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

MINUTES Plan Commission Meeting June 18, 2026

CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 p.m. on Thursday, June 18, 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: Matt Katz, John Konopacki, Lisa Mellone, Jay Obenberger, Alternate Sandra Murray, and Paul Schmitter and also present were: Chairperson Jim Siepmann, Planner Amy Barrows and Deputy Clerk/Deputy Treasurer Sarah LaValliere.

MINUTES

- April 16, 2026
- May 21, 2026

MOTION: (Murray, Schmitter) *to approve the April 16 & May 21 meeting minutes as presented.* Carried.

Next meeting date – proposed for Thursday, July 16, 2026, at 5:30 p.m.
All members are available.

REGULAR BUSINESS:

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).

The applicant was not present for this agenda item.

MOTION: (Katz, Schmitter) *to table until applicant arrives or until next month.* Carried

Chairperson Siepmann reconvened the continued **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 revisions to the proposed Mixed Use Pabst Farms (MU-PF) zoning district, including updates to permitted uses, residential standards, parking requirements, setbacks, building heights, and future design standards to be addressed through the Planned Development Overlay process. She noted that the discussion was focused on the zoning district text rather than a final site plan.

Discussion centered on residential density, housing types, parking, and building bulk standards. Density would remain capped at ten units per acre, and the applicant agreed to reserve space for future parking expansion if warranted.

Scott Yauck, Cobalt Partners, applicant, presented exhibits illustrating building heights, and distances between the proposed development and Lake Country Village. Discussion included the scale and location of residential uses and their relationship to surrounding neighborhoods.

Mr. Yauck also reviewed the proposed hotel location and stated that a hotel was considered an important component of the mixed-use development. He presented information regarding comparable developments and indicated a willingness to consider location and branding restrictions.

Commissioners discussed concerns regarding the compatibility of a hotel with the Village's character.

Commissioner Katz questioned changes from earlier concept plans that had depicted the hotel within the City of Oconomowoc.

Mr. Yauck responded that the development plan had evolved throughout the planning process and that the current layout reflects the preferred overall development concept.

Chairperson Siepmann noted that Trader Joe's had previously evaluated the site but did not pursue a location within the development.

Additional discussion focused on parking requirements, including a proposed provision requiring additional parking if utilization exceeds 95 percent of capacity for two consecutive months. Planner Barrows noted that the Village Attorney review would be required to ensure the provision is enforceable.

Chairperson Siepmann opened the public hearing for Public Input:

Chairperson Siepmann acknowledged receipt of a letter from Jason Church and entered it into the record. He then summarized the key concerns raised during the previous public hearing, including density, building heights, lighting, traffic, pedestrian safety, neighborhood character, buffering, commercial uses, and overall impacts on the Village's rural character and quality of life.

Chairperson Siepmann noted that these concerns had been heard and documented by the Commission and emphasized that all comments from the prior public hearing remained part of the official record.

Scott Jonovic, 3140 Monona Court, spoke regarding previous Village survey results and noted that historical community feedback appeared to support maintaining lower-density residential development and limiting hotel uses. Mr. Jonovic questioned whether current development proposals align with those preferences and suggested the Village consider conducting an updated community-wide survey before making final zoning decisions. Mr. Jonovic stated that broader public participation may provide additional insight into community expectations regarding future development.

Charlene Dwyer, 35184 Walleye Court, encouraged the Plan Commission to consider the Village's Comprehensive Outdoor Recreation Plan during future Planned Development Overlay review. She emphasized the importance of providing adequate parks, recreational opportunities, and open space within the development and suggested consideration of a neighborhood or subdivision park. Planner Barrows noted that those comments could be incorporated into the Planned Development Overlay process.

Roger Schreiber, 35249 Walleye Drive, expressed concerns regarding the proposed hotel use, compatibility with Summit's rural character, and public trail access within Lake Country Village.

Jen McCarten, 35390 Kegonsa Drive, requested additional buffering and landscaping between the development and existing homes, questioned the proposed hotel use, and expressed concerns regarding certain permitted uses and their potential impacts on neighboring properties. Planner Barrows clarified that several uses referenced were associated with the existing Business Park District and not the proposed Mixed Use Pabst Farms District.

Karen Rasmussen 35146 Castle Rock Drive, reiterated concerns raised at previous meetings and inquired whether a specialty grocery store remained a potential use for the area identified as a possible hotel location.

Bob Storm, 3020 Mendota Drive, expressed concerns regarding the scale of the proposed apartment building and hotel use, stating that both would be incompatible with the surrounding area.

Sandy Casterline, 3215 N DeKoven Drive, opposed the inclusion of a hotel, citing concerns regarding compatibility with the Village's residential character and potential impacts on municipal services.

Barbra Reinders, 3095 Walleye Drive, raised concerns regarding public trail access and the potential impacts on amenities maintained by the Lake Country Village Homeowners Association.

Wendy Williams, 1344 Breezeland Road, reiterated her opposition to the proposed hotel use and encouraged the Commission to consider alternative uses for the site.

Plan Commission Comments:

In response to questions from public comment: Mr. Yauck stated that a specialty grocery store remains a potential component of the development and noted that approximately 36 acres of open space, trails, and recreational amenities are planned throughout the project.

Commissioners discussed parkland, open space, and recreational opportunities, with staff noting that these elements would be evaluated during the Planned Development Overlay review process. The Commission also discussed removing the proposed roof-mounted satellite fixture provision from the ordinance.

Public Comment Continued:

Jim Recknegel, 3197 N Dekoven Drive, expressed interest in having a better understanding of the timeline of the project.

Kim Khail, 35161 Castle Rock Drive, questioned the overall benefits of the proposed development to the Village and requested information regarding the anticipated fiscal impacts and tax revenue that could be generated by the project.

Charlene Dwyer, 35184 Walleye Court, expressed additional concerns that the development plan does not include sufficient active recreational amenities. She stated that the proposed open space is primarily passive in nature and encouraged the inclusion of additional active park and recreation facilities to serve future residents.

Jan Ellis, 3022 Mineral Springs Boulevard, expressed concerns that increased use of Lake Country Village trails and amenities by future residents could increase maintenance costs borne by the homeowner's association.

Chairperson Siepmann closed the Public Hearing at: 6:43 p.m.

REGULAR BUSINESS CONTINUED:

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.

Planner Barrows explained that future development within the district would require additional review through the Planned Development Overlay process, site development review, business plan of operation approvals, and potential land division approvals. She noted that development would occur incrementally over time and that residents could continue to participate in the review process through Plan Commission meetings. Mrs. Barrows also reported that traffic studies had been added to the meeting packet, additional project information would be made available on the Village website, and the Village Assessor was evaluating potential valuation impacts associated with future development.

Chairperson Siepmann responded to questions raised during the public hearing regarding development timelines, tax base impacts, and previous community surveys. He noted that future fiscal impacts would become clearer as specific development proposals are submitted and reviewed. Chairperson Siepmann further explained that the Village continues to rely on its Comprehensive Land Use Plan as the primary planning document guiding development decisions.

Following discussion, Chairperson Siepmann summarized the Commission's direction to remove hotel uses and satellite dish language from the proposed ordinance and to obtain Village Attorney review of the revised parking provisions.

MOTION (Obenberger, Schmitter) *to retain hotels as a permitted use within the proposed Mixed Use Pabst Farms District.* Failed 3-4 (Obenberger – Aye, Schmitter – Aye, Konopacki – Aye, Katz – Nay, Murray – Nay, Mellone -Nay, Siepmann – Nay.)

Following the vote, the Plan Commission directed that hotel uses be removed from the proposed Mixed Use Pabst Farms District text amendment.

MOTION: (Katz, Schmitter) *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, Village Attorney review, removal of hotel uses, removal of satellite dish language, and attorney review of the parking provisions.* Carried.

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).

Plan Commission noted that the applicant was not present for Agenda Item 6A and agreed to leave the item on the table pending a future meeting.

ELECT VICE-CHAIRPERSON for June 2026 – June 2027

Planner Barrows explained that the Village of Summit Ordinance Sec. 1.08(D)(e) states that the Plan Commission shall elect a vice-chair annually in June.

MOTION: (Katz, Obenberger) *to elect Paul Schmitter as Vice Chair for a one-year term.* Carried

ADJOURN Plan Commission meeting

MOTION: (Obenberger, Katz) *to adjourn the plan commission meeting at 7:30 p.m.* Carried.

Respectfully submitted,

Sarah LaValliere
Deputy Clerk/Deputy Treasurer

Next meeting date: July 16, 2026