



Village Hall, 262-567-2757  
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[www.villageofsummitwi.gov](http://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.