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

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

AGENDA
Village of Summit Plan Commission
Thursday, August 20, 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
   - July 16, 2026

5. Next meeting date – proposed for Thursday, September 17, 2026, at 5:30 p.m.

6. **PUBLIC HEARINGS:**

   A. Receive comments on a proposed request by Kent Brooks, property owner, for a Special Exception to allow remodeling, repair, and a vertical expansion to an existing nonconforming detached garage located within the offset (side yard) and front/street setback. The detached garage is located within the road right-of-way of Venice Beach Road. The property is located at 34306 Venice Beach Road (SUMT0669036).

   B. Receive comments on a proposed request by Ryan Buck, Executive Pastor of White Stone Community Church, to amend the Zoning District from the A-1 Agricultural District to the IN Institutional District on a portion of adjacent lands to the church property to accommodate a new building used for religious and community related purposes, parking and an existing prayer house. The property is part of Lot 2 of CSM #11983, located in the SE ¼ of Section 16, T7N, R17E (SUMT0637999009).

   C. Receive comments on a proposed request by the Village Board to amend and create definitions in Article XV, Section 111-431 of the Village of Summit Zoning and Shoreland Protection Ordinance, specifically to amend the definition for Building Height and create definitions for Fast Casual Restaurant and Interactive/Individual teller machine (ITM).

7. **REGULAR BUSINESS:**

   A. Discussion and action on request by Kent Brooks, property owner, for a Special Exception to allow remodeling, repair, and a vertical expansion to an existing nonconforming detached garage located within the offset (side yard) and front/street setback. The detached garage is located within the road right-of-way of Venice Beach Road. The property is located at 34306 Venice Beach Road (SUMT0669036).

   B. Discussion and action on request by Ryan Buck, Executive Pastor of White Stone Community Church, to amend the Zoning District from the A-1 Agricultural District to the IN Institutional District on a portion of adjacent lands to the church property to accommodate a new building used for religious and community related purposes, parking and an existing prayer house. The property is part of Lot 2 of CSM #11983, located in the SE ¼ of Section 16, T7N, R17E (SUMT0637999009).

C. Discussion and action on request by Ryan Buck, Executive Pastor of White Stone Community Church, to combine a portion of Lot 2 of CSM #11983 with Lot 1 of CSM #11983, located in the SE ¼ of Section 16, T7N, R17E (SUMT0637999009).

D. Discussion and action on request of Pat McNamee, on behalf of East Pool, LLC, to split a property into two lots by Certified Survey Map located at 39506 Delafield Road (SUMT0648998001).

E. Discussion and action on request of Andrew Pouchnik, on behalf of Black Ridge Property Group, to split a property into two lots by Certified Survey Map and to maintain more than two accessory structures on proposed Lot 1 of the Certified Survey Map, located at 34100 Sunset Drive (SUMT0720996).

F. Discussion and action on request by the Village Board to amend and create definitions in Article XV, Section 111-431 of the Village of Summit Zoning and Shoreland Protection Ordinance, specifically to amend the definition for Building Height and create definitions for Fast Casual Restaurant and Interactive/Individual teller machine (ITM).

9. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows
Village Planner

Next meeting date: September 17, 2026 **Posted: August 14, 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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Summit Village Hall ● 37100 Delafield Road ● Summit, WI 53066

MINUTES
Village of Summit Plan Commission
July 16, 2026

CALL TO ORDER

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

ROLL CALL AND CONFIRM POSTING

Deputy Clerk/Deputy Treasurer Sarah LaValliere took roll and 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: John Konopacki, Gloria Lehrer, Lisa Mellone, Alternate Sandra Murray, Jay Obenberger, Matt Katz, and Paul Schmitter and also present were: Chairperson Jim Siepmann, Planner Amy Barrows and Deputy Clerk/Deputy Treasurer Sarah LaValliere.

MINUTES

- June 18, 2026

It was noted that Gloria Lehrer was not at last meeting and requested to removed from the minutes.

MOTION: (Mellone, Obenberger) *to approve the minutes with change*. Carried

Next meeting date – proposed for Thursday, August 20, 2026, at 5:30 p.m.
Jay Obenberger not available for August meeting

PUBLIC HEARING: to receive comments on a proposed request by Kent Brooks, property owner, for a Special Exception to allow remodeling, repair, and a vertical expansion to an existing detached garage located within the front/street setback. The detached garage is located within the road right-of-way of Venice Beach Road. The property is located at 34306 Venice Beach Road (SUMT0669036). *This matter will be postponed to the August 20, 2026 Plan Commission meeting. The public hearing notice did not reference a required special exception from offset.*

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).

Planner Barrows reviewed the proposed amendments, including removal of the former accessory building uses, elimination of the self-service pickup window, updated parking calculations, proposed outdoor and indoor music schedule, recreational equipment racks, floodplain considerations, and signage updates. The Commission discussed floodplain requirements for the temporary music platform, equipment storage limitations, parking capacity, and window signage. Commissioners also discussed treating decorative historic window coverings as trade dress rather than signage where they conceal back-of-house operations.

Joel Walskogg, 1626 N Sugar Island Road, discussed seating capacity in and on the property.

Andy Fieber, on behalf of Nemahbin Lake Holdings LLC, stated there is staging on site on a platform outside for live music and stated they were fine with moving the platform out of flood plain.

MOTION: *(Katz, Schmitter) to approve the Business Plan of Operation amendment subject to the staff report conditions, allowing three recreational equipment racks with the approved equipment limit and permitting the proposed music schedule, provided the stage/music setup is located outside the floodplain.* Carried

MOTION: (Mellone, Obenberger) *to approve the signage subject to compliance with Section 23-4(4) of the Village Code and allowing the historic image window coverings on back-of-house windows as trade dress.* Carried.

Discussion and provide feedback on Draft Design Guidelines for The Harvest at Pabst Farms Development proposed by 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.

Planner Barrows explained that the draft design guidelines would become part of the Planned Development Overlay District and would guide future architectural and site design review for both the Village of Summit and the City of Oconomowoc. No formal action was requested.

The Commissioners discussion focused on maintaining cohesive, high-quality development standards, including four-sided architecture, landscaping, signage, lighting, building materials, public spaces, screening, parking design, historical references, residential standards, and flexibility for national retailers while preserving the overall character of the development. Commissioners requested clarification on material standards, lighting, fencing, irrigation, murals, digital signage, landscaping, and consistency throughout the guidelines. Staff requested that additional comments be submitted within one week for compilation and review by the developer prior to the formal Planned Development Overlay application.

Feedback Provided:

- Remove or clarify remaining references to a “modern agrarian identity” where the guidelines do not clearly define how that identity would be achieved.
- Consider incorporating Pabst family history and local historical references, such as black squirrels, Fred Pabst’s agricultural work, and Velveeta-related history, into naming, public art, signage, or placemaking elements.
- Clarify that alternative design solutions still require Plan Commission review and approval.

- Provide more clarity on public spaces, including intended uses when markets or events are not occurring.
- Avoid excessive uniformity among adjacent buildings and provide guidance to prevent repetitive "twin" facades.
- Clarify how percentages are calculated for materials, glazing, parking area landscaping, and similar standards.
- Remove remaining language suggesting low-quality materials are only prohibited on public-facing sides; low-quality materials should not be permitted generally.
- Add drive-through design guidance to prevent stacking from blocking parking spaces or circulation routes.
- Resolve material inconsistencies, including references to black brick and brick colors, and clarify recommended primary and secondary materials.
- Remove "preferred" from certain primary material references and clarify that at least three complementary durable primary materials should be used.
- Remove the "terracotta/earth tones" item from the secondary materials section if it refers to color rather than material.
- Replace or better explain the image of varied rectangular panels if intended as an acceptable material. Variation should be subtle.
- Remove conceptual buildings and access points from the triangle area across I-94 that are not part of the current review.
- Add "permanent" to fencing/screening language where appropriate and clarify acceptable fencing materials.
- Reference subdivision declaration restrictions for future single-family residential areas.
- Review residential material standards for consistency with Lake Country Village and clarify whether vinyl, aluminum, or other siding types are acceptable.
- Add minimum tree size guidance while avoiding requirements for overly large trees that may not establish well.
- Add a missing vision clearance triangle diagram for an arterial/local street intersection.
- Address irrigation by encouraging appropriate plant selection and efficient or limited irrigation where needed for establishment and long-term success.
- Replace the first light fixture image for types 1 and 3 because it appeared too colonial for the intended design character.
- Clarify standards for string/festoon lighting installation so bases, planters, and supports match the quality and materials of the development.
- Use existing Village lighting guideline language regarding pole height, including the standard 15-foot height with a 3-foot base and flexibility where warranted by scale.
- Provide examples or renderings of digital messaging signs and clarify where limited digital messaging may be allowed.
- Change "prohibited or discouraged" signage language to "prohibited" where appropriate to avoid ambiguity.
- Clarify review requirements for murals and art; proposed art should be reviewed by the applicable Plan Commission or community review body and should not count as signage if it does not advertise a specific product or business.

Commissioners were asked to send any additional comments to staff within the following week so staff could compile them and provide the developer with a consolidated list before the item returns. Staff indicated they would summarize the comments from the meeting and coordinate with the developer. The developer

requested timely feedback because the guidelines would also be reviewed by the City of Oconomowoc in early August.

No action was taken.

ADJOURN Plan Commission meeting

MOTION: (Schmitter, Katz) *to **ADJOURN** the Plan Commission meeting at:* 7:30 p.m. Carried

Respectfully submitted,

Sarah LaValliere
Deputy Clerk/Deputy Treasurer
Next meeting date: August 20, 2026

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

PUBLIC HEARING NOTICE
VILLAGE OF SUMMIT, WISCONSIN

Thursday, August 20, 2026

Please be advised that the Village of Summit Plan Commission will hold a public hearing on **Thursday, August 20, 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 on a proposed request by Kent Brooks, property owner, for a Special Exception to allow remodeling, repair, and a vertical expansion to an existing nonconforming detached garage located within the offset (side yard) and front/street setback. The detached garage is located within the road right-of-way of Venice Beach Road. The property is located at 34306 Venice Beach Road (SUMT0669036).

Immediately following the above noticed public hearing, another public hearing will be held by the Village of Summit Plan Commission at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin, at which time the Plan Commission will receive comments on a proposed request by Ryan Buck, Executive Pastor of White Stone Community Church, to amend the Zoning District from the A-1 Agricultural District to the IN Institutional District on a portion of adjacent lands to the church property to accommodate a new building used for religious and community related purposes, parking and an existing prayer house. The property is part of Lot 2 of CSM #11983, located in the SE ¼ of Section 16, T7N, R17E (SUMT0637999009).

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Information regarding these applications is available for review at the Village of Summit Village Hall, 37100 Delafield Road, during regular business hours. Citizens with written comments regarding these public hearings may submit them using this link: https://villageofsummitwi.gov/contact-comment/ or email deputyclerk@villageofsummitwi.gov.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: August 6, 2026 and August 13, 2026
Posted: August 6, 2026

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VILLAGE OF SUMMIT, WISCONSIN

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All interested parties will be heard.

VILLAGE OF SUMMIT

Amy Barrows, Village Planner

Published: August 6, 2026 and August 13, 2026
Posted: August 6, 2026

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO:	Village of Summit Plan Commission
FROM:	Amy Barrows, Village Planner *Planning & Zoning LLC*
MEETING DATE:	August 20, 2026
RE:	**Kent Brooks, Special Exception** 34306 Venice Beach Road (SUMT0669036)

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.

Property Owner:	Kent Brooks
Applicant:	Same
Zoning:	R-4 Cottage Residential (20,000 sq. ft. lot size/26,000 sq. ft./unit density), FO Floodplain Overlay, Wetland Conservancy
Land Use Plan:	SF 0.6-acre residential density, Wetland

Possible Motion: *Motion to approve the proposed Special Exceptions from Section 111-96(a)(5)e. & Section 111-96(b)(6) to vertically expand an existing garage within the road setback and offset subject to the following conditions:*

1. *The garage shall comply with all standards of Chapter 107 Floodplain Ordinance and is subject to the issuance of a Floodplain Development Permit and as-built verification of compliance.*

2. *An agreement shall be prepared by the Village Attorney and approved by the Village Board that addresses the use and maintenance of the garage within the right-of-way of Venice Beach Road.*

3. *All conditions shall be complied with prior to October 30, 2026.*

Summary:
The property owner made improvements to an existing detached garage without permits, including pouring a new concrete slab at the base of the garage, adding new OSB and siding, and installing new ceiling joists inside the garage. The new concrete slab resulted in raising the height of the structure, which is considered a vertical expansion. The existing detached garage is nonconforming to the side lot line and is located within the road right-of-way of Venice Beach Road. The applicant has indicated that the structure was falling over and the neighbor helped them re-level the garage. They weren't aware that permits would be required.

The improvements require compliance with the following provisions:

Road Setback (Section 111-225(1)(g)): For any structure located between the base setback and within 20 ft. of the road right-of-way, the Plan Commission may approve a modification to allow a vertical or lateral expansion, provided no portion of the expansion is located any closer to the base setback line than the closest point of the existing structure. The existing garage is located within the road right-of-way of Venice Beach Road.

Structure location regulations (Section 111-96(a)(5)e.): A special exception is required for an extension or addition to a structure which lies closer than the minimum required road setback requirements, where such extension or addition would not extend closer to the established setback than the existing structure to which it is attached.

At their meeting on March 12, 2026, the Village Board approved the proposed improvements in the road right-of-way subject to all necessary approvals by Plan Commission, compliance with Chapter 107 Floodplain Ordinance, and directed staff to work with the Village Attorney to draft an agreement that addresses use and maintenance for the consideration of approval at a future Village Board meeting.

Offset (*Section 111-96(b)(6)):* For any extension or addition to a structure into the minimum offset distance, Plan Commission may approve a special exception to allow such extension or addition as long as said extension or addition does not encroach closer to the side lot line than the existing structure to which it is attached. A special exception requires a public hearing.

Floodplain (Chapter 107): The floodplain ordinance requires compliance with all floodplain protection requirements if the cost of structural improvements exceed 50% of the equalized assessed value of the garage before the improvements were completed. As of 2024, the equalized assessed value of the garage was $8,900. The applicant has estimated the cost of improvements to be $7,910, which is 89% of the equalized assessed value of the garage. Therefore, the applicant is required to fill the lowest floor at or above the regional flood elevation (872.7 NAVD 88) and demonstrate compliance with the general standards of Section 107-6 Floodplain Ordinance. Based on recent survey data, the elevation of the garage is 872.6 NAVD 88), which is 0.1 ft. lower than the regional flood elevation. The applicant is working with a contractor to raise the elevation of the garage floor to comply with this standard. The applicant has also prepared a plan to compensate for the floodplain storage that will be lost as a result of improving the driveway to an elevation that matches the new garage floor elevation.

The applicant does not have building plans available. However, staff took pictures of the structure before and after improvements were made.

Amy Barrows

Subject: FW: 34306 VBR

taken November 2025

taken November 2025

taken November 2025

taken November 2025

taken November 2025

Amy Barrows

From: Mike Sindorf
Sent: Friday, March 6, 2026 8:57 AM
To: Amy Barrows
Subject: Venice Beach Rd garage 8/2025

taken 8/2025

Sent from my iTruck

taken 8/2025

N - lot line

SW side - facing road

NE side facing house

Date October 21, 1988

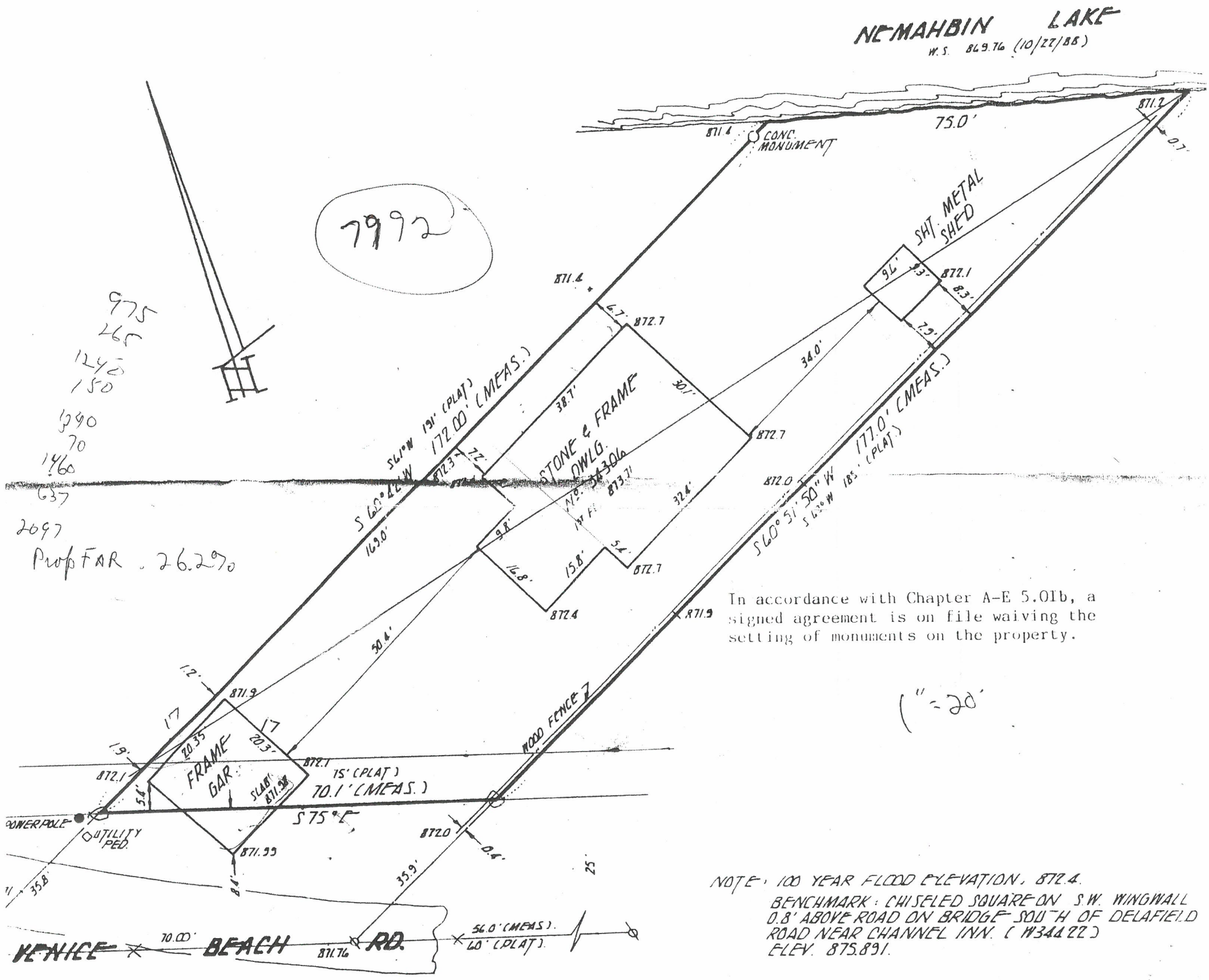
PLAT OF SURVEY

Job No. W-276-37217

LOT 6 - VENICE BEACH SUBDIVISION
of Block "F" of Venice Park, being a part of the Northeast 1/4 of Section 24, Township 7 North, Range 17 East, in the Town of Summit, Waukesha County, Wisconsin.

Located at 34306 Venice Beach Road

Owners: Kent Brooks & Karen Heinig



In accordance with Chapter A-E 5.01b, a signed agreement is on file waiving the setting of monuments on the property.

1" = 20'

NOTE: 100 YEAR FLOOD ELEVATION, 872.4.
BENCHMARK: CHISELED SQUARE ON S.W. WINGWALL 0.8' ABOVE ROAD ON BRIDGE SOUTH OF DELAFIELD ROAD NEAR CHANNEL INN. (W344 22)
ELEV. 875.891.

o FOUND IRON PIPE

o SET IRON PIPE

LANDMARK SURVEYING CO.

8522 West Lisbon Avenue
Milwaukee, Wisconsin 53222

PHONE
461-3730

SURVEYED FOR

. Francis Savings and Loan
Association
00 North 124th Street
awatosa, WI 53226

I, Richard J. Lammi, surveyed the above described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage or guarantee the title thereto, within one year from date hereof.

Richard J. Lammi

REGISTERED LAND SURVEYOR NO. S-777 – STATE OF WISCONSIN

WISCONSIN
RICHARD J. LAMMI
MILWAUKEE, WIS.
LAND SURVEYOR

Building a Better World
for All of Us®

August 5, 2026

RE: Village of Summit
Brooks Property on Venice Beach Road -
Compensatory Plan Review Letter
SEH No. 176551 Task 79

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

Dear Ms. Barrows:

We recently received an updated plan for the proposed site modifications to compensate for the floodplain storage volume lost due to proposed driveway improvements (filling) at the Brooks Property located at 343065 Venice Beach Road in the Village of Summit. The plans were prepared by Lake Country Engineering and carries a July 31, 2026 revision date. The updates are in response to the review letter provided and dated July 29, 2026. The project engineer provided an email with his responses to the letter and we find the updates acceptable and recommend approval of this plan for site modifications.

We continue to recommend an as-built be required to verify the required volume calculations calculated is provided. The as-built plan and associated calculations need to be submitted to the Village Engineer for review. The same general comments are being provided for reference.

General Comments

1) A Village SW & EC permit will be required.
2) A street opening permit will be required for the work being proposed in the ROW.
3) A recorded agreement is recommended to ensure that the storage being created to meet storage requirements is maintained and kept in place moving forward.

Please do not hesitate to contact me with any questions or comments at 414.507.8840 or bpehl@sehinc.com.

Sincerely,

Brian Pehl, PE
(Lic. WI)

CC: Kamron Nash PE, Village Public Works Director
Mark MIckeson, PE, SEH
Rob Davy, Lake Country Engineering

btp

x:\pt\s\summv\176551\task 79 - brooks property review\brooks property compesatory plan review letter_village of summit_2026-08-05.docx

SCALE 1" = 10'

0 5 10 20
FEET

LEGEND

- 872.2 EXISTING 0.1' CONTOURS
- 872.0 EXISTING 0.5' CONTOURS
- 872.2 FUTURE 0.1' CONTOURS
- 872.0 FUTURE 0.5' CONTOURS
- SILT FENCE

169.89'
3.07'
N66°09'49"E
N62°12'36"W
GF = 872.77
GF = 872.60
6.04'
64.43'
7.74'
12.29'
S65°42'17"W 183.19'
EXISTING GARAGE
EXISTING DWELLING
EXISTING CONCRETE
EXISTING DRIVE TO BE REPLACED
24" MAPLE
15" MAPLE
VENICE BEACH ROAD
OH

FLOOD ELEV = 872.7 NAVD 88
(NE 1/4 OF SECTION 24 T07N R17E EL = 899.14)

COMPENSATORY CALCULATIONS
FILL VOLUME = 5.65 CY
CUT VOLUME = 5.77 CY
NET VOLUME = 0.12 CY CUT

NOTES:
1) PROPERTY LINES TAKEN FROM EXISTING SURVEYS FOUND IN AREA AND VERIFIED WITH PIPES FOUND
2) VOLUMES TO BE VERIFIED BY A REGISTERED PROFESSIONAL, ONCE PAVING AND GRADING HAS BEEN COMPLETED.

WISCONSIN
ROBERT J. DAVY
E-31946
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

REVISION DATE	REMARKS
07-31-26	PER VILLAGE COMMENTS

SCALE: 1" = 10'
DRAFTED BY: RJDAVY
CHECKED BY: R.J.D.
DATE: MARCH 15, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066
Phone (262) 569-9331 Fax (262) 569-9316

COMPESATORY STUDY REPAVR DRIVE

343065 VENICE BEACH ROAD
KENT BROOKS
NE 1/4 S24, T7N. R17E. VILLAGE OF SUMMIT

PROJ. # 26-3560

SHEET # 1 OF 2

SCALE 1" = 10'

0 5 10 20
FEET

169.89'
7.74'
6.45'
12.29'
64.43'
S65°42'17"W 183.19'
2.60

EXISTING DWELLING
EXISTING CONCRETE
EXISTING DRIVE TO BE REPLACED
24" MAPLE
15" MAPLE
OH
H ROAD

871.8
871.9
872.0
872.1
872.2
872.3
872.4
872.5
872.6
872.7
872.8
872.9

LEGEND

872.2	EXISTING 0.1' CONTOURS
872.0	EXISTING 0.5' CONTOURS
872.2	FUTURE 0.1' CONTOURS
872.0	FUTURE 0.5' CONTOURS
	SILT FENCE

WISCONSIN
ROBERT J. DAVY
E-31946
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

REVISION DATE	REMARKS
07-31-26	PER VILLAGE COMMENTS

SCALE: 1" = 10'
DRAFTED BY: RJDAVY
CHECKED BY: R.J.D.
DATE: MARCH 15, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066
Phone (262) 569-9331 Fax (262) 569-9316

COMPESATORY STUDY REPAVR DRIVE
343065 VENICE BEACH ROAD
KENT BROOKS
NE 1/4 S24, T7N. R17E. VILLAGE OF SUMMIT

PROJ. # 26-3560

SHEET # 2 OF 2

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO:	Village of Summit Plan Commission
FROM:	Amy Barrows, Village Planner *Planning & Zoning LLC*
MEETING DATE:	August 20, 2026
RE:	**White Stone Community Church Rezone and CSM** Part of SUMT0637999009 & 2517 N. Dousman Road (SUMT0637999008)

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.

Rezone Possible Motion: ***Recommend Village Board adopt an ordinance prepared by staff that amends the Zoning District on a portion of SUMT0637999009, identified in Exhibit A, from the A-1 Agricultural District to the IN Institutional District to accommodate a transfer of lands with the adjacent property located at 2517 N. Dousman Road (SUMT0637999008) for church related purposes subject to a Certified Survey Map being reviewed and approved by Village Board and recorded with Waukesha County Register of Deeds that combines the subject lands with the adjacent property located at 2517 N. Dousman Road.***

CSM Possible Motion: ***Recommend Village Board approve the Certified Survey Map that combines a portion of SUMT0637999009 with 2517 N. Dousman Road (SUMT0637999008), 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. ***SUBJECT TO REIMBURSEMENT OF EXPENSES.*** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*

C. ***UTILITY CONNECTION FEES.*** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note:* ***The property is served by a private sewage system. Therefore, this condition does not apply****.*

D. ***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.*

Summary:
The applicant is proposing to combine the lands described in Exhibit A with the adjacent property to the east and north of the subject parcel described as Lot 1 CSM # 11983 to expand church operations. The applicant would like to construct a 2,600 sq. ft. multi-purpose building for religious and community services. A summary of uses is included in the packet. Site Development plans will be presented at a future meeting. The planned location is outside of the church's existing property that is already planned and zoned for institutional purposes. The applicant is also proposing the amendment for a portion of the property to accommodate an additional land transfer so that a proposed parking lot on the church property will comply with the setback requirements to the south and so that an existing prayer house located further west than the proposed multi-purpose building will be located on the church property and comply with all setback requirements.

In order for the land transfer to take place, the applicant was required to amend the Future Land Use Category from the Industrial/Business Park category to the Institutional category, which was recently adopted by the Village Board on July 9, 2026, The plan amendment was subject to the property being rezoned and subject to a CSM being reviewed and approved and recorded combining the lands with the church property. The applicant is now proposing to amend the Zoning District for the subject lands from the Agricultural District to the Institutional District and proposing a CSM for the land transfer.

Adjacent Land Uses:

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

CSM Considerations:
Access and Frontage: Both lots have frontage on Dousman Road and Lot 2 also has frontage on Emmaus Road.

Lot Area: Both lots will comply with the minimum lot size and width standards of the Zoning District.

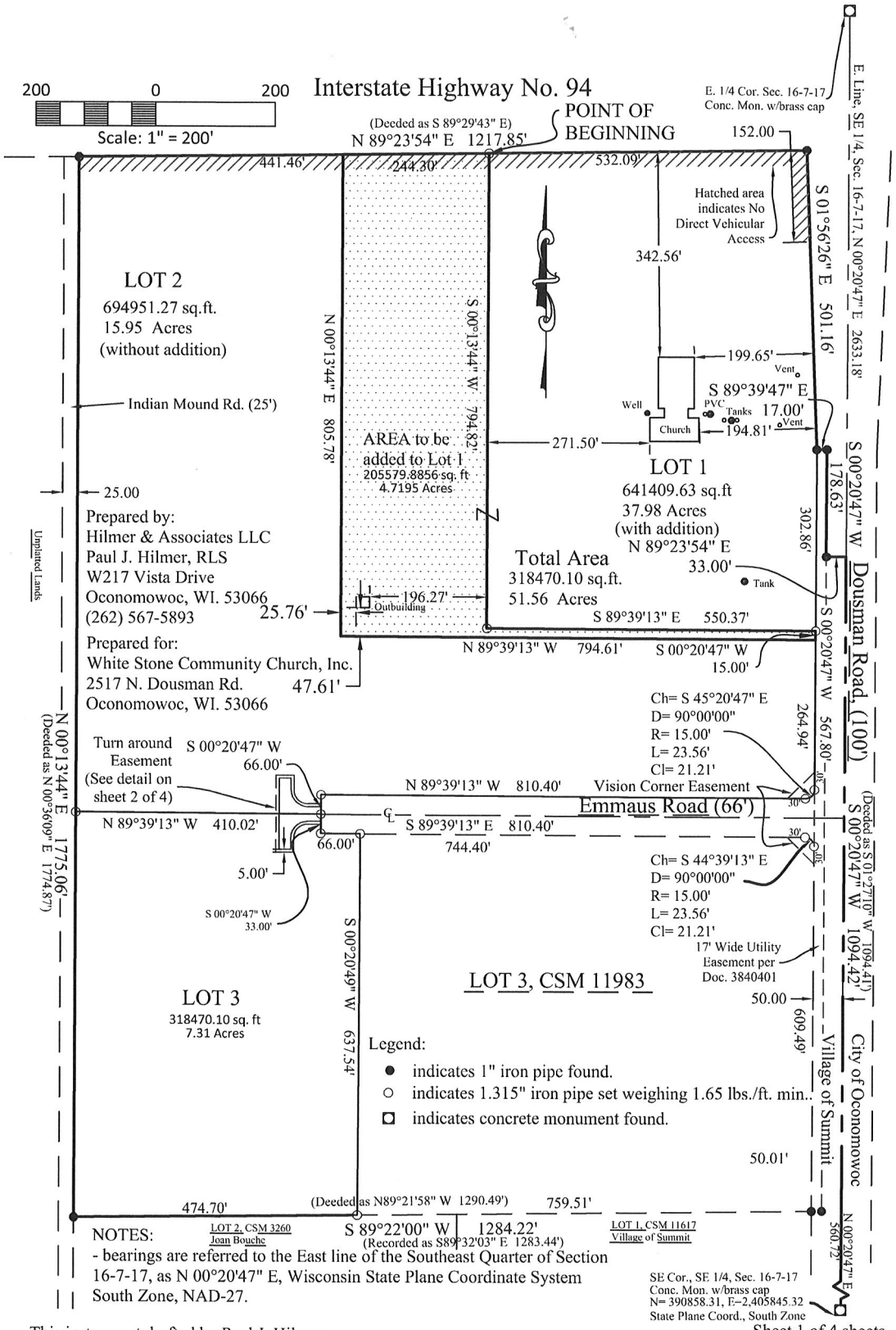
Sanitary Sewer System: Lot 1 is currently served by a private sewage system. Lot 2 will remain vacant.

Water System: Lot 1 is served by a private well. Lot 2 will remain vacant.

Natural Resources: There are no natural resources on the subject properties.

Engineer/Surveyor Comments: The Engineer/Surveyor comments are pending.

Planner Comments:
- The Village of Summit Shoreland Jurisdictional boundary shall be identified on the CSM.
- If there is a mortgage on the property, the mortgagee shall be included on the signature page.



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

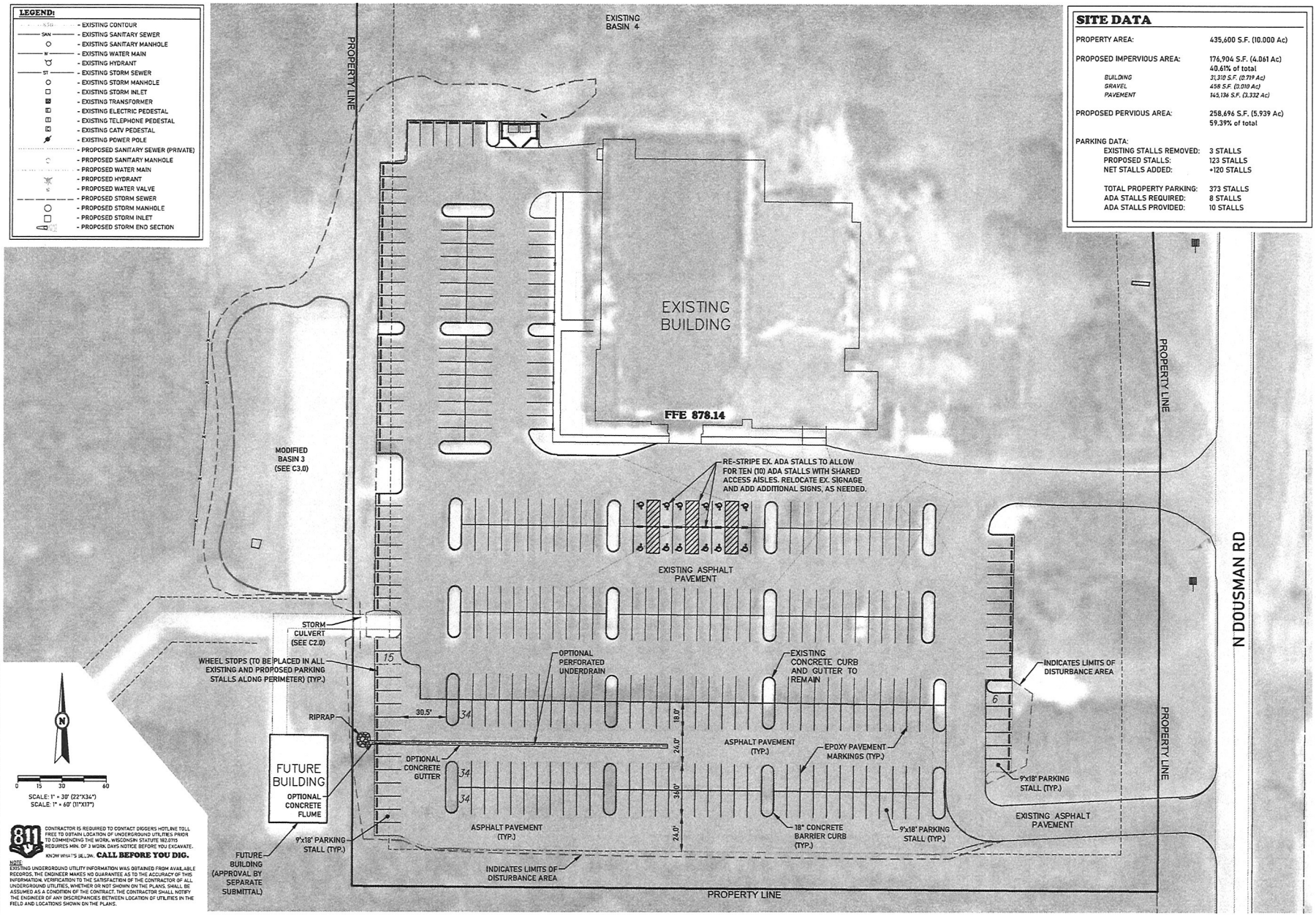
This instrument drafted by Paul J. Hilmer

Description for Additional Area to be added to Lot 1.

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

LEGEND:

- 870 - EXISTING CONTOUR
- SAN - EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W - EXISTING WATER MAIN
- EXISTING HYDRANT
- ST - EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TRANSFORMER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING POWER POLE
- PROPOSED SANITARY SEWER (PRIVATE)
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION



811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0175 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

SITE DATA

PROPERTY AREA:	435,600 S.F. (10.000 Ac)
PROPOSED IMPERVIOUS AREA:	176,904 S.F. (4.061 Ac) 40.61% of total
BUILDING	*31,310 S.F. (0.719 Ac)*
GRAVEL	*458 S.F. (0.010 Ac)*
PAVEMENT	*145,136 S.F. (3.332 Ac)*
PROPOSED PERVIOUS AREA:	258,696 S.F. (5.939 Ac) 59.39% of total
PARKING DATA:	
EXISTING STALLS REMOVED:	3 STALLS
PROPOSED STALLS:	123 STALLS
NET STALLS ADDED:	+120 STALLS
TOTAL PROPERTY PARKING:	373 STALLS
ADA STALLS REQUIRED:	8 STALLS
ADA STALLS PROVIDED:	10 STALLS

WISCONSIN MATTHEW A. CARLSON E-54433 OCONOMOWOC, WI PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING

PROJECT:
WHITE STONE CHURCH - PARKING ADDITION
VILLAGE OF SUMMIT, WISCONSIN
BY: WHITE STONE COMMUNITY CHURCH INC.
2517 N. DOUSMAN RD.
OCONOMOWOC, WI 53066

REVISION HISTORY

DATE	DESCRIPTION
10/29/2025	PRELIMINARY SUBMITTAL
11/20/2025	PLAN COMMISSION
03/13/2026	REVIEW COMMENTS REV.
03/31/2026	VILLAGE SUBMITTAL
04/02/2026	VILLAGE SUBMITTAL

DATE: APRIL 2, 2026

JOB NUMBER: 25-37-1012

DESCRIPTION: PROPOSED SITE PLAN

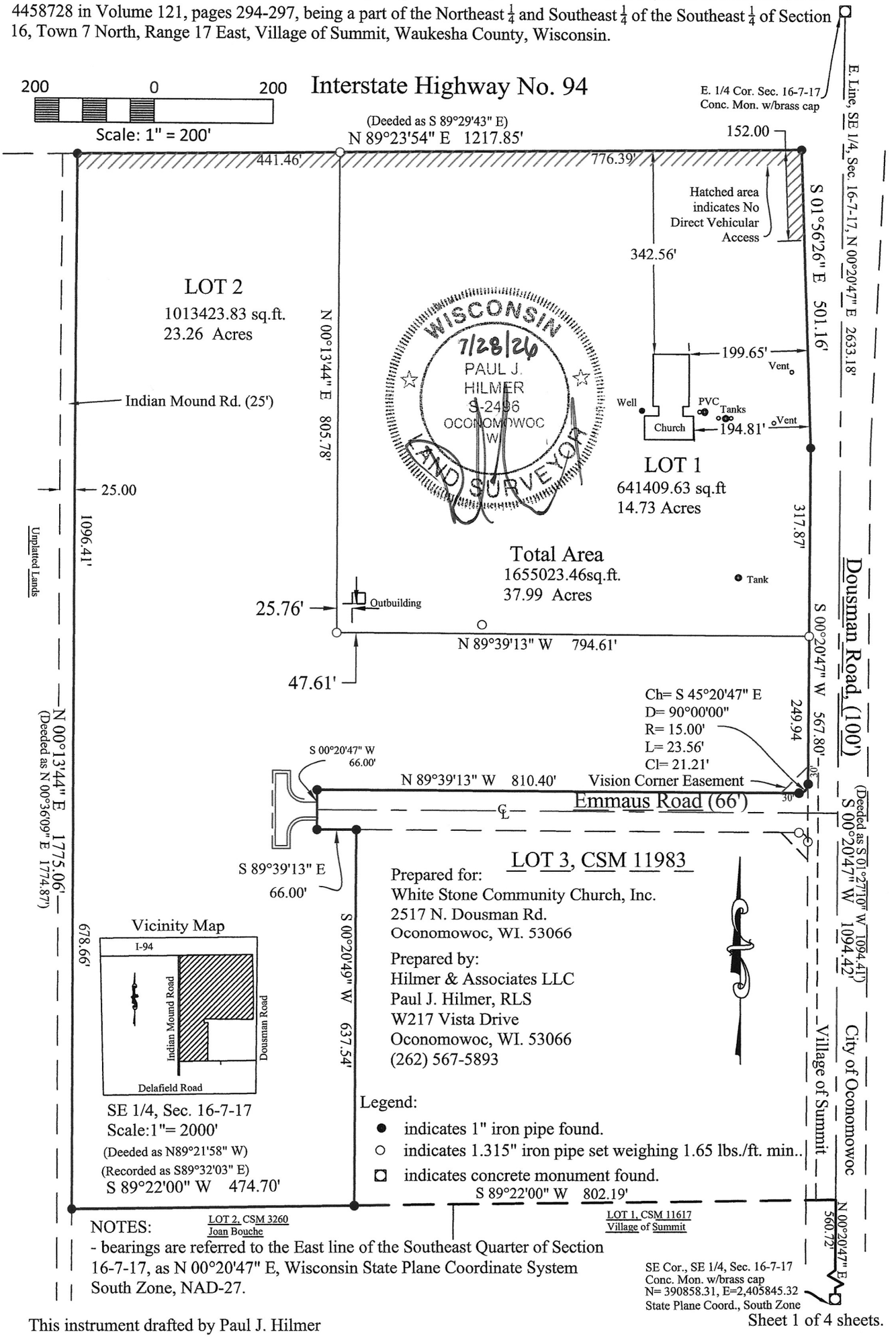
SHEET C1.1

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

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

Certified Survey Map

being a redivision of Lots 1 and 2, Certified Survey Map No. 11983, recorded on March 10, 2020 as Document No. 4458728 in Volume 121, pages 294-297, being a part of the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.



NOTES:
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This instrument drafted by Paul J. Hilmer

Certified Survey Map _____

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SURVEYORS CERTIFICATE

State of Wisconsin)
County of Jefferson) SS
I, Paul J. Hilmer, surveyor, do hereby certify: That I have surveyed, divided , mapped a redivision of Lots 1 and 2, Certified Survey Map No. 11983, recorded on March 10, 2020 as Document No. 4458728 in Volume 121, pages 294-297, being a part of the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 16; thence N 00°29'47" E along the East line of said Southeast Quarter, 560.72'; thence S 89°22'00" W along the North line of Certified Survey Maps No. 11617 and 3260, 802.19' to a 1" iron pipe being the Southeast corner of Lot 2, CSM 11983 and the point of beginning of the lands hereinafter described: thence continuing S 89°22'00" W, 474.70' to a 1" iron pipe found; thence N 00°13'44" E, 1775.06' to a 1" iron pipe, being on the South right of way of Interstate Highway 94; thence N 89°23'54" E along said South right of way, 1217.85' to a 1" iron pipe being on the West right of way of Dousman Road and the Northeast corner of Lot 1, Certified Survey Map No. 4353; thence S 01°56'26" E along said West right of way, 501.16' to a 1" iron pipe found; thence S 00°20'47" W, 567.80' to a 1" iron pipe found; thence Southwesterly along the arch of a curve 23.56', having a radius of 15.00', chord bears S 45°20'47" W, 21.21' to a 1" iron pipe; thence N 89°39'13" W along the North line of Emmaus Road, 810.40' to a point; thence S 00°20'47" W, 66.00' to a point; thence S 89°39'13" E, 66.00' to a point; thence S 00°20'49" W, 637.54 feet to the point of beginning, Said Lands containing 1655023.46 square feet or 37.99 Acres of Land.

That I have made such surveyed, divided and mapped by the direction of White Stone Community Church, Inc., owner of said land.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

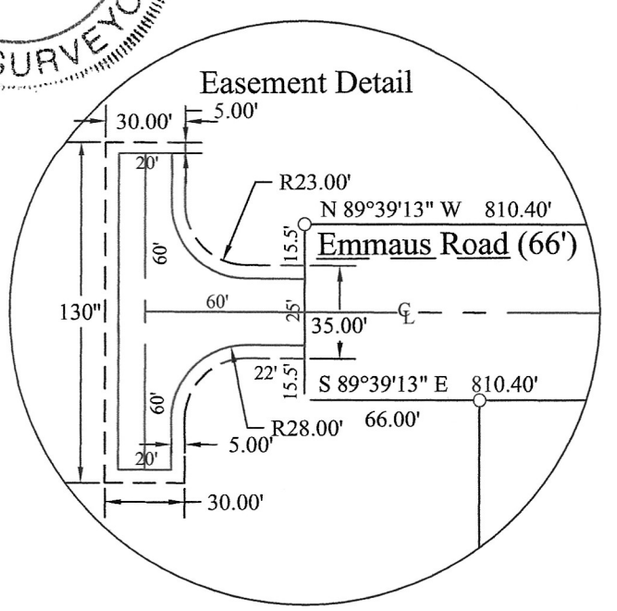
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Summit in surveying, dividing, mapping and dedicating the same.

Dated this 28th day of JULY, 2026 .

Paul J. Hilmer
Registered Land Surveyor # 2496
Hilmer & Associates, LLC

WISCONSIN
PAUL J.
HILMER
S-2496
OCONOMOWOC
WI
LAND SURVEYOR

NOTES:
- Vision Corner Easement Restrictions: Vision corner easement shall be 30'x 30' measured along the right-of-way. The height of all plantings, berms, fences, signs or other structures within the vision corner easment is limited to 24 inches above the elevatin of the center of the intersection.
- Any future division or development of Lot 2 shall address the extension of Emmaus Road to the West, as well as address vacation or additional dedication of Indian Mound Road right of way.



This instrument drafted by Paul J. Hilmer

Certified Survey Map _____

being a redivision of Lots 1 and 2, Certified Survey Map No. 11983, recorded on March 10, 2020 as Document No. 4458728 in Volume 121, pages 294-297, being a part of the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

White Stone Community Church, Inc. , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land descirbed on this map to be surveyed, divided, mapped and dedicated as represented on this map.
White Stone Community Church, Inc. does further certify that this map is required by s.236.10 or S.236.12 to be submitted to the following for approval or objection:

1.) Village of Summit

IN WITNESS WHEREOF, the said White Stone Community Church, Inc., has caused these presents to be signed by Steve Starke, its President and countersigned by Craig Hicks, its Secretary, at Waukesha, Wisconsin, and its Corporate seal to be hereto affixed on this _____, day of _____, 20___.

State of Wisconsin)
_____ County) SS
Personally came before me this_____ day of _____, 20____, Steve Stark, President and Craig Hicks, Secretary of the above named corporation, to me know to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by it's authority.and the person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)_____
Notary Public, _____, Wisconsin.
My commission expires_____ .

WISCONSIN
7/28/24
PAUL J.
HILMER
S-2490
OCONOMOWOC
WI
LAND SURVEYOR

This instrument drafted by Paul J. Hilmer

Certified Survey Map _____

being a redivision of Lots 1 and 2, Certified Survey Map No. 11983, recorded on March 10, 2020 as Document No. 4458728 in Volume 121, pages 294-297, being a part of the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Summit on this _____ day of _____, 20___ .

_____ _____

Jim Siepmann, Chairman Debra Michael, Administer- Clerk/Treasurer

VILLAGE BOARD APROVAL

Approved by the Village Board of the Village of Summit on this _____ day of _____, 20___ .

_____ _____

Jack Riley, President Debra Michael, Administrator- Clerk/Treasurer

WISCONSIN
7/28/26
PAUL J.
HILMER
S-2486
OCONOMOWOC
WI
LAND SURVEYOR

This instrument drafted by Paul J. Hilmer

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO:	Village of Summit Plan Commission
FROM:	Amy Barrows, Village Planner *Planning & Zoning LLC*
MEETING DATE:	August 20, 2026
RE:	**East Pool, LLC CSM** 39506 Delafield Road (SUMT0648998001)

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

Possible Motion: ***Motion to recommend that Village Board approve the Certified Survey Map to split a property located at 39506 Delafield Road into two lots, subject to the following conditions:***

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

B. ***SUBJECT TO REIMBURSEMENT OF EXPENSES.*** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*

C. ***UTILITY CONNECTION FEES.*** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note:* ***The property is served by a private sewage system. Therefore, this condition does not apply****.*

D. ***BUSINESS OR COMMERCIAL USE****. There shall be no commercial or business use on these lots, except as specifically permitted within or pursuant to the applicable Zoning Code.*

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

Current Property Description:

Lot Size:	Approximately 98.3 acres
Zoning:	A-2/A-1 Agricultural, WC Wetland Conservancy, EC Environmental Corridor Overlay, and FO Floodplain Overlay
Land Use Plan:	SF Residential 2.4-acre density, Wetland, PEC

Summary:
The applicant is proposing to split a large 98.3-acre lot into two lots to allow for the construction of a single-family residence on the newly created lot. The new lot located with frontage on Delafield Road and Battle Creek would be 9.27 acres in size. The remnant parcel would be 85 acres in size and contain the existing residence and several outbuildings.

The existing lot is zoned with a combination of A-1 and A-2 zoning. The newly created 9.27-acre lot would be zoned entirely A-2. The A-2 Zoning District requires a minimum lot area of 130,000 sq. ft. (3 acres) and 300 ft. in width. Wetland and floodplain are not included in the calculation for minimum lot size purposes. The upland acreage on this lot consists of 3.79 acres. Lot 1 needs to include a minimum acreage of 35 upland acreage because a portion of the lot is zoned A-1. Lot 1 will consist of 36.85 acres.

There is wetland, floodplain, and Primary Environmental Corridor on both lots. No development is proposed within these areas and the land division complies with the density standards for Primary Environmental Corridor.

Considerations:
Access and Frontage: Both lots have frontage on Delafield Road. The Village Public Works Department has approved of the proposed access location on Lot 2. The access is not changing on Lot 1.

Lot Area: Both lots will comply with the minimum lot size and width standards of the Zoning District.

Sanitary Sewer System: Lot 1 is currently served by a private sewage system. Lot 2 will be served by a mound system. The village is still waiting for the approval letter from the Waukesha County Environmental Health Division.

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

Natural Resources: There are wetland, floodplain, and Primary Environmental Corridor on both lots. No development is proposed within these areas. Natural resource restrictions are noted on the face of the CSM.

Engineer/Surveyor Comments: The Engineer/Surveyor approval letter is dated August 6, 2026 and is enclosed in the meeting packet.

Planner Comments:
- If there is a mortgage on the property, the mortgagee shall be included on the signature page.
- The applicant shall apply for a preliminary site evaluation with Waukesha County to verify that the soils on proposed Lot 2 are suitable for a septic system.
- The building envelope shall be modified on Lot 2 so that it is 25 ft. from the wetland and outside of the environmental corridor. The west boundary of the envelope is unclear on the current proposed CSM.
- Any easements shall be noted on the face of the CSM and the document # referenced.
- The label for I-94 shall be modified. The highway is not a state highway.
- The new lot will be subject to a parks, fire, and address sign impact fee. A fire fee will also be applied upon completion of a new home.

Building a Better World
for All of Us®

August 6, 2026

RE: Village of Summit
McNamee CSM Review Approval
SEH No. 176551 Task 82

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

Dear Ms. Barrows:

We recently received an updated Certified Survey Map (CSM) for East Pool LLC and prepared by Matthew O'Rourke of LandTech Surveying. The map has an August 6, 2026 revision date. The updated map addresses our previous comments and we recommend approval.

Please do not hesitate to contact me with any questions or comments at 715.720.6308 or jcance@sehinc.com.

Sincerely,

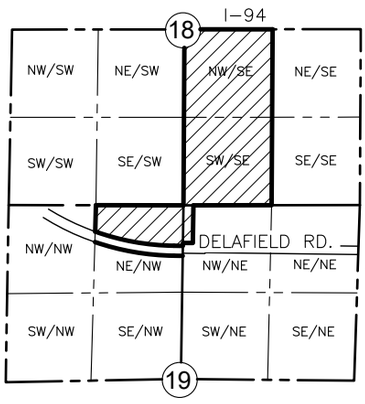
Jason Cance, PLS
(Lic. WI)
btp
CC: Brian Pehl, PE – Village Engineer
Matthew O'Rourke, LandTech Surveying
Lori Smith, LandTech Surveying

x:\pt\s\summv\176551\task 82 - mcnamee csm review\corr\review letters\summit csm approval letter_mcnamee_village of summit_2026-08-06.docx

WAUKESHA CO. CERTIFIED SURVEY MAP NO. ____

LOT 1 OF CSM NO. 12159 RECORDED APRIL 12, 2021 IN VOLUME 124, PAGES 195-202 AS DOCUMENT NO. 4574772 BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 17 EAST, AND PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

VICINITY MAP



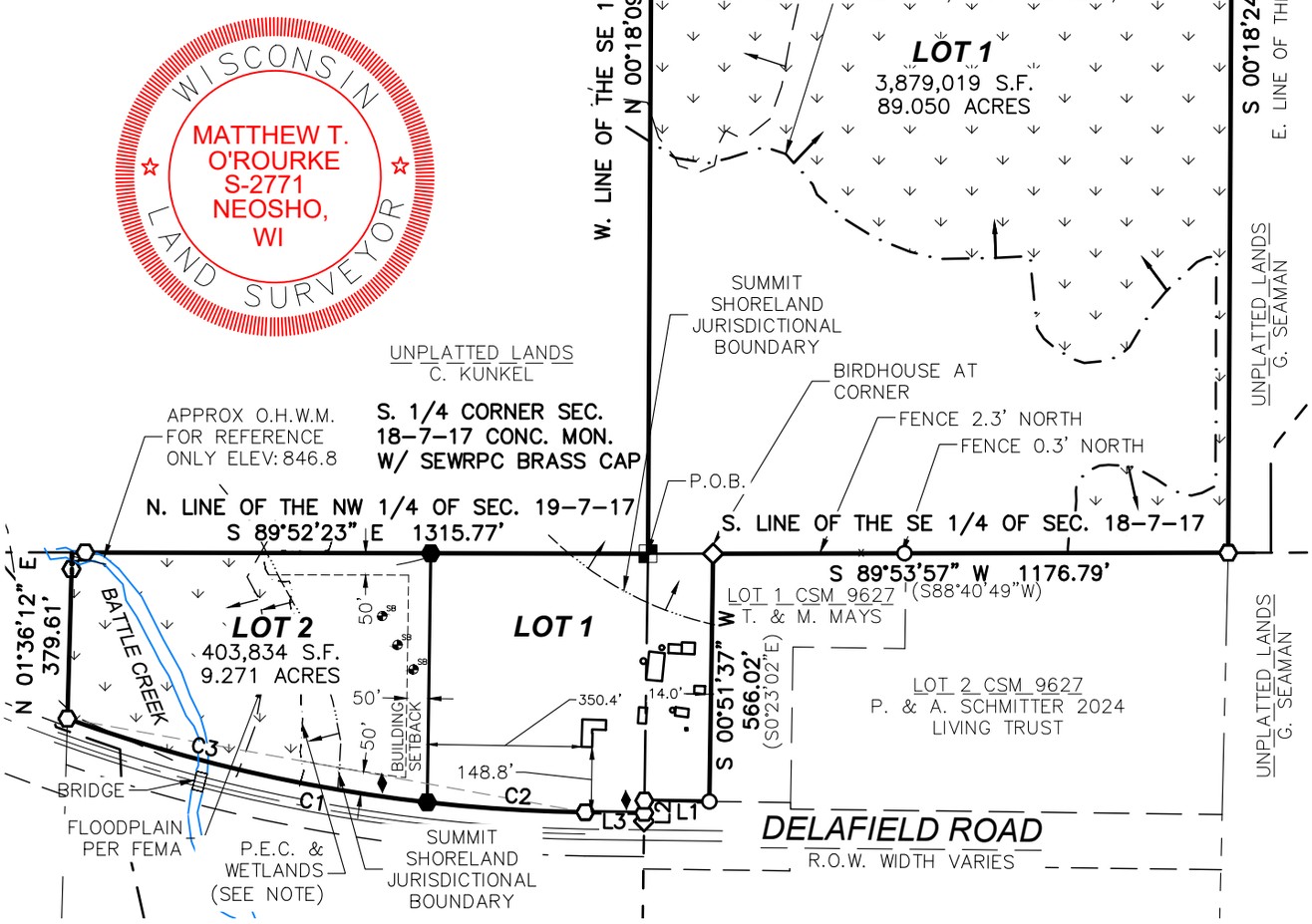
S 1/2 SEC. 18-7-17
N 1/2 SEC. 19-7-17
1"=2640'

CENTER OF SECTION 18-7-17 CONC. MON. W/ SEWRPC BRASS CAP

0' 400' 800'
1 INCH = 400 FEET

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE WEST LINE OF THE SE 1/4 OF SEC. 18-7-17 MEASURED AS N00°18'09"E.

WISCONSIN LAND SURVEYOR
MATTHEW T. O'ROURKE
S-2771
NEOSHO, WI



- SEE SHEET 2 & 3 FOR LOT DETAIL AND ENVIRONMENTAL CONDITIONS.
- SEE SHEET 3 FOR LEGEND, LINE & CURVE TABLES.
- SEE SHEET 4 FOR NOTES.

PREPARED FOR:
EAST POOL LLC
1833 EXECUTIVE DR. STE 101,
OCONOMOWOC, WISCONSIN, 53066

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

REV 08/13/2026
REV 08/06/2026
REV 07/31/2026
DATED 06/23/2026
JOB# 26096
SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. ____

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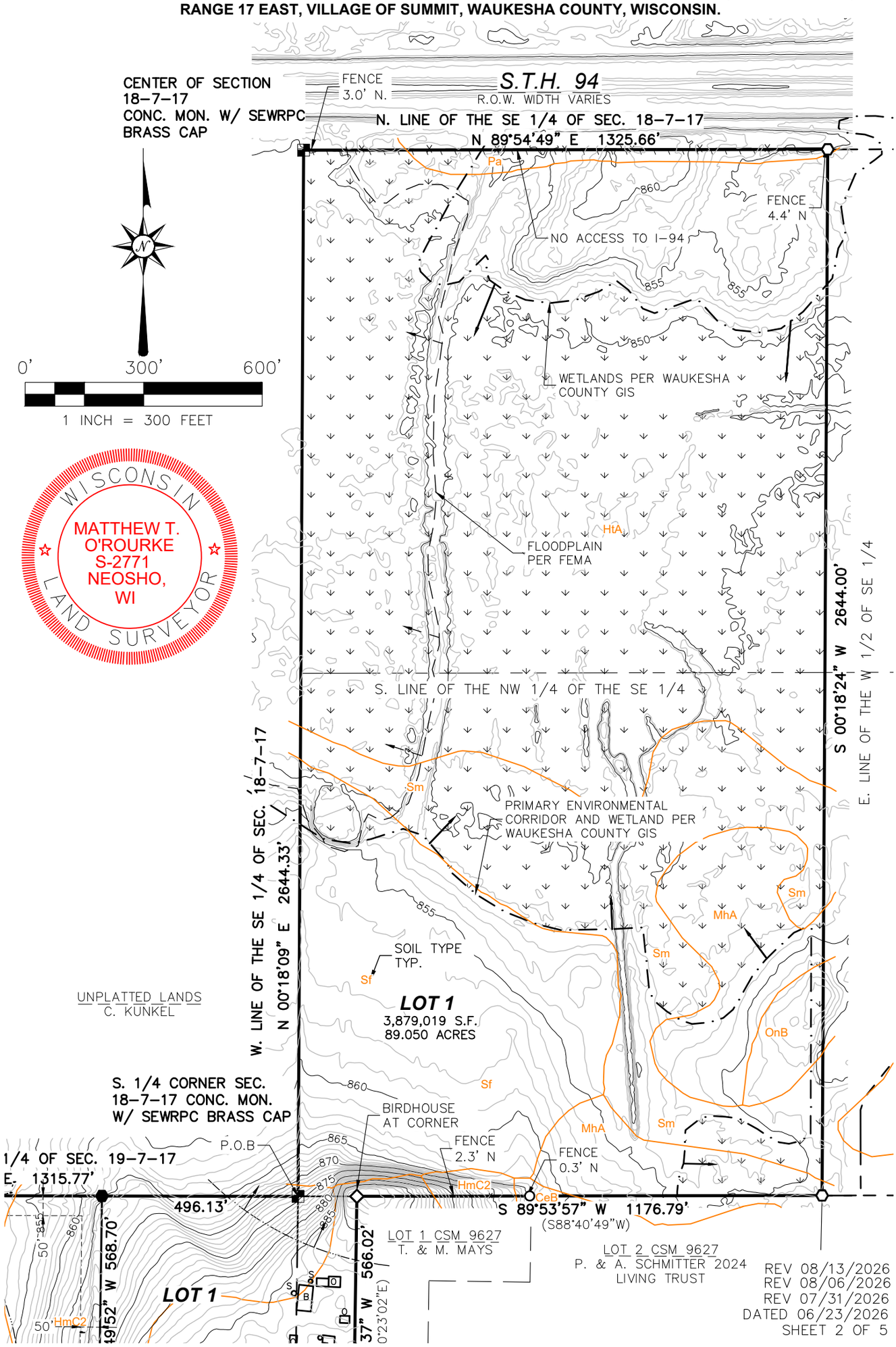


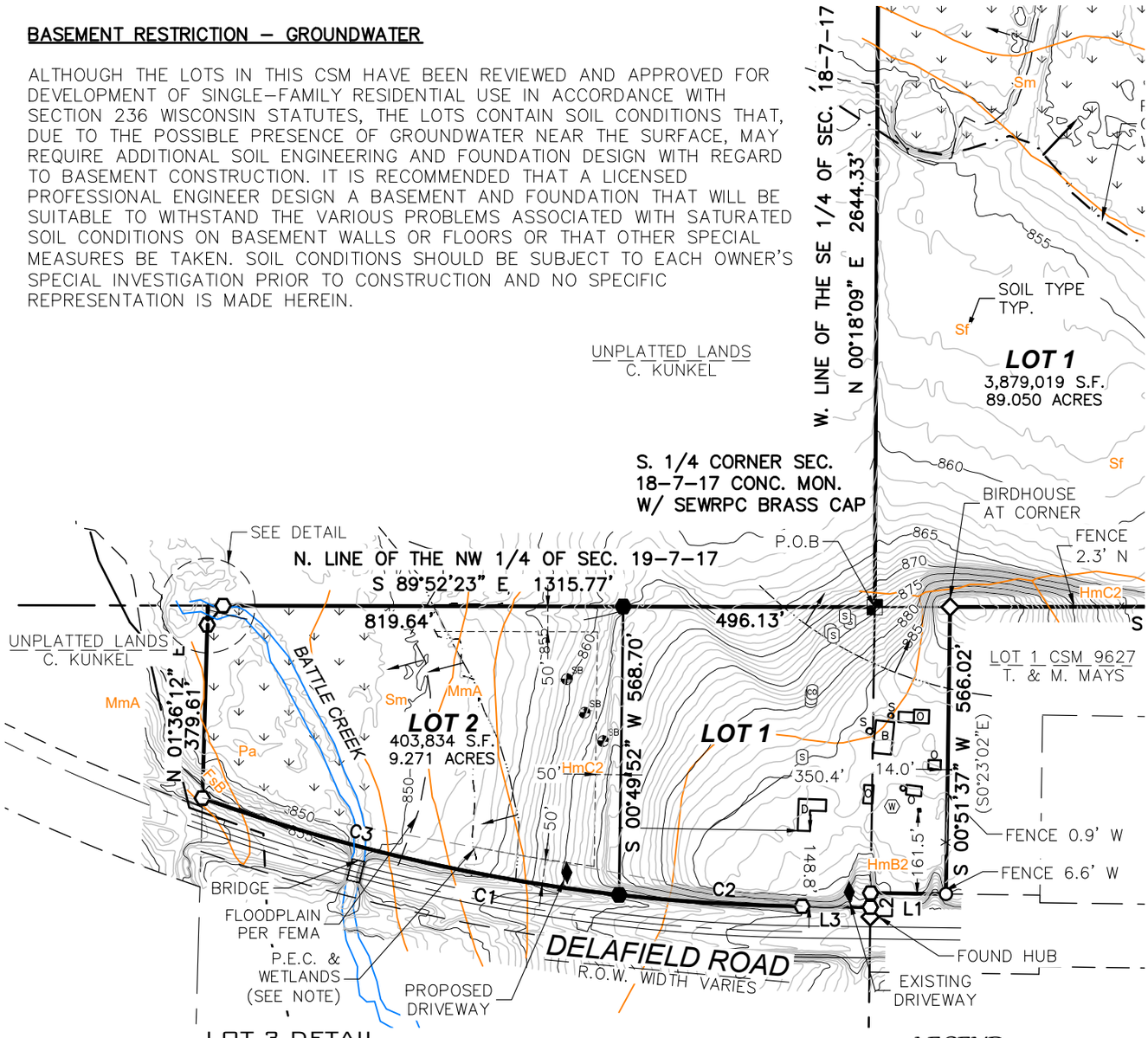
REV 08/13/2026
REV 08/06/2026
REV 07/31/2026
DATED 06/23/2026
SHEET 2 OF 5

WAUKESHA CO. CERTIFIED SURVEY MAP NO. ____

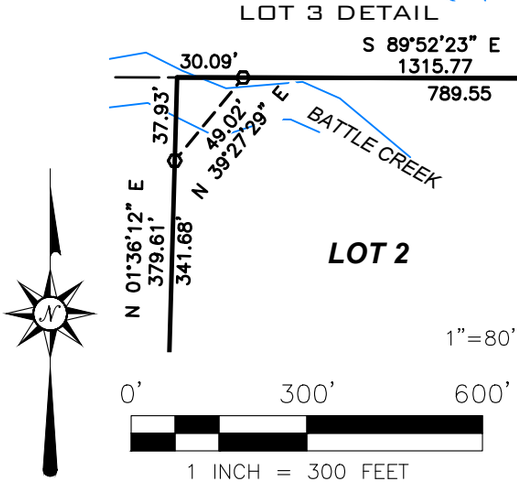
LOT 1 OF CSM NO. 12159 RECORDED APRIL 12, 2021 IN VOLUME 124, PAGES 195-202 AS DOCUMENT NO. 4574772 BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 17 EAST, AND PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

BASEMENT RESTRICTION – GROUNDWATER

ALTHOUGH THE LOTS IN THIS CSM HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT OF SINGLE–FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, THE LOTS CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT A LICENSED PROFESSIONAL ENGINEER DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.



LOT 3 DETAIL



LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- MONUMENT AS NOTED
- FOUND 3/4 REBAR" OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- SB SOIL BORE
- W WELL
- S SEPTIC VENT
- CO SEPTIC CLEANOUT
- (R) RECORD DIMENSION
- DRIVEWAY LOCATION
- X WIRE FENCE
- O OUTBUILDING
- D DWELLING
- S SILO
- B BARN
- WETLANDS
- FLOODPLAIN

WISCONSIN
MATTHEW T. O'ROURKE
S-2771
NEOSHO, WI
LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	N 89°16'23" W	148.39'
L2	S 00°49'52" W	28.00'
L3	N 89°16'23" W	134.75'

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	3640.00'	19°00'36"	1207.70'	1202.17'	N 79°46'05" W	N 70°15'47" W	N 89°16'23" W
C2	3640.00'	5°41'48"	361.90'	361.75'	N 86°25'29" W		
C3	3640.00'	13°18'48"	845.80'	843.90'	N 76°55'11" W		

REV 08/13/2026
REV 08/06/2026
REV 07/31/2026
DATED 06/23/2026
SHEET 3 OF 5

WAUKESHA CO. CERTIFIED SURVEY MAP NO. ____

LOT 1 OF CSM NO. 12159 RECORDED APRIL 12, 2021 IN VOLUME 124, PAGES 195-202 AS DOCUMENT NO. 4574772 BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 17 EAST, AND PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 1 OF CSM 12159 RECORDED APRIL 12, 2021 IN VOLUME 124 PAGES 195–202 AS DOCUMENT NO. 4574772 BEING A PART OF THE OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 17 EAST, AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

LOT 1 OF CSM 12159 RECORDED APRIL 12, 2021 IN VOLUME 124 PAGES 195–202 AS DOCUMENT NO. 4574772 BEING A PART OF THE OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 17 EAST, AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

DESCRIBED LANDS HAVING AN AREA OF 4,282,853 S.F. OR 98.321 ACRES

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF EAST POOL LLC, OWNER OF SAID LANDS.

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

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

DATED THIS _____ DAY OF_____, 20_____.

_____

MATTHEW T. O'ROURKE, S–2771

WISCONSIN
MATTHEW T.
O'ROURKE
S-2771
NEOSHO,
WI
LAND SURVEYOR

WETLAND/ ENVIRONMENTAL CORRIDOR/ FLOODPLAIN RESTRICTIONS

THOSE AREAS OF LAND IDENTIFIED AS WETLANDS, ENVIRONMENTAL CORRIDOR AND/OR FLOODPLAIN ON THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND THE REMOVAL OF TOPSOIL OF OTHER EARTHEN MATERIALS IS PROHIBITED UNLESS APPROVED BY THE VILLAGE OF SUMMIT IN ACCORDANCE WITH ALL VILLAGE ORDINANCES.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT DEAD, DISEASED, INVASIVES OR DYING VEGETATION MAY BE REMOVED AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE VILLAGE OF SUMMIT. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE VILLAGE OF SUMMIT, SHALL ALSO BE PERMITTED. DISTURBANCE ALLOWED AS PART OF RESTRICTION 6 SHALL ALSO BE PERMITTED.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
5. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE VILLAGE OF SUMMIT AND, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

NOTES:

- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- ADDRESS FOR LOT 1 IS 39506 DELAFIELD ROAD, OCONOMOWOC, WI 53066.
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.
- SOILS, CONTOURS, PRIMARY ENVIRONMENTAL CORRIDOR, FLOODPLAIN, AND WETLANDS ARE SHOWN PER WAUKESHA COUNTY GIS.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR PER FIELD SURVEY ON 04/15/2026, ELEV 846.8.
- FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C0133G, 55133C0134G, 55133C0141H AND 55133C0142H, MAP REVISED NOVEMBER 5, 2014. ZONE A – WITHOUT BASE FLOOD ELEVATION.
- WETLANDS ON LOT 1 ARE SHOWN PER WAUKESHA COUNTY GIS AND HAVE NOT BEEN DELINEATED.
- WETLANDS ON LOT 2 WERE FIELD DELINEATED JUNE 16, 2026 BY WETLAND & WATERWAY CONSULTING, LLC., AND FIELD LOCATED JUNE 22, 2026 BY LANDTECH SURVEYING LLC.

REV 08/13/2026
REV 08/06/2026
REV 07/31/2026
DATED 06/23/2026

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CSM NO. 12159 RECORDED APRIL 12, 2021 IN VOLUME 124, PAGES 195-202 AS DOCUMENT NO. 4574772 BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 17 EAST, AND PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE;

AS OWNERS WE THE EAST POOL LLC, HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

_____

PATRICK McNAMEE – MEMBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED EAST POOL LLC, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

VILLAGE OF SUMMIT BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD, THIS

_____ DAY OF _____ , 20_____.

_____

JACK RILEY, VILLAGE PRESIDENT

_____

DEBRA MICHAEL, ADMINISTRATOR–CLERK/TREASURER

VILLAGE OF SUMMIT PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT PLAN COMMISSION, THIS

_____DAY OF _____, 20_____.

_____

JIM SIEPMANN, CHAIRPERSON

_____

DEBRA MICHAEL, ADMINISTRATOR–CLERK/TREASURER

WISCONSIN
MATTHEW T.
O'ROURKE
S-2771
NEOSHO,
WI
LAND SURVEYOR

REV 08/13/2026
REV 08/06/2026
REV 07/31/2026
DATED 06/23/2026
SHEET 5 OF 5

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO:	Village of Summit Plan Commission
FROM:	Amy Barrows, Village Planner *Planning & Zoning LLC*
MEETING DATE:	August 20, 2026
RE:	**Black Ridge Property Group (Andrew Pouchnik)** 34100 Sunset Drive (SUMT0720996)

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

Possible Motion #1: ***Motion to approve the retention of seven existing accessory structures on proposed Lot 1 in accordance with Section 111-100(b)(3)e.***

Possible Motion #2: ***Motion to recommend that Village Board approve the Certified Survey Map to split the property located at 34100 Sunset Drive into 2 lots, 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. ***SUBJECT TO REIMBURSEMENT OF EXPENSES.*** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*

C. ***UTILITY CONNECTION FEES.*** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note:* ***The property is served by a private sewage system. Therefore, this condition does not apply****.*

D. ***BUSINESS OR COMMERCIAL USE****. There shall be no commercial or business use on these lots, except as specifically permitted within or pursuant to the applicable Zoning Code.*

E. ***COMPLIANCE WITH IMPERVIOUS SURFACE PROVISIONS****. The petitioner shall provide a plan to treat the impervious surfaces that exceed the requirements for the R-1 Residential District and follow all procedural and implementation requirements prior to the petitioner obtaining Village signatures on the CSM.*

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.*

Current Property Description:

Lot Size: Approximately 15 acres
Zoning: R-1 Estate Residential, WC Wetland Conservancy, EC Environmental Corridor Overlay, and FO Floodplain Overlay
Land Use Plan: SF Residential 2.4-acre density, Wetland, PEC

Summary:

The applicant would like to split the subject property into two lots, one 10-acre lot at the corner of STH 18 and S. Waterville Lake Road (proposed Lot 1) and one 4.95-acre lot along Scuppernong Creek (proposed Lot 2). All of the existing structures would remain on the 10-acre lot. The applicant would like to construct a single-family residence on the 4.95-acre lot along the river. The proposed lots will comply with the existing zoning lot size and width and land division ordinance requirements. The property was subject to a Conditional Use Permit for a commercial horse stable, which has been terminated. The property has not been used for the purposes of a commercial horse stable in many years.

Proposed Lot 1 will contain an existing residence and several accessory structures. Since the lot is going to be reduced in size, the applicant will need to obtain plan commission approval to have more than two accessory structures on the property. Plan Commission shall review said structures to ensure they do not adversely affect nearby properties or the general desirability of the neighborhood. The existing structures are described below. Corresponding building numbers are noted on a site plan included in the meeting packet. Corresponding photographs of the structures are also included in the meeting packet.

Building #1: Existing 2-story single-family residence
Building #2: Existing lean-to firewood storage
Building #3: Previous 1-story guesthouse/caretaker's unit; building is currently gutted with no plumbing or electrical inside, open studs, applicant understands that it cannot be used as a living unit
Building #4: Existing 2-story garage with loft, storage only
Building #5: Existing 2-story stable with garage, converted to personal storage
Building #6: Existing 1-story barn with basement, empty (previously had illegal living quarters)
Building #7: Existing 1-story pole building used for storage
Building #8: Existing 1-story garage

A small shed was removed east of Building #1, single-family residence.

The applicant provided approximate existing impervious surface calculations. There is approximately 54,635 sq. ft., 12.5%, impervious coverage on proposed Lot 1, whereas the R-1 District allows a maximum of 9,800 sq. ft. or 7.5% (32,670.45 sq. ft.), whichever is greater. The applicant would need to remove 21,964.5 sq. ft. of impervious surface to comply with the standard or treat all impervious surfaces that exceed the maximum percentage allowed.

Considerations:

Access and Frontage: Lot 1 has frontage on USH 18 and S. Waterville Lake Road and an existing driveway with access on USH 18. Lot 2 has frontage on S. Waterville Lake Road.

Lot Area: Both lots will comply with the minimum lot size and width standards of the Zoning District.

Sanitary Sewer System: Lot 1 is currently served by a private sewage system. The applicant will need to demonstrate that Lot 2 has soils suitable for a septic system. The Village is still waiting for the approval letter from the Waukesha County Environmental Health Division.

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

Natural Resources: There are wetland, floodplain, and Primary Environmental Corridor boundaries on proposed Lot 2 along Scuppernong Creek. No development is proposed within these areas. Natural resource restrictions shall be noted on the face of the CSM.

Engineer/Surveyor Comments: The Engineer/Surveyor approval letter is dated August 12, 2026 and is enclosed in the meeting packet.

Planner Comments:

- The building west of the main dwelling shall be relabeled as “outbuilding”. The residential components have been removed from the structure.
- The garage structure east of the residence shall be added to the CSM.
- STH 18 shall read USH 18. The state is reviewing the CSM and will determine if any access restrictions should be noted.
- The applicant will be required to comply with the impervious surface limitations on Lot 1 prior to obtaining Village signatures.
- Verify floodplain elevations, based on FIRM data, the elevation appears to be 899.60 NAVD88 along S. Waterville Road and in the center of the property. The floodway boundary shall also be identified.
- If there is a mortgage on the property, the mortgagee shall be included on the signature page.
- The applicant shall apply for a preliminary site evaluation with Waukesha County to verify that the soils on proposed Lot 2 are suitable for a septic system.
- The Village of Summit Shoreland Jurisdictional boundary shall be identified on the CSM. The boundary is 1,000 ft. from Waterville Lake and 300 ft. from Scuppernong Creek.
- Any easements shall be noted on the face of the CSM and the document # referenced.
- The new lot will be subject to a parks, fire, and address sign impact fee. A fire fee will also be applied upon completion of a new home.
- The Primary Environmental Corridor boundary shall be noted on the CSM. It appears the boundary is the same as the wetland boundary.
- The following natural resource restrictions shall be noted on the CSM:

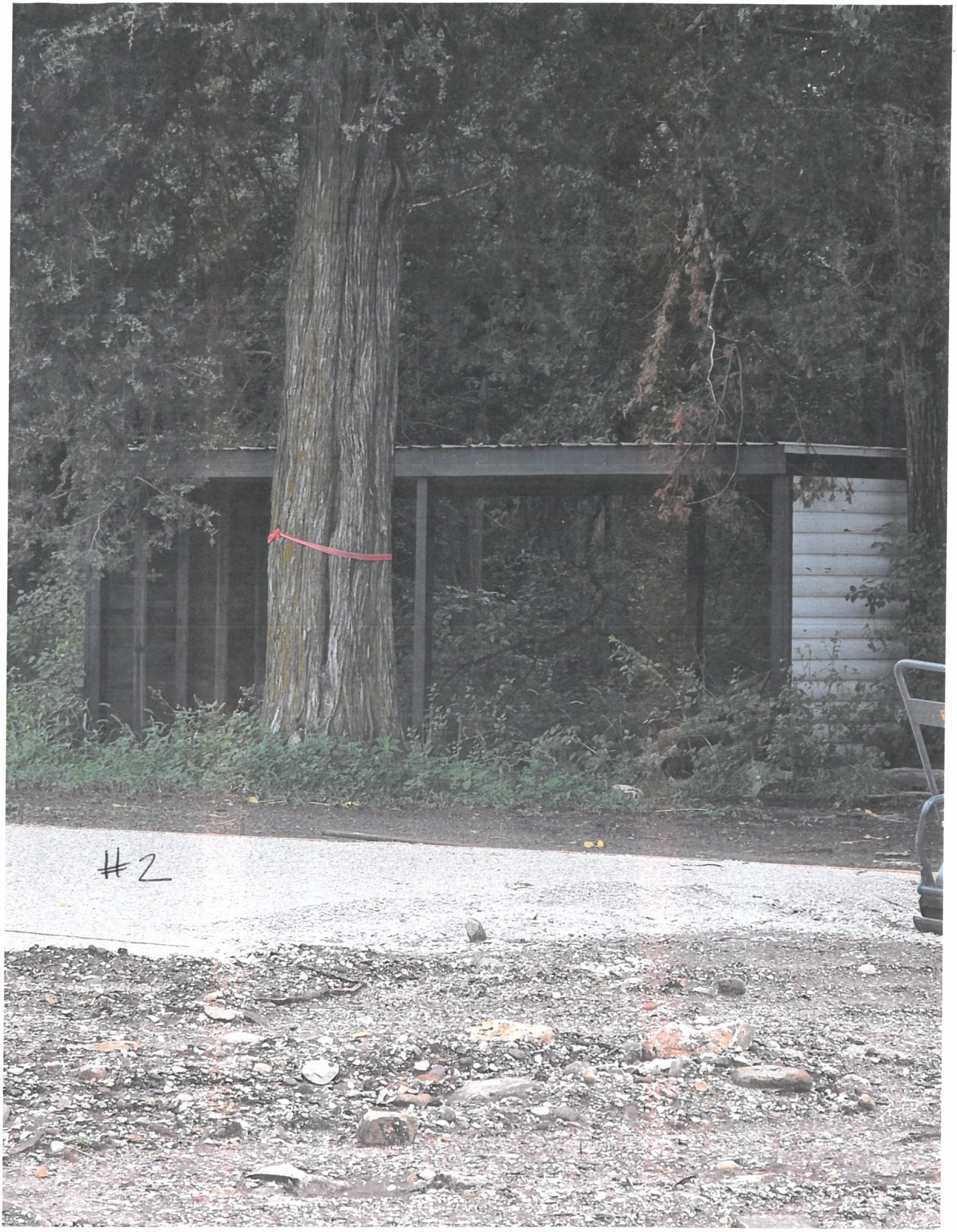
WETLAND/ ENVIRONMENTAL CORRIDOR/ FLOODPLAIN RESTRICTIONS

THOSE AREAS OF LAND IDENTIFIED AS WETLANDS, ENVIRONMENTAL CORRIDOR AND/OR FLOODPLAIN ON THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND THE REMOVAL OF TOPSOIL OF OTHER EARTHEN MATERIALS IS PROHIBITED UNLESS APPROVED BY THE VILLAGE OF SUMMIT IN ACCORDANCE WITH ALL VILLAGE ORDINANCES.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT DEAD, DISEASED, INVASIVES OR DYING VEGETATION MAY BE REMOVED AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE VILLAGE OF SUMMIT. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE VILLAGE OF SUMMIT, SHALL ALSO BE PERMITTED. DISTURBANCE ALLOWED AS PART OF RESTRICTION 6 SHALL ALSO BE PERMITTED.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
5. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE VILLAGE OF SUMMIT AND, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

#1

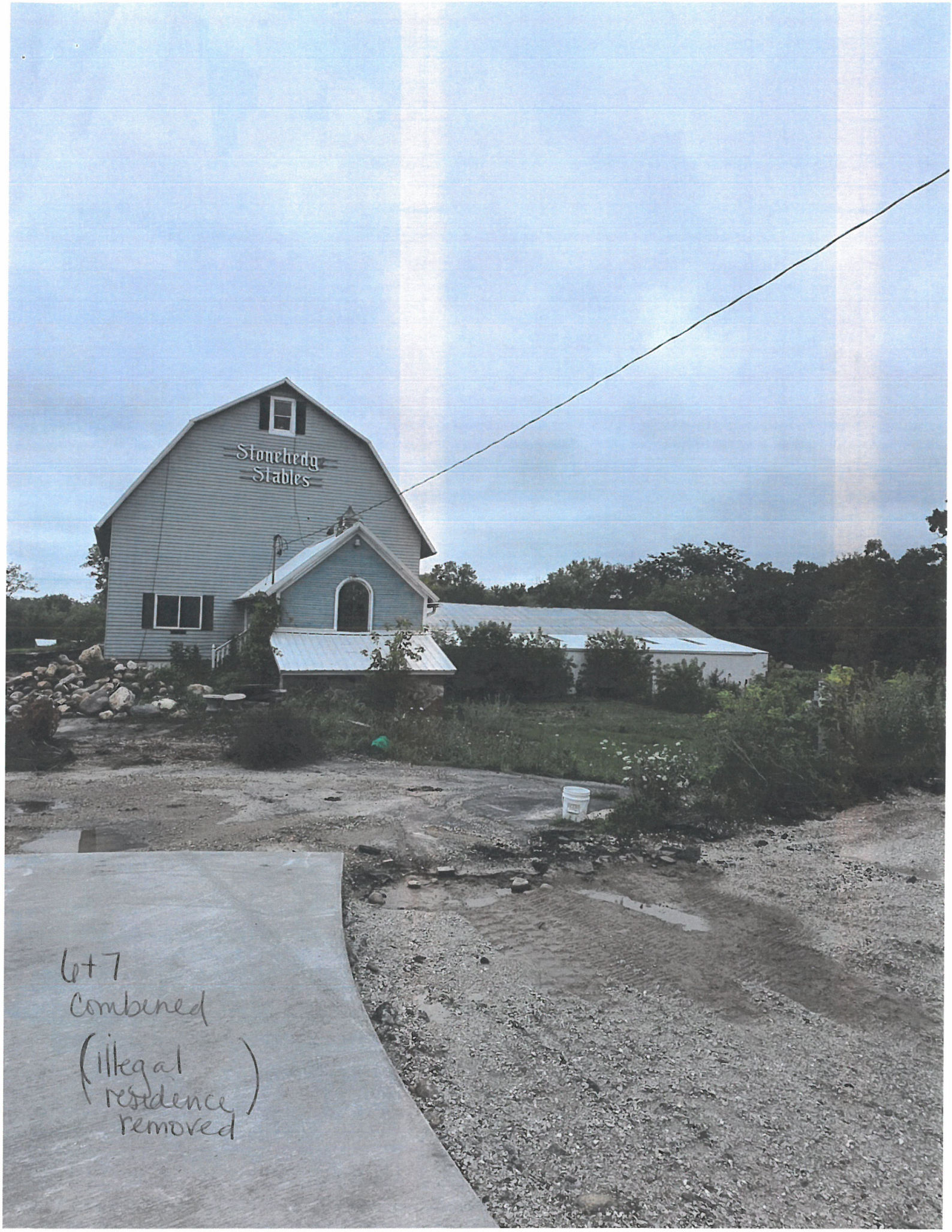
#1


#2

#3
guesthouse
gutted
separate
gas/
meter
Prestige
STONE PRODUCTS LLC
FLATS

#4

5 Stables/ garage/ Storage

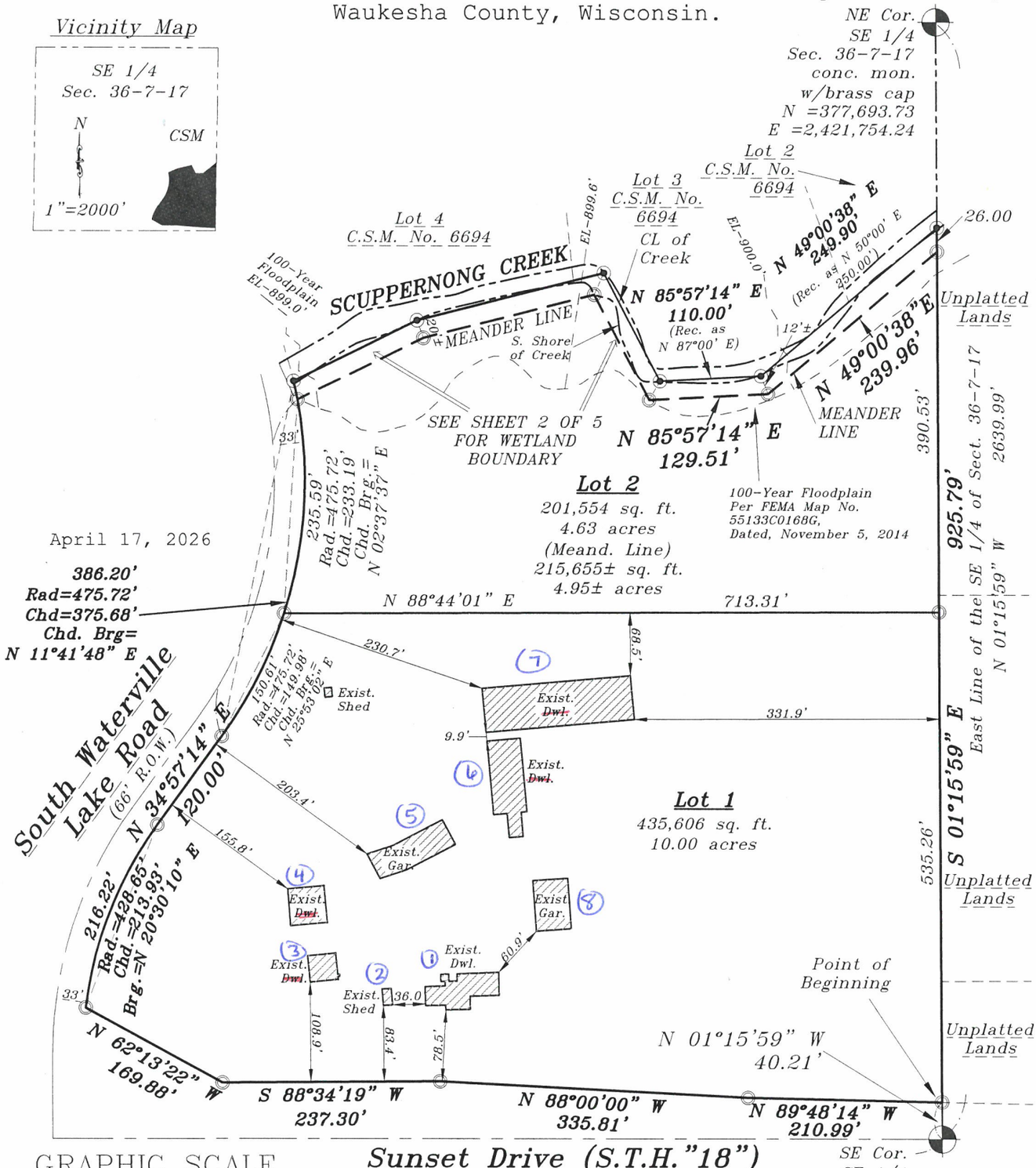

Stonehedg
Stables
6+7
Combined
(illegal
residence
removed)

#8

Building # Map

[redacted] _____

Being a division of part of the Southeast 1/4 of the Southeast 1/4 Section 36, Town 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin.



GRAPHIC SCALE

0 150 225 300

(IN FEET)
1 inch = 150 ft.

Prepared for:
Black Ridge Property Group, LLC.
303 Commerce Street
Waukesha, WI 53186-5635

Prepared by:
Dennis C. Sauer PLS 2421
Metropolitan Survey Service, Inc.
8482 S 76th Street
Franklin, WI 53132

NOTES:
Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), with the East line of the Southeast 1/4 of Section 36, T7N, R17E having an assumed bearing of N 01°15'59" W.

◎ — Denotes 1"x 24" iron pipe set, (1.05" O.D.), 1.13 lbs per lin. ft.

⊙ — Denoted iron pipe found and accepted or set as noted.

Building a Better World
for All of Us®

August 12, 2026

RE: Village of Summit
Black Ridge Property - 34100 Sunset Drive CSM Approval
SEH No. 176551 Task 76

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

Dear Ms. Barrows:

We recently received an updated submittal of the Certified Survey Map (CSM) prepared for Black Ridge Property Group, LLC. The updated map has an August 6, 2026 revision date. The comments previously provided have been addressed and we recommend approval of the map.

Please do not hesitate to contact me with any questions or comments at 715.720.6308 or jcance@sehinc.com.

Sincerely,

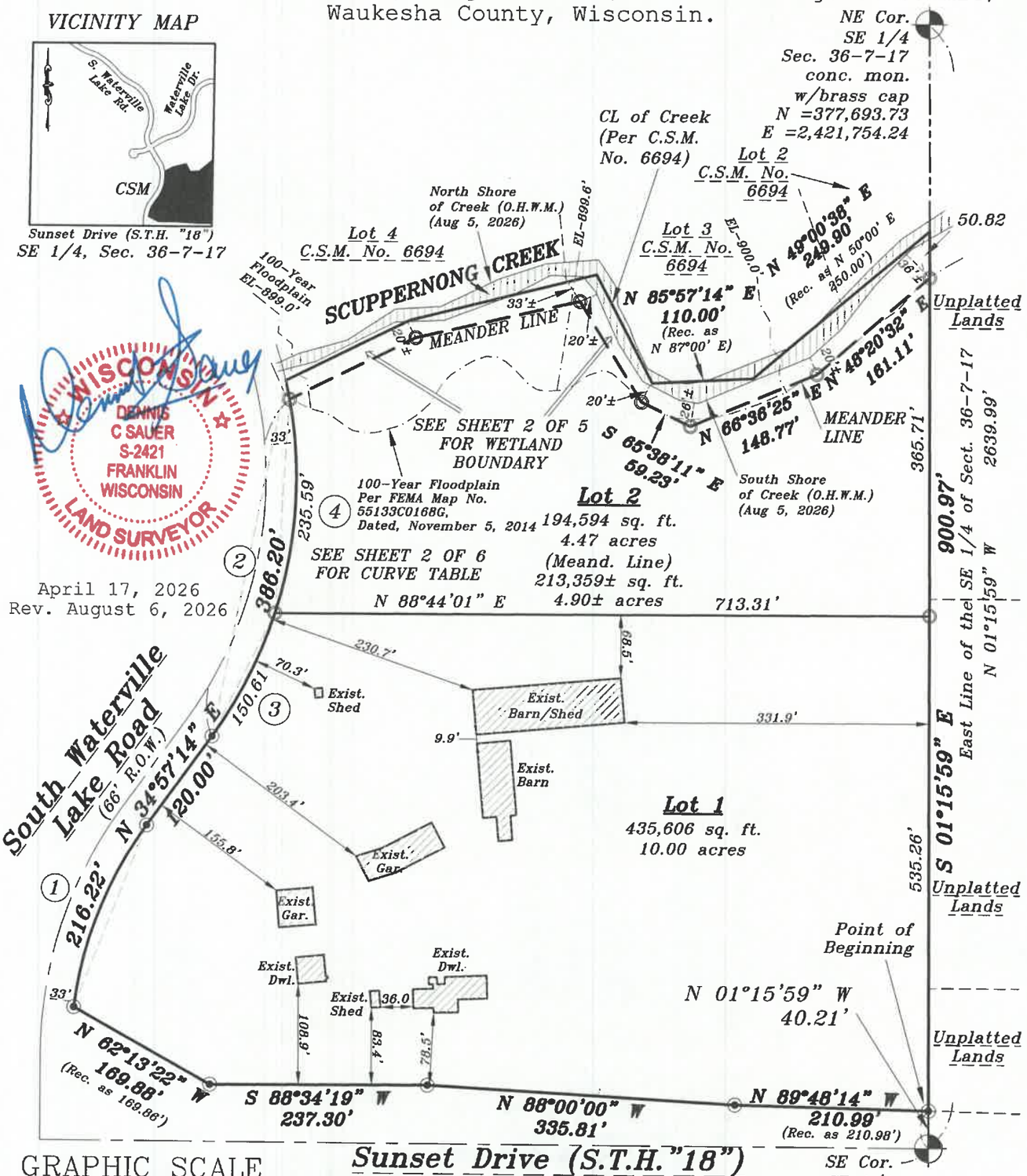
Jason Cance, PLS
(Lic. WI)
btp

CC: Brian Pehl, PE – Village Engineer
Dennis Sauer, PLS – Metropolitan Survey Service, Inc.
Andy Pouchnik, Ironwood Builders

x:\pt\s\summv\176551\task 80 - black ridge property csm review - 34100 sunset drive\corr\review letters\341000 sunset drive csm approval letter_village of summit_2026-08-12.docx

CERTIFIED SURVEY MAP NO. _____

Being a division of part of the Southeast 1/4 of the Southeast 1/4 Section 36, Town 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin.



April 17, 2026
Rev. August 6, 2026

GRAPHIC SCALE

0 150 225 300

(IN FEET)
1 inch = 150 ft.

PUBLIC TRUST NOTE: Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.

NOTES: Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), with the East line of the Southeast 1/4 of Section 36, T7N, R17E having an assumed bearing of N 01°15'59" W.

◎ —Denotes 1"x 24" iron pipe set, (1.05" O.D.), 1.13 lbs per lin. ft.

◉ —Denotes 1"x 24" iron pipe found, (1.05" O.D.), 1.13 lbs per lin. ft.

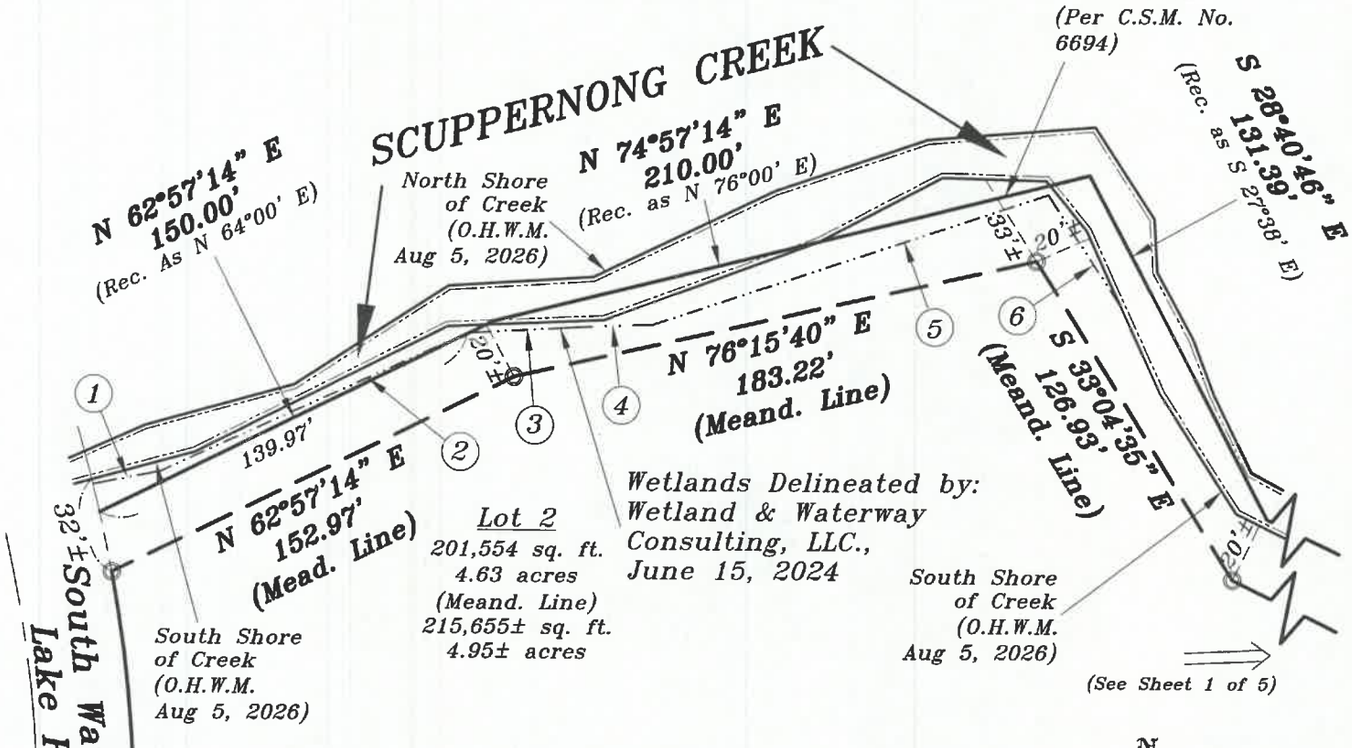
Prepared for:
Black Ridge Property Group, LLC.
303 Commerce Street
Waukesha, WI 53186-5635

Prepared by:
Dennis C. Sauer PLS 2421
Metropolitan Survey Service, Inc.
8482 S 76th Street
Franklin, WI 53132

M\CERTIFIED SURVEY MAPS\Summit\116477 (Black Ridge LLC)\116477-CSM.dwg

CERTIFIED SURVEY MAP NO. _____

Being a division of part of the Southeast 1/4 of the Southeast 1/4 Section 36, Town 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin.



DELINEATED WETLAND LINE TABLE		
LINE	LENGTH	CHORD BEAR.
1	23.55'	S 77°57'49" W
2	115.16'	S 64°36'38" W
3	35.94'	N 85°35'35" E
4	27.73'	N 86°40'59" E
5	142.41'	N 70°29'34" E
6	45.14'	S 34°16'34" E

CURVE TABLE							
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	CENTRAL ANGLE	TANGENT BEARING	TANGENT BEARING
1	428.65'	216.22'	N 20°30'10" E	213.93'	28°54'04"	S 06°03'08" W	S 34°57'12" W
2	475.72'	386.20'	N 11°41'50" E	375.68'	46°30'50"	N 11°33'37" W	N 34°57'13" E
3	475.72'	150.61'	N 25°53'02" E	149.98'	18°08'21"		
4	475.72'	235.59'	N 02°37'37" E	233.19'	28°22'29"		

WISCONSIN
DENNIS C SAUER
S-2421
FRANKLIN
WISCONSIN
LAND SURVEYOR

April 17, 2026
Rev. August 6, 2026

GRAPHIC SCALE

0 60 90 120

(IN FEET)
1 inch = 60 ft.

CERTIFIED SURVEY MAP NO. _____

Being a division of part of the Southeast 1/4 of the Southeast 1/4 of Section 36, Town 7 North, Range 17 East, in the Village, of Summit, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:
That I have surveyed, divided, and mapped a division of part of the Southeast 1/4 of the Southeast 1/4 Section 36, Town 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Southeast 1/4; thence N 01°15'59" W, along the East line of said Southeast 1/4, 40.21 feet to the north right-of-way line of Sunset Drive (S.T.H. "18") and the point of beginning; thence N 89°48'14" W along said north right-of-way line, 210.99 feet; thence N 88°00'00" W along said north right-of-way line, 335.81 feet; thence S 88°34'19" W along said north right-of-way line, 237.30 feet; thence N 62°13'22" W along said north right-of-way line, 169.88 feet to a point on the East right-of-way line of South Waterville Lake Road; thence along said east right-of-way line and the arc of a curve to the right, 216.22 feet, whose radius is 428.65 feet and whose chord bears N 20°30'10" E, 213.93 feet; thence N 34°57'14" E along said east right-of-way line, 120.00 feet; thence along said east right-of-way line and the arc of a curve to the left, 386.20 feet, whose radius is 475.72 feet and whose chord bears N 11°41'48" E, 375.68 feet to a meander line along the southerly side of Scuppernong Creek; thence along said meander line the following described courses: N 62°57'14" E, 152.97 feet; N 76°15'40" E, 183.22 feet; S 33°04'35" E, 126.93 feet; S 65°38'11" E, 59.23 feet; N 66°36'25" E, 148.77 and N 48°20'32" E, 161.11 feet to a point on the East line of said Southeast 1/4; thence S 01°15'59" E along said East line, 900.97 feet to a point on the north right-of-way line of Sunset Drive (S.T.H. "18") and the point of beginning together with all area lying between said meander line and the South shore of Scuppernong Creek.

Said lands containing 630,200 square feet (14.47 acres) to the meander line. 648,965+/- square feet (14.90+/- acres) to the south shore of Scuppernong Creek.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have made such survey, land division and map by the direction of Black Ridge Property Group, LLC., owner of said land.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the requirements of the Village of Summit in surveying, dividing and mapping of the same.

April 17, 2026
Date
Rev. August 6, 2026

WISCONSIN DENNIS C SAUER S-2421 FRANKLIN WISCONSIN LAND SURVEYOR

Dennis C. Sauer
Professional Land Surveyor S-2421

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. S-2421

CERTIFIED SURVEY MAP NO. _____

Being a division of part of the Southeast 1/4 of the Southeast 1/4 of Section 36, Town 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE:

Black Ridge Property Group, LLC., as owner, does hereby certify that it has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with Chapter 236.34 of the Wisconsin State Statutes, and the Subdivision Regulations of the Village of Summit.

IN WITNESS WHEREOF, the said Black Ridge Property Group, LLC., has caused these presents to be signed by Andrew M. Pouchnik, its Member at _____, Wisconsin, this _____ day of _____.

BLACK RIDGE PROPERTY GROUP, LLC.

_____
Andrew M. Pouchnik, Member

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY, came before me this _____ day of _____, 20____, Andrew M. Pouchnik, Member of Black Ridge Property, LLC., to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Print Name: _____
Notary Public-State of Wisconsin
My Commission Expires: _____

CONSENT OF ENTITY MORTGAGEE

IXONIA BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, consents to the surveying, dividing and mapping of the land described on this map and in the surveyor's certificate, and to the certificate of the owner of said land.

Date:_____

Entity Name: IXONIA BANK

_____
Alex Hinze,
Business Development Officer

WISCONSIN
DENNIS C SAUER
S-2421
FRANKLIN
WISCONSIN
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STATE OF WISCONSIN)
_____ COUNTY)

PERSONALLY came before me this _____ day of _____, 20___, Alex Hinze, Business Development Officer of the above-named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as such officer on behalf of the entity, by its authority.

_____
Notary Signature

Print Name _____
Notary Public-State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Village of Summit on this _____ day of _____, 20___.

_____
Jim Siepmann, Chairperson
Village of Summit

_____
Debra Michael, Administrator-
Clerk/Treasurer
Village of Summit

VILLAGE BOARD APPROVAL

APPROVED by the Village Board of the Village of Summit on this _____ day of _____, 20___.

_____
Jack Riley, Village President
Village of Summit

_____
Debra Michael, Administrator-
Clerk/Treasurer, Village of Summit

WISCONSIN
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S-2421
FRANKLIN
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PREPARED FOR:
Black Ridge Property Group, LLC.
303 Commerce Street
Waukesha, WI 53186-5635

PREPARED BY:
Dennis C. Sauer
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53132

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO:	Village of Summit Plan Commission
FROM:	Amy Barrows, Village Planner *Planning & Zoning LLC*
MEETING DATE:	August 20, 2026
RE:	**Text Amendment to Zoning Ordinance: Definitions for Building Height, Fast Casual Restaurant & Interactive/Individual Teller Machine (ITM)**

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

Possible Motion: *Recommend Village Board adopt an ordinance prepared by staff that amends Article XV, Section 111-431 of the Village of Summit Zoning and Shoreland Protection Ordinance to repeal and recreate the definition for Building Height and to create definitions for Fast Casual Restaurant and Interactive/Individual Teller Machine (ITM) as provided in the staff report.*

Summary:
As part of the review to create a new zoning district, known as MU-PF Mixed Use – Pabst Farms District, it was determined that the definition for Building Height should be modified and that definitions should be created for Fast Casual Restaurant & Interactive/Individual Teller Machine (ITM). The public hearing notice for the MU-PF District did not include amendments to the definition section of the ordinance. Therefore, the planner requested that Village Board initiate an application to amend the definition section of the ordinance at their meeting on July 9th. The Board initiated an application for plan commission consideration.

The definitions would read as follows (modified language for building height shown in blue ink):

Fast Casual Restaurant 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.