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

## AGENDA

### Village of Summit Plan Commission Thursday, June 18, 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
  - April 16, 2026
  - May 21, 2026
5. Next meeting date – proposed for Thursday, July 16, 2026, at 5:30 p.m.
6. **REGULAR BUSINESS:**
  - A. Discussion and action on request of Andy Fieber, on behalf of Nemahbin Lake Holdings, LLC, to amend the Business Plan of Operation to accommodate operational changes and a change in operation name from Panga Bar & Grill and Panga Rentals to Highwater Bar & Grill and Highwater Rentals and to update signage, at property located at 34422 Delafield Road (SUMT0669017).
7. **PUBIC HEARING** continuation to receive comments and discuss a request from Cobalt Partners, LLC on behalf of Pabst Farms Land Co C LLC and Pabst Farms Land Co R LLC, property owners of land in the Pabst Farms Development identified as SUMT0629998011 & SUMT0629998012, to amend the text of the Village of Summit Zoning and Shoreland Protection Ordinance by repealing and recreating Section 111-353 to create a new Mixed Use Zoning District.
8. **REGULAR BUSINESS CONTINUED:**
  - A. Discussion and action on request of Cobalt Partners, LLC on behalf of Pabst Farms Land Co C LLC and Pabst Farms Land Co R LLC, property owners of land in the Pabst Farms Development identified as SUMT0629998011 & SUMT0629998012, to amend the text of the Village of Summit Zoning and Shoreland Protection Ordinance by repealing and recreating Section 111-353 to create a new Mixed Use Zoning District.
9. **ELECT VICE-CHAIRPERSON** for June 2026 – June 2027
10. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows  
Village Planner

**Next meeting date: July 16, 2026**

**Posted: June 12, 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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## MINUTES Village of Summit Plan Commission April 16, 2026

### CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 p.m. on Thursday, April 16, 2026, at the Summit Village Hall, 37100 Delafield Road, Summit, WI.

### ROLL CALL AND CONFIRM POSTING

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

Commissioners present were: Jim Petronovich, Sandra Murray, Jay Obenberger, Matt Katz, Paul Schmitter, and Alternate Joan Gucciardi. Also present were: Chairperson Jim Siepmann, Planner Amy Barrows and Deputy Clerk/Deputy Treasurer Sarah LaValliere.

Commissioner Absent: Annette Kaja

### MINUTES

- October 16, 2025
- February 26, 2026
- ~~March 19, 2026~~

**MOTION:** (Petronovich, Schmitter) *to approve October & February minutes as presented..*  
Caried

Next meeting date – proposed for Thursday, May 21, 2026, at 5:30 p.m.

Matt Katz out of town for next meeting

Chairperson Siepmann recognized and thanked outgoing members Joan Gucciardi and Jim Petronovich for their service and commitment to the Village.

1. **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).

Planner Barrows provided an overview of the request to amend the Conditional Use Permit to reflect a change in ownership and operator, with no operational changes proposed. The Conditional Use permit was renewed in January 2026 and will renew again January 2031.

Discussion included clarification of ownership naming Acres vs Acers and review of standard Conditional Use language, including provisions related to changing surrounding land uses.

Chairperson Siepmann opened the Public Hearing at: 5:45 pm

No public comment was received.

Chairperson Siepmann closed th Public Hearing at: 5:46 pm

Discussion followed regarding **Condition #10** of the Conditional Use Agreement, which is a standard provision provided by the Village Attorney. Commissioners expressed concern with the language related to changes in surrounding land use and its potential impact on the existing operation.

The Plan Commission referenced alternative language used in the Redemptorist Retreat Center Conditional Use Agreement and discussed replacing or modifying the current provision for consistency and clarity.

It was the consensus of the Plan Commission to request **legal review of Condition #10**, including consideration of revised language or removal of the provision.

**Recommendation:** The Plan Commission recommends that Condition #10 be stricken or modified, pending review and guidance from the Village Attorney, and that any approved changes be incorporated into the Conditional Use Agreement.

### **REGULAR BUSINESS:**

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).

Plan Commission resumes discussion on item 10 of the conditional use and weather or not change causes original conditional use or approval to end. The Plan Commission makes recommendation to ask Attorney the implications of change in verbiage.

Mary Helenski current owner – spoke to the current language having been existing since she has owned the property.

Applicant Corrine McHugh stated that she is willing to accept the condition for now and would like to pursue change in verbiage for item 10 if deemed appropriate and indicated desire to proceed at this time without delay.

**MOTION:** (Murray, Obenberger) to *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.* Carried.

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.

Planner Barrows reviewed the request of Mike and Lori Laylan for extraterritorial CSM.

**MOTION:** (Petronovich, Schmitter) to *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.* Carried.

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).

Planner Barrows reviewed the request on behalf of Our Mother of Perpetual Help Retreat House. The existing Conditional Use has been in place since 1961 they are proposing to extend the CU for 5-year period with no operational changes and minor adjustments to signage.

Conversation is had about striking section J. on the Conditional Use.

The renewal dates are questioned and it is determined that January 1, 2031 is the renewal date.

**MOTION:** (Katz, Obenberger) to *approve the request to renew the Conditional Use for an additional five-year period. The next renewal date shall be January 1, 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.* Carried

**MOTION:** (Katz, Obenberger)  
*Signage: Motion to approve the modified signs as presented.* Carried.

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.

Planner Barrows reviewed the request to create a combined parcel CSM. Planner Barrows provided guidance on what needs to be reviewed prior to Village Board approval.

Applicant Charles Kopplin addressed the concern regarding site conditions including driveway and grading.

**MOTION:** (Katz, Schmitter) *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. Kopplin CSM PLANNING & ZONING LLC 2*

*F. ONE YEAR TO SATISFY CONDITIONS. Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.*

Carried

**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.

**PUBLIC INPUT** for Whitestone is taken first:

Planner Barrows reviewed the request to amend the Future Land Use Map from Industrial/Business Park to Institutional to accommodate a new building.

No public comment was received.

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).

**MOTION:** (Murray, Katz ) *to 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. Carried*

**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 Item 8.B.

Planner Barrows provided a high-level overview of the proposed conditions for the Comprehensive Plan text amendment and Future Land Use Map amendment, noting that the amendments are contingent upon rezoning the subject properties to a Mixed-Use Zoning District and approval of a Planned Development Overlay District consistent with Village ordinances. Residential development is limited to the north parcel at a maximum of 10 units per acre and 36 acres, while commercial uses are required on the south parcel and along a majority of Pabst Farms Boulevard on the north parcel. The development must obtain all necessary permits within one year of Village Board approval, and the amendments will not take effect until the existing wastewater agreement with the City of Oconomowoc is amended to allow mixed-use development.

The Plan Commission discussed the proposed Comprehensive Plan and Future Land Use Map amendments, focusing on the overall structure of the mixed-use development, including residential density, building scale, and the integration of commercial uses along Pabst Farms Boulevard. Commissioners expressed considerations regarding traffic impacts, long-term compatibility with surrounding land uses, and the importance of maintaining cohesive and high-quality site and architectural design standards through the Planned Development Overlay District. General consensus supported the mixed-use approach as a more flexible and appropriate transition from the existing

Industrial/Business Park designation, while emphasizing the need for continued refinement during subsequent zoning, site plan, and development review processes.

There was follow up on the discussion of dividing the single large proposed apartment building into two or multiple buildings. The Applicant stated that there is no consideration for this at this time, but is willing to willing to break down.

Commissioner Sandra Murray stated she is not comfortable with the higher density and that the proposed density it is not the vision that Village residents have.

Planner Barrows provided 2 letters from Police Department and Western Lakes Fire District that outlined service needs for consideration for the proposed development. The call volume is higher in business park than mixed us and both have different call needs. Commercial is where patrol needs increase.

The applicant provided an update on the traffic study, noting that an updated analysis was completed at the request of staff using the original traffic consultant. The study compared the proposed full build-out mixed-use scenario to prior industrial/business park assumptions. Findings indicated an approximate 6% increase in daily trips under the proposed development compared to the previous study. It was noted that reducing residential density would result in only a marginal decrease in traffic. Weekday morning peak traffic showed a reduction compared to the prior study, while weekday PM traffic reflected a modest increase of approximately 2%. The applicant also noted that industrial or distribution uses would generate similar traffic volumes but with a higher proportion of truck traffic. Saturday peak traffic was identified as the highest increase, with approximately 3% more trips attributed to retail activity. The applicant indicated that detailed reports would be made available to staff for review.

Chairperson Siepmann opened the meeting up for public input at: 6:40 pm

**Bob Storm, 3020 Mendota Drive** expressed concerns regarding the proposed development standards, recommending that language be included to ensure any future commercial development is aesthetically pleasing. Mr. Storm also raised concerns related to increased traffic and requested that traffic studies be made publicly available.

\*Put traffic Studies on website

**Trudy Gerbing, 2825 Yahara Drive** presented a petition containing approximately 164 signatures in opposition to the proposed development. Ms. Gerbing expressed concerns regarding increased traffic, residential density, and the potential impact on property values.

**Peter Zielski, 35263 Yahara Drive** stated a preference for maintaining the property as agricultural or open space, but acknowledged that if development were to occur, a mixed-use approach may be more appropriate than industrial use. He expressed concerns regarding density, traffic, and potential environmental impacts, including water quality within the watershed.

**Steve Khail, 35161 Castle Rock Drive** read a statement into the record outlining concerns related to density, traffic, and environmental impacts associated with the proposed development.

**Barb Reinders, 3095 Walleye Drive** expressed concerns regarding residential density, traffic impacts, and compatibility with the surrounding area. Additional concerns included potential impacts on schools, public safety, and property values.

**Patti O'Day, 2935 Yahara Drive** expressed concern regarding the proposed residential density and the cumulative impact of development between the City of Oconomowoc and the Village of Summit.

**Kim Khail, 35161 Castle Rock Drive** reiterated concerns regarding the proposed density and overall scale of the development.

**Jacob Kappes, 3418 Castle Rock Drive** expressed concern that increased density and traffic could negatively impact safety, particularly for families with young children.

**Rob Reynolds, Castle Rock Drive** acknowledged that development is likely to occur and stated that the proposal presents an opportunity to guide development in a more thoughtful and beneficial manner.

Public Comment closed at 7:05

Planner Barrows reviews the 2045 Comprehensive Plan uses for the audience.

Chairperson Siepmann requests the Plan Commission members to each provide any additional input.

- Obenberger – OK
- Katz – Believes best way forward with transition Mixed use better option
- Petronovich – Mixed use better option
- Schmitter – Seconds what Matt Katz says mixed use provides flexibility
- Murray – Control architecture and density
- Gucciardi – the reality is development is happening and having something that brings vibrancy adds value

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.

**MOTION:** (Obenberger, Katz) *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).*

Roll Call Vote:

- Obenberger - Aye
- Katz - Aye
- Petronovich - Aye
- Schmitter - Aye
- Murray - Aye
- Gucciardi - Aye
- Siepmann - Aye

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.

Planner Barrows presented the draft Mixed-Use Zoning District ordinance for Plan Commission review and provided an overview of the proposed intent, structure, and applicability of the district. The ordinance is intended to support implementation of the proposed mixed-use development at the Pabst Farms site while establishing design and development standards to ensure cohesive and high-quality outcomes.

The Plan Commission engaged in detailed discussion regarding the scope and application of the district, with general consensus that the ordinance should be limited in applicability to the Pabst Farms/Harvest parcels to avoid unintended impacts on other properties within the Village. Commissioners reviewed the proposed density standards, noting that the draft allows up to 10 units per acre, and discussed alignment with the Comprehensive Plan and the need to maintain appropriate scale and compatibility with surrounding uses.

Discussion also included review of permitted and conditional uses within the district. The Commission recommended revisions to certain uses, including removing or limiting specific categories such as tobacco-related uses, and clarifying allowances for civic, community, and utility-related uses. Additional consideration was given to ensuring flexibility while maintaining appropriate controls over commercial and residential integration.

The Commission further discussed building design and dimensional standards, including minimum unit sizes, with recommendations to eliminate efficiency units and establish a minimum size beginning with one-bedroom units. Parking requirements were also discussed, including the potential for underground parking and the need for the applicant to return with detailed parking analyses to ensure adequacy and functionality.

Signage standards were identified as an area requiring further refinement, with Commissioners expressing interest in restricting or limiting digital signage within the district and ensuring

consistency with the Village's existing sign ordinance. Staff was directed to further evaluate signage provisions and return with additional recommendations.

Overall, the Plan Commission supported continued refinement of the Mixed-Use Zoning District ordinance and directed staff to incorporate feedback, finalize the draft, and schedule a public hearing for further consideration.

Recommending that this text amendment not affect other properties and be applied to the Pabst Farms Harvest parcels.

**MOTION:** (Katz, Schmitter) *to direct staff to finalize mixed use zoning district and hold public hearing at May meeting.* Carried

**ADJOURN** Plan Commission meeting

**MOTION:** (Schmitter, Petronovich) *to adjourn the Plan Commission meeting at 8:02 p.m.* Carried.

Respectfully submitted,

Sarah LaValliere  
Deputy Clerk/ Deputy Treasurer

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



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## Minutes Village of Summit Plan Commission May 21, 2026

### CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 p.m. on Thursday, May 21, 2026, at the Summit Village Hall, 37100 Delafield Road, Summit, WI.

### ROLL CALL AND CONFIRM POSTING

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

Commissioners present were: Jay Obenberger, John Konopacki, Gloria Lehrer, Sandra Murray, Paul Schmitter and Lisa Mellone. Also present were: Chairperson Jim Siepmann, Planner Amy Barrows and Deputy Clerk/Deputy Treasurer Sarah LaValliere.

Commissioner Absent: Matt Katz

### MINUTES

- March 19, 2026
- April 16, 2026 – Not available for approval

**MOTION:** (Schmitter, Obenberger) *to approve the March 19, 2026 meeting minutes as presented.* Carried

Next meeting date – proposed for Thursday, June 18, 2026, at 5:30 p.m.

**PUBLIC INPUT** regarding proposed amendments to the Village of Summit 2045 Comprehensive Plan Future Land Use Map specific to Agenda Item 6.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).

Planner Amy Barrows reviewed the proposed Comprehensive Plan Land Use Map Amendment to change a portion of land adjacent to Whitestone Church from Industrial Business Park to Institutional. He explained the amendment would facilitate a land transfer and future construction of a 2,600-square-foot multi-purpose building for religious and community services. Planner Barrows noted that rezoning and Certified Survey Map

approvals would be required if the amendment is approved and clarified that the existing prayer house would be included in the transfer, consolidating all church-related facilities onto a single parcel.

Chairperson Siepmann opened the meeting for Public Comment at 5:37 pm.

There was no public comment and Chairperson Siepmann closed Public Input at 5:40 pm

**MOTION:** (Schmitter, Murray) *to adopt the enclosed resolution recommending that Village Board approve the proposed amendment to the Village of Summit 2045 Comprehensive Plan – Future Land Use Map category from the Industrial/Business Park category to the Institutional category on a portion of the subject property more specifically described in Exhibit A, subject to Village Attorney review.*

Plan Commissioners that unanimously carried the motion::

- Jay Obenberger
- John Konopacki
- Gloria Lehrer
- Sandra Murray
- Paul Schmitter
- Lisa Mellone

Carried

Chairperson Siepmann announced a Public Hearing to: receive comments and discuss a request from Cobalt Partners, LLC on behalf of Pabst Farms Land Co C LLC and Pabst Farms Land Co R LLC, property owners of land in the Pabst Farms Development identified as SUMT0629998011 & SUMT0629998012, to amend the text of the Village of Summit Zoning and Shoreland Protection Ordinance by repealing and recreating Section 111-353 to create a new Mixed Use Zoning District.

Planner Barrows reviewed the proposed Mixed-Use Pabst Farms (MU-PF) zoning district, explaining that the district was created to accommodate the proposed Harvest at Pabst Farms development and is limited to the two Pabst Farms parcels within the Village. She noted that all development within the district would require approval of a Planned Development Overlay District, allowing the Plan Commission and Village Board to establish project-specific standards and restrictions.

Planner Barrows noted that a public hearing regarding the Comprehensive Plan Land Use Amendment is scheduled for June 11, 2026, before the Village Board.

Planner Barrows summarized revisions made since the April meeting, including limiting the district to the subject properties, prohibiting tobacco-related uses, modifying residential unit size requirements, clarifying utility and community-related uses, and adding standards for drive-through facilities, daycare centers, and accessory uses. She reviewed proposed permitted uses, residential density limits, parking requirements, setback standards, maximum building heights, signage and landscaping requirements, and design expectations intended to create a cohesive, high-quality mixed-use environment with pedestrian amenities and public gathering spaces. She emphasized that future development proposals would be subject to additional review through the Planned Development Overlay process, site plan approvals, operational plans, and design guidelines.

Chairperson Opens Public Hearing at: 6:00 pm

There were no Plan Commission comments.

Chairperson Siepmann opened the Hearing for Public Comment at: 6:05 pm

Bob Storm – 3020 Mendota Drive, Lake Country Village resident, expressed concerns regarding the proposed setback and density standards within the MU-PF zoning district. He stated that the proposed 20-foot rear setbacks and 7-foot side setbacks could reduce privacy for adjacent residential properties and result in increased visibility between the proposed development and existing homes. Mr. Storm also expressed concerns regarding the overall residential density, building heights, and potential impacts from lighting on neighboring properties. He referenced comments submitted by email and requested that the Plan Commission consider those concerns as it evaluates the proposed ordinance.

Rodger Schreiber, 35249 Walleye Drive, a resident of Lake Country Village, requested clarification regarding statements in prior meeting minutes concerning the subdivision trail system. Chairperson Siepman clarified that the trails are public trails available for public use, although they are not owned by the Village. He explained that the public trail designation was established as part of the original development agreement and associated park impact fee arrangements. Mr. Schreiber acknowledged the clarification and thanked the Commission.

Paul Race, 3120 Monona Court, a resident of Interlaken Village, expressed concerns regarding pedestrian safety and connectivity across Sawyer Road. Mr. Race noted that residents, including families with children, frequently travel between neighborhoods and that future development in the area could increase pedestrian activity. Mr. Race encouraged the Village to explore options for creating a safe crossing or connection between the east and west sides of Sawyer Road and requested that the issue be considered as future development plans are reviewed.

Bill Bensman, 3051 Mineral Springs Blvd, a Lake Country Village resident, encouraged the Plan Commission to carefully consider the comments and recommendations submitted by the Lake Country Village Homeowners Association. He expressed concerns regarding the cumulative impact of existing and proposed multifamily developments in the surrounding area and questioned whether the proposed MU-PF district could contribute to increased residential density. Mr. Bensman urged the Commission to consider the long-term effects of growth and development on the Village and surrounding neighborhoods. Further stating that the HOA Board submitted an email for review.

Trudy Gerbing 2825 Yahara Drive, also addressed concerns that the proposed MU-PF zoning district and associated residential density are inconsistent with the Village's Comprehensive Plan and existing low-density development patterns. Ms. Gerbing urged the Plan Commission to maintain current zoning and open space standards, preserve neighborhood character, and consider limiting residential density and unit sizes. Additional concerns were raised regarding the inclusion of taverns, microbreweries, distilleries, hotels, roof-mounted satellite equipment, trail connections to existing neighborhoods, buffering and screening requirements, and the potential fiscal impacts of the development. Ms. Gerbing encouraged the Commission to ensure that future development bears the costs associated with providing services and infrastructure.

Dan Gerbing, 2825 Yahara Drive, expressed support for preserving the rural character and identity of the Village of Summit. He stated that the community's farms, lakes, forests, parks, and small-town atmosphere are valued assets and encouraged the Plan Commission to consider maintaining those characteristics as future development is evaluated. Mr. Gerbing emphasized the importance of balancing growth with preservation of the community's natural resources, local traditions, and quality of life.

Charlene Dwyer 35184 Walleye Court, former parks and recreation commissioner expressed interest in how the proposed development would address quality-of-life amenities and align with the Village's Comprehensive Outdoor Recreation Plan and park planning goals. The resident noted the presence of proposed green space and trails but questioned whether active recreational amenities, such as playgrounds and similar facilities, would be incorporated into the development. Following discussion, it was noted that those details had not yet been

developed, and the resident indicated an intent to provide comments during future stages of the review process when additional plans become available.

Jen McCarten 35390 Kegonsa Drive, a resident whose property is adjacent to the proposed development area, expressed concerns regarding the potential impacts of the MU-PF district on nearby neighborhoods. She requested consideration of maintaining commercial uses farther from existing residential properties and recommended additional buffering measures, including larger evergreen plantings, enhanced berming, or physical screening to protect neighborhood privacy. Ms. McCartin also expressed concerns regarding building heights, visibility into adjacent homes, traffic congestion, pedestrian safety, noise, dust, and construction-related impacts. She encouraged the Village to consider traffic improvements, construction hour limitations, and other mitigation measures to minimize impacts on surrounding residents.

Carolyn Barndt, 3147 Walleye Drive, a resident of Lake Country Village, expressed concerns regarding the cumulative residential density of existing and proposed multifamily developments in the area. She compared the number of rental units in nearby developments to the number of owner-occupied homes in surrounding neighborhoods and stated that the proposed Harvest development would significantly alter the character of the community. Ms. Barndt acknowledged that future development of the property is expected but encouraged the Plan Commission to carefully consider the long-term impacts of the proposed density on the Village and surrounding neighborhoods.

Wendy Williams 1544 N Breezeland Drive, expressed concerns regarding the proposed density and scale of development, including the introduction of three-story buildings. She acknowledged that growth and development are likely to occur but encouraged the Plan Commission to consider designs that maintain the character of the Village while preserving green space and recreational opportunities. Ms. Williams also raised concerns regarding traffic congestion, lighting impacts, and the effect of development on local wildlife habitat. She encouraged consideration of reduced density, additional open space, and preservation measures to help mitigate impacts on surrounding neighborhoods and natural resources.

#### Plan Commission Comments:

Commissioner Schmitter questioned how potential conflicts between the proposed MU-PF zoning ordinance and future design guidelines would be addressed, particularly with respect to signage standards. He noted that design guidelines are still being developed and sought clarification on how inconsistencies between ordinance requirements and future design standards would be resolved during the review process.

Planner Barrows explained that the ordinance establishes minimum development standards, while additional requirements may be incorporated through the Planned Development Overlay District. She stated that design guidelines would become part of the Planned Development Overlay approval process and would be required to be established by the Plan Commission and adopted by the Village Board. Planner Barrows further noted that future design guidelines may address topics such as signage and digital signage standards, which could supplement or modify ordinance provisions through the Planned Development Overlay process.

Planner Barrows further explained that the proposed single-family homes along the northern edge of the development adjacent to Lake Country Village would be subject to the same 35-foot height limitation that applies elsewhere in the Village.

Commissioner Lehrer sought clarification regarding the proposed building height standards, specifically the measurement of residential structures to the "highest eave." She questioned how the term would be interpreted and whether the measurement would be taken from the roof overhang, fascia board, or another architectural

feature, noting that eave designs can vary and may affect the overall building height. She also requested clarification on the definition of “Garden Style” home.

Commissioner Murray expressed concerns regarding the ordinance provision allowing incidental tobacco product sales within certain retail establishments. She noted that the previously discussed 10 percent floor area limitation could be difficult to interpret and enforce. Applicant representative Scott Yauck explained that the intent was not to permit tobacco or vape shops, but rather to allow limited incidental sales within establishments such as grocery stores or pharmacies.

Commissioner Murray also questioned the inclusion of drive-through facilities within the proposed district, noting that prior discussions had focused on sit-down and fast-casual restaurant uses. Planner Barrows explained that the provision was added following legal review to address potential future drive-through uses and establish standards related to vehicle stacking and operational impacts.

Scott Yauck President, CEO Cobalt Partners, noted that many modern fast-casual restaurants incorporate drive-through or pickup lanes and that the provision was intended to accommodate those evolving business models while remaining subject to Plan Commission review.

Commissioners discussed whether drive-through facilities should be permitted within the proposed Mixed-Use District. Concerns were raised regarding the compatibility of drive-through restaurants with adjacent residential neighborhoods, particularly uses with extended operating hours.

The applicant indicated that drive-through facilities were not a primary component of the proposed development but acknowledged that certain commercial users may request them. Planner Amy Barrows noted that specific limitations regarding the number and location of drive-through facilities could be addressed through the Planned Development Overlay District review process.

Following discussion, the Commission expressed support for allowing the Planned Development Overlay District to regulate the number and placement of any future drive-through facilities rather than establishing specific limits within the zoning district text amendment. The Commission considered revising the provision to limit tobacco-related sales to the lesser of 10 percent of the tenant space or 50 square feet.

Commissioners discussed whether operating hours and certain recreational uses should be addressed within the Mixed-Use District zoning text. Staff advised that detailed operational standards, including hours of operation, employee counts, noise impacts, and site-specific use restrictions, are typically reviewed through the Site Development Review and Business Plan of Operation processes rather than within the zoning district regulations. Staff further cautioned that overly specific restrictions in the zoning code could unintentionally imply that other unlisted uses are permitted.

Discussion also occurred regarding the potential location of microbreweries, distilleries, drive-through facilities, and outdoor recreational uses. The applicant indicated a willingness to address such matters through the Planned Development Overlay District review process.

Commissioners expressed concerns regarding the overall residential density proposed within the development, noting that the Village's Comprehensive Plan emphasizes maintaining Summit's rural character. Concerns were raised that the proposed density, three-story buildings, and reduced open space may not be consistent with the Village's long-standing vision as a quiet rural community. Additional discussion focused on the need for substantial buffering and berming adjacent to existing residential properties.

Scott Yauck, Cobalt Partners, responded that the proposal includes significant open space and noted that the development's residential-to-commercial ratio remains below that of comparable mixed-use developments. The applicant also stated that development would occur over multiple phases extending several years rather than being constructed all at once.

The applicant noted that the current by-right use for the property includes industrial and business park development, which could result in larger buildings, truck traffic, and other impacts. Commissioners acknowledged this point but noted that well-designed screening, landscaping, and buffering would be critical regardless of the final use.

Staff reminded the Commission that the current land use designation allows industrial and business park uses, including buildings up to 50 feet in height and a variety of commercial, storage, recreational, restaurant, utility, and related uses. Staff also noted that the Commission had previously recommended approval of the land use plan amendment allowing up to 10 dwelling units per acre for the northern 35.8 acres of the proposed development.

Commissioners discussed the proposed minimum dwelling unit sizes and whether the standards adequately reflect housing characteristics within the Lake Country area. Concerns were raised that the proposed minimum floor areas may be smaller than comparable apartment developments in the surrounding community.

Mr. Yauck, applicant, responded that the proposed standards are intended to reflect market expectations for higher-end residential products and noted that the ordinance establishes minimum unit sizes, with many units anticipated to exceed those requirements.

Additional discussion focused on the long-term implications of the proposed development standards and the importance of ensuring that the zoning district remains appropriate regardless of future ownership or development changes. Questions were raised regarding the proposed residential rear yard setback requirements and whether the standards would remain appropriate if development plans were modified in the future.

Mr. Yauck, noted that the northern portion of the development is planned and restricted for single-family residential use. Mr. Yauck stated that they are in line with average higher end products.

Planner Barrows further explained that the zoning district establishes separate setback requirements for residential and commercial development and is structured to accommodate the intended land use pattern.

The Commission discussed proposed setback and parking requirements within the Mixed-Use District. Staff explained that the proposed minimum dwelling unit sizes were originally derived from the Village's existing MF-2 Multifamily Residential District standards, which permit up to 10 dwelling units per acre. Staff noted that while the proposed minimum unit sizes largely mirror the MF-2 standards, the setback requirements in the proposed district are generally smaller than those required in the MF-2 District.

Staff reviewed comparable setback requirements from existing Village regulations and nearby developments, noting that the proposed district includes reduced rear and side yard setbacks. The applicant indicated that the proposed setback standards were not driven by specific development needs and expressed a willingness to increase setback requirements to align more closely with existing Village standards. Several Commissioners voiced support for increasing setbacks to be consistent with the MF-2 District.

The Commission also discussed residential parking requirements. Concerns were raised that the proposed parking ratios may be insufficient compared to neighboring communities. Staff noted that parking requirements

in planned developments are often adjusted during the site plan review process and that approved developments may utilize modified parking ratios based on the specific characteristics of the project.

At the Commission's request, Commissioner Paul Schmitter provided an overview of multifamily parking considerations. He explained that appropriate parking ratios vary based on the location, housing type, unit size, and expected resident demographics. He noted that developments consisting of larger units, townhomes, and direct-entry residences generally require more parking due to larger household sizes and increased visitor activity, while smaller apartment units may require fewer parking spaces.

The Commission continued discussion regarding residential parking requirements and the balance between providing adequate parking and minimizing impervious surface coverage. Commissioner Schmitter explained that parking ratios vary based on housing type, unit size, location, and expected resident demographics. He noted that larger units and direct-entry townhomes generally require additional parking due to larger household sizes and visitor demand, while smaller one-bedroom and efficiency units typically require fewer spaces.

Mr. Yauck, stated that the proposed parking ratios are intended to reflect the anticipated unit mix and noted that market demand generally drives parking supply, as adequate parking is necessary to attract and retain residents. The applicant further indicated that public street parking is not being relied upon to satisfy parking requirements and expressed support for clarifying that parking calculations exclude public street parking if desired.

Commissioners discussed concerns regarding potential on-street parking and overnight vehicle storage.

Planner Amy Barrows explained that any proposed private street parking would require engineering review and approval and could result in additional impervious surface requirements.

Commissioner also acknowledged receipt of correspondence from the Lake Country Villages Board regarding issues such as berming, maintenance, lighting standards, and trail access. Staff and Commissioners recognized the concerns raised in the letter and noted that those topics would be addressed during future phases of the development review process rather than as part of the current zoning text amendment discussion.

Additional discussion occurred regarding the potential impacts of automatic teller machines and other uses that could generate late-night activity. Commissioners expressed concerns about noise and traffic associated with 24-hour access features and suggested that operational restrictions may be appropriate for consideration during future development and site plan reviews.

The Commission continued discussing operational impacts associated with future commercial uses within the proposed Mixed-Use District. Concerns were raised regarding late-night activity associated with uses such as drive-through facilities, automatic teller machines, and other commercial operations located near residential areas. Staff noted that operational details, including hours of operation, are reviewed through the Site Development Review and Business Plan of Operation process. Following discussion, there was general consensus that language could be added to the review criteria to ensure hours of operation are evaluated for compatibility with surrounding residential uses and the character of the development.

The Commission also discussed the potential inclusion of hotels as a permitted use within the district. Concerns were expressed regarding the potential demand on police, fire, and emergency medical services, as well as possible impacts on nearby residential neighborhoods and public spaces. One Commissioner questioned whether a hotel use would be appropriate given the Village's size and existing lodging options in the surrounding area.

The applicant responded that hotels are currently permitted under existing industrial and business park zoning classifications and noted that hotel accommodations were identified as a potential component of the mixed-use development based on market analysis. The applicant referenced other mixed-use developments developed by the project team that include hotels and stated that those facilities have operated successfully without the types of issues described. The applicant further indicated that a hotel could serve as an amenity supporting the broader mixed-use development and suggested that additional standards or operational requirements could be considered during future phases of the development review process.

Chairperson Siepman asked for an informal vote on hotels.

- Sandra Murray – No
- Lisa Mellone – No Does not want hotel.
- Gloria Lehrer – Difficult but fine
- Jay Obenberger – OK
- John Konopacki - OK
- Paul Schmitter – OK
- Jim Siepman – initially was not opposed could live with hotel in Pabst farms – maybe not as the front door of Summit

Second round of Public Comment:

Robert Storm 3020 Mendota Drive, commented on the proposed setback standards and emphasized the importance of maintaining adequate separation between residential properties. He noted that while homes within Lake Country Villages may have relatively modest setbacks, the development was designed with substantial open space between homes, resulting in greater overall separation and privacy. He expressed concern that the proposed development could place homes in closer proximity to existing residences, potentially resulting in views into neighboring properties and impacts associated with higher density development.

Mr. Storm also voiced support for increasing setback requirements and reducing density within the proposed development. Additionally, he expressed concerns regarding the potential inclusion of a hotel within the project, particularly due to its proximity to the neighborhood park and the possibility of increased pedestrian activity crossing roadways to access park facilities. He encouraged the Commission to carefully consider these issues as the development review process continues.

Paul Race 3120 Mendota Court, expressed concerns regarding the overall direction and potential impacts of the proposed development. He stated that, after hearing the discussion, he had become increasingly concerned that the project may not adequately reflect the interests and vision of the Village. Mr. Race encouraged the Plan Commission and Village leadership to remain actively engaged in shaping the development and to carefully evaluate future proposals to ensure they align with community values and long-term goals. He emphasized the importance of continued vigilance and public involvement as the review process moves forward.

John McCarten, 39350 Kegonsa Drive, encouraged the Commission to reconsider the proposed mixed-use designation and instead consider a more limited commercial land use approach. He expressed concern about how future development could occur beyond the currently proposed phases and urged the Commission to prioritize preserving the Village's small-community character.

Mr. McCarten stated that many residents chose to live in the Village because of its rural atmosphere and expressed opposition to the potential inclusion of a hotel within the development. He also raised concerns regarding the impacts associated with larger commercial uses, including increased parking areas, lighting, and potential encroachment on nearby residential neighborhoods. Additionally, he noted concerns that future development could negatively affect the character of the area and potentially impact surrounding property values.

Mr. Storm reiterated concerns regarding privacy impacts associated with the proposed residential development. He noted that screening and buffering adjacent to industrial or commercial buildings differs from residential development, where homes may have windows overlooking neighboring properties. Mr. Storm expressed concern that the proposed building orientation and proximity of future homes could result in reduced privacy for adjacent residents and emphasized the importance of considering these impacts when evaluating density, setbacks, and buffering requirements.

Roger Schreiber, 35249 Walleye Drive, Lake Country Village inquired about a previously referenced mixed-use development in Menomonee Falls that includes hotel accommodations and other commercial amenities. Specifically, he asked whether the development is adjacent to existing residential neighborhoods similar to the conditions surrounding the proposed development in Summit.

In response, the applicant stated that portions of the Menomonee Falls development are adjacent to single-family residential areas, with approximately 40 percent of the project's perimeter bordering residential uses. The applicant further noted that the hotels within that development are located along a frontage road near the interstate, which differs from some aspects of the proposed Summit development.

Wendy Williams, 1334 N. Breezeland Road, commented on the proposed Mixed-Use District and questioned whether hotel uses should remain a permitted use within the new zoning district. She noted that while hotels may be allowed under the property's current industrial/business park designation, the Village is considering a new zoning framework and therefore has the opportunity to reconsider whether such a use aligns with the community's vision.

Ms. Williams expressed concerns regarding the potential impacts of a hotel, including increased density, lighting, noise, and overall intensity of development. She suggested that additional study and evaluation may be warranted before permitting hotel uses within the district. Ms. Williams also stated that many residents may not yet fully understand the scope of the proposed development and encouraged continued public outreach and communication to ensure residents are informed about the long-term implications of the project.

Karen Rasmussen, 35146 Castle Rock, expressed support for comments previously made regarding the potential inclusion of a hotel within the proposed development. She stated that, regardless of whether a hotel is ultimately included in the project, she did not believe such a use would be appropriate within the Summit portion of the development, particularly in areas adjacent to existing residential neighborhoods.

Kim Khail 35161 Castle Rock Drive, encouraged the Plan Commission to make decisions based on what is in the best interest of the Village of Summit and its residents. She emphasized the importance of maintaining the Village's unique identity and character and stated that the Commission and Village Board have the authority and responsibility to evaluate proposals independently. Ms. Khail expressed appreciation for the service of the Commission members and Village officials and conveyed her trust in their ability to make decisions that reflect the interests and values of the community.

John/ Jen McCarten, 35390 Kegonsa Drive raised concerns regarding the potential impact of the proposed development on local schools and related services. He questioned whether the school district has sufficient capacity and resources to accommodate additional students that may result from future residential growth. Mr. McCarten also encouraged consideration of potential impacts on transportation services, including school busing, pedestrian safety, and crosswalk infrastructure.

Commissioner Schmitter asked whether the proposed zoning district could include an expiration date or sunset provision if the contemplated development does not proceed. Staff explained that expiration provisions are generally not associated with the creation of a zoning district itself, as zoning classifications remain in effect

until amended. Staff noted, however, that deadlines or triggering events can often be incorporated into zoning approvals, rezoning actions, or Planned Development Overlay District approvals.

Commissioner Murray explained her concern that future economic conditions or ownership changes could result in a project being completed by different developers with varying design standards, potentially affecting the overall quality and consistency of the development. Staff indicated that the question would require further legal review and consultation with Village counsel.

The applicant noted that a similar approach had been utilized in the City of Oconomowoc, where certain approvals do not become effective until specified development activities occur.

Planner Barrows responded that while such provisions may be possible for future zoning and planned development approvals, they may be more difficult to apply to the creation of a zoning district itself.

Commissioner Lehrer requested clarification regarding the term "garden-style housing." The applicant explained that garden-style housing generally consists of multi-unit residential buildings designed to resemble townhomes, often featuring individual entrances, attached garages, and vertically stacked residential units with separate upper and lower living spaces.

Planner Barrows agreed to ask Attorney Macy about deadline requirements related to the effect of the ordinance.

Planner Barrows reviewed the steps of the process for the audience and what we are talking about tonight is just the Mixed-Use zoning district.

Following completion of public comment and discussion, the Commission acknowledged that numerous questions and potential revisions had been identified during the hearing process. The Chair suggested continuing the public hearing to a future meeting to allow staff and the applicant time to review the comments, evaluate potential ordinance modifications, and prepare responses to issues raised by the Commission and the public. Staff concurred with the recommendation, and the Commission expressed support for continuing the public hearing to a future meeting date rather than closing the hearing at that time.

Prior to adjourning the public hearing, Planner Barrows reviewed the comments and potential ordinance revisions identified during the discussion to ensure the Commission's direction was accurately captured for future consideration.

Planner Barrows noted there appeared to be consensus on the proposed location and intent development criteria and the previously discussed restrictions related to tobacco sales. Staff also summarized discussion regarding drive-through facilities, noting a potential provision allowing the Planned Development Overlay District review process to regulate or restrict the number and location of drive-through facilities. Commissioners indicated that additional discussion regarding the applicability of such restrictions to restaurants and banking uses would occur at a future meeting.

Planner Barrows further identified several topics requiring additional review, including possible restrictions related to microbreweries and distilleries, legal questions regarding expiration or triggering provisions for future approvals, and the appropriateness of hotel uses within the district.

The Commission also discussed outdoor dining associated with restaurants. Commissioners generally expressed support for allowing outdoor dining opportunities, while recognizing that specific operational standards and conditions could be addressed through future development review processes.

Additional discussion occurred regarding minimum dwelling unit floor areas. Commissioners requested additional information regarding comparable developments and unit sizes before considering any modifications to the proposed standards. Staff was directed to verify information presented during the public hearing and work with the applicant to provide additional detail for future review.

The Commission also revisited parking standards for multifamily development. Staff reviewed parking requirements from neighboring communities and noted that many ordinances require between 1.5 and 2.0 parking spaces per dwelling unit, depending on unit size and bedroom count. After discussion, the Commission expressed preliminary support for requiring 1.75 parking spaces for studio and one-bedroom units, with the possibility of reducing the requirement to 1.5 spaces through the Planned Development Overlay review process if justified by the proposed development plan. Commissioners acknowledged that parking needs are influenced by unit mix, market demand, and site design and agreed that additional project-specific information would be beneficial before finalizing standards.

Discussion also occurred regarding signage standards. Staff noted that future design guidelines being developed for the project could address signage design, placement, and digital signage standards. Commissioners agreed that signage regulations may be more appropriately addressed through the Planned Development Overlay District and accompanying design guidelines rather than through the base zoning district text.

After confirming there were no additional comments or ordinance revisions for staff to consider, the Commission discussed continuing the public hearing to allow staff and the applicant time to review comments, prepare potential revisions, and provide additional information.

**MOTION:** (Schmitter, Obenberger) *to adjourn the public hearing at:* Carried

Chairperson Siepmann clarified for those in attendance that no approvals had been granted and encouraged residents to continue reviewing the proposed ordinance and provide comments focused on the ordinance language at the continued hearing.

**REGULAR BUSINESS:**

Discussion and action on request of Cobalt Partners, LLC on behalf of Pabst Farms Land Co C LLC and Pabst Farms Land Co R LLC, property owners of land in the Pabst Farms Development identified as SUMT0629998011 & SUMT0629998012, to amend the text of the Village of Summit Zoning and Shoreland Protection Ordinance by repealing and recreating Section 111-353 to create a new Mixed Use Zoning District.

No action was taken on this agenda item. The public hearing was adjourned until the next plan commission meeting.

**ADJOURN** Plan Commission meeting

**MOTION:** (Schmitter, Obenberger) *to adjourn the Plan Commission meeting at 7:39p.m. –* Carried

Respectfully submitted,  
Sarah LaValliere  
Deputy Clerk/ Deputy Treasurer



## VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

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

MEETING DATE: June 18, 2026

RE: **Business Plan of Operation Amendment – Business Name & Operational Changes Signage**  
34422 Delafield Road (SUMT0669017)

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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:** Nemahbin Lake Holdings LLC  
**Applicant:** Andy Fieber  
**Zoning:** NC Neighborhood Commercial, Floodplain Overlay  
**Land Use Plan:** Mixed Use Commercial

**Possible Motion:** *Motion to approve the proposed Business Plan of Operation Amendment subject to the list of conditions provided at the end of this staff report.*

*Plan Commission shall determine the number of recreational equipment racks and equipment.*

**Possible Motion:** *Motion to approve the signage. Window signage is subject to compliance with Section 23-4.(4) of the Village of Summit Code of Ordinances.*

### **Summary:**

The 0.67-acre subject property is located on Delafield Road with frontage on Upper Nemahbin Lake. The property is directly east of the channel that connects Upper and Lower Nemahbin Lakes. The property consists of a significant amount of floodplain, including floodway. The property to the east is owned by the Upper Nemahbin Lake Management District for lake access. The properties east of the lake management district property are used and zoned for residential purposes. The adjacent property west of the channel is also used and zoned for residential purposes.

The property historically had a main building used as a gathering place and restaurant and tavern and accessory building. In 2015, the use expanded to include outdoor seating and grilling and the accessory building was used for retail sales and to store equipment for paddleboard and kayak rentals. The accessory building was recently removed from the property.

**Proposal:**

The applicant would like to continue operating the tavern as “Highwater Bar & Grill” and operate the paddleboard and kayak rental business as “Highwater Rentals”. The rental sales would take place outside of the main building.

Below is a list of existing buildings and uses based on the most recent Business Plan of Operation. Proposed changes are shown in red ink, which include changes approved at the February Plan Commission meeting regarding parking.

**Buildings/Uses:**

- Restaurant/tavern serving food and beverages, including alcohol. There is also a self-service and pickup window. The window area is used for ordering menu items online and picking them up at the window.
  - 1,930 sq. ft. 1-story building
- ~~Retail/storage building, including the sale of snacks and bait, and lockers and changing rooms~~
  - ~~965 sq. ft. 1-story building~~ This building has been removed from the property.
- Outdoor space used for outdoor seating, dining, and the rental of recreational equipment.
- The applicant has obtained a liquor license.
- The applicant has indicated that they would like to modify the rental of pontoons and paddleboards from two outdoor racks with 8 units of recreational equipment each to three outdoor racks with 16 units of recreational equipment each.

**Site Plan:** Approved plan is in the property file with a date of March 18, 2016. The site plan includes parking counts, pier locations, parking layout, building locations, floodplain boundary, and outdoor spaces. *The applicant has submitted a revised Site Plan to pave the existing parking lot, which was approved by Plan Commission on February 26, 2026, but has not been implemented. Final plans are still being reviewed by Engineering.*

**Number of Employees:** Up to 25 employees with a mix of full-time and part-time employees

**Hours of Operation:** Monday-Thursday 11 am – 2:30 am, Friday-Saturday 11 am – 2:30 am, Sunday 11 am – 2:30 am. ~~Rental in outbuilding and~~ Equipment rental has limited hours of 6 am – 9 pm.

**Signage:** There is one existing free-standing illuminated pole sign located in the southeast corner of the building advertising the name of the operation. *The applicant has replaced the face of the existing sign with a sign face that advertises the new business name. There was previously another existing free-standing illuminated pole sign adjacent to the accessory building advertising 7 Up. The sign has been removed.*

*The previous approvals for the property do not mention any window signage. The applicant has recently installed significant window signage that is illustrated in pictures that are included in the meeting packet. Section 23-4(4) states that window signs shall not cover more than 1/3 of any window area. Window signs, except for painted signs and decals, shall be placed only on the inside of commercial buildings.*

**Parking Spaces:** There are currently 28 useable stalls. *The applicant received approval by the Plan Commission in February of this year for a total of 29 paved parking stalls. The applicant intends on paving the parking lot in the fall of this year, weather permitting.* There are a total of 104 seats, including indoor and outdoor seating. Below are the ordinance requirements for parking:

- Restaurant/bar: One space for each four seats or one space for each 150 sq. ft. of floor area, whichever

*Highwater Bar & Grill and Highwater Rentals (previously Panga)*

is greater. On the subject property, 26 spaces are required based on the seating criteria. It would be difficult to determine the number of parking spaces required based on floor area since the outdoor dining is not all on a hard surfaced area. However, parking requirements would be more restrictive using the number of seats.

- Retail: One space for each 150 sq. ft. of floor area is required. Since the retail area makes up 300 sq. ft., two additional spaces are required.
- ~~A total of 28 parking spaces are required.~~

**Music:** The applicant is limited to live music during special events only. Music that is piped through speakers will be limited to inside the building and to the outside speakers that currently exist. There are two speakers on the north side of the building and one speaker on the south side of the building. According to the applicant, the speakers have ample volume control.

**Special Events:** Maximum of three special events a year.

**Water Access/Piers:** There is a boat launch that has been used by the lake management district in the past. ~~The current owner will modify the permitted lake access on an as negotiated basis with the Upper Nemahbin Lake Management District and/or authorized representatives. The current owner limits trailer parking to 5 trailers.~~ There are 4 piers that extend to a water depth of 3 ft. per WDNR requirements.

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**List of uses and conditions that must be followed in accordance with the 2016 Business Plan of Operation approval and as further modified herein.**

1. Maximum of ~~289~~ off-street parking spaces as shown on the site plan
2. Maximum seating at the restaurant of ~~104~~ 116 seats, including indoor and outdoor seating
- ~~3. Maximum retail space in the second building of 300 square feet~~
4. Maximum number of special events that must be approved by the Village Board: 3 special events annually.
5. ~~No changes to the free-standing signage is permitted, except for replacing the face of the sign.~~
6. ~~Window signage shall comply with Section 23-4.(4) of the Village of Summit Code of Ordinances.~~

**Panga Highwater Bar and Grill**

1. Full-service restaurant and bar. Permitted Use under Section 111-354 (b)(4)  
25 employees
2. Indoor and outdoor dining. Permitted Use under Section 111-354 (b)(4)  
limited seating based on parking available  
limited seating location outside floodplain
3. Special events Require special events permit from Village Board, maximum  
3 events annually.
4. Seasonal outdoor bar Accessory to permitted use  
limited seating based on parking available  
limited location outside floodplain
5. Seasonal outdoor grill area Accessory to permitted use  
limited seating based on parking available  
limited location outside floodplain
6. Firepit Accessory to permitted use
7. Parking Minimum and maximum of twenty-~~eight~~nine off-street  
parking spaces
8. Music All outdoor speakers shall be turned off by 9 pm Sunday-  
Thursday and 10 pm Friday and Saturday. No indoor or  
outdoor live music is proposed at this time, except during  
special events.

Nomad Boardsports, now Panga Rentals Highwater Rentals

- |  |   |
|--|---|
| 1. Rentals of kayaks, canoes, Pontoon and SUP boards | Permitted use under Section 111-354(b)(8), Maximum of 3 pontoon boats, <del>2 changing rooms, lockers, 10 rental bikes,</del> 2 outdoor racks that hold 8 units of recreational equipment each<br>Hours of operation limited to 6 am – 9 pm |
| 2. Launching   | Accessory use, limited use not open to the public. <del>The lake management district has been given permission to use it at no cost, maximum of 5 trailers parked on-site.</del>  |
| 3. Lessons   | Accessory use   |
| <del>4. Retail shop</del>                            | <del>Permitted use, 300 square feet of retail with limited hours of operation from 6 am – 9 pm</del>  |
| <del>5. Live bait</del>                              | <del>Permitted use within the existing accessory building</del>   |
| <del>6. Snack and sundries</del>                     | <del>Accessory use within the existing accessory building</del>   |
| <del>7. Changing room</del>                          | <del>Accessory use within the existing accessory building</del>   |
| <del>8. Lockers</del>                                | <del>Accessory use within the existing accessory building</del>   |
| <del>9. Tech/repair support</del>                    | <del>Accessory use within the existing accessory building</del>   |
| <del>9. Bicycle rentals</del>                        | <del>Permitted use under Section 111-354(b)(8)<br/>— Maximum of 10 bikes</del>  |



Village Hall, 262.567.2757  
 Fax, 262.567.4115  
 Highway Dept. 262.567.2422  
 Police Dept. 262.567.1134  
 Building Inspector, 262.490.4141

Summit Village Hall 37100 Delafield Rd • Summit, WI 53066

Date Filed: 05/21/26

Consult Village of Summit FEE Schedule for applicable fees: \_\_\_\_\_

## 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

**Andy Fieber**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone # ( ) \_\_\_\_\_

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

2. PROPERTY OWNER

**Nemahbin Lake Holdings, LLC**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone # ( ) \_\_\_\_\_

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

3. Expanded Business Operations  \_\_\_\_\_

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

|                  |   |
|------------------|---|
| Business Name    | Highwater Bar & Grill and Highwater Rentals |
| Business Owner   | Nemahbin Lake Partners, LLC                 |
| Business Address | 34422 Delafield Rd. Oconomowoc, WI 53066    |

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

PT BLK F VENICE PARK PT NE1/4 SEC 24 T7N R17E; COM SWLY CRNR BLK F; N11°30'W 95.3 FT; N66°38'E 195.5 FT; S9°24'E 258.5 FT; N68°09'W 222 FT TO BGN :: EX DOC #2807234 FOR ROAD

5. Tax Key Number: SUMT **0669017**

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

|                        |       |
|------------------------|-------|
| North <b>unchanged</b> | South |
| East                   | West  |

7. What is the Property Zoning Classification? \_\_\_\_\_

NC neighborhood Comm

8. List Dimensions and Level of ALL Buildings (coordinate with site plan information)

| Outside Dimensions                       | Number of Floors (levels) |
|--|---------------------------|
| Building "A": 1930 sq ft (main building) | 1                         |
| Building "B": _____                      | _____                     |
| Building "C": _____                      | _____                     |

Total Floor Area is \_\_\_\_\_ square feet.

9. Identify the Proposed Use of EACH Building and remaining outdoor area.

Building "A": Main building bar & grill

Building "B": \_\_\_\_\_

Building "C": \_\_\_\_\_

Outdoor Uses: \_\_\_\_\_

10. How many employees will be working in this operation? 25, mostly part time

11. What hours of the day will the business operate? 11am 2:00am except close 02:30am Friday and Saturday

12. What days of the week will the business operate? all

13. Locate each sign on the site plan and submit the drawings, which include area of each sign, colors, number of faces and overall height (if free-standing).

Number of Free-standing or Pole-mounted signs: 2

Number of Wall-mounted signs: 0

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

Number of Parking Spaces on property? 29

Will the parking lot be paved? Yes X No

If not currently paved, when will the paving be completed? Fall of 2026

15. Will there be any unusual odors, smoke or noise generated by the proposed use which do not exist on the site at the present time? Yes No X If yes, please describe below.

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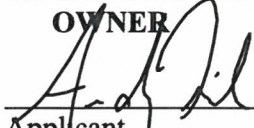

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16. Will a special license be required from the Village, County or State in order to operate this business? Yes \_\_\_ No  If yes, please describe below.

17. Has the State or County acted on your project to date, either with building plan reviews, site plan reviews, Conditional Use activities, or other design reviews? Yes  No \_\_\_ If yes, please describe below.

WI DNR has reviewed. I assume Waukesha County has reviewed.

**18. SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY THE PROPERTY**

|   |       |  |          |
|---|-------|--|----------|
|  | _____ |  | 05/21/26 |
| Applicant   | date  | Property Owner   | date     |
| Joel Wallskog, applicant and property owner.                                      |       |  |          |

Use this space to further describe the proposal, or detail points from above.

Please see separate attachment.

Respectfully submitted, Andy Fieber

## PLAN OF OPERATIONS REVIEW CHECKLIST

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

This checklist provides a summary of requirements found in the Village of Summit Zoning Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations.

### GENERAL INFORMATION

- Names and addresses of owner and developer
- Telephone, fax, email contact information
- Graphic scale and north arrow
- Location sketch
- Size of site (overall and net acreage)
- Existing zoning
- Adjacent zoning and land uses (on application)

### CURRENT SITE INFORMATION

- Dimensions of site and lot lines, corner stakes
- Existing grades at two foot (2') intervals
- Drainage system and piping
  - wooded areas, trees
  - streams
  - lakes, ponds (water elevation)
  - wetland boundaries
- Floodplain elevation and boundaries
- Existing roads, pavement
- Existing structures
- Existing (known) easements
- Existing utilities (public and private)
- Benchmark locations and elevations
- Right-of-way boundary

### LIGHTING PLANS

- Location and nature of existing fixtures
- Location of proposed fixtures
- Photometric report (to scale, on plan)
- Manufacturer's cut-sheet of all fixtures
- Number/Type of fixtures
- Output in wattage for each fixture

### PROPOSED SITE INFORMATION

- Proposed grades at two foot (2') intervals
- Proposed utilities, public and private
- Proposed building location (dimensions)
- Setback required by code
- Proposed building elevation (finished grade)
- Location and size of proposed signage
- Proposed driveway entrances, with dimension to center of nearest intersection
- Proposed streets
- Proposed sidewalks
- Proposed parking areas
  - striping and proposed elevations
  - setbacks to property lines
- Stormwater management plan
  - stormwater management design report
  - general proposed drainage pattern
  - swales with directional arrows for flow
  - storm sewers and/or ponds
  - proposed culverts (location and size)
- Lot coverage
  - Total lot square foot
  - Proposed building square foot
  - Proposed pavement square foot

### BUILDING PLANS

- Architectural rendering, all sides
- Detailed floor plan
- Type of construction
- Construction commencement and completion dates
- Fencing or buffering
- Landscaping and planting plans
- Fire Protection/Sprinkler plans

# **Highwater Bar and Grill, and Highwater Rentals**

## **Business Plan of Operation Approval**

**34422 Delafield Road, SUMT0669017**

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|                 |  |
|-----------------|--|
| Property Owner: | Nemahbin Lake Holdings, LLC                    |
| Applicant:      | Andy Fieber, Nemahbin Lake Partners LLC        |
| Current Zoning: | NC Neighborhood Commercial, Floodplain Overlay |
| Land Use Plan:  | Mixed Use Commercial                           |

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**The Business Operation is limited to the uses and buildings as listed in the February 19, 2026 Business Plan Approval and as described below.**

**Buildings/Uses:**

- Restaurant/tavern serving food and beverages, including alcohol.
  - 1,930 sq. ft. 1-story building
- Outdoor space used for outdoor seating, dining, and the rental of recreational equipment.
- The applicant has obtained an updated liquor license covering the name change.

**Site Plan:** Approved plan is in the property file with a date of February 26, 2026. The site plan includes parking counts, pier locations, parking layout, building locations, floodplain boundary, and outdoor spaces.

**Number of Employees:** Up to 25 employees with a mix of full-time and part-time employees

**Hours of Operation:** Monday-Thursday 11 am – 2:30 am, Friday-Saturday 11 am – 2:30 am, Sunday 11 am – 2:30 am. Retail in outbuilding and equipment rental has limited hours of 6 am – 9 pm.

**Signage:** There is one existing free-standing illuminated pole sign located in the southeast corner of the building advertising the name of the operation. There are no wall-mounted signs. No changes are proposed. See below ‘signage’ list below for details.

**Parking Spaces:** 29 usable stalls. There are a total of 116 seats, including indoor and outdoor seating. Below are the ordinance requirements for parking:

- Restaurant/bar: One space for each four seats or one space for each 150 sq. ft. of floor area, whichever is greater. On the subject property, 29 spaces are required based on the seating criteria. It would be difficult to determine the number of parking spaces required based on floor area since the outdoor dining is not all on a hard surfaced area. However, parking requirements would be more restrictive using the number of seats.

**Music:** The applicant is proposing live music during special events only. Music that is piped through speakers will be limited to inside the building and to the outside speakers that currently exist. There are two speakers on the north side of the building and one speaker on the south side of the building. According to the applicant, the speakers have ample volume control.

**Special Events:** Maximum of 3 special events a year.

**Water Access/Piers:** There is a boat launch that has been used by the lake management district in the past. The current owner will modify the permitted lake access on an as negotiated basis with the Upper Nemahbin Lake Management District and/or authorized representatives. There are 4 piers that extend to a water depth of 3 ft. per WDNR requirements.

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**List of uses and conditions that must be followed in accordance with the 2026 Business Plan of Operation approval. Requirements added as part of this proposal are in bold:**

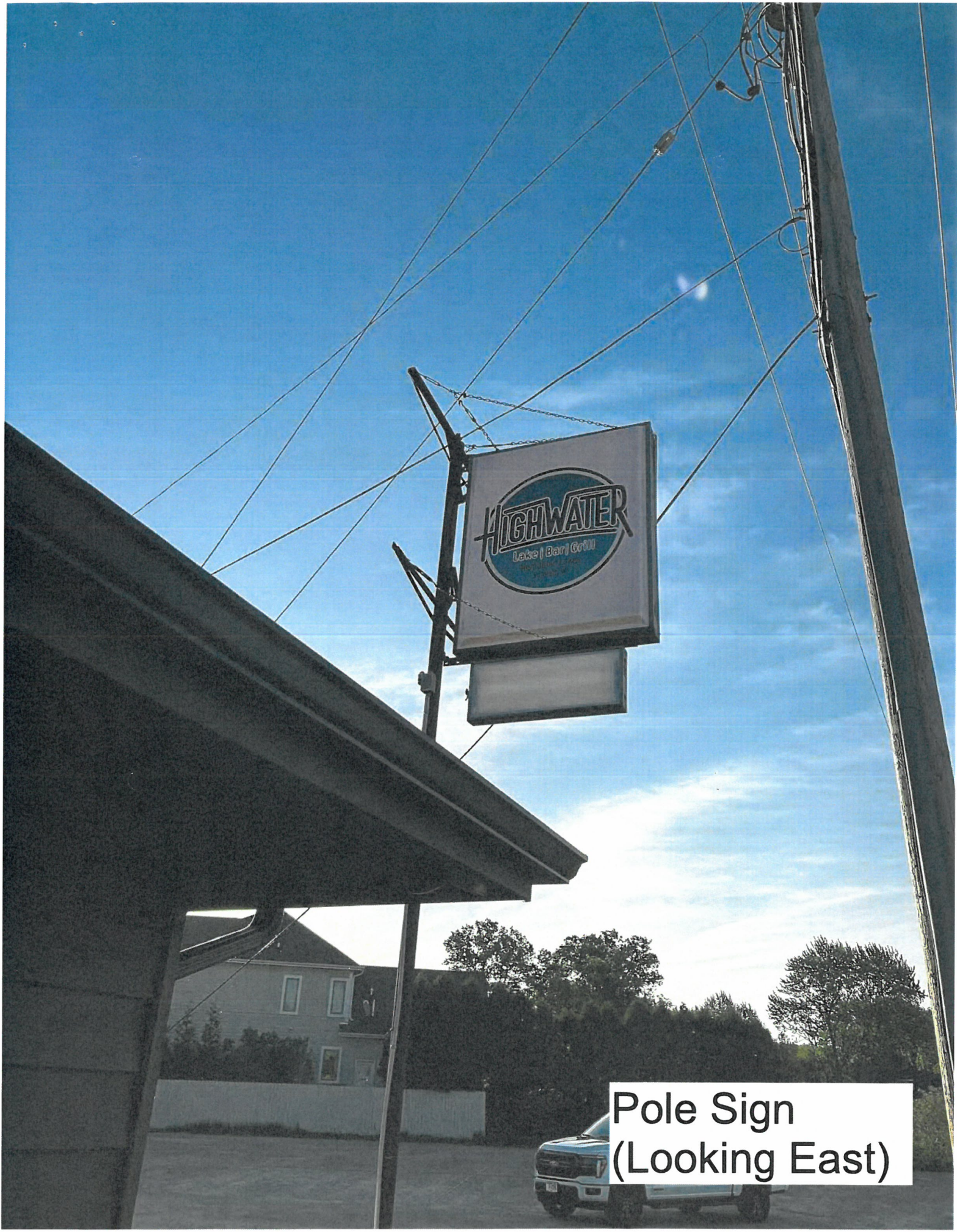
1. Maximum of 29 off-street parking spaces as shown on the site plan
2. Maximum seating at the restaurant of 116 seats, including indoor and outdoor seating
3. Maximum number of special events that must be approved by the Village Board: 3 special events annually.
4. **No changes to signage is permitted.**
  - **Signage includes:**
    - (1) **pole mounted street sign that is 61” x 49”.**
    - (7) **window perforated window film signs of various sizes**

**High Water Bar and Grill**

- |   |  |
|---|--|
| 1. Full-service restaurant and bar.<br>25 employees | Permitted Use under Section 111-354 (b)(4)   |
| 2. Indoor and outdoor dining.                       | Permitted Use under Section 111-354 (b)(4)<br>limited seating based on parking available<br>limited seating location outside floodplain  |
| 3. Special events                                   | Require special events permit from Village Board,<br>maximum 3 events annually.  |
| 4. Seasonal outdoor bar                             | Accessory to permitted use<br>limited seating based on parking available<br>limited location outside floodplain  |
| 5. Seasonal outdoor grill area                      | Accessory to permitted use<br>limited seating based on parking available<br>limited location outside floodplain  |
| 6. Firepit  | Accessory to permitted use   |
| 7. Parking  | Minimum and maximum of twenty-nine off-street<br>parking spaces  |
| 8. Music  | All outdoor speakers shall be turned off by 9 pm<br>Sunday-Thursday and 10 pm Friday and Saturday.<br>No indoor or outdoor live music is proposed at this<br>time, except during special events. |

**High Water Rentals**

- |   |  |
|---|--|
| 1. Rentals of kayaks, canoes,<br>Pontoon and SUP boards | Permitted use under Section 111-354(b)(8),<br>Maximum of 3 pontoon boats,<br>3 outdoor racks that hold 16 units of recreational<br>equipment each<br>Hours of operation limited to 6 am – 9 pm |
| 2. Launching  | Accessory use, limited use not open to the public.   |
| 3. Lessons  | Accessory use  |
| 4. Bicycle rentals                                      | Permitted use under Section 111-354(b)(8)<br>Maximum of 10 bikes   |



Pole Sign  
(Looking East)



Pole Sign  
(Looking West)



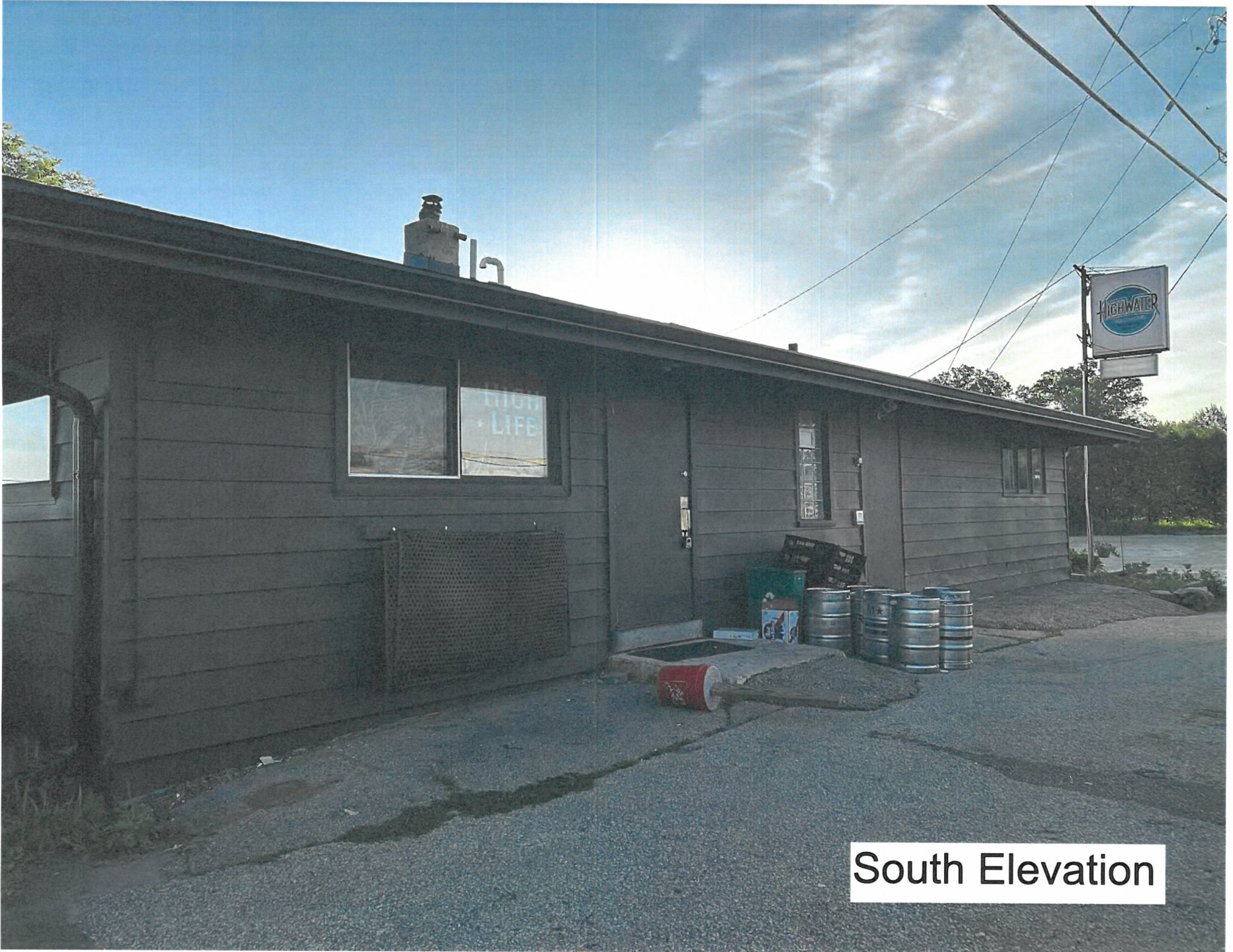
North Elevation



West Elevation



East Elevation



South Elevation



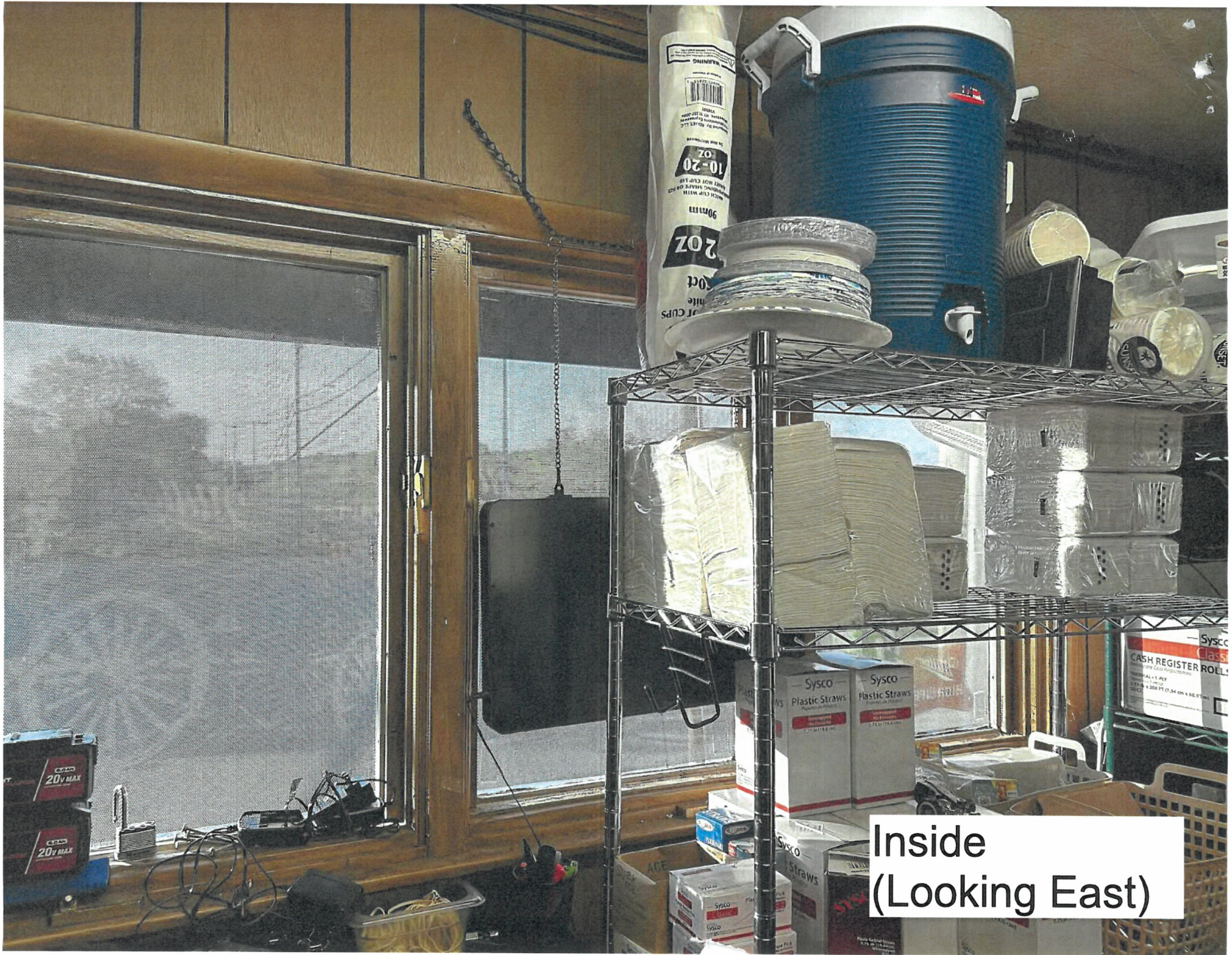
Inside  
(Looking North)



Inside  
(Looking West)



Inside  
(Looking East)



Inside  
(Looking East)



## VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

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

MEETING DATE: **June 18, 2026**  
May 21, 2026

RE: **Text Amendment to create a Mixed-Use Zoning District as part of the Zoning and Shoreland Protection Ordinance**

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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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**Applicant:** Cobalt Partners, LLC on behalf of Pabst Farms Land Co C LLC and Pabst Farms Land Co R LLC, property owners of land in the Pabst Farms Development identified as SUMT0629998011 & SUMT0629998012

***POSSIBLE MOTION (June 18, 2026): Motion to recommend that Village Board approve the proposed text amendments to the Village of Summit Zoning and Shoreland Protection Ordinance to create the MU-PF Mixed Use – Pabst Farms District subject to staff preparing an ordinance for consideration by Village Board and subject to Village Attorney review.***

***PLAN COMMISSION MOTION FROM MAY 21, 2026: Adjourn Public Hearing until the June 18, 2026 Plan Commission meeting.***

***PLAN COMMISSION MOTION FROM APRIL 16, 2026: Direct staff to finalize the mixed use zoning district and hold a public hearing at the May meeting.***

**PROJECT SUMMARY:**

The applicant is proposing to create a new zoning district that will accommodate a mixed-use development, specifically to support development of The Harvest at Pabst Farms. Information related to the proposed development can be found in the meeting packet from the April Plan Commission meeting: [https://files.heygov.com/summitvillage.org/meetings/me\\_01knwegvefc1nvs350zdjca4q5/41626-pc-epacket.pdf](https://files.heygov.com/summitvillage.org/meetings/me_01knwegvefc1nvs350zdjca4q5/41626-pc-epacket.pdf). The development is subject to the review of several separate approval processes, including a land use plan text and map amendment, rezone, planned development overlay district, site plan and business plan of operation approvals, and possible land divisions. The development review process is still pending and is not subject to this request.

## Text Amendments MU-PF

At the May meeting, Plan Commission held a public hearing, which was adjourned until the June meeting. The packet for the May meeting is available on the Village's Website <https://villageofsummitwi.gov/agendas-minutes/>. However, hard copies of these materials are not included in the June packet.

According to the discussion at the May meeting, the text amendments have been revised by the petitioner. The changes in the proposed text amendments from the May to June meeting are redlined.

The following comments were raised by the Plan Commission at the May meeting:

- Hotels may not be appropriate. Plan Commissioners were split in their opinion. This topic will need to be discussed at the June meeting.
- The design guidelines will need to be established as part of the Planned Development Overlay District and include provisions for signage.
- There was a request to clarify the definition of "highest eave" as it relates to building height.
- There was a request to define the residential building types.
- Plan Commission agreed to allow for limited tobacco-related sales.
- Plan Commission requested assurance that the location and number of drive-through uses, microbreweries, distilleries, and outdoor recreational uses will be controlled.
- Density concerns were raised. However, Plan Commission was reminded that they already passed a resolution to amend the land use plan category to allow ten units per acre.
- There was discussion regarding the appropriate minimum floor area requirements for multi-family residential.
- There were questions raised regarding appropriate height and setback limitations.
- The commission discussed parking and felt that 2 parking spaces should be provided for 2-bedroom and larger units and 1.75 parking spaces should be required for 1 bedroom units with a provision that plan commission could reduce the number to 1.5 parking spaces if appropriate. There were questions related to on-street parking and overnight vehicular storage.
- There were noise and traffic concerns raised regarding 24-hour access features such as automatic teller machines.
- There was discussion regarding whether the text amendments could be revoked if the applicant doesn't move forward with the development.

The following comments were raised by the Plan Commission at the April meeting:

- The zoning district should be limited to the two Summit properties in the Pabst Farms Development that are subject to the proposed Harvest at Pabst Farms development.
- Tobacco-related uses should be prohibited. *This was modified in May to allow limited sales.*
- Clarification regarding civic, community, and utility-related uses, is needed.
- The minimum size of a junior one-bedroom should be increased from 400 sq. ft. to 500 sq. ft.
- Parking requirements were discussed and the applicant was asked to return with a detailed parking analysis to ensure adequacy and functionality. A table is included in the meeting packet that provides examples of parking requirements for multi-family uses in other communities.
- Signage should be reviewed carefully to ensure there are restrictions in the ordinance related to digital signage. Section 23-10 of the Sign Ordinance that regulates design, construction, and maintenance standards is included for reference. Additional digital signage provisions will be presented by the planner at the meeting.

## MU-PF Mixed Use – Pabst Farms (revised on June 4, 2026)

## (a) Location and intent

The MU-PF District is intended to provide for the orderly and attractive grouping of diverse office, retail, customer service, single-family residential, multi-family residential, and park and open space uses where the appearance of such mixed uses is enhanced by pleasing building architecture and generously landscaped sites free of outside storage and outside display of products. The MU-PF District may allow for single-use or multi-use projects. The district is intended to be located in highly visible locations adjacent to arterial highways, and should be buffered by means of landscaping and berms from residential uses. More specifically, properties zoned MU-PF shall be limited to lands within the Pabst Farms development described as Lot 2 and Lot 3 of Certified Survey Map #11510.

## (b) Development criteria

Development within the MU-PF 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, parking, and other site 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:

- (1) General retail, excluding adult-oriented establishments and tobacco shops that include the sale of cigarettes, vaping, cartridges, and/or cigars and the sale of related paraphernalia, except for sales incidental to grocery stores, pharmacies, and other specialty stores where the sales area dedicated to such items does not exceed 10% of the floor area of the occupied tenant space, or 50 square feet, whichever is lesser.
- (2) Restaurant (sit-down or fast casual), tavern, coffee shop, bakery, and café, which could include outdoor dining and seating. For a drive-through, the Plan Commission must find that the vehicle stacking and noise from its operation will not adversely impact surrounding properties or any public roadway. As part of the original approval of the Planned Development Overlay District, the number and location of drive-throughs within the development shall be established.
- (3) Grocery and specialty food
- (4) Cultural uses, including art studio or gallery
- (5) Day-care facility, provided that any outside play area is surrounded by fencing; that no day care center is located within 300 feet of a gasoline service station, underground gasoline storage tanks, or any other storage of explosive material.

- (6) Microbrewery or distillery. As part of the original approval of the Planned Development Overlay District, the number and location of microbreweries and distilleries within the development shall be established.
- (7) Personal or professional service and sales, excluding automotive and boat service and sales and gas stations
- (8) Health clubs
- (9) Bank or financial institution. For a drive-through, the Plan Commission must find that the vehicle stacking and noise from its operation will not adversely impact surrounding properties or any public roadway. As part of the original approval of the Planned Development Overlay District, the number and location of drive-throughs within the development shall be established.
- (10) Offices
- (11) Medical or dental clinic
- (12) Veterinary clinic or animal grooming
- (13) Hotel
- (14) Private and/or public commercial indoor and outdoor recreational facilities
- (15) Civic and community center
- (16) Private and/or public park and green spaces, including community gardens
- (17) Private and/or public utility installations
- (18) Residential uses, including detached 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 within the development area of the Planned Development Overlay District and subject to the following standards:

a. Definitions of multi-family dwelling units. For the purposes of this section, multi-family dwellings include the following three housing types:

1. Garden-style, defined as a multi-unit low-rise building containing no more than two stories above grade with each building surrounded by green space, lawns, and landscaped gardens. Living units are typically on one floor and residents may have separate living units above, below, and to the side of them. Each living unit typically has a separate and private front entrance door leading to the outside or a street-facing stoop.

2. Townhouse (townhome), defined as a multi-unit building containing no more than three stories above grade with multi-story units that shares side walls with separate living units. There are no separate units above or below an individual unit. Each living unit typically has a separate and private front entrance door leading to the outside or a street-facing stoop.

3. Traditional apartment, defined as a multi-unit building containing no more than three stories above grade. Living units are typically on one floor and residents may have separate living units above, below, and to the side of them. Each level of the apartment building is accessible by an elevator and staircase and entrances to the individual living units are by a shared hallway and do not have direct entry to the outside.

b. Density. 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.

bc. 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.

ed. Minimum floor area.

1. The minimum floor area per garden-style and traditional apartment dwelling unit shall comply with the following:

a. Junior (partial) one-bedroom: 500 square feet.

b. One-bedroom: 650 square feet.

c. Two-bedroom: ~~98~~00 square feet.

d. Three-bedroom or greater: ~~1,000~~-200 square feet.

2. The minimum total floor area per townhouse dwelling unit shall be 1,200 square feet. No minimum first floor area requirements apply.

3. The minimum floor area for each detached single-family dwelling shall be 1,400 square feet with at least 1,000 square feet on the first floor.

e. Parking. Parking may include stalls available outside or in an attached or detached garage or enclosed parking area. The minimum number of parking stalls is determined as follows:

1. All single-family detached dwelling units and multi-family dwelling units with two or more bedrooms shall have at least two parking stalls per dwelling unit constructed at time of development.

2. There shall be at least one parking stall per Multi-family dwelling units with one bedroom or junior one bedroom shall have at least one and one-half parking stalls per dwelling unit constructed at time of development. - The developer shall reserve and design the site for at least two parking stalls, including the implementation of stormwater management facilities that accommodate all designed parking stalls. If it is determined by Plan Commission at any time that additional parking stalls are needed to accommodate the development, the developer is required to construct the additional pre-designed parking stalls. ~~one-bedroom residential dwelling unit and a minimum of two parking stalls for residential dwelling units with more than one bedroom. Visitor parking shall be assessed on a case-by-case basis.~~

d.f. As part of a site, building, and operational plan of approval in accordance with Article X, the plan commission may be more restrictive than subsections a through ~~f~~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 and Individual/Interactive teller machine. For a drive-through, the Plan Commission must find that the vehicle stacking and noise from its operation will not adversely impact surrounding properties or any public roadway.
- (4) Catering establishment for off-site food service.
- (5) Accessory structures for the personal storage of vehicles, equipment, and materials in conjunction with a principal residential use.

(e) Conditional uses: None.

(f) Bulk regulations. Bulk and dimensional standards, including lot size, lot width, setback, area, height, and impervious surface requirements, shall be established in the adopting Planned Development Overlay District process, except that all development shall comply with the following:

(1) Maximum impervious coverage: 75 %, consideration may be given to combined lots if specified in the Planned Development Overlay District.

(2) Minimum setbacks for structures containing a commercial use:

a. Front/street setback: ~~20-15~~ feet from the base setback line.

b. Side yard setback: 20 feet.

c. Rear yard setback: 20 feet.

d. Pavement setback: none.

(3) Minimum setbacks for structures containing a residential use (including all housing types):

a. Front/street setback: ~~20-25~~ feet from the base setback line or front lot line.

b. Side yard setback: ~~7-10~~ feet.

c. Rear yard setback: ~~20-25~~ feet for principal structures and 10 feet for accessory structures.

d. Pavement setback: 3 feet.

(4) Maximum structure height.

a. Principal commercial structure: 50 ft. from the lowest exposed point to the highest ridge line, no more than three stories above grade.

b. Principal residential structure (detached single-family, ~~and~~ garden-style, and townhouse): 35 ft. from the lowest exposed point to the highest eave.

c. Principal residential structure (~~multi-family-traditional apartment~~): 54 ft. from the lowest exposed point to the highest ridge line, excluding subterranean parking access, and no more than three stories above grade.

d. Accessory structure: 15 ft. from the lowest exposed point to the highest eave.

(g) Commercial Parking and Access.

- (1) 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.
- (2) 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. Signage in the MU-PF District is subject to the same regulations that apply to the NC Neighborhood Commercial District. As part of the Planned Development Overlay District and associated Design Guidelines, the Plan Commission may modify the signage provisions if it is determined that the signage would be compatible with the general area, and that the impact of such a sign will not adversely impact any nearby residential areas.

(i) Landscaping. The Plan Commission may modify the requirements for landscaping found in Article X, as well as the landscape requirements of Section 111-157 Parking requirements, provided landscape treatments improve the appearance of the development, enhance architectural features, screen parking areas, minimize the impact of structures, and enhance the streetscape.

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

(k) 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 ~~jk~~(1) above, building permits and site improvements for permitted uses in the MU-PF District shall not be issued without review and approval ~~of from~~ the plan commission in accordance with Article X. Single-family detached residential construction is exempt from this provision.

(3) This review and approval shall be concerned with general layout, building plans, ingress and egress, loading and unloading, signage, landscaping, ~~and~~ open space use, and hours of operation appropriate relative to surrounding land uses. The process used to review a development in the MU-PF District is set forth in Section 111-359 of this chapter.

- (4) Development shall be subject to Design Guidelines that must be established by the Plan Commission and adopted by the Village Board as part of the establishment of the Planned Development Overlay District for the subject properties.

Proposed Definitions:

Fast Casual means a restaurant that combines elements of fast-food service such as counter ordering without full table service, with other elements, such as made-to-order food, that are typical of a full-service restaurant.

Interactive/Individual teller machine (ITM) means a banking kiosk, similar to an automated teller machine, but with service from a live teller via video.

Building height means the vertical distance from the lowest exposed point to the highest eave. The highest eave is the tallest of all eaves on a building and measured at a point where the sidewall, including the sidewall of any dormer or architectural feature, meets the roof's lower edge.

## MU-PF Mixed Use – Pabst Farms (revised on May 14, 2026)

## (a) Location and intent

The MU-PF District is intended to provide for the orderly and attractive grouping of diverse office, retail, customer service, single-family residential, multi-family residential, and park and open space uses where the appearance of such mixed uses is enhanced by pleasing building architecture and generously landscaped sites free of outside storage and outside display of products. The MU-PF District may allow for single-use or multi-use projects. The district is intended to be located in highly visible locations adjacent to arterial highways, and should be buffered by means of landscaping and berms from residential uses. More specifically, properties zoned MU-PF shall be limited to lands within the Pabst Farms development described as Lot 2 and Lot 3 of Certified Survey Map #11510.

## (b) Development criteria

Development within the MU-PF 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, parking, and other site 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:

- (1) General retail, excluding adult-oriented establishments and tobacco shops that include the sale of cigarettes, vaping, cartridges, and/or cigars and the sale of related paraphernalia, except for sales incidental to grocery stores, pharmacies, and other specialty stores where the sales area dedicated to such items does not exceed 10% of the floor area of the occupied tenant space.
- (2) Restaurant (sit-down or fast casual), tavern, coffee shop, bakery, and café. For a drive-through, the Plan Commission must find that the vehicle stacking and noise from its operation will not adversely impact surrounding properties or any public roadway.
- (3) Grocery and specialty food
- (4) Cultural uses, including art studio or gallery
- (5) Day-care facility, provided that any outside play area is surrounded by fencing; that no day care center is located within 300 feet of a gasoline service station, underground gasoline storage tanks, or any other storage of explosive material.
- (6) Microbrewery or distillery
- (7) Personal or professional service and sales, excluding automotive and boat service and sales and gas stations
- (8) Health clubs

(9) Bank or financial institution. For a drive-through, the Plan Commission must find that the vehicle stacking and noise from its operation will not adversely impact surrounding properties or any public roadway.

(10) Offices

(11) Medical or dental clinic

(12) Veterinary clinic or animal grooming

(13) Hotel

(14) Private and/or public commercial indoor and outdoor recreational facilities

(15) Civic and community center

(16) Private and/or public park and green spaces, including community gardens

(17) Private and/or public utility installations

(18) 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 within the development area of the Planned Development Overlay District and subject to the following standards:

a. 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.

b. 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.

c. The minimum floor area per dwelling unit shall comply with the following:

1. Junior (partial) one-bedroom: 500 square feet.

2. One-bedroom: 650 square feet.

3. Two-bedroom: 800 square feet.

4. Three-bedroom or greater: 1,000 square feet.

d. There shall be at least one parking stall per one-bedroom residential dwelling unit and a minimum of two parking stalls for residential dwelling units with more than one bedroom. Visitor parking shall be assessed on a case-by-case basis.

e. As part of a site, building, and operational plan of approval in accordance with Article X, the plan commission may be more restrictive than subsections a through f 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 and Individual/Interactive teller machine. For a drive-through, the Plan Commission must find that the vehicle stacking and noise from its operation will not adversely impact surrounding properties or any public roadway.

(4) Catering establishment for off-site food service.

(5) Accessory structures for the personal storage of vehicles, equipment, and materials in conjunction with a principal residential use.

(e) Conditional uses: None.

(f) Bulk regulations. Bulk and dimensional standards, including lot size, lot width, setback, area, height, and impervious surface requirements, shall be established in the adopting Planned Development Overlay District process, except that all development shall comply with the following:

(1) Maximum impervious coverage: 75 %, consideration may be given to combined lots if specified in the Planned Development Overlay District.

(2) Minimum setbacks for structures containing a commercial use:

a. Front/street setback: 20 feet from the base setback line.

b. Side yard setback: 20 feet.

c. Rear yard setback: 20 feet.

d. Pavement setback: none.

(3) Minimum setbacks for structures containing a residential use:

a. Front/street setback: 20 feet from the base setback line.

b. Side yard setback: 7 feet.

c. Rear yard setback: 20 feet.

d. Pavement setback: 3 feet.

(4) Maximum structure height.

a. Principal commercial structure: 50 ft. from the lowest exposed point to the highest ridge line, no more than three stories above grade.

b. Principal residential structure (single-family and garden-style): 35 ft. from the lowest exposed point to the highest eave.

c. Principal residential structure (multi-family apartment and townhome condominium): 54 ft. from the lowest exposed point to the highest ridge line, excluding subterranean parking access, and no more than three stories above grade.

(g) Commercial Parking and Access.

(1) 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.

- (2) 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. Signage in the MU-PF District is subject to the same regulations that apply to the NC Neighborhood Commercial District. As part of the Planned Development Overlay District, the Plan Commission may modify the signage provisions if it is determined that the signage would be compatible with the general area, and that the impact of such a sign will not adversely impact any nearby residential areas.
- (i) Landscaping. The Plan Commission may modify the requirements for landscaping found in Article X, as well as the landscape requirements of Section 111-157 Parking requirements, provided landscape treatments improve the appearance of the development, enhance architectural features, screen parking areas, minimize the impact of structures, and enhance the streetscape.
- (j) Erosion Control. As described in the Village of Summit Erosion Control Ordinance when applicable.
- (k) 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-PF 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-PF District is set forth in Section 111-359 of this chapter.
  - (4) Development shall be subject to Design Guidelines that must be established by the Plan Commission and adopted by the Village Board.

#### Proposed Definitions:

Fast Casual means a restaurant that combines elements of fast-food service such as counter ordering without full table service, with other elements, such as made-to-order food, that are typical of a full-service restaurant.

Interactive/Individual teller machine (ITM) means a banking kiosk, similar to an automated teller machine, but with service from a live teller via video.

## Community Parking Examples for Multi-Family Residential

| Community           | Ordinance Provision  | Notes   |
|---------------------|--|---|
| City of Oconomowoc  | <p>1.5/du for one-bedroom units<br/>2/du for all other units<br/>All projects shall provide<br/>0.25 guest spaces per unit</p> <p>Properties zoned MC mixed commercial are exempt from off-street parking requirements.</p>  | <p>Several PUD's identify modified parking requirements unique to development</p> <p>PUD for "The Harvest" allows parking exemptions, including # of stalls, access isles, and parking ratios, which will be granted after review and approval and determined on a case-by-case basis upon review of the site plans for outlots and individual building sites. Determined prior to site plan and development plan approval.</p> |
| Village of Sussex   | <p>two (2) spaces per dwelling unit plus one (1) guest parking space per five (5) dwelling units (10 percent guest parking). All parking except guest parking shall be provided in enclosed garages. Attached garages or underground parking is preferred.</p> <p>Housing for the elderly—one (1) space per dwelling unit.</p> |   |
| Village of Dousman  | 2 spaces per unit. Garage space can be used to satisfy this requirement.   |   |
| Village of Pewaukee | <p>RM multi-family:<br/>Minimum required enclosed parking spaces in the RM district shall be:<br/>(1)One bedroom units: 1.75 parking spaces per unit.<br/>(2)Two bedroom units: 2.00 parking spaces per unit.<br/>(3)Three bedroom units:<br/>2.00 parking spaces per unit.</p>  |   |

|                          |  |  |
|--------------------------|--|--|
| <p>City of Pewaukee</p>  | <p>Rm-2 multi-family (9 units/acre):<br/>There shall be a minimum of 2 1/2 two-hundred-square-foot off-street parking spaces provided for each residential unit, of which at least two must be located in a garage as defined in § <b>340-16.2</b>.</p> <p>Rm-3 multi-family (12 units/acre):<br/>Suggested minimum parking. One and one-half off-street parking spaces provided for each efficiency, one-bedroom, or two-bedroom unit and 2 1/2 off-street parking spaces provided for each three or more bedroom unit or as determined practical by the Plan Commission.</p> |  |
| <p>City of Delafield</p> | <p>Multi-family 2 spaces per dwelling unit.</p> <p>Elderly multi-family 1.5 spaces per dwelling unit.</p> <p>Exception for elderly housing. Where in the opinion of the plan commission, an elderly housing development may need less than 1.5 parking spaces per dwelling unit due to the nature of the facility or the fact that many of the residents will not own or drive automobiles, the plan commission may grant an exception to the required 1.5 spaces per dwelling unit.</p>   |  |
|                          |  |  |

|                 |  |  |
|-----------------|--|--|
| Waukesha County | Developments containing more than four (4) dwelling units shall provide a minimum of two (2) spaces per dwelling unit. Parking may be reduced to a ratio of 1.75 spaces per dwelling unit if a minimum of twenty percent (20%) of the dwelling units are one bedroom or efficiency units. Visitor parking shall be assessed on a case-by-case basis. |  |
|-----------------|--|--|

**Sec. 23-10. Design, construction and maintenance standards.**

- (a) *General.* Signs shall be constructed in such a manner that they will not be a hazard to neighboring properties and will withstand the forces of severe weather. Signs shall be maintained in a clean and sanitary manner, shall be repainted or repaired when necessary and all accessory features of signs (such as lighting) shall be maintained in an operable condition. Signs shall not be permitted to become aesthetically offensive in appearance. Signs shall be secured to buildings, poles, and posts and shall not be placed in a manner which interferes with the provision of public services such as electrical service, telephone service, natural gas service and fire protection.
- (b) *Facing.* No sign except those permitted in sections 23-3 shall be permitted to face a residence within 100 feet of such residence.
- (c) *Lighting and color.*
  - (1) *Interference with official signs.* Signs shall not resemble, imitate, or approximate the shape, size, form, or color of railroad or traffic signs, signals, or devices. Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices.
  - (2) *Interference with public safety.* Signs shall not be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape and no sign shall be attached to a standpipe or fire escape. Signs shall not be placed so as to obstruct or interfere with traffic visibility, nor be lighted in such a way as to cause glare or impair driver visibility upon public ways.
  - (3) *Lighting.* Signs may be illuminated, but such illumination shall comply with the standards of ANSI/IES RP-39-19 or its successor publication. Signs in residential districts shall not be illuminated except for monument signs as listed in section 23-05(1).
  - (4) *Monument signs* are required to be externally lit unless a finding is made by the plan commission that allowing internal illumination would be compatible with the general area, and that the impact of such a sign will not visually impact any nearby residential areas.
- (d) *Animation.* Signs shall not revolve, flash, scroll, blink, chase, or otherwise be animated in nature. Flashing signs are those that change characters or blink more than once every three seconds. Electronic message signs may fade over not less than three seconds nor more than five seconds to allow for the changing of messages, pictures, characters, etc. may be part of an electronic message, but all images on an electronic message sign shall not be animated.
- (5) *Color and material.* Signs shall be designed to complement the architecture of the structure(s) they represent. Wherever possible, signs on multi-tenant buildings should be guided by an approved sign plan for the development with regards to size, font and color. Signs should have uniform letter coloring, size, and shape unless the plan commission finds that alternate color schemes appropriately complement the architecture and use of the structure. Monument and ground signs shall be constructed of brick, dimensional building stone, larger wood beams or other decorative building materials, and often feature landscaped element(s) within the sign design. The sign cabinet for ground and monument signs may be of a metal or quality plastic material if the appearance is found to be consistent with the quality of the rest of the sign and the architecture of the development.

(Ord. No. 80-2020, § 2, 3-12-2020)



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

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

*Thursday, May 21, 2026*

Please be advised that the Village of Summit Plan Commission will hold a public hearing on **Thursday, May 21, 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 request from Cobalt Partners, LLC on behalf of Pabst Farms Land Co C LLC and Pabst Farms Land Co R LLC, property owners of land in the Pabst Farms Development identified as SUMT0629998011 & SUMT0629998012, to amend the text of the Village of Summit Zoning and Shoreland Protection Ordinance by repealing and recreating Section 111-353 to create a new Mixed Use Zoning District.

Information regarding this application is available for review at the Village of Summit Village Hall, 37100 Delafield Road, during regular business hours. Citizens may email written comments regarding this public hearing to the Village Deputy Clerk at [deputyclerk@villageofsummitwi.gov](mailto:deputyclerk@villageofsummitwi.gov) or by using this link: <https://villageofsummitwi.gov/contact-comment/> and submitted comments will be included in the meeting packet. The deadline to receive written comments is noon on Thursday, May 14, 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: May 7 and May 14, 2026  
Posted: May 7, 2026



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

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

Date Filed: 03/30/2026

\$100.00 Application Fee Paid 100

## Zoning Text Amendment Application Packet

Based on Chapter 111, Section 386 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

Cobalt Partners, LLC

400 N Broadway, Ste 100

Milwaukee, WI 53202

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

e-mail \_\_\_\_\_

2. PROPERTY OWNER

Pabst Farms Land Co *C+R*

3412 Commercial Ave

Northbrook, IL 60062

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

e-mail # \_\_\_\_\_

5. What Zoning Ordinance Section is proposed for amendment? Section 111 - 353

6. What is the PROPOSED Zoning Language Change? (Please include current language with underlined type for new language and strike-out type for removed language.)

Please see attached narrative

- 7. Describe why the text change is needed, including a description of the proposed impact under the new zoning language, including new uses available & the creation of any non-conforming uses and or structures.

Text change is required to support development of The Harvest at Pabst Farms. See prior related information submitted in connection with requested amendment to comprehensive land use plan.

- 8. Please initial the following statements after you have read them.

  x   I understand that the Village is under no obligation to change the current Ordinance language.

  x   I understand that the Village staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request, and failure to provide such information may in itself be sufficient cause to deny the request.

  x   I am aware that this text amendment shall go into effect immediately upon approval of the Summit Village Board and posting and/or publication of the approved changes.

**9. SIGNATURES**

**NOTE: ALL APPLICATIONS/PETITIONS MUST BE SIGNED BY THE RESPONSIBLE PARTY**

DocuSigned by:  
Scott Yauck 3/30/2026  
 Applicant Agent date

Signed by:  
Brian Bell 3/30/2026  
 Property Owner (Responsible Party) date

\* Submitted for public hearing as \*  
part of application  
- new version available

## Proposed New Mixed Use Zoning District – Specific to Lots 2 and 3 CSM # 11510

### MU-1 Mixed Use

#### (a) Location and 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 limited to lands within the Pabst Farms Development located in the northwest corner of I-94 and CTH P (Sawyer Road), also described as Lot 2 and Lot 3 of Certified Survey Map # 11510.

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
- (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) Private and public park and green spaces, including community gardens
- (17) Private and public utility installations.
- (18) Other permitted uses. Other substantially similar uses as specifically approved by the Village Board, following a recommendation from the plan commission.
- (19) 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. Junior (partial) one-bedroom: 500 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 one-bedroom residential dwelling unit and a minimum of two parking stalls for residential dwelling units with more than one bedroom. Visitor parking shall be assessed on a case-by-case basis.

- 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 as part of the adopting Planned Development Overlay District process.

(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. Signage in the MU-1 District is subject to the same regulations that apply to the NC Neighborhood Commercial District. As part of the Planned Development Overlay District, the Plan Commission may modify the signage provisions if it is determined that the signage would be compatible with the general area, and that the impact of such a sign will not visually impact any nearby residential areas.

(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.

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## Sec. 111-359. Planned Development Overlay District (PDO).

- (a) *Intent.*
- (1) Planned Development Overlay District (PDO) regulations are intended to permit greater flexibility and, consequently, more creative and imaginative design for the development of a site than is possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of amenities, and preservation of the natural qualities of open spaces.
  - (2) The planned development procedure requires a high degree of cooperation between the developer and the village. Because of this coordination, property within a proposed planned development overlay district must be single ownership or control at the time of application for rezoning. The procedure described herein is designed to give the developer general development plan approval before completing all the detailed design work while providing the village with assurances that the project will retain the character envisioned at the time of approval.
- (b) *Criteria for approval.* The approval of a planned development proposal shall be based upon determination as to compliance with the criteria listed below.
- (1) The proposed development is consistent with the spirit and intent of these regulations and with the development goals set forth in section 111-129(3), has been prepared with competent professional advice and guidance, and produces significant benefits to the village in terms of improved environmental design and in contributing to the aforesaid development goals to justify the application of the planned development concept.
  - (2) The site development plan reflects sensitive consideration of the physical nature of the site with particular concern for conservation of natural features, preservation of open space, and careful shaping of terrain to minimize scarring, insure proper drainage and preservation of natural terrain wherever appropriate.
  - (3) The general character and intensity of use of the development produces an attractive environment appropriate to the uses proposed and which is compatible with existing development in the surrounding area and with the adopted village plan and village policies.
  - (4) The development can be provided with appropriate municipal services and would not conflict with or cause overload on such facilities as schools, highway, police, fire or utility services.
  - (5) Proposed design standards provide adequately for practical functioning and maintenance, based on actual functional need, in terms of circulation, parking, emergency services, delivery services, and snow plowing.
  - (6) Adequate provision has been made to ensure proper maintenance and preservation of any preserved lands as described and regulated under section 111-129(2), provided for the recreational and aesthetic enhancement of the development, for the preservation of the rural environmental character or the area, for preservation of agricultural lands, or for the preservation or protection of natural ecological resources. Such provisions may be made by dedication to the public or by retention in private ownership with appropriate covenants.
- (c) *General provisions.* The plan commission may recommend and the village board may, upon the request of the owners, establish planned development overlay districts which will, over a period of time tend to promote the maximum benefit from coordinated area site planning by permitting the diversified location of structures and mixed dwelling types and mixed compatible uses.

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- (1) *Permitted and accessory uses.* Permitted and accessory uses in the planned development overlay district shall be the same as those permitted in the underlying existing zoning district in which the PDO is located. If a developer desires uses different than those permitted by the existing zoning, the developer must simultaneously petition for rezoning of the underlying existing zoning to a zoning district that allows the desired uses.
  - (2) *Mixed uses.* A mix of different uses within a planned development overlay district may be permitted if the plan commission and village board determine that the mix of uses is compatible and necessary to achieve the objectives of the PDO.
  - (3) *Temporary uses.* The planned development district may allow real estate field offices or shelters for materials and equipment being used in the construction of a permanent structure as temporary uses.
  - (4) *Number of principal buildings on a lot.* The planned development district may allow more than one principal building on a lot.
  - (5) *Density.* The allowable residential density for a planned development overlay district shall be established by using the underlying existing zoning district or districts, subject to the following:
    - a. For exclusively residential development, where the ratio of preserved lands (as defined in section 111-431) is at least 50 percent, the density factor may be reduced at the sole discretion of the plan commission, provided that the resultant density factor for the developable area (as defined in section 111-431) is not greater than 1.5 times the underlying standard subdivision density.
    - b. For development in the mixed use district, density may be transferred from one portion of the subject site to another and permits the clustering of dwelling units in one or more locations within the total site. However, the overall density shall not exceed the density permitted in the underlying existing zoning district.
  - (6) *Minimum area for a planned development overlay district.* Planned development overlay districts are intended to provide flexibility to encourage more creative design for all sizes of sites than would be allowed under conventional zoning. To achieve this goal, there is no minimum area for a PDO.
- (d) *Application procedure and required information.* The procedure for zoning to a planned development district shall be as required for any other zoning amendment, except that a petition for zoning to a planned development overlay district may be considered only in conjunction with a general development plan as described in subsection (D)(2) of this section, and shall be subject to the following additional requirements.
- (1) *Preliminary consultation.* An applicant shall meet with the plan commission and appropriate village staff members for a preliminary consultation prior to formally submitting a rezoning petition for a planned development overlay district. The purpose of this preliminary consultation is to discuss the proposed request and review the local regulations and policies applicable to the project, to discuss the land use implications of the proposal and to insure proper compliance with the requirements for processing.
  - (2) *Rezoning petition and general development plan.* The applicant shall submit a rezoning petition in accordance with the application procedure described in section 111-386. In addition to the required information noted in section 111-386, a general development plan shall be submitted to the plan commission 30 business days prior to any rezoning hearing. The general development plan shall provide the following information in sufficient detail to make possible the evaluation of the criteria for approval.
    - 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

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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.
- (3) *Public inspection.* The conceptual development plan and related information shall be available for public inspection prior to any rezoning hearing on the proposed project.
- (4) *Referral and hearing.* As set forth in section 111-387.
- (e) *Conditions and restrictions.*
- (1) The plan commission may recommend, and the village board may adopt, by ordinance, conditions and restrictions for planned developments that specify permitted use, set bulk regulations and standards for lot coverage and dwelling unit size and distribution and yard setbacks.
  - (2) Conditions and restrictions adopted to govern any planned development may include nonstandard or non-uniform requirements, regulations and provisions recommended by the plan commission and approved by the village board. Such nonstandard requirements, regulations and provisions shall be designed to insure proper development and appropriate operation and maintenance of specific developments on specific sites.
  - (3) Developers shall agree, by a developer's agreement, with the village to comply with all applicable laws and regulations, including any conditions and restrictions adopted to regulate a specific planned development.
- (f) *Precise implementation plan.* After planned development overlay district zoning has been granted and the general development plan, together with conditions imposed, has been approved, detailed site plans and information covering that portion of the total project that is intended for construction shall be submitted to the plan commission for approval prior to the issuance of building permits. The detailed plans and information shall conform substantially to the general development plan and to the resolution of conditions and restrictions that were approved at the time of rezoning. Precise implementation plans shall include the following information:
- (1) An accurate identification of the area of the precise implementation plan as it relates to the general development plan.
  - (2) 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.
  - (3) Specific landscape plans for all common open space, amenities, or housing groups including private single-family homes.
  - (4) Detailed storm drainage, sanitary sewage disposal and water system plans.

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- (5) Proposed engineering standards for all roads, parking areas and walkways.
  - (6) Agreements, bylaws, covenants and other documents providing for permanent preservation and maintenance of any preserved lands, common open areas and amenities.
  - (g) *Architectural plan review.* Building plans shall also be submitted to the plan commission for its review and approval prior to the issuance of any building permits.
  - (h) *Commencement of the project.*
    - (1) After the plan commission has approved the detailed site plans, construction of private and public improvements may commence in accordance with section 111-278(d).
    - (2) No building permit shall be issued until all applicable fees and assessments have been paid and either:
      - a. All public and private improvements have been completed and approved; or
      - b. A developer's agreement and letter of credit has been approved and signed by the village board. For phased development such developer's agreements shall provide for the construction of improvements and the maintenance and use of common areas outside of the subject phase.
    - (3) After the plan commission has approved the plans, the project shall be commenced within one year unless the time is extended in writing by the plan commission. In the event the project is not so timely commenced, the approval of the plan commission shall be deemed to be automatically revoked.
  - (i) *Maintenance of project.*
    - (1) Should the owner of a planned development fail to properly operate or maintain the business or premises to the extent that a nuisance is caused to occupants or neighbors, or constitutes a nuisance to nearby properties, the plan commission may refuse to approve subsequent stages of development until such time as they determine that the situation and/or method of operation has been corrected.
    - (2) Should the owner of a planned development fail to adequately perform maintenance functions such as snow and ice removal, weed cutting or trash disposal, the village shall have the right to perform such functions or to contract for their accomplishment at the property owner's expense.
  - (j) *Changes or revisions.*
    - (1) All proposed changes, revisions and additions to any aspect of an approved planned development project shall be submitted to the plan commission for its review. The plan commission shall determine if the change, revision or addition is minor or if it materially affects the intended design of the project and the impact of the project on neighboring uses.
    - (2) If the change is determined to be minor, plan commission shall review the request and forward its findings to the village board, which may approve the change without a public hearing. The plan commission's decision on minor changes shall be rendered at a meeting subsequent to the meeting at which the requested change was initially presented to the plan commission.
    - (3) If the requested change is determined by the plan commission to be substantial because of its effect on the intended design of the project or on neighboring uses, a public hearing shall be held by the plan commission to review and forward its findings to the village board for final approval.
  - (k) *Application of this chapter on division and platting of lands.* To the extent applicable, any planned development shall be subject to the procedures and regulations of this chapter on division and platting of lands. However, the design standards and required improvements established in that ordinance may be modified or waived upon recommendation of the village engineer and plan commission and approval by the village board where strict compliance would result in not achieving the design flexibility necessary to achieve the objectives of the planned development.

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(Ord. No. 31-2015, § 12.14, 10-1-2015)

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(Supp. No. 10)

Created: 2026-02-13 08:25:54 [EST]

**Sarah LaValliere**

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**From:** breinders  
**Sent:** Monday, May 11, 2026 7:57 PM  
**To:** Sarah LaValliere  
**Subject:** Public Comment re May 21 plan comm public hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

DEAR Plan Commission,

RE changing the text and regulations around Mixed Use in the Village of Summit. It is my humble opinion that the density and amount of dense retail requested by the developer is not appropriate in the Village. The standing Mixed Use code was determined and well thought out by past village board members and laid a vision of what Summit was allowed to have and not have as Mixed Use areas. Im sure past members painstakingly defined Mixed Use as what they deemed an appropriate well-received and appealing atmosphere for the Village. I understand it currently allows 6 Units/Acre as an historically acceptable density here in the Village. One current board or group of members presently presiding temporarily should not be swayed by ONE developer who desperately seeks a certain revenue goal. The Village was content with 6 Units all these years and one current board should not be swayed by one Developer "passing thru town" to perhaps mistakenly forever change the future look, atmosphere, greenspace, traffic patterns, quality of lfe, peace and quiet, crime level, and allow this type of density both residential and retail to go on in perpituity by any and every developer on any piece of land anywhere in the Village going Forward. Any new code verbage will have to be accepted and not able to be denied anywhere in the Village by any Developer who applies. For Example, all along DR, along P Sawyer Rd to the South, in the Area of Panga, the Vacant farm land on the NW Corner of Valley & Sawyer. This new verbage will be deemed acceptable anywhere in Summit from Now On.....So dear Commission please consider what you are doing to the future of Summit because of this One Developer and his demands. PLEASE compromise and Allow 7 or 8 units max. Ten per acre is clearly not well-received and Summit will be destroyed by this and all future Developers who are allowed that everywhere else. Please dont allow him to be the voice of the future of our Village. Seven units/ac is plenty for his project and all those that may come in the upcoming years.

Please note, the above opinion applies to RETAIL as well. Once you change this wording, it will apply across the Village wherever and whenever any future Developers apply.

Thank you

Barbara Reinders  
3095 Walleye Dr  
Summit, WI 53066

**Sarah LaValliere**

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**From:**  
**Sent:** Wednesday, May 13, 2026 12:44 PM  
**To:** Sarah LaValliere  
**Cc:**  
**Subject:** Proposed Cobalt Development

Dear Village of Summit Plan Commission Members:

I am writing to you to raise several concerns I have with the proposed "Cobalt" development.

We reside in Lake Country Village, moving to Summit in 2020. We truly enjoy the Village, its location, and the amenities found within our subdivision. We are not opposed to development, in general.

You are aware that the website for Summit includes the following language: "The Village offers the benefits of a quiet, rural and lake country setting near urban amenities.... The Village includes a variety of quality housing developments and excellent school districts, with many shopping and dining opportunities within a short drive. Through well-planned and controlled development, Summit is a growing, thriving community where residents find opportunities to live, work and play."

I believe our subdivision reflects the description set forth on the Summit website. An aerial view of our subdivision, and the adjacent subdivision in Oconomowoc, shows well laid out streets, spaces between residences, and green space for residents and green space and amenities for youngsters to enjoy. Our subdivision's building requirements and necessary approvals insure that each residence will be built so as not to impose or overtly "overlook" a neighboring property, so all can enjoy some level of privacy, such as can be provided in a residential community.

The Cobalt proposal indicates that there will be parking lot parking for the apartment buildings. That type of parking will require outdoor lighting. Such lighting is often placed on high poles and it shines over a broad area. While the lighting does not appear to be necessary directly adjacent to our subdivision, the needed height for the poles would likely cause ambient lighting from these poles to reach the subdivision. This would be intrusive to the residences immediately north of the proposed development.

As you know there is a berm between the southern boundary of the Lake Country Village residences and the area proposed to be developed by Cobalt. The proposed development would place densely placed, multi story homes immediately against the southern slope of the berm. These homes would be close to and look out upon the existing Lake Country Village properties in a manner and with a close proximity to existing residences, that, I believe, would greatly intrude on the privacy of the existing Lake Country Village residences.

In addition, the three story building proposed by Cobalt, while not directly adjacent to the berm described above, would be of a height that would again provide the occupants with a direct sight line across the berm.

I am aware that other communities that approve developments often require developers to take into account privacy concerns of neighboring property owners. I ask that this board do the same: require the

developer to place trees, fencing or a combination of the same on the development's northern border (or with the permission and approval of Lake Country Village on the berm) to preserve the privacy of the existing residential properties. I would note that Oconomowoc has used a similar concept in its landscaping around the new well which provides a visual barrier for the residents of East Lake so that those residents do not directly view a commercial building.

A review of an aerial of Lake Country Village will clearly show that our developer, perhaps in consultation with this Board prior to development, included green space and amenities for use by youngsters in the development. I note that the Cobalt proposal contains no amenities for youngsters. Since Cobalt has indicated it is proposing single family homes, it is logical that these homes (especially in light of the multi story images presented) will be occupied by families and not by, for example, retirees. The green space presented in Cobalt's proposal appears more likely to be a narrow space provided for aesthetic purposes and not for much actual use. The lack of amenities for use by families and youth in a dense residential are as is being proposed (i.e., a total of 600+ living units for the total development) would present a potentially dangerous situation where youth either have to cross Sawyer Road to get to the limited recreational facilities directly East of the intersection leading into Cobalt's proposed development, or cross over into Lake Country Village to use the facilities which are privately paid for and maintained by Lake Country Village. I would hope the Board would understand the need for facilities which would be used by, and convenient to, the individuals buying into Cobalt's single family development as well as the families that would be renting the planned apartments. For comparison, note that the Hackney House has only 302 units and has quite extensive recreational facilities for its residents. Also note that while at the "zoning approval" meeting your committee pointed out that the paths of Lake Country Village are "open" to the public, there is no path leaving Lake Country Village to the Cobalt planned development and I understand that our HOA would not agree to the addition of a new path to the proposed development.

Finally, I have been watching the development of the five or more multi story apartments to the West of the Cobalt proposed development. Those are huge buildings that clearly stand out against the skyline of the existing residential properties North of the apartment development. I do not believe more of such three story apartments fit the existing appearance and plan of our community.

Thank you. Robert Storm

Sarah LaValliere

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**From:** Trudy  
**Sent:** Wednesday, May 13, 2026 5:34 PM  
**To:** Sarah LaValliere  
**Subject:** Public Hearing May 21

Amy,

I do plan on coming to the meeting so not sure if this letter is necessary but if you pass to planning great.

Thank you for all you do. Trudy

[deputyclerk@villageofsummitwi.gov](mailto:deputyclerk@villageofsummitwi.gov)

We disagree with the MU-1 district intentions of "The Harvest" development which is not in agreement with the 2045 Comprehensive Plan 9.7.4 mixed -use which states that **residential density shall not exceed a net four (4) units per acre**. We as many residents have moved into Summit, WI with the promise of the low-**density ratios. A person's home is their sanctuary.**

We would appreciate the board and planning commission to uphold their 2045 Comprehensive plan, summit zoning section 111-359 C-5 (a) For exclusively residential development where the "ratio of preserved lands" is

Defined to includes at least 40 percent of the project area and keep this new development at the 4 units per acre. **Which would give Cobalt a total of available units on the village side of 143.2 units for the 35.8 acres he is purchasing.**

Under the Principal permitted uses of which Cobalt states only to create high end uses, we disagree with the

Following permitted uses, we **would not** like to have:

- (2) Taverns
- (6) Microbrewery or distillery
- (13) Hotel

We would not like these items in our backyard or Lot 2? of the Certified plan. Whichever is the other side of our berm.

**Therefore, we do not want a vertically integrated mix-use buildings opposite our berm do to traffic, crime and hurting our future property values.**

The minimum floor area per dwelling should be kept in order with the other apartment complexes in the

Area – Hackney, Locklyn, and Norden in order to **keep Cobalt's promise of high-end development.**

Thus we propose:

1. NO Junior
2. 1-bedroom should be 700 sq. feet (which is Locklyn smallest unit)
3. 2-bedroom should be 1100 sq feet (which is Hackney smallest unit)

4. 3-bedroom should be 1350 sq feet (which is Locklyn smallest unit)

**Cobalt has promised high end let us not build low end cheap rentals.**

Cobalt is also asking for roof-mounted satellite fixtures, provided they are screened from view.

(Whose view the roads then again, our subdivision has to see this eyesore- in 2026 this is unnecessary

Option for renters.)

He is asking that lots or parcels within PD Overlay be served by public streets. We hope that Cobalt is like

any developer paying for these public streets to exist.

**Again, no connecting walkways to our subdivision,** and we would like to have Cobalt plant at the onset of his develop at least 150 additional evergreens to protect our neighborhood from this upcoming development on the berms adjacent and also on either side of Sawyer Road.

Another thought I have because he is already going after city of Oconomowoc for TIFFS. Of course, we are totally against this TIFF program but I would also point out to this development that with his current adding of 332 apartment units that he also be asset at onset of development for the fire dept services at least same rate as us per household which would be yearly  $332 \times \$560$  ++ unit \$185,920.00 for fire service. And Pabst farm stormwater  $332 \times 41.11 = \$13,645.20$ . **Again, we do not want any TIFFS given. Therefore, being responsible for the property taxes yearly at the net value assessed rate.**

**We did not hire Cobalt because the area needed development. He is the one wanting to develop our quiet rural area please let him do it all on his own dime.**

Thank you for hearing our comments and we appreciate your consideration.

Kind regards,

Dan and Trudy Gerbing

**Sarah LaValliere**

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**From:** duwayne schumacher  
**Sent:** Thursday, May 14, 2026 3:32 PM  
**To:** Sarah LaValliere  
**Subject:** Proposed new mixed use zoning district- lots 2and 3csm#11510

I am in the LCV development and would like to comment to this proposed development.

1. Should have no more then 6 units per acre.
2. The units should have a larger square feet per unit, the units are too small and no more than 2 stories.
- 3 no opening to egress into LCV trails from end of development.
4. Less street parking for minimum parking requirements.

Thank you for reading and including my comments in the public hearing since I will be out of town for the hearing.

DuWayne Schumacher  
2921 Winnebago Dr.  
Summit

Sent from Yahoo Mail for iPhone