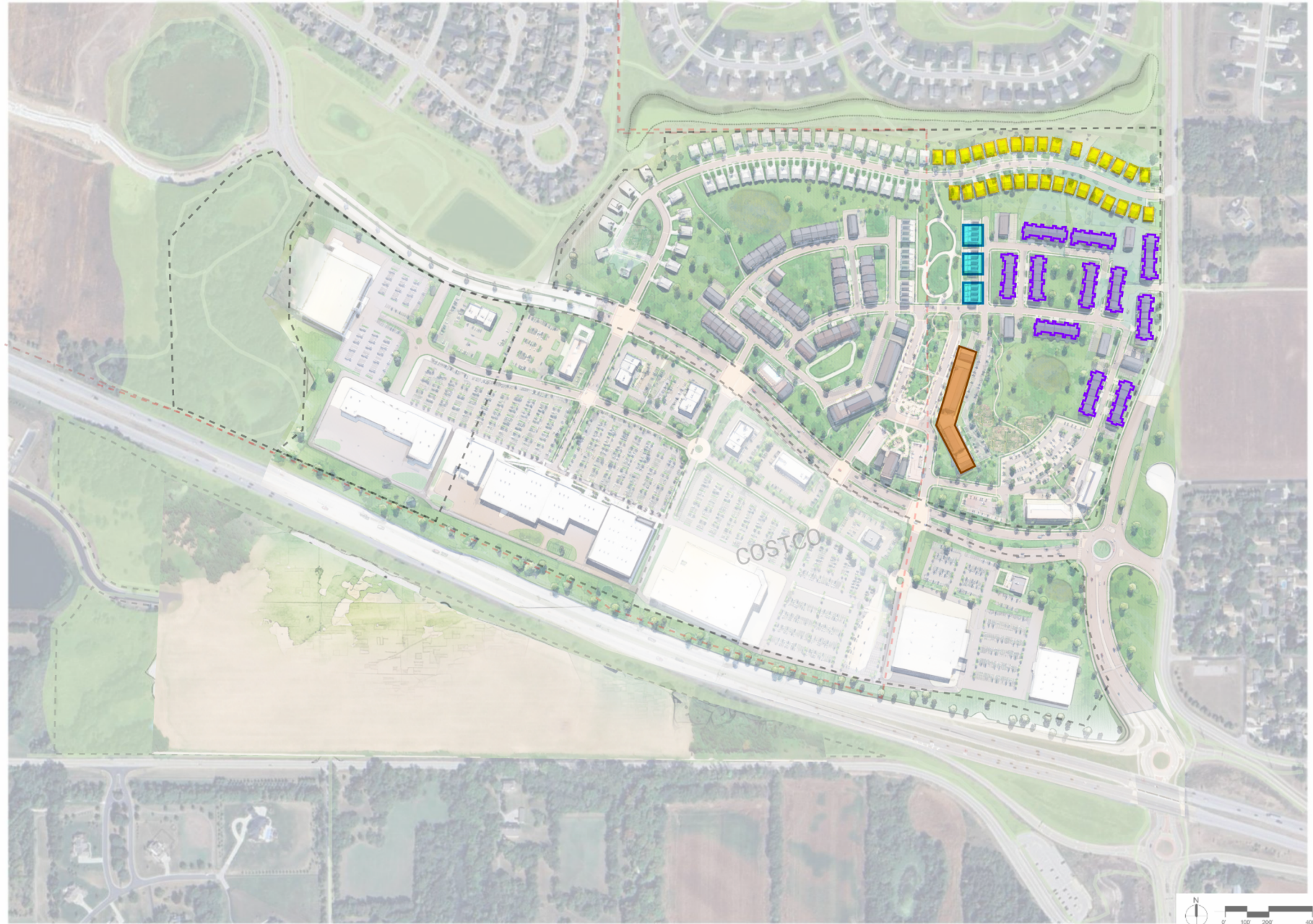
# CONCEPT MASTER PLAN

## 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
<b>Total</b>	<b>42</b>	<b>390</b>	<b>9.3</b>	<b>35.8</b>	<b>358</b>	<b>10.0</b>
<b>Unit Totals</b>						
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				



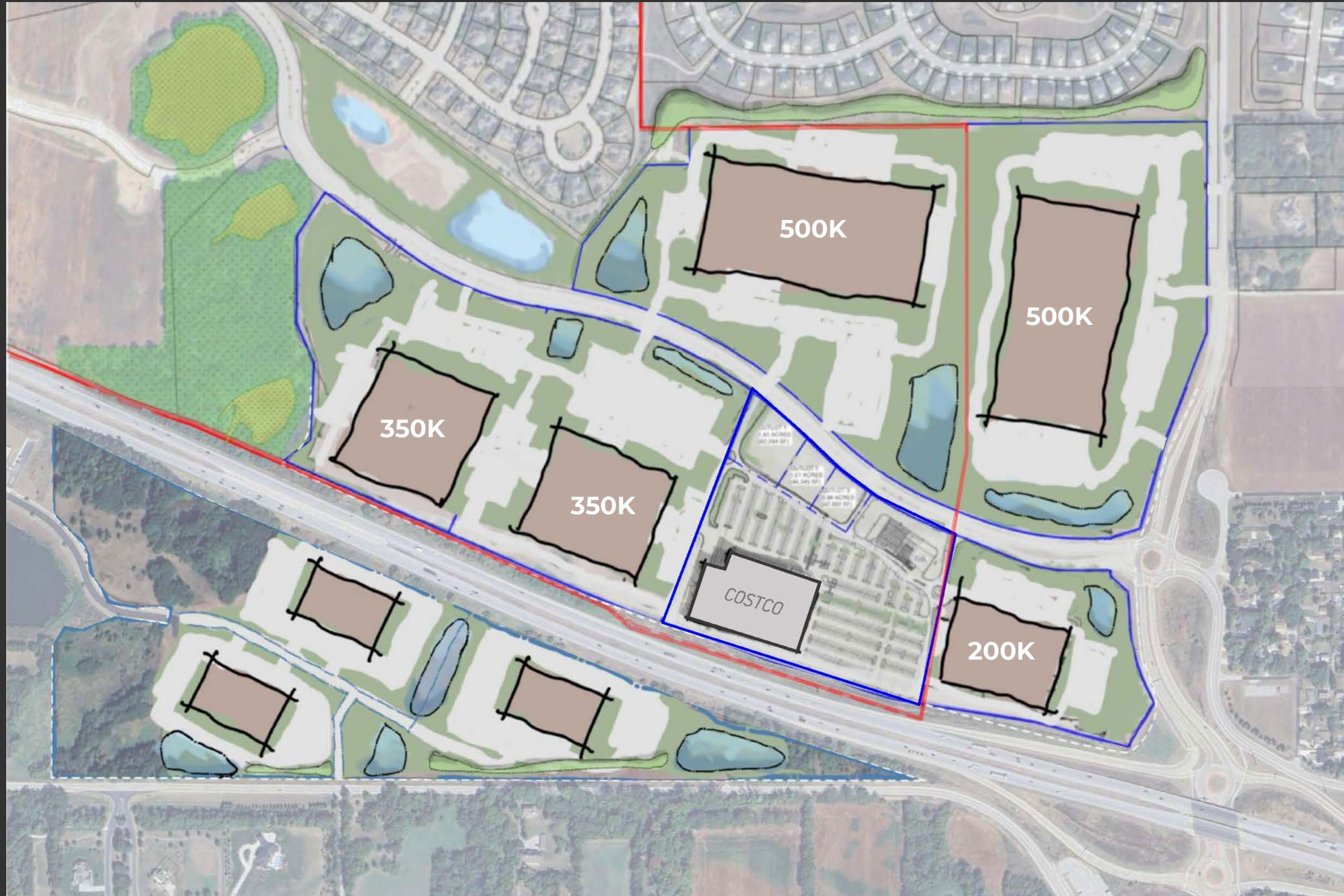
# The Harvest at Pabst Farms



# 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**

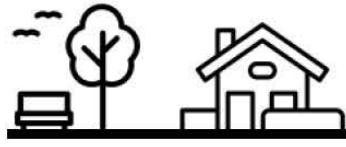
**OUR PROPOSAL**

# 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

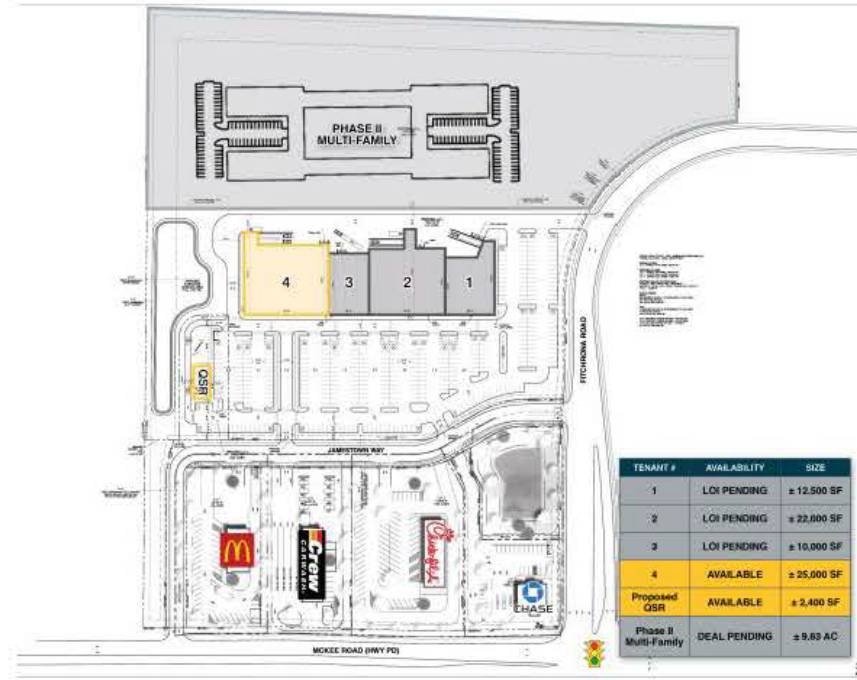
**538 Units**

**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

**RETAIL ANALYSIS**

# 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

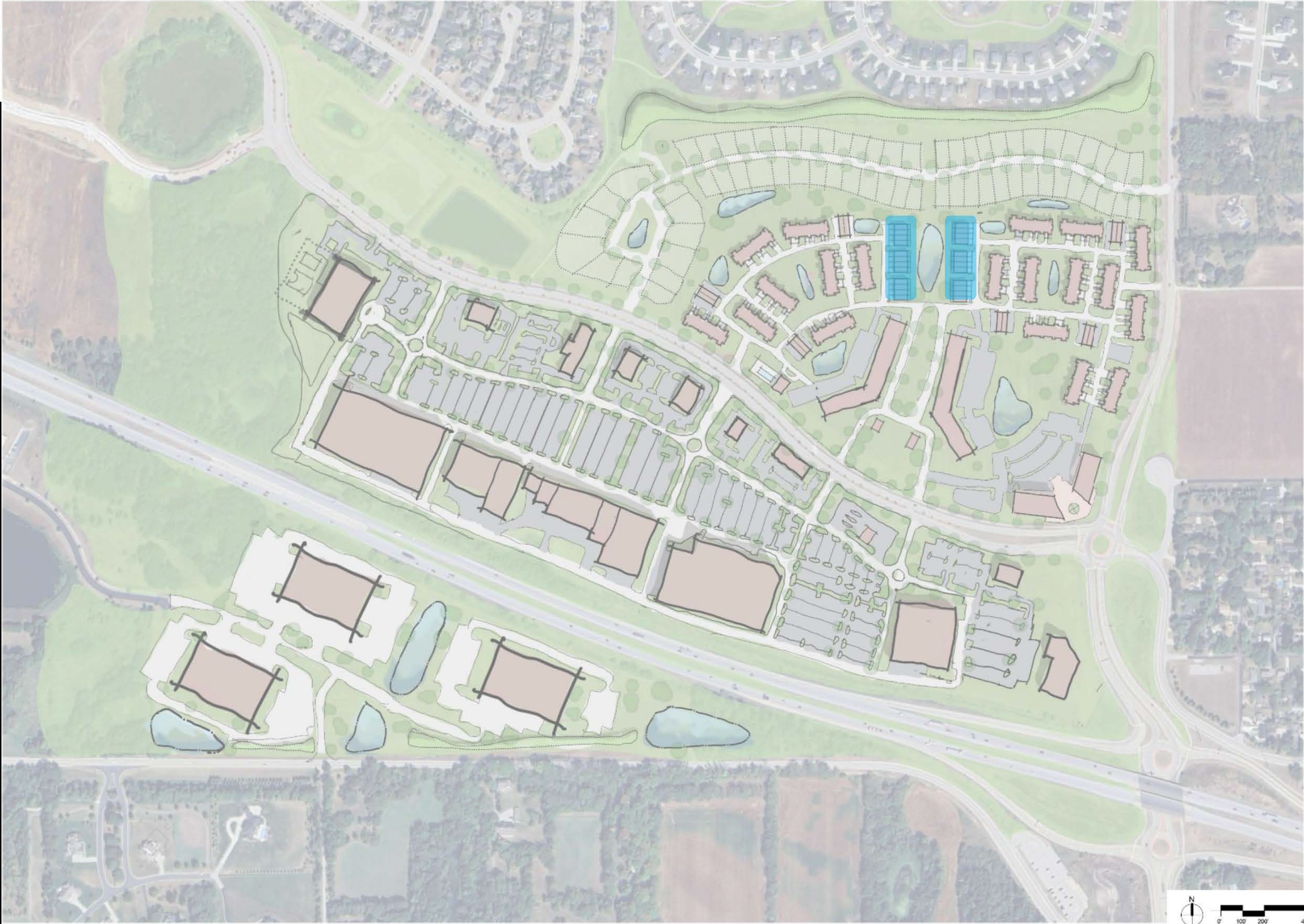
## SINGLE-FAMILY ZONE



# 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

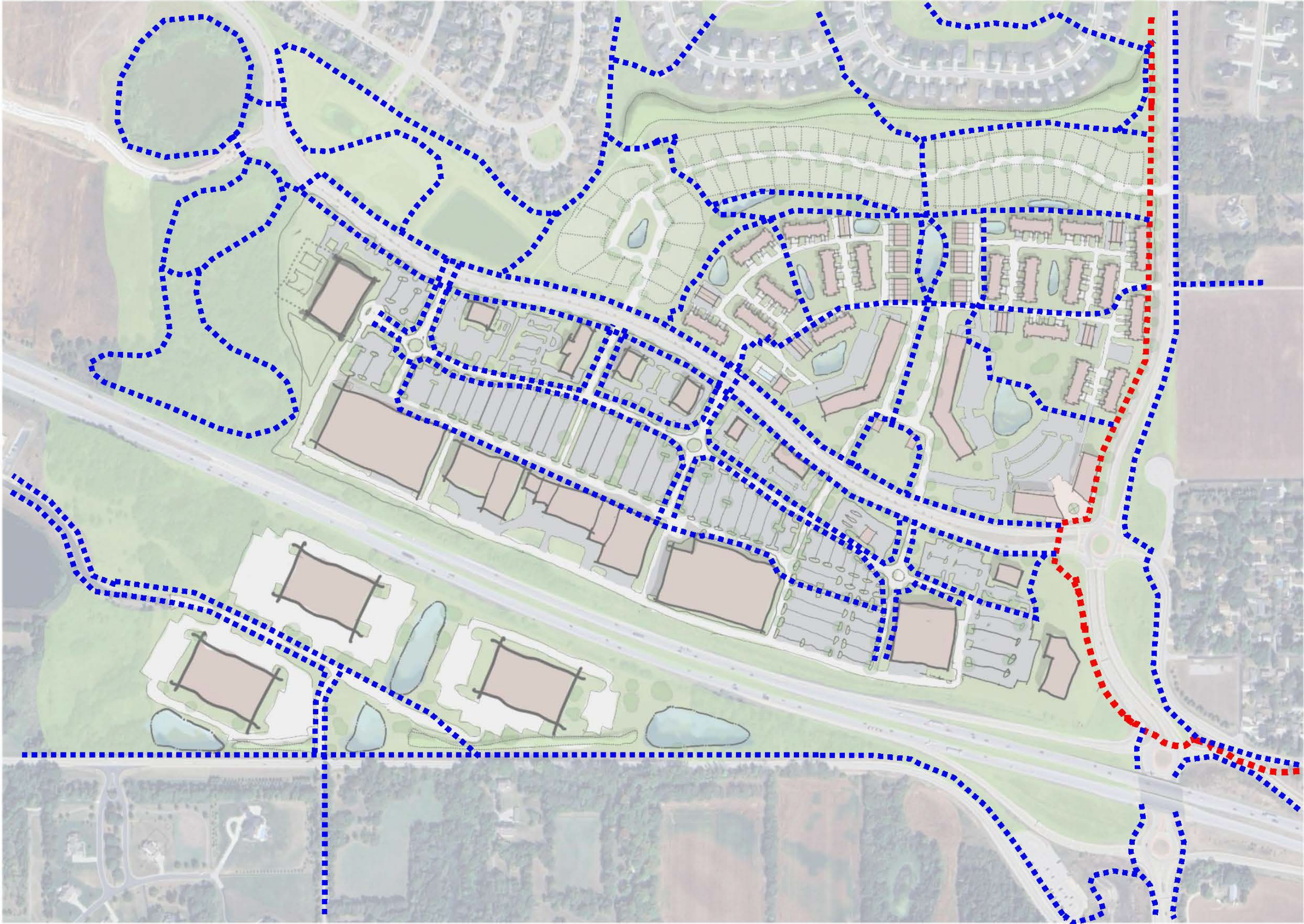


See project video and Exhibit E4 to submittal package for retail building preliminary precedential imagery and design intent.

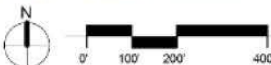


# CONCEPT MASTER PLAN

## PEDESTRIAN NETWORK

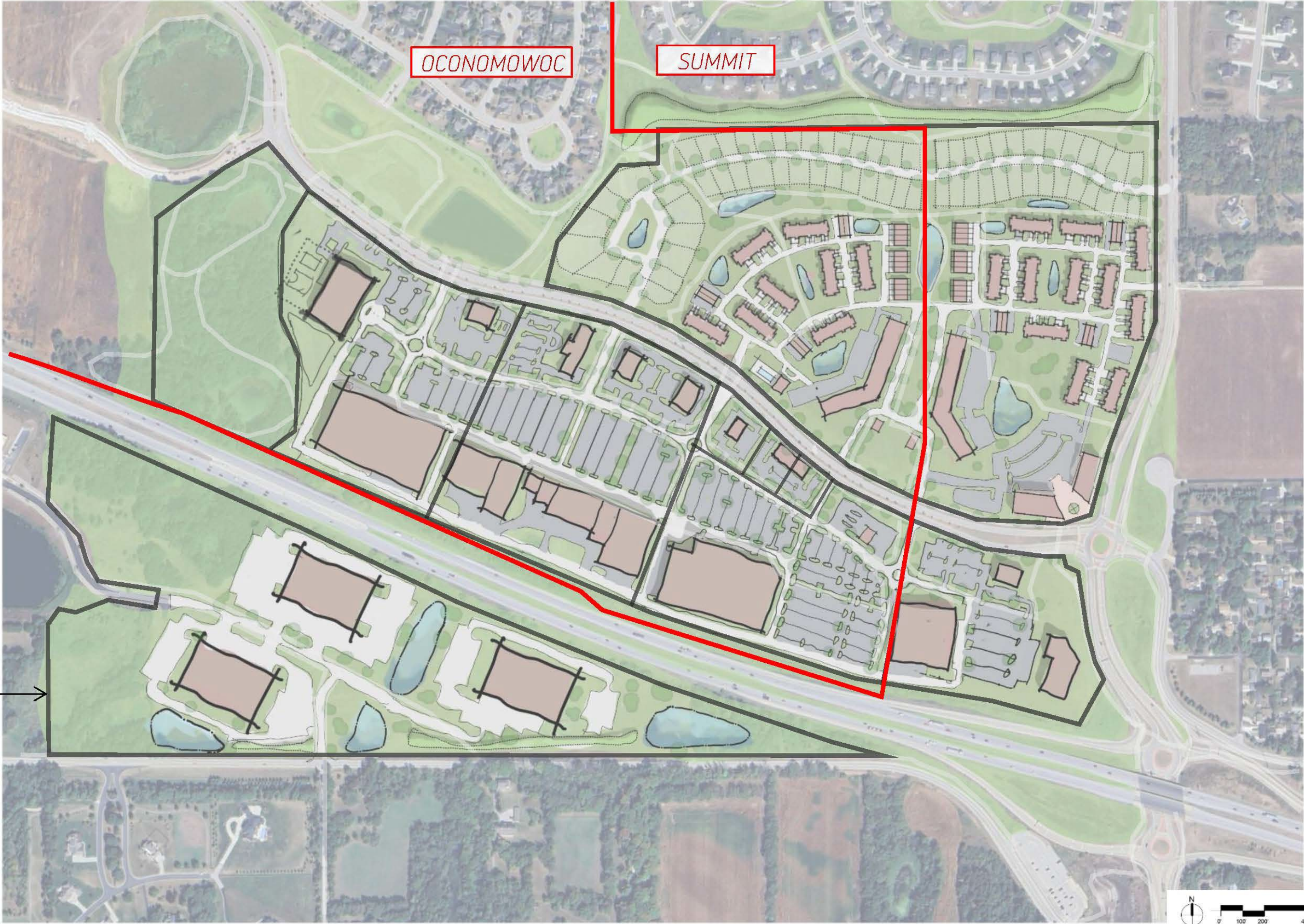


# CONCEPT MASTER PLAN



# 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

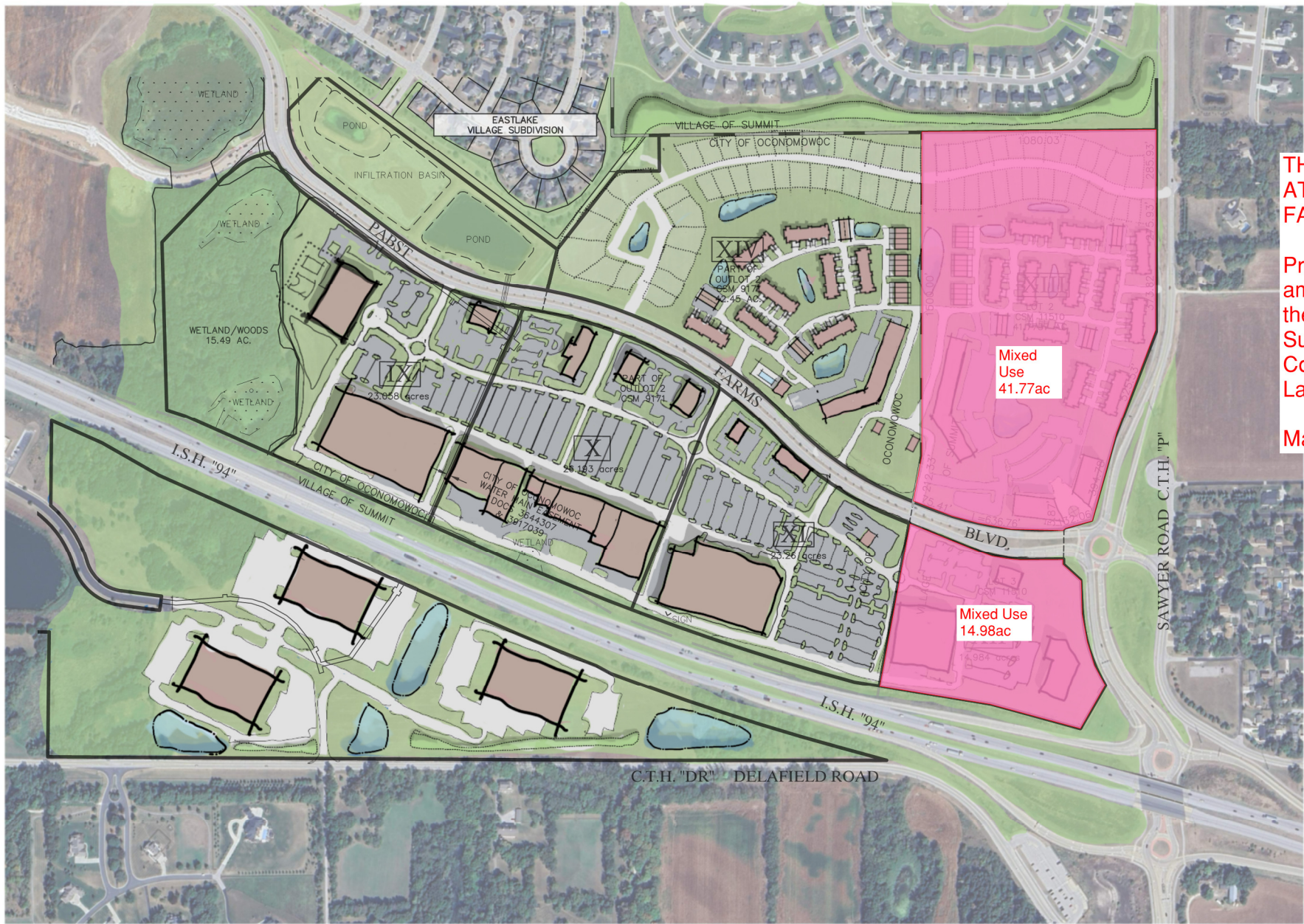
△ Revisions

CONCEPT DESIGN  
 PABST FARM  
 MASTERPLAN

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

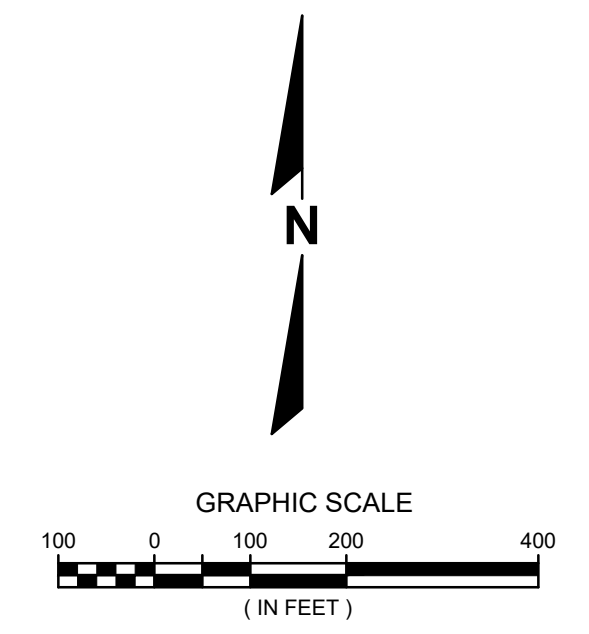
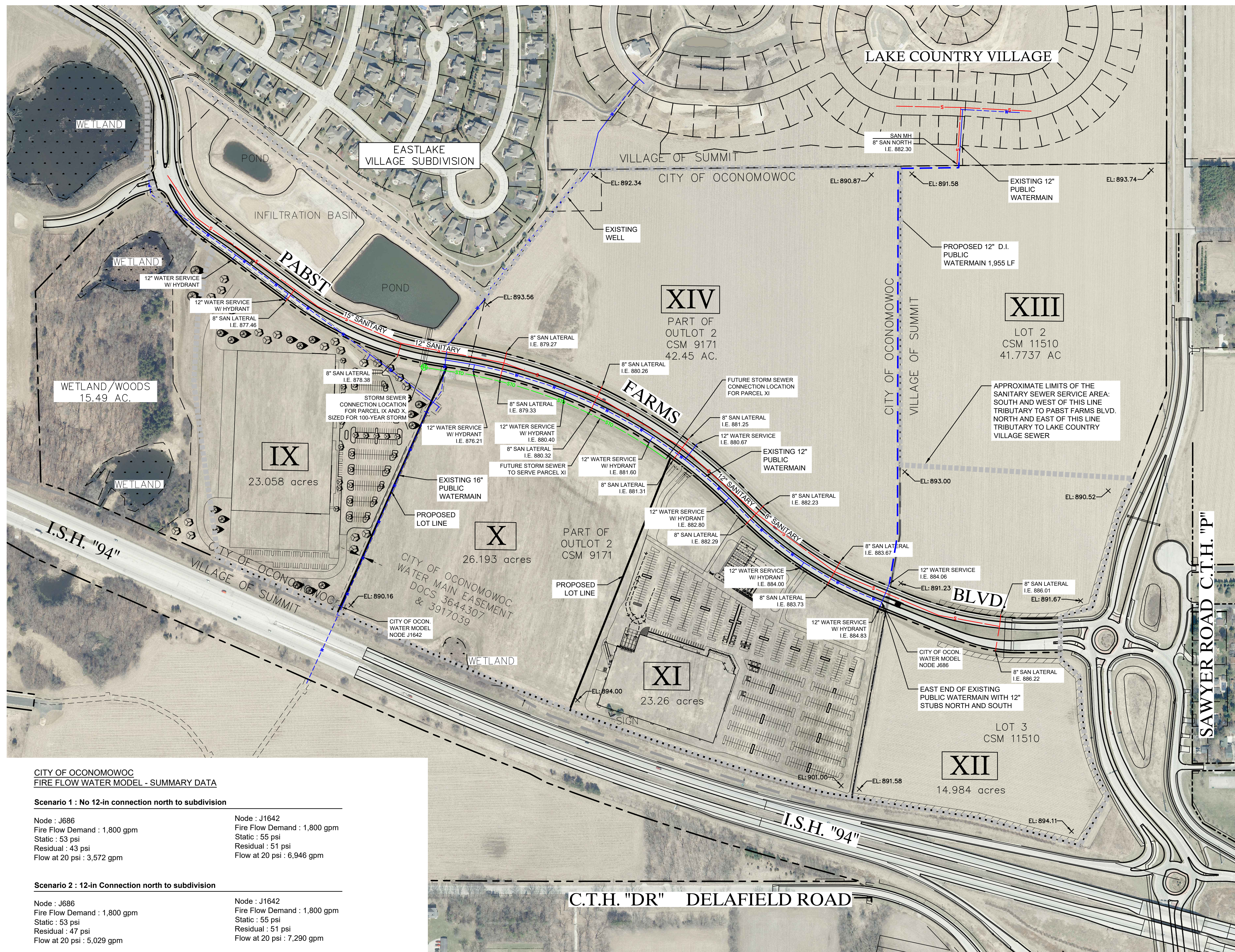
SKETCH BASE  
 24X36

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.

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**PABST FARMS BUSINESS PARK  
OCONOMOWOC, WI**

**WATERMAIN, SANITARY SEWER, AND  
STORM SEWER CONNECTION LOCATIONS**

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DATE: 04/24/2025
SCALE: 1" = 200'
JOB NO. 3240106
PROJECT MANAGER: PAUL V. McILHERAN, P.E.
DESIGNED BY:
CHECKED BY:
<b>SHEET NUMBER</b>





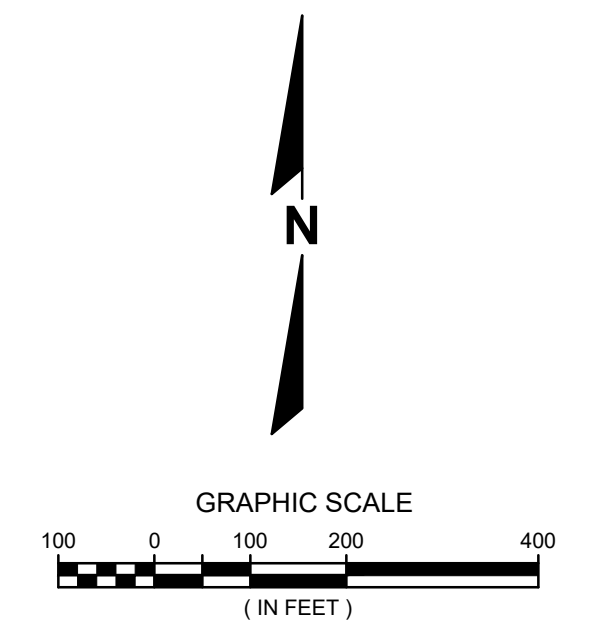
**NOTE:**  
THERE MAY BE UNIDENTIFIED UTILITIES NOT INDICATED ON THIS PLAN.

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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**PABST FARMS BUSINESS PARK  
OCONOMOWOC, WI**

**DRY UTILITY  
LOCATIONS**

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# VILLAGE OF SUMMIT 2045 FUTURE LAND USE MAP

## Legend

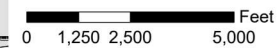
-  SF Residential 2.4-acre density
-  SF Residential 1.6-acre density
-  SF Residential 0.8-acre density
-  SF Residential 0.6-acre density
-  SF Residential 0.5-acre density
-  SF/MF Residential 0.25-acre density
-  Mixed Use
-  Commercial/Office
-  Industrial/Business Park
-  Institutional
-  Agricultural
-  Park/Recreational
-  Wetland Under 2 Acres
-  Wetland Over 2 Acres
-  Primary Environmental Corridor
-  Secondary Environmental Corridor
-  Isolated Natural Resource Area

*\*Property part of Managed Forest Lands, may not be regulated as PEC.*

*Cadastral data is from 2022 Waukesha County GIS Data.*

*Wetland data is from the 2022 WDNR Wetland Inventory.*

*Environmental Corridor Data is from SEWRPC's 2015 Planned EC dataset. Minor corrections have been made by the Village to EC on the Aurora hospital site in section 15 to reflect known existing conditions.*



Map Created: June 4, 2001  
 Map Revised: February 10, 2020  
 Map Revised: March 16, 2021  
 Map Revised: draft January 12, 2023;  
 adopted August 10, 2023

Document Path: C:\Users\jacob\OneDrive - Sheri Elliot Hernderson\Documents\Recent Projects\Summit GIS\Summit County Trails\Summit County Trails.aprx

## **Proposed New Mixed Use Zoning District.**

### **Could be unique to highway corridor or PFD specific**

#### MU-1 Mixed Use

##### (a) Intent

The MU-1 Mixed Use District is available to limited properties designated as Mixed Use on the Village of Summit Future Land Use Map. More specifically, properties zoned MU-1 shall be located along the I-94 interstate corridor with frontage on CTH P, CTH DR, or STH 67. The district allows a mixture of commercial, office, residential, institutional or park and open space uses and may also allow for single use projects. The MU-1 District is intended to accommodate compact, higher intensity development, within the interstate corridor where urban services are available and urban development is appropriate and will contribute to the vitality of the community.

##### (b) Development criteria

Development within the MU-1 District will require a heightened level of site design. All developments shall be considered as a Planned Development Overlay District in accordance with Section 111-359 of this Ordinance. The Planned Development may include a single property or several neighboring properties. Individual buildings shall be arranged in a unified fashion to be complementary and harmonious to each other. The Planned Development provides design flexibility and is the mechanism that establishes dimensional, area, and parking standards unique to each development to achieve economic, aesthetic and quality of life benefits while maintaining orderly and efficient land use. Each development shall have elements that benefit the public, such as pedestrian facilities, public gathering spaces, and dynamic places that are attractive for people to live, work and enjoy within.

##### (c) Principal permitted uses:

As part of the creation of the Planned Development Overlay District, the Village Board, following a recommendation from Plan Commission, may limit the permitted uses on a property by permitting a specific list of uses that are more restrictive than the uses listed in this section if it is determined that certain permitted uses are not suitable for the overall development or surrounding neighborhood. The following uses may be permitted:

- (1) General retail, excluding adult-oriented establishments and tobacco shops that include the sale of cigarettes, vaping, cartridges, and cigars and the sale of related paraphernalia exceeding 10% of the floor area of the occupied tenant space.
- (2) Restaurant (sit-down or fast casual), catering establishment for off-site food service, tavern, coffee shop, bakery, cafe
- (3) Grocery and specialty food
- (4) Cultural uses, including art studio or gallery
- (5) Childcare or daycare facility
- (6) Microbrewery or distillery

- (7) Personal or professional service and sales, excluding automotive and boat service and sales and gas stations
- (8) Health club or fitness
- (9) Bank or financial institution
- (10) Professional office
- (11) Medical or dental clinic
- (12) Veterinary clinic or animal grooming
- (13) Hotel
- (14) Indoor and outdoor recreational facilities
- (15) Civic and community center
- (16) Public administrative offices and public service buildings, including fire and police stations
- (17) Private and public park and green spaces, including community gardens
- (18) Private and public utility installations.
- (19) Other permitted uses. Other substantially similar uses as specifically approved by the Village Board, following a recommendation from the plan commission.
- (20) Residential uses, including single-family and multi-family dwellings, may be permitted as part of an integrated mixed-use Planned Development Overlay District provided a commercial use is also present on the property and subject to the following standards:
  - a. Residential uses may be:
    1. Vertically integrated within mixed-use buildings; or
    2. Developed in separate but coordinated areas within the overall planned development
  - b. The density of dwelling units shall not exceed ten (10) units per acre of the area designated for residential development within the approved Planned Development Overlay District.
  - c. Residential unit mix, size, design, and parking requirements shall be established in the adopting Planned Development Overlay District ordinance and approved site, building, and operational plans.
  - d. The minimum floor area per dwelling unit shall comply with the following:
    1. Efficiency apartment: 400 square feet.
    2. One-bedroom: 650 square feet.
    3. Two-bedroom: 800 square feet.
    4. Three-bedroom or greater: 1,000 square feet.
  - e. There shall be at least one parking stall per residential dwelling unit.
  - f. As part of a site, building, and operational plan of approval, the plan commission may be more restrictive than subsections a through e above and any other provisions of the Village code as to the location, number, size, and design of the dwelling units and parking spaces to ensure the use is compatible with and complementary to the commercial uses on the property and surrounding neighborhood.

(d) Accessory Permitted Uses:

- (1) Off-street parking and loading areas
- (2) Roof-mounted satellite fixtures, provided they are screened from view
- (3) Automated teller machine

(e) Conditional uses: None, all uses must be specified in the adopting Planned Development Overlay District.

(f) Bulk regulations. Bulk and dimensional standards, including setback, area, height, and impervious surface requirements, shall be established in the adopting Planned Development Overlay District process, except that all development shall remain subject to applicable floodplain, wetland, and shoreland regulations.

(g) Commercial Parking and Access.

- a. Shared parking facilities, including shared parking agreements, cross-access easements, private drives, and coordinated internal circulation systems may satisfy parking and access requirements if approved as part of the adopting Planned Development Overlay District and recorded in forms acceptable to the Village.
- b. Lots or parcels within an approved Planned Development Overlay District may be served by public streets, or, if approved as part of the Planned Development Overlay District process, private streets or recorded access easements, consistent with Section 111-68 and the approved land division and site plan documents.

(h) Signage. As described in Article VII of this Chapter.

(i) Erosion Control. As described in the Village of Summit Erosion Control Ordinance when applicable.

(j) Plans and specifications to be submitted to the Plan Commission in accordance with Article X of this chapter.

- (1) Development shall be designed as a coordinated, walkable, high-quality mixed-use environment with cohesive architecture, integrated open space, connected streets and paths, screened service areas, and coordinated signage, lighting, and landscaping.
- (2) To encourage a commercial environment that is compatible with the character of the Village, and as contemplated in subsection j(1) above, building permits for permitted uses in the MU-1 District shall not be issued without review and approval of the plan commission.
- (3) This review and approval shall be concerned with general layout, building plans, ingress and egress, loading and unloading, landscaping and open space use. The process used to review a development in the MU-1 District is set forth in Article X of this chapter.