



Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works 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 Board Meeting

Thursday, September 10, 2026, at 6:30 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. PUBLIC COMMENT
5. CONSENT AGENDA - Items listed under the Consent Agenda are considered in one motion unless a Village Board Member requests that an item be removed from the Consent Agenda
 - A. Minutes of August 12, 2026 & June 10, 2026 Special Village Board meeting
 - B. August 2026 payables
6. PLANNING DEPARTMENT
 - A. 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).
 - B. 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).
 - C. 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).
 - D. 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 located at 34100 Sunset Drive (SUMT0720996).
 - E. 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).
7. WESTERN LAKES FIRE DISTRICT
 - A. Monthly Report
8. PUBLIC WORKS DEPARTMENT
 - A. Monthly Administrative Report
 - B. Discussion and action on request for Driveway Monument Installation at 1620 N Dousman Road
 - C. Discussion and action on approval of Strand Associates, Inc. Construction Oversight Agreement for N Dousman Road Multi-Use Trail Project

- D. Discussion and action on approval of Intermunicipal Agreement between the Village of Summit and the Village of Dousman to Increase ATV/UTV Interconnectivity
- E. Discussion and action on 2023 Freightliner RAM Hoist installation
- F. Discussion and action on 2026 Asphalt Surface Rejuvenating Treatment Program Bid results and authorization to award contract
- G. Discussion and action on 2026 Pavement Crack Sealing Bid results and authorization to award contract
- H. Discussion and action on Eagle Scout Project at Genesee Lake Road Park

9. POLICE DEPARTMENT

- A. Monthly Report
- B. Discussion and action on designation of donated funds \$5,000 to the Community Outreach Fund to purchase Motorola Body Cameras
- C. Discussion and action on purchase of Motorola Body Cameras

10. VILLAGE BOARD

- A. Discussion and action on Lake Country Municipal Court Order for Special Election for Municipal Court Judge for the Lake Country Municipal Court on April 6, 2027
- B. Discussion and action to set items for October 8, 2026 regular Village Board meeting

11. ADJOURN VILLAGE BOARD MEETING

Respectfully Submitted,

Debra J. Michael, WCMC
Village Administrator-Clerk/Treasurer

Next Regular Meeting: October 8, 2026

Posted: September 4, 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 possible 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 Board noticed above.



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

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

MINUTES
Special Village Board Meeting
June 10, 2026

Call to order – Village of Summit

President Riley called to order the special Village Board meeting at 6 p.m. on Wednesday, June 10, 2026 at the City of Oconomowoc Police Department, 630 E Wisconsin Ave., Oconomowoc, WI 53066.

Roll call and Proof of notice of meeting for Village of Summit

Administrator Michael confirmed that the meeting was noticed to the local media as required and requested and posted on the village posting board and website. Trustees present were: Justin Phillips, Kraig Arenz, Sr., Lisa Mellone, and Hethe Henrickson. Also present were: President Jack Riley and Administrator-Clerk/Treasurer Debbie Michael.

Introductions of all attendees

All community participants and Fire District Board Members introduced themselves.

Discussion and action – Minutes: September 10, 2025 WLFD Joint Owners Budget Meeting & November 12, 2025 Joint Owners Meeting

MOTION: (Nissan, Ellis). Carried.

Presentation – Western Lakes Fire District 2025 Annual Financial Audit

Eric Kennedy, Reilly, Penner & Benton Auditor reviewed the 2025 Audit.

Presentation – Western Lakes Fire District Updates (2025 Year in Review, 2026 Projects, 2027 Budget Goals)

Chief Bowen presented updates.

Presentation – Western Lakes Fire District Operational Staffing & Apparatus Deployment Model

Chief Bowen presented information related to staffing and apparatus.

Presentation – Western Lakes Fire District Municipal Fire Code Ordinance Revisions

Chief Bowen presented the status of the updates.

Discussion & Action – Western Lakes Fire District Lift Assist Billing and Ordinance request (no municipal action)

Chief Bowen reviewed the recommendations and draft ordinance.

Future Western Lakes Fire District Joint Owners meetings: Fall budget Meeting – September 9, 2026 at 6 pm

Discussion and action on Station 52 Masonry and Facility Repairs

The Fire Board made a motion to approve tuckpointing and masonry work at Station 52 by Cornerstone Restoration in the amount of \$175,340.

Adjournment

MOTION: (Arenz, Phillips) *to adjourn at 7:39 p.m.* Carried.

Respectfully Submitted,

Debra J. Michael, WCMC
Administrator- Clerk/Treasurer

VILLAGE OF SUMMIT
Payables Report for
September 10, 2026 Meeting
Prepared by Debbie Michael

Summary of August 2026 Payables

Batches For Payment:

Paid Batches:

\$ Amount	Description
50,821.01	Payments since August Meeting

To be Paid Batches:

\$ Amount	Description
109,264.33	August Payables
3,708.98	Credit Card

Total \$ 160,085.34

Total August Payables for Approval: \$ 160,085.34

Approved by the Summit Village Board on this the 10th day of September, 2026

Engineering	\$	9,825.47
Village		2,929.53
Chargebacks		6,895.94
Planning		-
Planner		
Special Project		
Chargebacks		
Legal	\$	14,003.20
Village		8,867.30
Chargebacks		5,135.90

9/04/2026 2:28 PM

Reprint Check Register - Full Report - ALL

Page: 1
ACCT

BANK 59

ALL Checks

Posted From: 8/14/2026 From Account:
Thru: 9/04/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
CC 7 27 26	8/15/2026	US BANK	
		Manual Check	
100-00-52100-390-000		POLICE EXPENSE	9.92
		AMAZON - RUBBER STAMP FOR CHIEF 11139397834253018	
100-00-52105-000-000		COMMUNITY OUTREACH PROG	851.95
		DELL PRO 15 ESSENTIAL LAPTOP 2008520676413	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	69.53
		STATE OF WI -DSPS RENEWAL LICENSE WISREN049193708	
100-00-54910-390-000		CEMETERY EXPENSE	12.58
		FLEET FARM JT-6 GREASE X 2 07062026	
100-00-55200-390-000		RECREATION EXPENSE	32.52
		AMAZON -2 50PK 55 GAL TRASH BAGS 11242316363600246	
100-00-54910-390-000		CEMETERY EXPENSE	168.00
		AMAZON - KAWASAKI AIR FILTER KIT 11250163915510630	
100-00-55200-390-000		RECREATION EXPENSE	29.98
		HOOVES&PAWS POOP BAGS 07202026	
100-00-53300-321-000		PUBLIC WORKS DUES & TRAINING	283.40
		SOUTHWEST AIR - APWA PWX CONFERENCE AI47GH	
100-00-51600-390-000		VILLAGE HALL EXPENSE	170.43
		PITNEY BOWES POSTAGE METER LEASE 3322518062	
100-00-51600-320-000		VILLAGE HALL IT SUBSCRIPTIONS	160.00
		MICROSOFT IT SUBSCRPTN E0800ZT4P9	
100-00-51600-220-000		VILLAGE HALL UTILITY	550.00
		SPECTRUM - FIBER INTERNET 152352501062126	
100-00-51600-220-000		VILLAGE HALL UTILITY	137.58
		SPECTRUM - ENTERPRISE TRUNKING X 8 152352601062126	
100-00-51600-220-000		VILLAGE HALL UTILITY	94.32
		SPECTRUM - BUSINESS VOICE X 2 152352701062126	
100-00-51600-390-000		VILLAGE HALL EXPENSE	92.33
		COMPLETE OFFICE - LABELS,CLIPS,PAPER 154357	
100-00-52100-270-000		POLICE DISPATCH & RADIO	35.03
		AMAZON - SWARK RECHRGABL BATTERY, STAPLER 11158875939913868	
100-00-52100-390-000		POLICE EXPENSE	136.00
		MICROSOFT - ONLINE SERVICES E0400ZR4EG	
100-00-52100-270-000		POLICE DISPATCH & RADIO	190.05
		VERIZON - WIRELESS PD 07062026	
100-00-52100-312-000		POLICE TRAINING & SUPPLY	16.25
		AMAZON - 12CT DURACELL LITHIUM BTRY 11185447027864228	

9/04/2026 2:28 PM

Reprint Check Register - Full Report - ALL

Page: 2
ACCT

BANK 59

ALL Checks

Posted From: 8/14/2026 From Account:
Thru: 9/04/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-52105-000-000		COMMUNITY OUTREACH PROG	77.37
		AMAZON - MENS CARGO PANTS, COMM OUTREACH 11137252392691423	
100-00-52105-000-000		COMMUNITY OUTREACH PROG	59.85
		AMAZON - 3 METAL NAME BADGES 11176755009993045	
100-00-52105-000-000		COMMUNITY OUTREACH PROG	118.29
		AMZN-2 DTY BELT, POUCH, FLSHLGHT, HCUFF 11191258217723425	
		Total	3,295.38

JUN LT FEE	8/31/2026	EMPLOYEE TRUST FUNDS - RETIREMENT	
LATE FEE		Manual Check	
100-00-51600-390-000		VILLAGE HALL EXPENSE	43.63
		LATE FEE WRS JUN 2026	
		Total	43.63

WRS JUL 26	8/31/2026	EMPLOYEE TRUST FUNDS - RETIREMENT	
GENERAL		Manual Check	
100-00-53300-131-000		PUBLIC WORKS WRS	4,020.01
		GENERAL JULY 2026	
100-00-51422-131-000		VILLAGE OFFICE WRS	543.31
		GENERAL JULY 2026	
100-00-52100-131-000		POLICE WRS	618.00
		GENERAL JULY 2026	
100-00-51420-131-000		ADMIN C/T WRS	1,530.00
		GENERAL JULY 2026	
100-00-52100-131-000		POLICE WRS	20,173.60
		PROTECTIVE W/SS JULY 2026	
		Total	26,884.92

HLTH SEPT 26	8/28/2026	EMPLOYEE TRUST FUNDS - INSURANCE	
EMPLOYEE SHARE HLTH		Manual Check	
100-00-21530-000-000		INSURANCE PAYABLE	2,923.94
		EMPLOYEE SHARE HLTH SEPT 2026	
100-00-51420-132-000		ADMIN C/T INSURANCE	967.24
		HEALTH INS VILLAGE PORTION SEPT 2026	
100-00-52100-132-000		POLICE INSURANCE	11,008.78
		HEALTH INS VILLAGE PORTION SEPT 2026	
100-00-53300-132-000		PUBLIC WORKS INSURANCE	5,727.12
		HEALTH INS VILLAGE PORTION SEPT 2026	
		Total	20,627.08

9/04/2026 2:28 PM

Reprint Check Register - Full Report - ALL

Page: 3
ACCT

BANK 59

ALL Checks

Posted From: 8/14/2026 From Account:
Thru: 9/04/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
Grand Total			50,851.01

Dated From: 9/11/2026 From Account:
 Thru: 9/11/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
9/11/2026 10-33 VEHICLE SERVICES LLC			
Changed Video Sysyem unmarked squad			
400-00-57400-000-000		CAPITAL PURCHASE	783.00
		SQUAD 619 VIDEO SYSTEM 4613	
400-00-57400-000-000		CAPITAL PURCHASE	783.00
		SQUAD 618 VIDEO SYSTEM 4629	
400-00-57400-000-000		CAPITAL PURCHASE	783.00
		SQUAD 617 VIDEO SYSTEM 4635	
Total			2,349.00
9/11/2026 ACCURATE GRAPHICS, INC			
Timecards			
100-00-53300-390-000		PUBLIC WORKS EXPENSE	88.55
		1000 DPW TIMECARDS 50443	
100-00-51600-390-000		VILLAGE HALL EXPENSE	186.45
		1000 #10 ENVELOPES 50201	
Total			275.00
9/11/2026 CITY OF DELAFIELD POLICE DEPARTMENT			
seatbelt grant July 2026			
100-00-52104-000-000		POLICE GRANT POOL PYMNT	1,108.85
		SEATBELT GRANT JULY 2026 08172026	
Total			1,108.85
9/11/2026 CITY OF OCONOMOWOC POLICE DEPARTMENT			
seatbelt grant July 2026			
100-00-52104-000-000		POLICE GRANT POOL PYMNT	327.94
		SEATBELT GRANT JULY 2026 08172026	
Total			327.94
9/11/2026 CLEAN RITE SUPPLY INC			
bleached Folded Towel & 2ply Soft tissue			
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	221.56
		FOLDED TOWELS & TOILET PAPER 155350	
Total			221.56
9/11/2026 CONLEY MEDIA LLC			
Publication RCV			
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	39.60
		PUBLIC HEARING BROOKS 63308608262	

9/04/2026 1:59 PM

In Progress Checks - Full Report - Regular
ALL Checks by Payee
BANK 59Page: 2
ACCTDated From: 9/11/2026 From Account:
Thru: 9/11/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
400-00-57400-000-000		CAPITAL PURCHASE	59.30
		CIP CRACK SEAL BIDS 63308608262	
400-00-57400-000-000		CAPITAL PURCHASE	60.89
		CIP PAVEMENT PRESER BIDS 63308608262	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	39.60
		PUBLIC HEARING WHITE STONE 6330860826-2	
100-00-51600-390-000		VILLAGE HALL EXPENSE	39.60
		PUBLIC HEARING 8/20 PLAN COMM DEFINITION 6330860826-2	
		Total	238.99

9/11/2026 COREY OIL LTD

Fuel

100-00-52100-250-000	POLICE FUEL	574.20
	155.4 GAL GAS 423273	
100-00-52100-250-000	POLICE FUEL	1,341.10
	356.2 GAL GAS 412777	
100-00-53300-250-000	PUBLIC WORKS FUEL	1,079.07
	219.1 GAL DIESEL 423274	
100-00-53300-250-000	PUBLIC WORKS FUEL	219.65
	55 GAL DRUM DEF 660356	
100-00-52100-250-000	POLICE FUEL	1,427.83
	392.8 GAL GAS 425006	
	Total	4,641.85

9/11/2026 CREATIVE IMAGING PRODUCTS LLC

COPIES 3/12 - 6/29 & TONER

100-00-51600-390-000	VILLAGE HALL EXPENSE	1,032.80
	COPIES 3/12 - 6/29 & TONER 7252MA	
	Total	1,032.80

9/11/2026 DIVERSIFIED BENEFIT SERVICES INC

AUGUST FSA ADMIN

100-00-51600-210-000	VILLAGE HALL 3RD PARTY ADMIN	105.00
	AUGUST FSA ADMIN 487561	
	Total	105.00

9/11/2026 FASTENAL COMPANY

DPW Shop Hardware

9/04/2026 1:59 PM

In Progress Checks - Full Report - Regular
 ALL Checks by Payee
 BANK 59

Page: 3
 ACCT

Dated From: 9/11/2026 From Account:
 Thru: 9/11/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-53300-350-000		PUBLIC WORKS EQUIP MAINT	77.36
		REFILL SHOP HARDWARE BINS	
		WIMI5117840	
		Total	77.36

	9/11/2026	GFL ENVIRONMENTAL	
	JULY 2309	GARBAGE/RECY/YW	
100-00-53620-000-000		GARBAGE & RECYCLING	46,366.67
	JULY 2309	GARBAGE/RECY/YW	
		U70000379733	
		Total	46,366.67

	9/11/2026	GLOBE LIFE	
	SUPP LIFE INS SEPT		
100-00-21530-000-000		INSURANCE PAYABLE	271.38
	SUPP LIFE INS SEPT		
		09012026	
		Total	271.38

	9/11/2026	ITU ABSORB TECH INC	
	Coverall service		
100-00-53300-390-000		PUBLIC WORKS EXPENSE	7.08
	COVERALLS	8776712	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	7.08
	COVERALLS	8773047	
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	17.12
	SHOP TOWELS	8773047	
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	145.95
	MATS, SHOP TOWELS	8780431	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	7.08
	COVERALLS	8780431	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	7.08
	COVERALLS	8784006	
100-00-53300-390-000		PUBLIC WORKS EXPENSE	7.08
	COVERALLS	8787732	
100-00-51600-240-000		VILLAGE HALL REPAIRS & MAINT	17.12
	SHOP TOWELS	8787732	
		Total	215.59

9/11/2026 JOHNSON'S NURSERY LLC
 8/15 YARDWASTE

Dated From: 9/11/2026 From Account:
 Thru: 9/11/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-53620-000-000	8/15	GARBAGE & RECYCLING YARDWASTE	246.84
		08265200	
		Total	246.84

Voucher Nbr	Check Date	Payee	Amount
100-00-53300-321-000	9/11/2026	KAMRON NASH FLIGHT BAGGAGE CHECK FEE APWA PWX CONF	90.00
		5264348388489/7470325	
100-00-53300-321-000		PUBLIC WORKS DUES & TRAINING	90.00
		AIRPORT PARKING APWA PWX CONF	
		020774587	
		Total	180.00

Voucher Nbr	Check Date	Payee	Amount
100-00-53300-350-000	9/11/2026	KEN WEBER TRUCK SERVICE Tow	450.00
		PUBLIC WORKS EQUIP MAINT	
		TOW 2014 INTERNATIONAL	
		6365501	
		Total	450.00

Voucher Nbr	Check Date	Payee	Amount
100-00-51600-390-000	9/11/2026	KONTNEY COMPUTER GROUP INTERNET SWITCHOVER W/MIDWEST FIBER	450.00
		VILLAGE HALL EXPENSE	
		INTERNET SWITCHOVER W/MIDWEST FIBER	
		26785	
		Total	450.00

Voucher Nbr	Check Date	Payee	Amount
100-00-53300-350-000	9/11/2026	LAKESIDE INTERNATIONAL LLC Service International 7400	3,809.05
		PUBLIC WORKS EQUIP MAINT	
		2014 INTERNATIONAL DIAGNOSTICS	
		1091029	
		Total	3,809.05

Voucher Nbr	Check Date	Payee	Amount
100-00-53300-370-000	9/11/2026	LANGE ENTERPRISES INC address sign	116.10
		PUBLIC WORKS ROAD MAINTENANCE	
		WHITAKER, WAYFAR, SUNSET ADDRESS SIGNS	
		96137	
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	143.76
		NO PARKING SIGNS	
		96136	
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	49.92
		N OAK GROVE RD	
		96441	
100-00-53300-370-000		PUBLIC WORKS ROAD MAINTENANCE	154.80
		ADDRESS SIGNS (3)MEADOW PARK PL & SAWYER	
		96352	

9/04/2026 1:59 PM

In Progress Checks - Full Report - Regular
ALL Checks by Payee
BANK 59Page: 5
ACCTDated From: 9/11/2026 From Account:
Thru: 9/11/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			464.58
9/11/2026 MID-STATE EQUIPMENT			
100-00-54910-390-000		CEMETERY EXPENSE	94.10
		YOKE, BOLT, NUT	
		D15636	
Total			94.10
9/11/2026 MIDWEST PUBLIC SAFETY			
INTERCEPTOR 80 PRINTER/SQUAD VIDEO			
400-00-57400-000-000		CAPITAL PURCHASE	331.00
		INTERCEPTOR 80 PRINTER/SQUAD VIDEO	
		173643753	
Total			331.00
9/11/2026 MUNICIPAL LAW & LITIGATION GROUP SC			
MISC LEGAL JUL/AUG			
100-00-51300-290-000		LEGAL EXPENSE O/S SERVICES	6,063.30
		MISC LEGAL JUL/AUG	
		18600	
100-00-51300-290-000		LEGAL EXPENSE O/S SERVICES	2,329.60
		COURT V OF SUMMIT	
		18600	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	80.40
		PANGA	
		18600	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	100.00
		WILBUR ROAD VACA	
		18600	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	2,090.60
		PABST FARMS	
		18600	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	1,335.40
		BROOKS GARAGE	
		18600	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	828.70
		REDEMPTORIST RETREAT	
		18600	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	90.00
		RAVINIA PARK	
		18600	
100-00-51300-290-000		LEGAL EXPENSE O/S SERVICES	474.70
		LIBBEY LITIGATION	
		18600	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	60.00
		WHITESTONE CHURCH	
		18600	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	226.20
		BLACK RIDGE/POUCHNIK	
		18600	

Dated From: 9/11/2026 From Account:
 Thru: 9/11/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	150.80
		MCNAMEE/EAST POOL CSM 18600	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	173.50
		BEGALE CSM 18600	
		Total	14,003.20

9/11/2026 OCONOMOWOC LANDSCAPE SUPPLY

100-00-57400-000-000		CAPITAL PURCHASE	136.89
		SCREENED TOPSOIL & STRAW BLKT GLRP PATH S427462	
		Total	136.89

9/11/2026 PROPHOENIX CORPORATION

100-00-52100-312-000		POLICE TRAINING & SUPPLY	1,890.00
		LIETZAU, HENNLICH USER CONF 2026444	
		Total	1,890.00

9/11/2026 SECURIAN FINANCIAL GROUP INC

100-00-21530-000-000		INSURANCE PAYABLE	19.00
		ACCIDENT INS SL, DM, DM, AL 092026	
		Total	19.00

9/11/2026 SHORT ELLIOTT HENDRICKSON INC
 MCNAMEE/EAST POOL CSM

100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	465.00
		MCNAMEE/EAST POOL CSM 514517	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	53.75
		WHITESTONE CHURCH 514517	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	1,469.10
		ROGERS MEMORIAL 514517	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	1,886.25
		ESCHWEILER/BARK RIVER CONSERVANCY 514517	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	169.00
		COSTCO 514517	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	916.84
		HOPE CHURCH PARKING LOT 514517	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	435.00
		KENT BROOKS GARAGE 514517	

9/04/2026 1:59 PM

In Progress Checks - Full Report - Regular
 ALL Checks by Payee
 BANK 59

Page: 7
 ACCT

Dated From: 9/11/2026 From Account:
 Thru: 9/11/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	672.50
		BLACK RIDGE 34100 SUNSET DR 514517	
100-00-13100-000-000		CUSTOMER ACCOUNTS RECEIVABLE	828.50
		LOT 11 BARK RIVER CONS GRADING PLAN 514517	
		Total	6,895.94

9/11/2026 SHORT ELLIOTT HENDRICKSON INC
 MCNAMEE/EAST POOL CSM

100-00-53101-000-000		ENGINEERING O/S SERVICES	497.50
		GLRP PARKING LOT DESIGN 514407	
100-00-53101-000-000		ENGINEERING O/S SERVICES	380.00
		ANNUAL ROAD PROGRAM 514406	
100-00-53101-000-000		ENGINEERING O/S SERVICES	630.75
		ON CALL ENG JULY 514322	
100-00-53300-345-000		PUBLIC WORKS MS4	155.00
		MS4 ENG JULY 514322	
		Total	1,663.25

9/11/2026 STANDARD INSURANCE COMPANY RC
 STD/LTD SEP

100-00-52100-132-000		POLICE INSURANCE	895.84
		STD/LTD SEP SEPT 2026	
100-00-53300-132-000		PUBLIC WORKS INSURANCE	255.02
		STD/LTD SEP SEPT 2026	
100-00-51422-132-000		VILLAGE OFFICE INSURANCE	31.93
		STD/LTD SEP SEPT 2026	
100-00-51420-132-000		ADMIN C/T INSURANCE	83.49
		STD/LTD SEP SEPT 2026	
		Total	1,266.28

9/11/2026 STRAND ASSOCIATES INC
 Capital Purchase - N Dousman Rd Project

400-00-57400-000-000		CAPITAL PURCHASE	10,050.62
		N DOUSMAN RD TRL TAP 0241852	
400-00-57400-000-000		CAPITAL PURCHASE	2,512.66
		N DOUSMAN RD TRL STEWARDSHIP 0241852	
400-00-57400-000-000		CAPITAL PURCHASE	3,503.43
		N DOUSMAN RD TRL TAP 0241402	

Dated From: 9/11/2026 From Account:
 Thru: 9/11/2026 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
400-00-57400-000-000		CAPITAL PURCHASE	875.86
		N DOUSMAN RD TRL STEWARDSHIP	
		0241402	
		Total	16,942.57

9/11/2026 STREICHER'S
 Uniform Allowance

100-00-52100-313-000		POLICE CLOTHING ALLOW	97.99
		HAZELTON SHIRTS, SOCKS, MAG HOLDER	
		11829357	
100-00-52100-313-000		POLICE CLOTHING ALLOW	214.97
		SCHNEIDER SHIRTS/PANTS	
		11826964	
100-00-52100-313-000		POLICE CLOTHING ALLOW	11.99
		SCHNEIDER NAME TAG	
		11826871	
		Total	324.95

9/11/2026 VILLAGE OF DOUSMAN
 July 2026 Citations

100-00-45100-000-000		TRAFFIC FINES & FORFEITURE	1,167.00
		JULY 2026 CITATIONS	
		072026	
		Total	1,167.00

9/11/2026 VILLAGE OF HARTLAND POLICE DEPARTMENT
 Seatbelt Grant Activity

100-00-52104-000-000		POLICE GRANT POOL PYMNT	1,123.69
		SEATBELT GRANT JULY 2026	
		08172026	
		Total	1,123.69

9/11/2026 WAUKESHA COUNTY TREASURER
 DRUG DISPOSAL

100-00-52100-312-000		POLICE TRAINING & SUPPLY	150.00
		DRUG DISPOSAL	
		CINB2026-03648	
		Total	150.00

9/11/2026 WISCONSIN PROFESSIONAL POLICE ASSOCIATION INC
 LEER, PAC, ELPP 8 EMP

100-00-21550-000-000		UNION DUES	424.00
		LEER, PAC, ELPP 8 EMP	
		29126	
		Total	424.00

Grand Total 109,264.33



VILLAGE OF SUMMIT
Statement Date: 08-25-2026

Page 1 of 4

Corporate Account Summary

Previous Balance	\$3,295.38
Purchases and Other Charges	\$3,809.46
Cash Advances	\$0.00
Cash Advance Fees	\$0.00
Late Payment Charges	\$0.00
Credits	\$100.48 CR
Payments	\$3,295.38 PY

New Balance **\$3,708.98**

Disputed Amount \$0.00

Payment Information

Amount Due \$3,708.98

Payment due in accordance with your agreement with U.S. Bank.

QUESTIONS OR TO REPORT A LOST OR STOLEN CARD,
CALL CUSTOMER SERVICE: 1-800-344-5696

To overnight or courier a payment, please send to:

Corporate Payment Systems
3180 Rider Trail S, Department 790428
Earth City, MO 63045-1518

Corporate Account Activity

VILLAGE OF SUMMIT

Total Corporate Activity
\$3,295.38 CR

Post Date	Tran Date	Reference Number	Transaction Description	Amount
08-17	08-17		AUTO PAYMENT DEDUCTION	3,295.38 CR

New Activity

DEBRA J MICHAEL	Purchases	\$143.12	Total Activity	\$143.12
	Cash Advances	\$0.00		
	Cash Advances Fees	\$0.00		
	Credits	\$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
08-13	08-11	24269796224500749298400	JIMMY JOHNS 1246 - ECOM 309-454-2811 WI	76.95
08-13	08-12	24692166224301211530146	AMAZON MKTPL*5H9MH2X20 AMZN.COM/BILL WA	66.17

(transactions continued on next page)

☒ Payment may be made electronically or by check made payable to Corporate Payment Systems.

CORPORATE PAYMENT SYSTEMS
P.O. BOX 6343
FARGO, ND 58125-6343

Amount Due: \$3,708.98

Amount Enclosed \$

If paying by check, include coupon with payment to address below.

CORPORATE PAYMENT SYSTEMS
P.O. BOX 790428
ST. LOUIS, MO 63179-0428

VILLAGE OF SUMMIT
ATTN DEBRA MICHAEL
37100 DELAFIELD RD
SUMMIT WI 53066-9101

Statement Date: 08-25-2026

00060546 61569 0001-0002 DUSB05DD0826273300 00 L 00020077 STINDSOME

New Activity cont

DEPT OF PUBLIC WORKS	Purchases	\$611.18	Total Activity	\$611.18
	Cash Advances	\$0.00		
	Cash Advances Fees	\$0.00		
	Credits	\$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
08-07	08-06	24941666218344232325332	FLEET FARM 5000 OCONOMOWOC WI	38.97
08-10	08-07	24430996219850731106500	EXTENSIONWAUKESHA 262-548-7770 WI	70.00
08-10	08-07	24430996219850731106674	EXTENSIONWAUKESHA 262-548-7770 WI	70.00
08-13	08-11	24943006224485109761205	KWIK TRIP #858 OCONOMOWOC WI	5.49
08-17	08-17	24011346229100047248304	AMAZON RETA* 5A1Q70OE2 WWW.AMAZON.CO WA	126.72
08-24	08-21	24011346234100033306184	APWA - WISCONSIN WHOVA WISCONSIN.APW WI	300.00

VILLAGE OF SUMMIT	Purchases	\$1,227.22	Total Activity	\$1,227.22
	Cash Advances	\$0.00		
	Cash Advances Fees	\$0.00		
	Credits	\$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
08-03	08-01	24011346213100026542196	MSFT * E08010172P MICROSOFT.COM WA	160.00
08-07	08-06	24692166218403527818625	SPECTRUM 855-707-7328 MO	550.00
08-07	08-06	24692166218403527838722	SPECTRUM 855-707-7328 MO	94.62
08-07	08-06	24692166218403527861435	SPECTRUM 855-707-7328 MO	137.58
08-20	08-19	24639236231900013300034	COMPLETE OFFICE OF W 206-3365175 WI	285.02

BRIAN M WRAALSTAD	Purchases	\$1,827.94	Total Activity	\$1,727.46
	Cash Advances	\$0.00		
	Cash Advances Fees	\$0.00		
	Credits	\$100.48 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-28	07-27	24443466208263338430590	INMOTIONHOSTING.COM 888-3214678 CA	249.86
07-30	07-29	24116416211840601562716	AURORA PATIENT PAYMENT 888-863-5502 WI	75.00
07-30	07-29	24639236210900019300041	SIRCHIE ACQUISITION COMPA 919-5542244 NC	48.68
08-06	08-05	24692166217402202720420	AMAZON MKTPL*565FD5JL1 AMZN.COM/BILL WA	47.99

(transactions continued on next page)



Statement Date: 08-25-2026

New Activity cont

08-06	08-05	24692166217402206917659	AMAZON MKTPL*567W52JG1 AMZN.COM/BILL WA	25.64
08-06	08-05	24692166217402355227223	VZWRLSS*APOCC VISB 800-922-0204 FL	190.05
08-13	08-11	24325456224900015138079	KALAHARI RESORT - WI WISCONSIN DEL WI R266AC ARRIVAL: 08-11-26	110.00
08-13	08-11	24325456224900015138103	KALAHARI RESORT - WI WISCONSIN DEL WI R266B1 ARRIVAL: 08-11-26	110.00
08-13	08-11	24325456224900015138293	KALAHARI RESORT - WI WISCONSIN DEL WI R266B1 ARRIVAL: 08-11-26	350.22
08-13	08-11	24325456224900015138467	KALAHARI RESORT - WI WISCONSIN DEL WI R266AC ARRIVAL: 08-11-26	350.22
08-13	08-12	24692166224301157690532	AMAZON MKTPL*5H8D36172 AMZN.COM/BILL WA	134.28
08-14	08-12	74325456225900015346130	KALAHARI RESORT - WI WISCONSIN DEL WI	50.24 CR
08-14	08-12	74325456225900015346163	KALAHARI RESORT - WI WISCONSIN DEL WI	50.24 CR
08-24	08-24	24011346236100025411354	MSFT * E0400ZZD4H MICROSOFT.COM WA	136.00

Department:	00000	Total:	\$3,708.98
Division:	00000	Total:	\$3,708.98

VILLAGE OF SUMMIT
US BANK CREDIT CARD
08/25/2026

Description	G/L Acct	\$\$\$	25-Aug-26						
AR Other	13101-000	\$0.00							
VB Dues/Training	51100-315	\$0.00							
Village Brd Exp	51100-390	\$0.00							
VO Dues/Training	51422-321	\$0.00							
Elections	51440-390	\$82.44	76.95	5.49					
BOR Exp	51531-390	\$0.00							
VH Utility	51600-220	\$782.20	550.00	94.62	137.58				
VH Maint/Rep	51600-240	\$126.72	126.72						
VH Lease/Rental Equip	51600-291	\$0.00							
VH IT Subscriptions	51600-320	\$160.00	160.00						
VH Exp	51600-390	\$351.19	66.17	49.07	48.38	23.42	5.29	158.86	
Police Sqd Maint/Rep	52100-260	\$0.00							
Police Dispatch/Radio	52100-270	\$190.05	190.05						
Police Training & Supp	52100-312	\$867.95	47.99	110.00	110.00	350.22	350.22	(50.24)	(50.24)
Police Cloth Allow	52100-313	\$0.00							
Police Exp	52100-390	\$535.18	249.86	75.00	48.68	25.64	136.00		
Water Patrol Exp	52101-390	\$0.00							
Comm Outreach	52105-000	\$134.28	134.28						
Building Inspector	52402-000	\$0.00							
DPW Dues/Training	53300-321	\$440.00	70.00	70.00	300.00				
PW Ice Snow	53300-340	\$0.00							
PW MS4	53300-345	\$0.00							
PW Equip Maint	53300-350	\$38.97	38.97						
PW Road Maint	53300-370	\$0.00							
PW Exp	53300-390	\$0.00							
Cemetery Exp	54910-390	\$0.00							
Recreation Exp	55200-390	\$0.00							
Capital Purchase	57400-000	\$0.00							
Total		\$3,708.98							
			Total from CC Statement:		3,708.98				
			Total from above:		3,708.98				
			Difference:		0.00				



VILLAGE OF SUMMIT VILLAGE BOARD ZONING REPORT

TO: Village of Summit Village Board

FROM: Amy Barrows, Village Planner
Planning & Zoning LLC

MEETING DATE: September 10, 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.

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 provided in an enclosed letter dated August 21, 2026.

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.

Rezone Possible Motion: *Adopt the enclosed ordinance, subject to Village Attorney review, 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) 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: *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.*



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
01/09/2025	PRELIMINARY SUBMITTAL
1/20/2025	PLAN COMMISSION
03/03/2026	REVIEW COMMENTS REV.
03/03/2026	VILLAGE SUBMITTAL
04/02/2026	VILLAGE SUBMITTAL

DATE: APRIL 2, 2026

JOB NUMBER:
25-37-1012

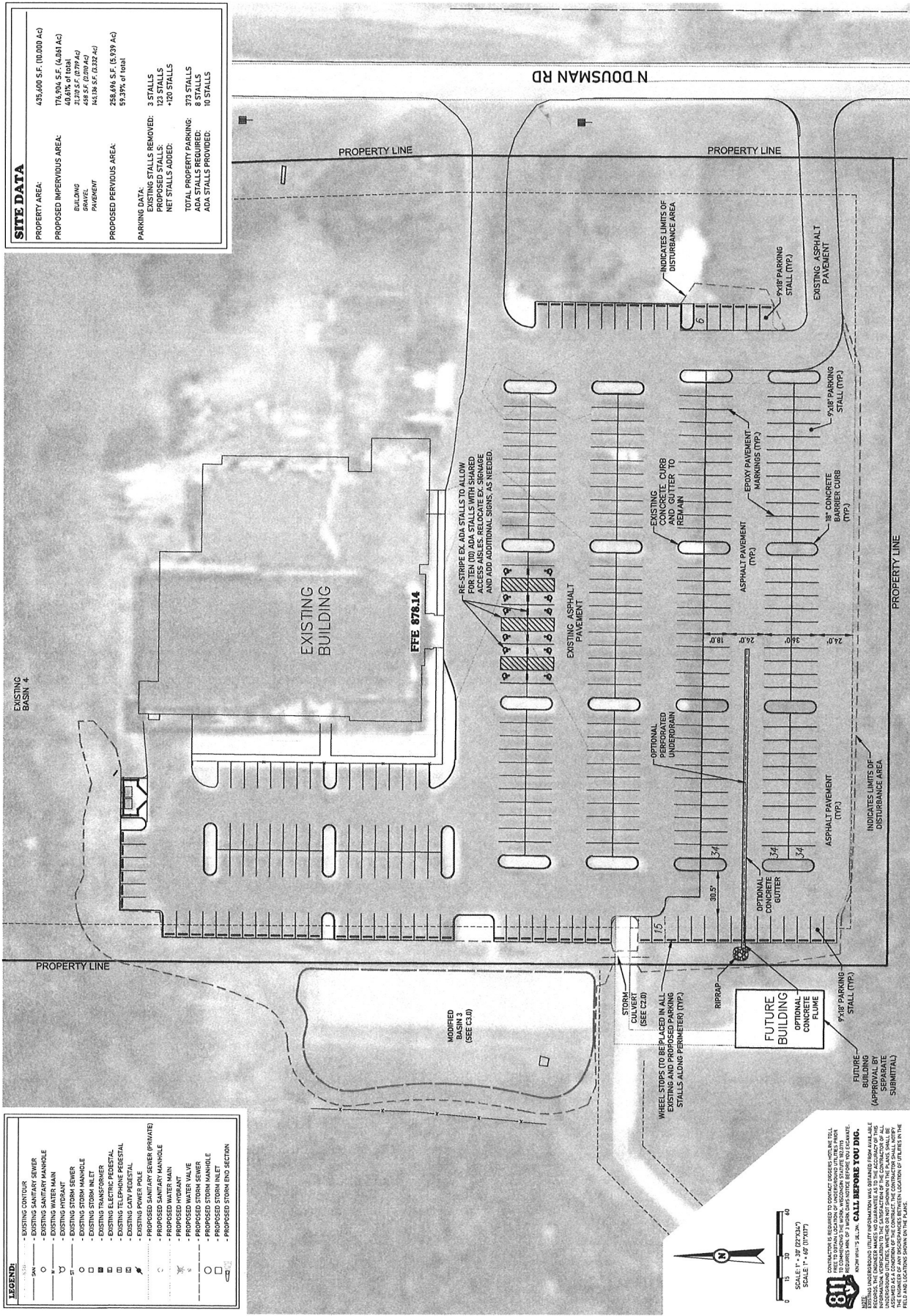
DESCRIPTION:

SHEET

C1.1

SITE DATA

PROPERTY AREA:	435,000 S.F. (10,000 A.C.)
IMPROVING PREVIOUS AREA:	176,904 S.F. (4,001 A.C.)
PROPOSED STALLS:	40.9% OF TOTAL
BUILDING:	148,500 S.F. (3,360 A.C.)
GRAVEL:	149,394 S.F. (3,362 A.C.)
PAVEMENT:	10,000 S.F. (0.229 A.C.)
PROPOSED PREVIOUS AREA:	258,494 S.F. (5,939 A.C.)
	57.97% OF TOTAL
PARKING DATA:	
EXISTING STALLS REMOVED:	3 STALLS
PROPOSED STALLS:	123 STALLS
NET STALLS ADDED:	-70 STALLS
TOTAL PROPERTY PARKING:	273 STALLS
ADA STALLS REQUIRED:	8 STALLS
ADA STALLS PROVIDED:	10 STALLS



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.



Building a Better World
for All of Us®

August 21, 2026

RE: Village of Summit
White Stone Church CSM Review
SEH No. 176551 Task 4

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

Dear Ms. Barrows:

We recently received a submittal of the Certified Survey Map (CSM) for White Stone Church and prepared by Paul Hilmer, RLS of Hilmer & Associates, LLC. The map itself is not dated but the surveyor's stamp carries a July 28, 2026 date. An additional legal description was also included. We have attached a marked-up plan to assist with the revisions. Our comments are provided below:

1. In the legend on Sheet 1 list whether the diameter given is the inside or outside diameter of the pipe.
2. Sub distances on the west line of Lot 2 do not add up to the total distance.
3. Sub distances on the east line for Lots 1 and 2 do not add up to the total distance.
4. Note the right of way width for the interstate.
5. The sum of the square footage for Lots 1 and 2 do not add up to the total given on Sheet 1.
6. The label for Interstate Highway No. 94 should be underscored with a dashed or dotted line.
7. The label for Indian Mound Road should be underscored with a dashed or dotted line.
8. The purpose of the easement at the end of Emmaus Road should be stated as well as who holds the rights to the easement.
9. The date the field work was completed needs to be provided.
10. The chord bearing for the curve on the north side of Emmaus Road should be South West instead of South East.
11. The Village of Summit Shoreland Jurisdictional boundary needs to be identified on the CSM.
12. If there is a mortgage on the property, the mortgagee needs to be included on the signature page.

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
Paul Hilmer, RLS – Hilmer & Associates, LLC

x:\p\ts\summ\176551\task 4 - whitestone church\csm review\corr\review letters\summit csm review letter_whitestone church_village of summit_2026-08-21.docx

Engineers | Architects | Planners | Scientists

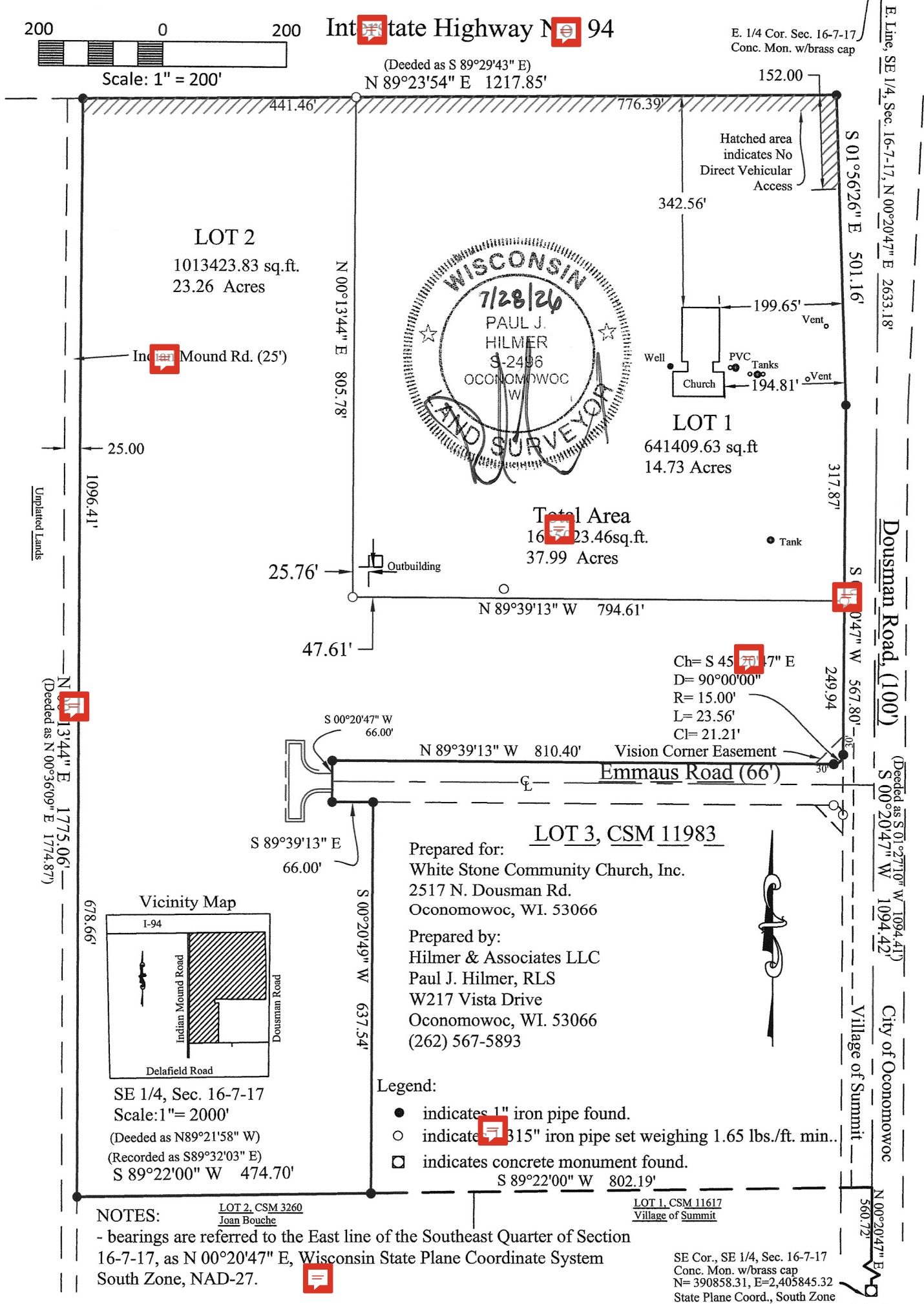
Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

262.646.6855 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

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.



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.

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.

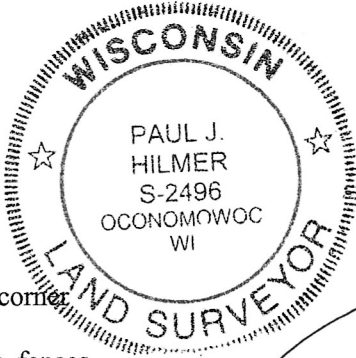
That I have made such surveyed, divided and mapped by the direction of White Stone Community Church, Inc., owner of said land.

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

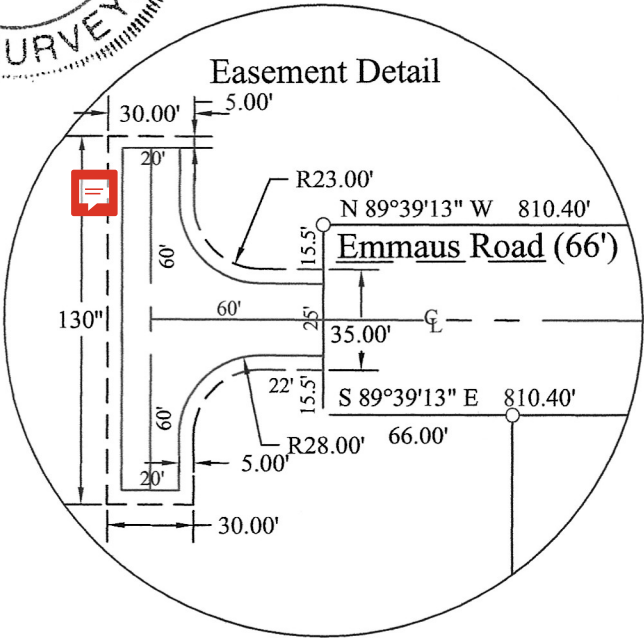
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Summit in surveying, dividing, mapping and dedicating the same.

Dated this 28th day of JULY, 2026 .

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



- 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.



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 described 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 _____.



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

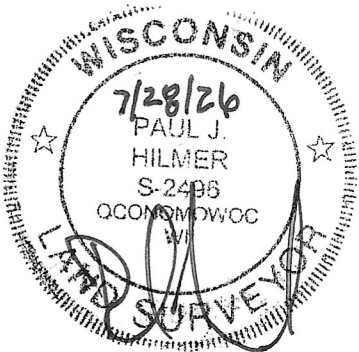
Debra Michael, Administer- Clerk/Treasurer

VILLAGE BOARD APPROVAL

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

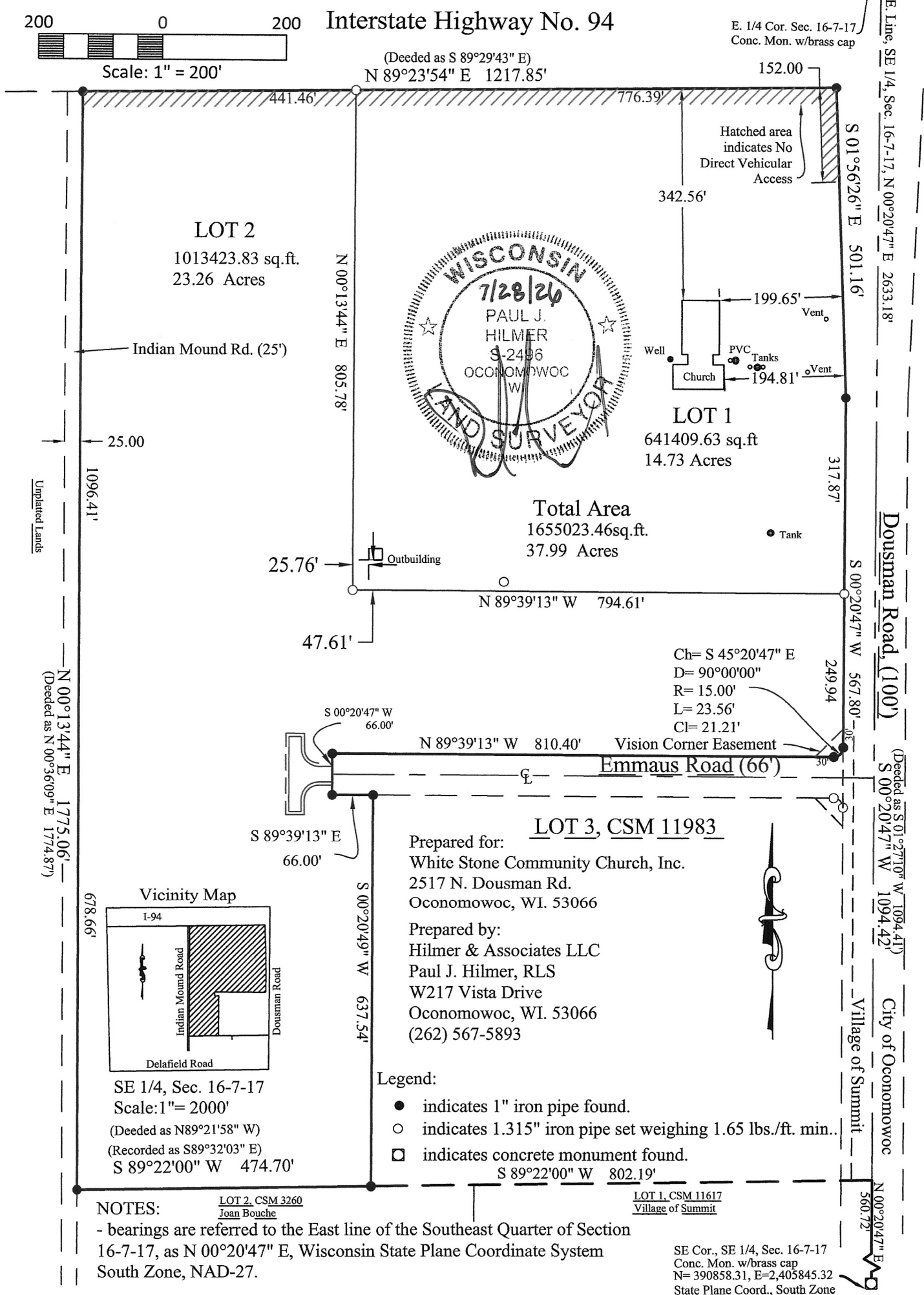
Jack Riley, President

Debra Michael, Administrator- Clerk/Treasurer



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.



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.

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.

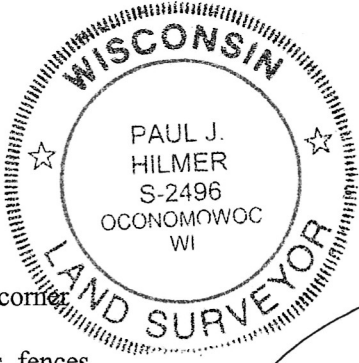
That I have made such surveyed, divided and mapped by the direction of White Stone Community Church, Inc., owner of said land.

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

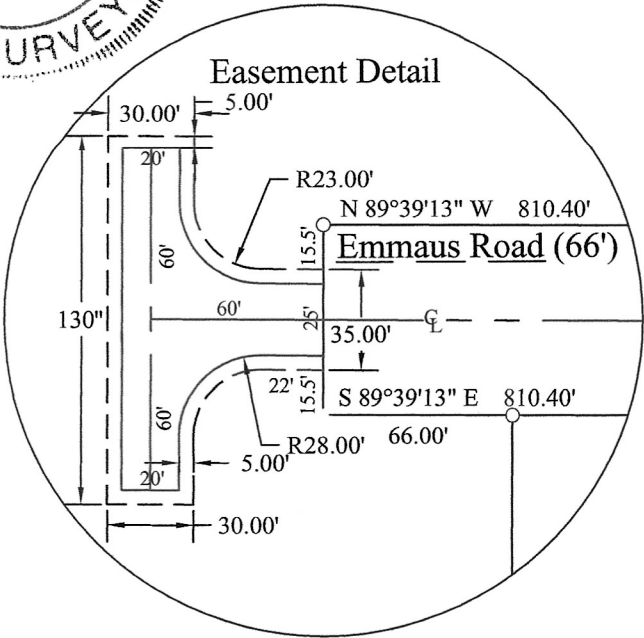
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Summit in surveying, dividing, mapping and dedicating the same.

Dated this 28th day of JULY, 2026 .

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



- 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.



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 described 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 _____.



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

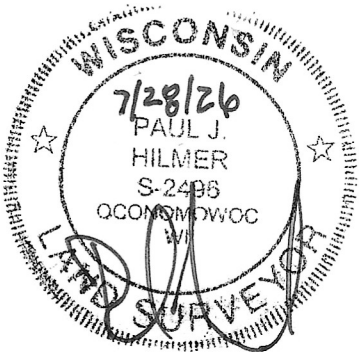
Debra Michael, Administer- Clerk/Treasurer

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



STATE OF WISCONSIN

VILLAGE OF SUMMIT

WAUKESHA COUNTY

ORDINANCE NO. _____

AN ORDINANCE
TO CONDITIONALLY REZONE CERTAIN LANDS
IN THE VILLAGE OF SUMMIT AS PART OF THE ZONING AND SHORELAND
PROTECTION ORDINANCE FROM THE A-1 AGRICULTURAL DISTRICT (SECTION
111-357) TO THE IN INSTITUTIONAL DISTRICT (SECTION 111-356) ON A
PORTION OF
PROPERTY LOCATED IN PART OF THE NE ¼ AND SE ¼ OF THE SE ¼ OF SECTION 16,
T7N, R17E (SUMT0637999009), LEGALLY DESCRIBED IN EXHIBIT A; AND TO
CONDITIONALLY AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF
SUMMIT.

WHEREAS, pursuant to Section 111-386(b)(1) of the Village Code, a petition has been filed by Ryan Buck, Executive Pastor (APPLICANT) on behalf of White Stone Community Church Inc. (PROPERTY OWNER), as the Property Owner of certain lands in the Village of Summit, to rezone certain lands legally described in Exhibit “A” and illustrated in Exhibit “B”, and described as Lot 2 of Certified Survey Map Number 11983, Vol. 121/294, located in part of the NE ¼ and SE ¼ of the SE ¼ of Section 16, T7N, R17E (SUMT0637999009), which is incorporated herein by reference (the “Subject Lands”); and

WHEREAS, said rezoning petition was submitted in order to rezone the Subject Lands from the A-1 Agricultural District (Section 111-357) to the IN Institutional District (Section 111-356) of Chapter 111 “Zoning and Shoreland Protection Ordinance” of the Village Code; and

WHEREAS, the Petitioner has provided the Village Clerk with the petition in triplicate form and the required fee pursuant to Village Code Section 111-386(b)(2) and all required data pursuant to Chapter 111 of the Village Code; and

WHEREAS, upon publication of the required “Notice of Public Hearing” and mailing of said “Notice of Public Hearing” to all parties-in-interest as required by Section 111-387(b)(1)b. of the Village Code, the Village Plan Commission held a public hearing on August 20, 2026, as required by Section 111-386(b)(4) of the Village Code; and

WHEREAS, at their meeting on August 20, 2026 the commissioners considered all the information presented at the public hearing, the Plan Commission recommended approval of the rezoning petition of the Subject Lands, subject to certain conditions, to the Village Board; and

WHEREAS, the Village Board reviewed the proposed zoning text amendment and recommendation of the Plan Commission at its duly noticed Village Board meeting on September 10, 2026; and

WHEREAS, the Village Board finds that this change to the Village Zoning and Shoreland Protection Ordinance is not subject to the super majority requirement of Section 66.10015, Wisconsin Statutes, related to down zoning because the Property Owner affected by this zoning ordinance requested and agreed to this change; and

WHEREAS, having determined that all procedural and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety, and welfare of the community and the immediate neighborhood in which said rezone will be located, and having given due consideration to the municipal problems involved as well as the impact on the community as to noise, dust, smoke, odor, and others, hereby determines that the rezoning will not violate the spirit or intent of Chapter 111 of the Village Code, will not be contrary to the public health, safety, or general welfare of the Village of Summit, will not be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other similar factors and will not, for any other reason, cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the rezone is conducted pursuant to the following conditions and in strict compliance with the same and is consistent with the recommendations found in the Village of Summit Comprehensive Plan;

WHEREAS, the Village Board has included a condition of its approval of the rezoning petition as defined and approved on September 10, 2026.

NOW, THEREFORE, the Village Board of the Village of Summit, Waukesha County Wisconsin, DOES ORDAIN AS FOLLOWS:

SECTION 1: The Zoning Map of the Village of Summit is hereby amended to rezone the Subject Lands from the A-1 Agricultural District (Section 111-357) to the IN Institutional District (Section 111-356) on the Subject Property. This rezoning is 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 (SUMT0637999008).

SECTION 2: The Village Planner is hereby authorized and directed to note this rezoning on the Official Zoning Map of the Village of Summit upon compliance with the conditions of this ordinance.

SECTION 3: The Property Owner is hereby put on notice that this rezone is not effective until such time the conditions of this ordinance are fully complied with.

SECTION 4: SEVERABILITY.

The several sections and provisions of this Ordinance are declared to be severable. If any section or provision thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such declaration shall apply only to the specific section(s) or portion(s) thereof directly specified in said declaration, and shall not affect the validity of any other provisions, sections, or portions of the Ordinance, which shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage and publication and subject to the conditions stated in Section 1, and this Ordinance is null and void and the current zoning shall be in effect with no further notice if said conditions are not complied with on the terms and conditions stated herein.

This Ordinance passed this ____ day of _____, 2026.

VILLAGE OF SUMMIT

By: _____
Jack Riley, Village President

PROPERTY OWNER

By: _____
Representative of White Stone Community Church, Inc.

APPLICANT

By: _____
Ryan Buck

This instrument drafted by
Amy Barrows, Village Planner

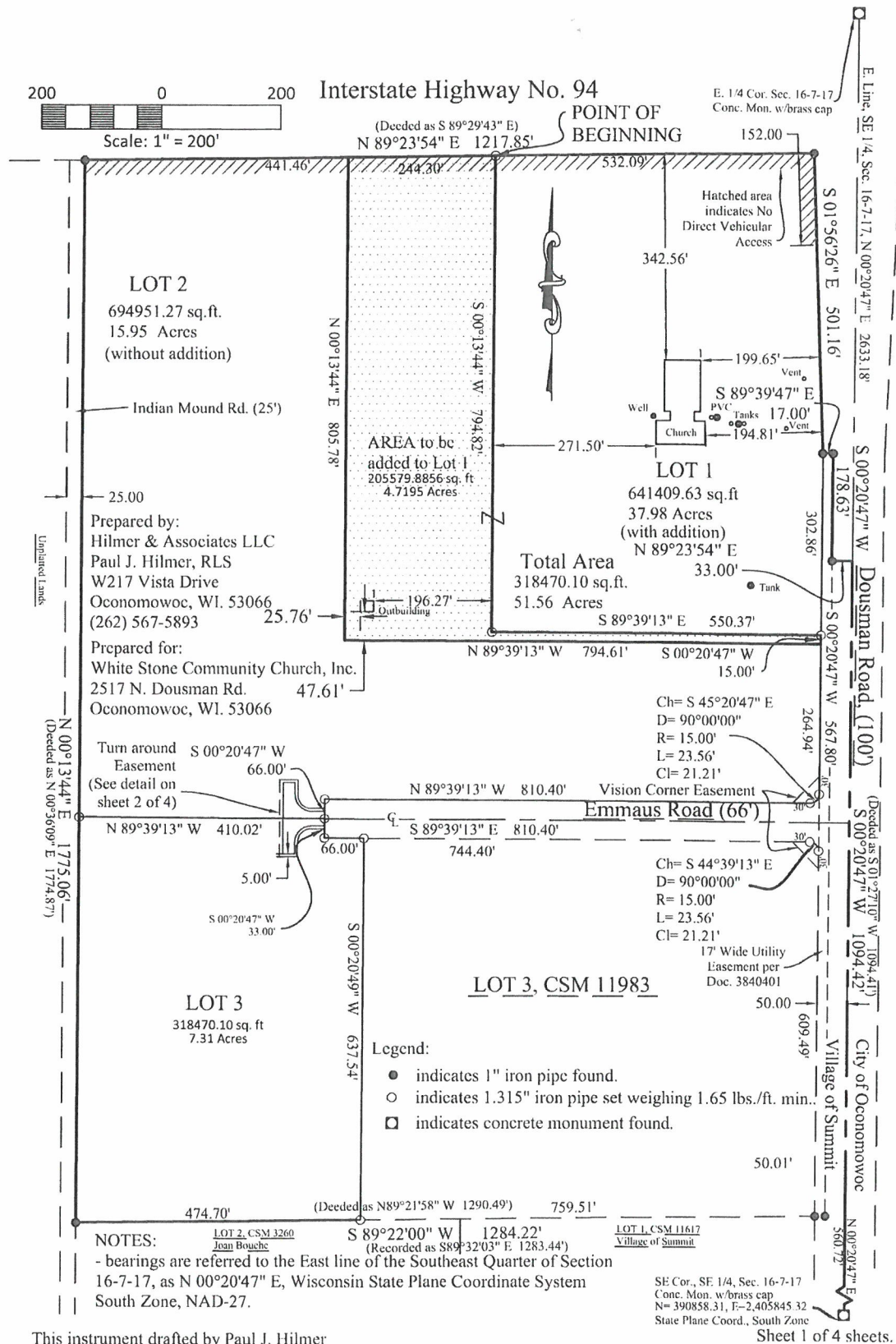
Exhibit A - Rezone Ordinance

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.

Exhibit B - Rezone Ordinance





VILLAGE OF SUMMIT VILLAGE BOARD ZONING REPORT

TO: Village of Summit Village Board

FROM: Amy Barrows, Village Planner
Planning & Zoning LLC

MEETING DATE: September 10, 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.

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 of 35 upland acreage because a portion of the lot is zoned A-1. Lot 1 will consist of 36.85 upland acres.

There are 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 approved 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 presented at Plan Commission meeting:

- If there is a mortgage on the property, the mortgagee shall be included on the signature page.
 - *The applicant has indicated there is no mortgage on the property.*
- 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 applicant has applied for a preliminary site evaluation and is waiting for a response from Waukesha County.*
- 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.
 - *This condition has been met.*
- Any easements shall be noted on the face of the CSM and the document # referenced.
 - *There are no known easements.*
- The label for I-94 shall be modified. The highway is not a state highway.
 - *This condition has been met.*
- 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.

Plan Commission Recommendation: At their August meeting, Plan Commission unanimously recommended approval of the CSM subject to the conditions stated in the possible motion of this report.

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.*



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:\pts\summ\176551\task 82 - mcnamee csm review\corr\review letters\summit csm approval letter_mcnamee_village of summit_2026-08-06.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

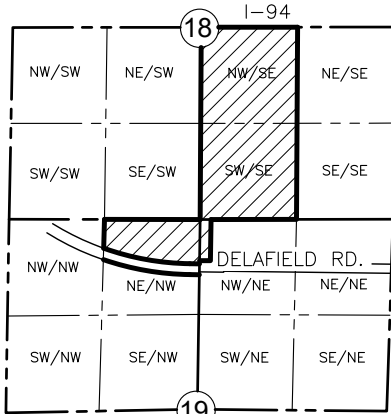
262.646.6855 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

WAUKESHA CO. CERTIFIED SURVEY MAP NO.

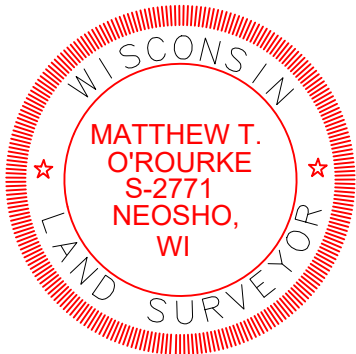
LOT 1 OF CSM NO. 12159 RECORDED APRIL 12, 2021 IN VOLUME 124, PAGES 195-202 AS DOCUMENT NO. 4574772 BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 17 EAST, AND PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWN 7 NORTH, RANGE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

VICINITY MAP

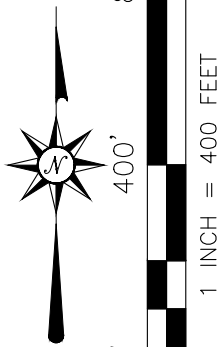


S 1/2 SEC. 18-7-17
N 1/2 SEC. 19-7-17
1"=2640'

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.

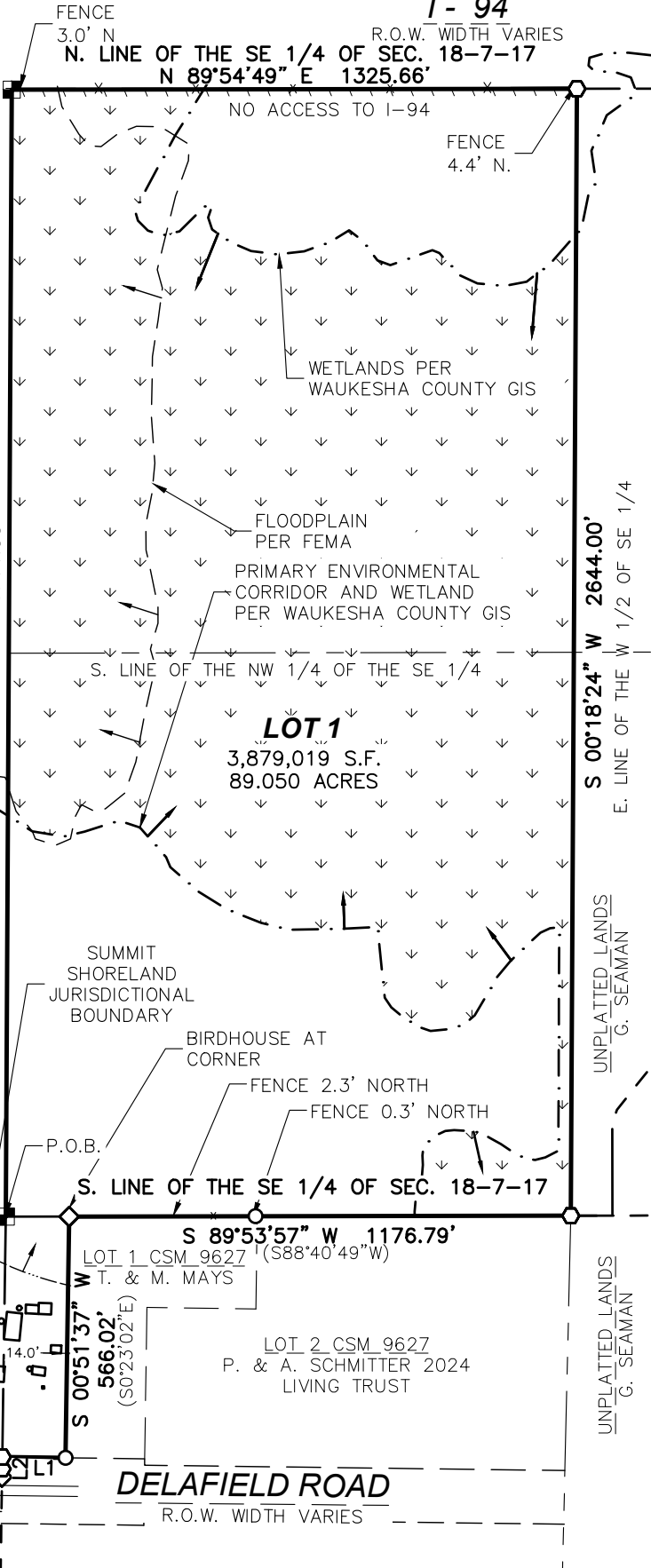


CENTER OF SECTION
18-7-17
CONC. MON. W/
SEWRPC BRASS CAP



I - 94
R.O.W. WIDTH VARIES
N. LINE OF THE SE 1/4 OF SEC. 18-7-17
N 89°54'49" E 1325.66'

W. LINE OF THE SE 1/4 OF SEC. 18-7-17
N 00°18'09" E 2644.33'



UNPLATTED LANDS
C. KUNKEL

APPROX O.H.W.M.
FOR REFERENCE
ONLY ELEV: 846.8

S. 1/4 CORNER SEC.
18-7-17 CONC. MON.
W/ SEWRPC BRASS CAP

N. LINE OF THE NW 1/4 OF SEC. 19-7-17
S 89°52'23" E 1315.77'

P.O.B.

S. LINE OF THE SE 1/4 OF SEC. 18-7-17

FENCE 2.3' NORTH

FENCE 0.3' NORTH

LOT 1 CSM 9627
T. & M. MAYS

LOT 2 CSM 9627
P. & A. SCHMITTER 2024
LIVING TRUST

DELAFIELD ROAD
R.O.W. WIDTH VARIES

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



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

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

REV 08/24/2026
REV 08/19/2026
REV 08/13/2026
REV 08/06/2026
REV 07/31/2026
DATED 06/23/2026
JOB# 26096

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771 SHEET 1 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.

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



0' 300' 600'
1 INCH = 300 FEET



UNPLATTED LANDS
C. KUNKEL

S. 1/4 CORNER SEC.
18-7-17 CONC. MON.
W/ SEWRPC BRASS CAP

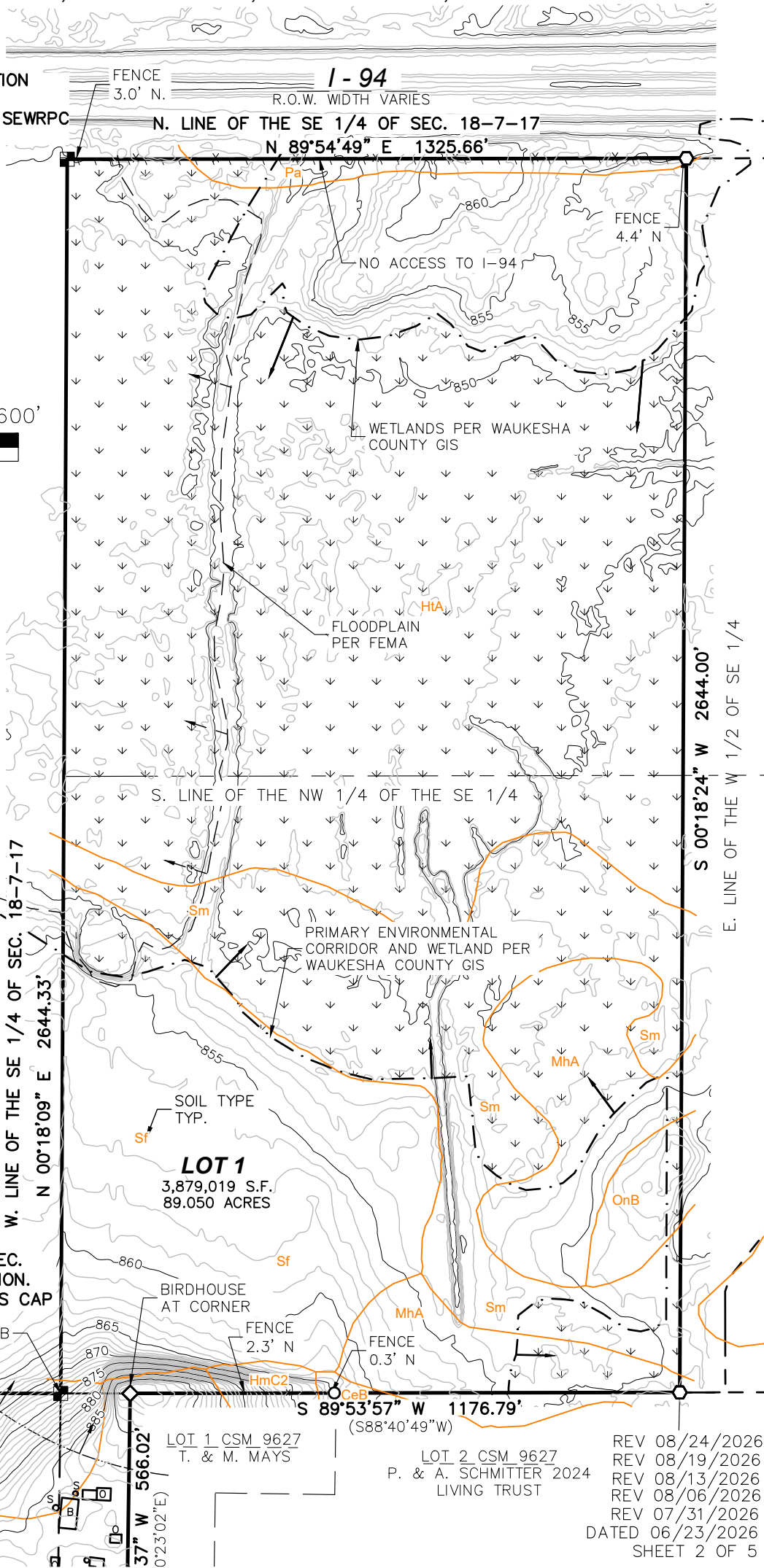
1/4 OF SEC. 19-7-17
E. 1315.77'

LOT 1

LOT 1 CSM 9627
T. & M. MAYS

LOT 2 CSM 9627
P. & A. SCHMITTER 2024
LIVING TRUST

REV 08/24/2026
REV 08/19/2026
REV 08/13/2026
REV 08/06/2026
REV 07/31/2026
DATED 06/23/2026
SHEET 2 OF 5

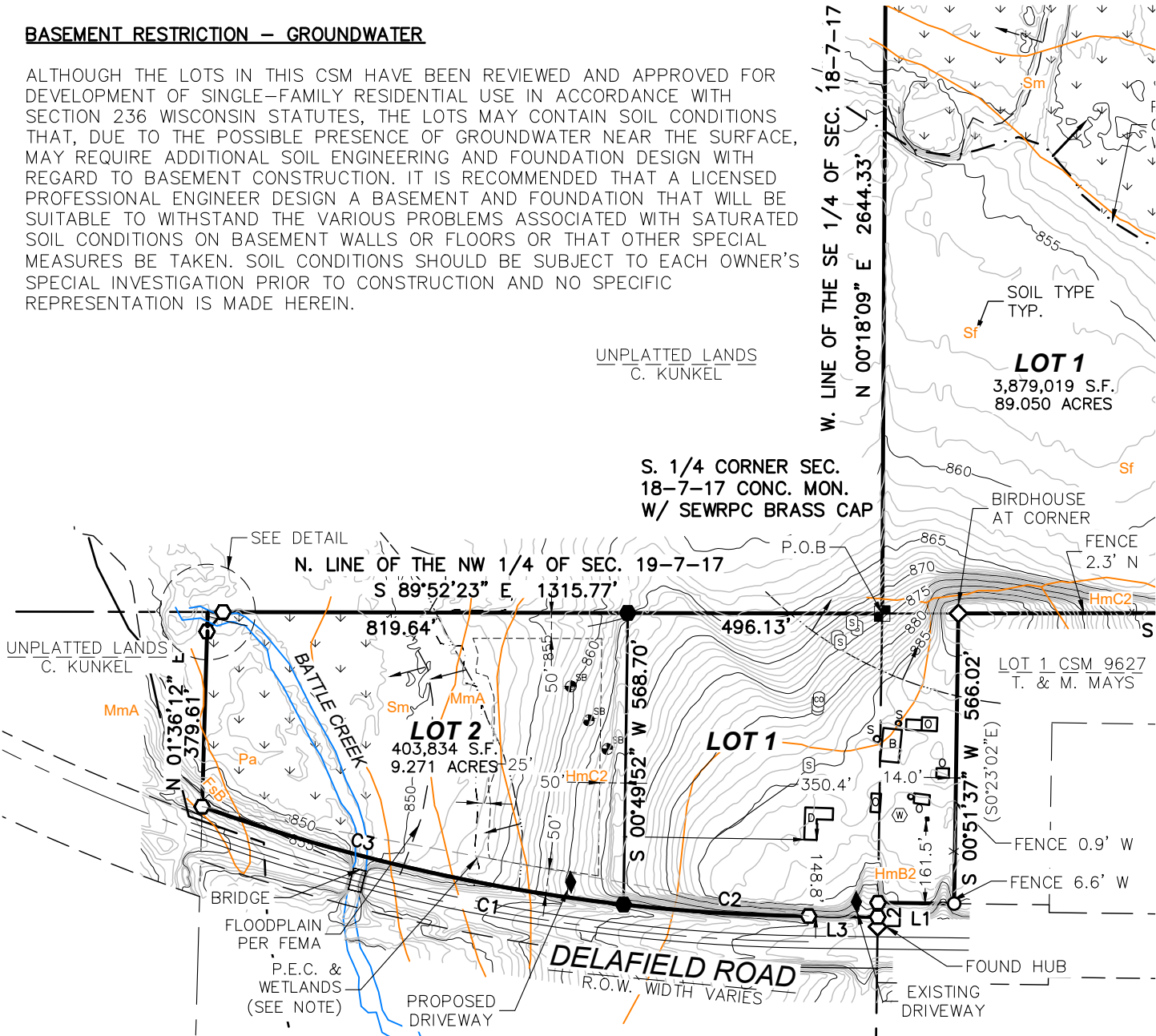


WAUKESHA CO. CERTIFIED SURVEY MAP NO.

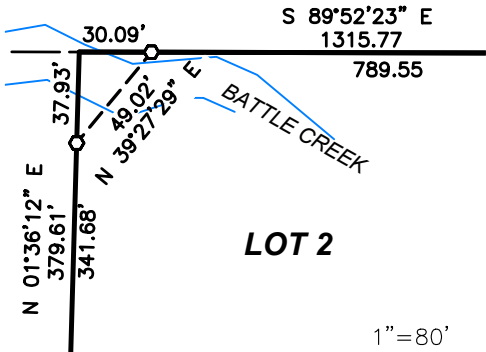
LOT 1 OF CSM NO. 12159 RECORDED APRIL 12, 2021 IN VOLUME 124, PAGES 195-202 AS DOCUMENT NO. 4574772
BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 17 EAST, AND
PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWN 7 NORTH,
RANGE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

BASEMENT RESTRICTION – GROUNDWATER

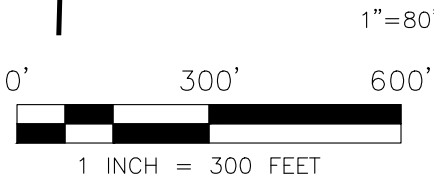
ALTHOUGH THE LOTS IN THIS CSM HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, THE LOTS MAY CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING 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

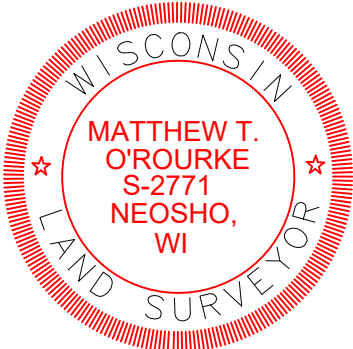


LOT 2



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		



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.
- SOIL BORE
- WELL
- SEPTIC VENT
- SEPTIC CLEANOUT
- RECORD DIMENSION
- DRIVEWAY LOCATION
- WIRE FENCE
- OUTBUILDING
- DWELLING
- SILO
- BARN
- WETLANDS
- FLOODPLAIN

REV 08/24/2026
REV 08/19/2026
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



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. THE LOTS ON THIS CSM ARE SUBJECT TO ANY RECORDED OR UNRECORDED EASEMENTS IF ANY.
- 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 AND FLOODPLAIN 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 08/24/2026
REV 08/19/2026
REV 08/13/2026
REV 08/06/2026
REV 07/31/2026
DATED 06/23/2026 SHEET 4 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.

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

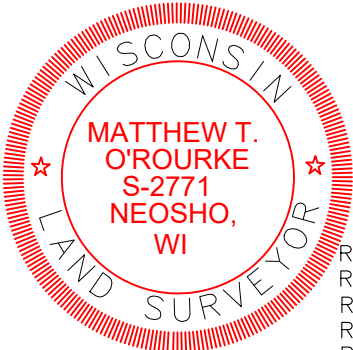
DEBRA MICHAEL, ADMINISTRATOR–CLERK/TREASURER

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



REV 08/24/2026
REV 08/19/2026
REV 08/13/2026
REV 08/06/2026
REV 07/31/2026
DATED 06/23/2026
SHEET 5 OF 5



VILLAGE OF SUMMIT VILLAGE BOARD ZONING REPORT

TO: Village of Summit Village Board

FROM: Amy Barrows, Village Planner
Planning & Zoning LLC

MEETING DATE: September 10, 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.

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 seven accessory structures. Since the lot is going to be reduced in size, plan commission approval was required to have more than two accessory structures on the property. Plan Commission reviewed and approved said structures and determined that 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.

Wisconsin Department of Transportation Comments: WisDOT requested access restrictions which have been added.

Pending Planner Comments:

- 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 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 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 last sentence of the resource restriction #2 shall be removed on Sheet 2 of 5.

Plan Commission Recommendation: At the August meeting, Plan Commission unanimously recommended approval of the proposed Certified Survey Map subject to the conditions stated in the possible motion of this report.

Plan Commission also approved the retention of seven accessory buildings on Lot 1. Plan Commission approval is required for more than two accessory structures on any lot zoned residential. The motion passed with a 5-2 vote.

Possible Motion: *Motion to 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 issuance of a Building Permit on Lot 2.*
- F. ONE YEAR TO SATISFY CONDITIONS.** *Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.*



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:\p\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

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

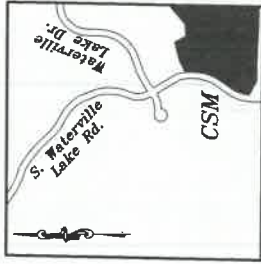
262.646.6855 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

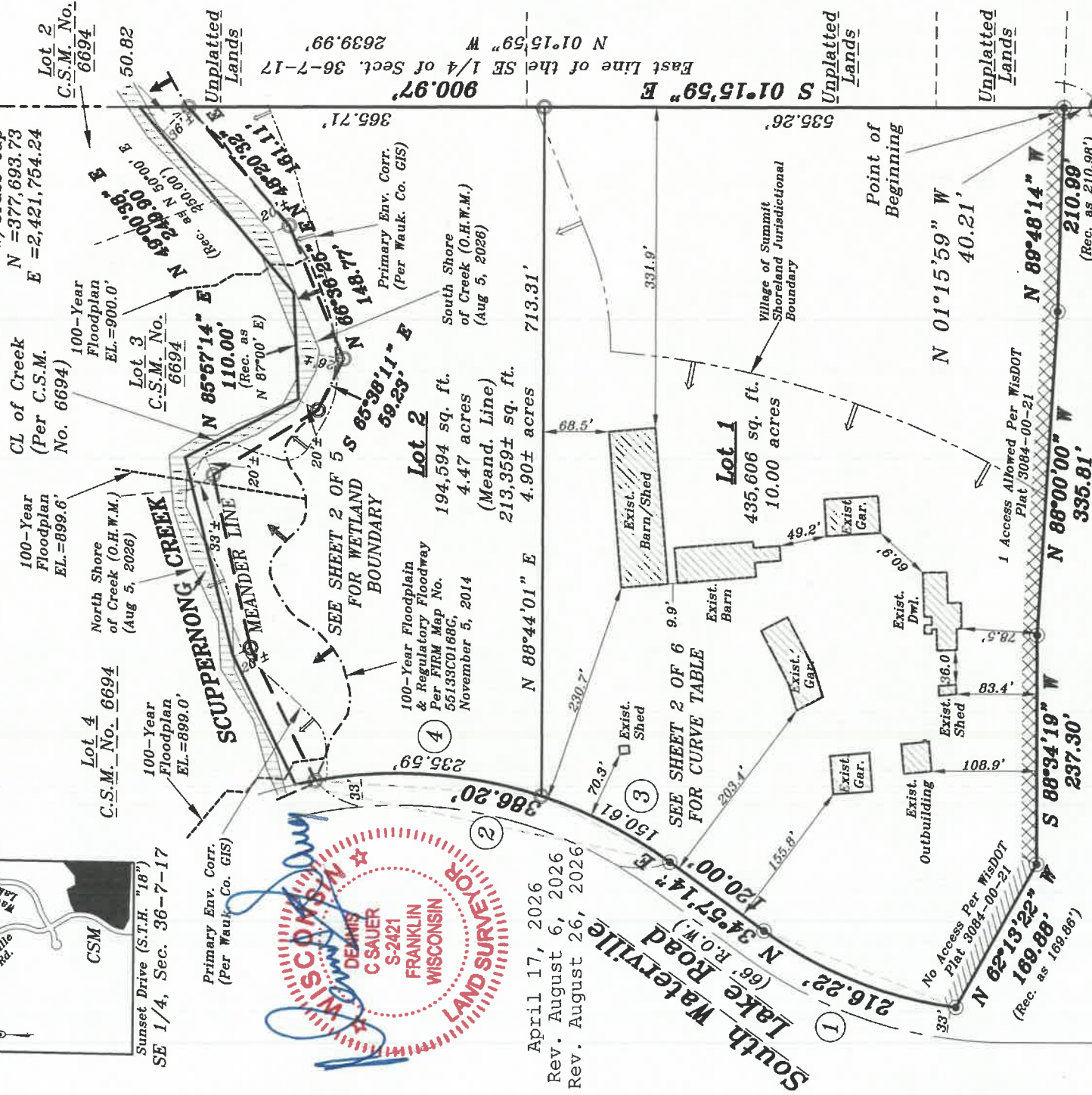
CERTIFIED SURVEY MAP NO.

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.

VICINITY MAP



Sunset Drive (S.T.H. "18")
SE 1/4, Sec. 36-7-17



April 17, 2026
Rev. August 6, 2026
Rev. August 26, 2026

GRAPHIC SCALE



(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

under Article IX, Section 1, of
the State Constitution.

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

Sunset Drive (U.S.H. "18")

Sec. 36-7-17
conc. mon.
w/brass cap
N = 375,054.62
E = 2,421,812.58

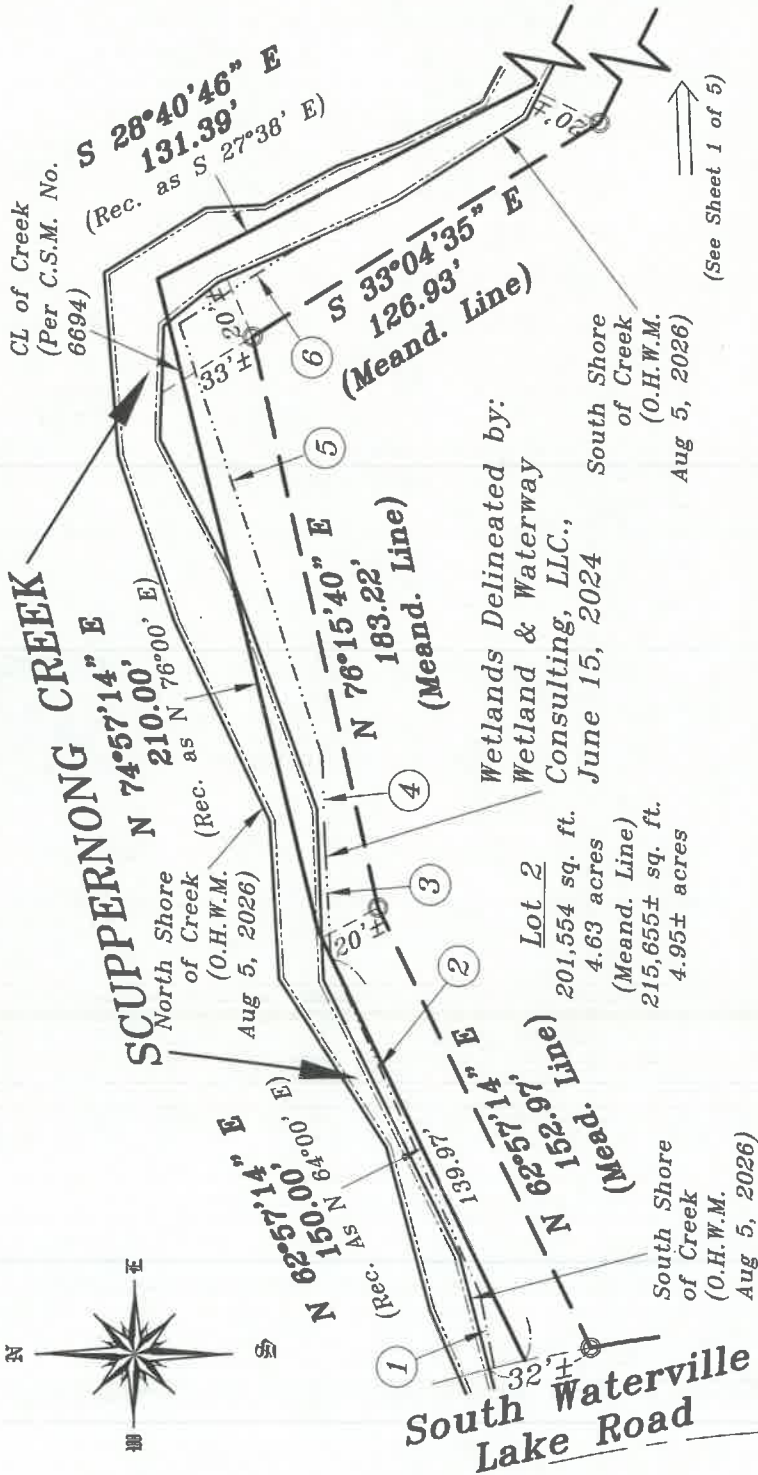
NOTES:
Map bearings refer to Grid North of the
Wisconsin State Plane Coordinate System,
South Zone (NAD-27), with the East line
of the Southeast 1/4 of Section 36, T7N,
R17E having an assumed bearing of N
01°15'59" W.

○ - 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.

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.



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

WETLAND/ENVIRONMENTAL CORRIDOR/FLOODPLAIN RESTRICTIONS

Those areas of land identified as wetlands, environmental corridor and/or floodplain on the 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, invasive 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.



April 17, 2026
Rev. August 6, 2026
Rev. August 26, 2026

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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

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

Rev. August 26, 2026



Dennis C. Sauer
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: _____

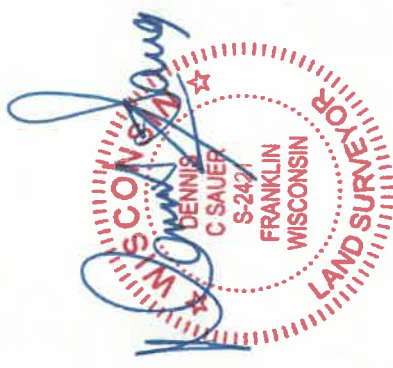
CONSENT OF ENTITY MORTGAGEE

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



April 17, 2026
Rev. August 6, 2026
Rev. August 26, 2026

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.

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



April 17, 2026
Rev. August 6, 2026
Rev. August 26, 2026

PREPARED FOR:

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

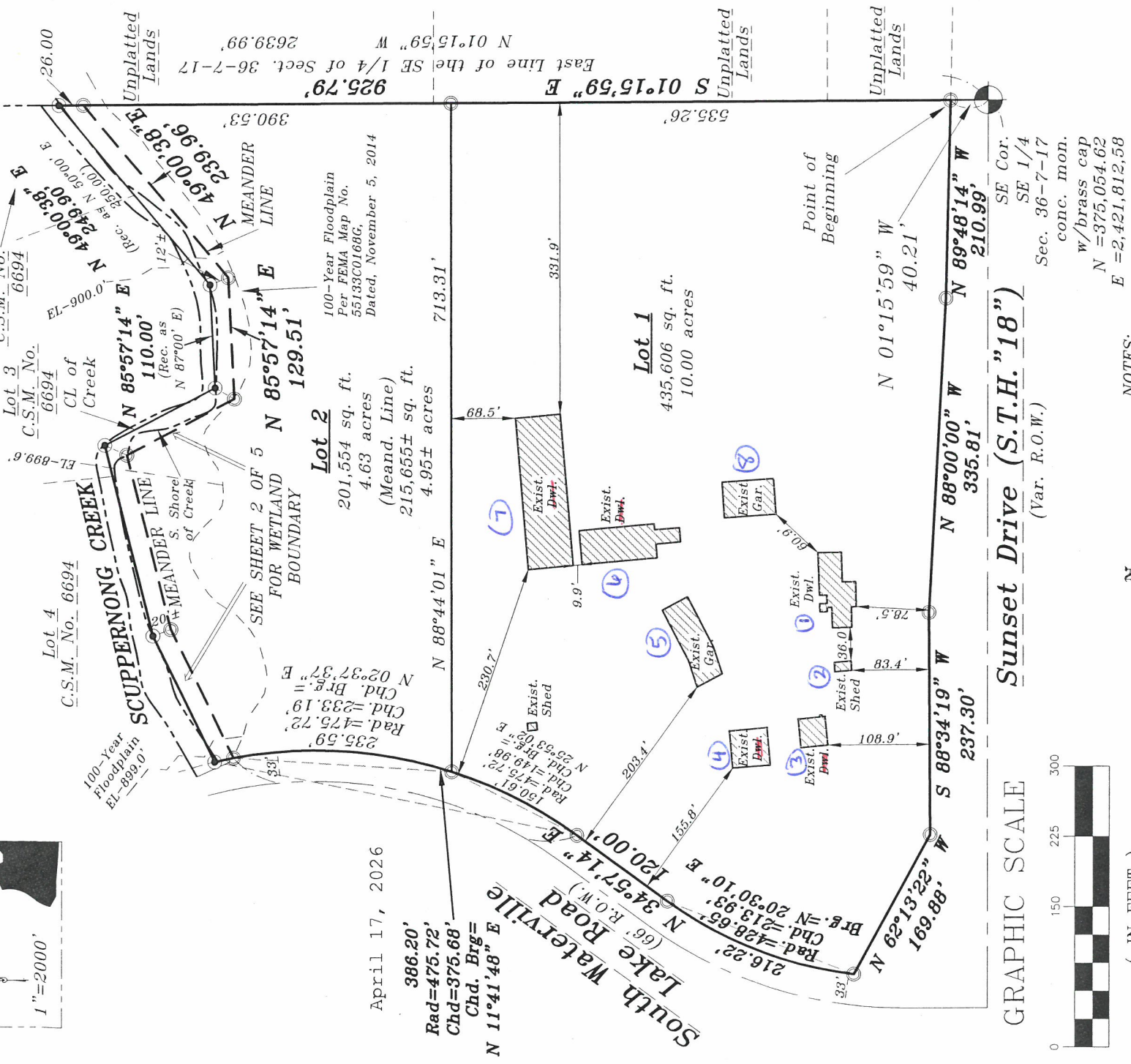
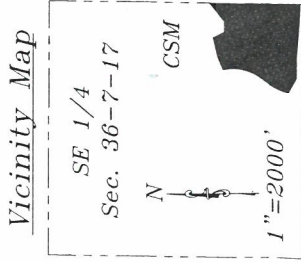
PREPARED BY:

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

Building # Map

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.

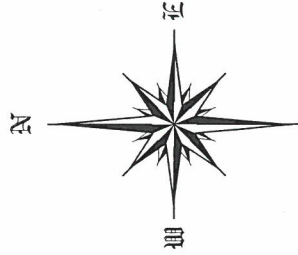


(IN FEET)

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.

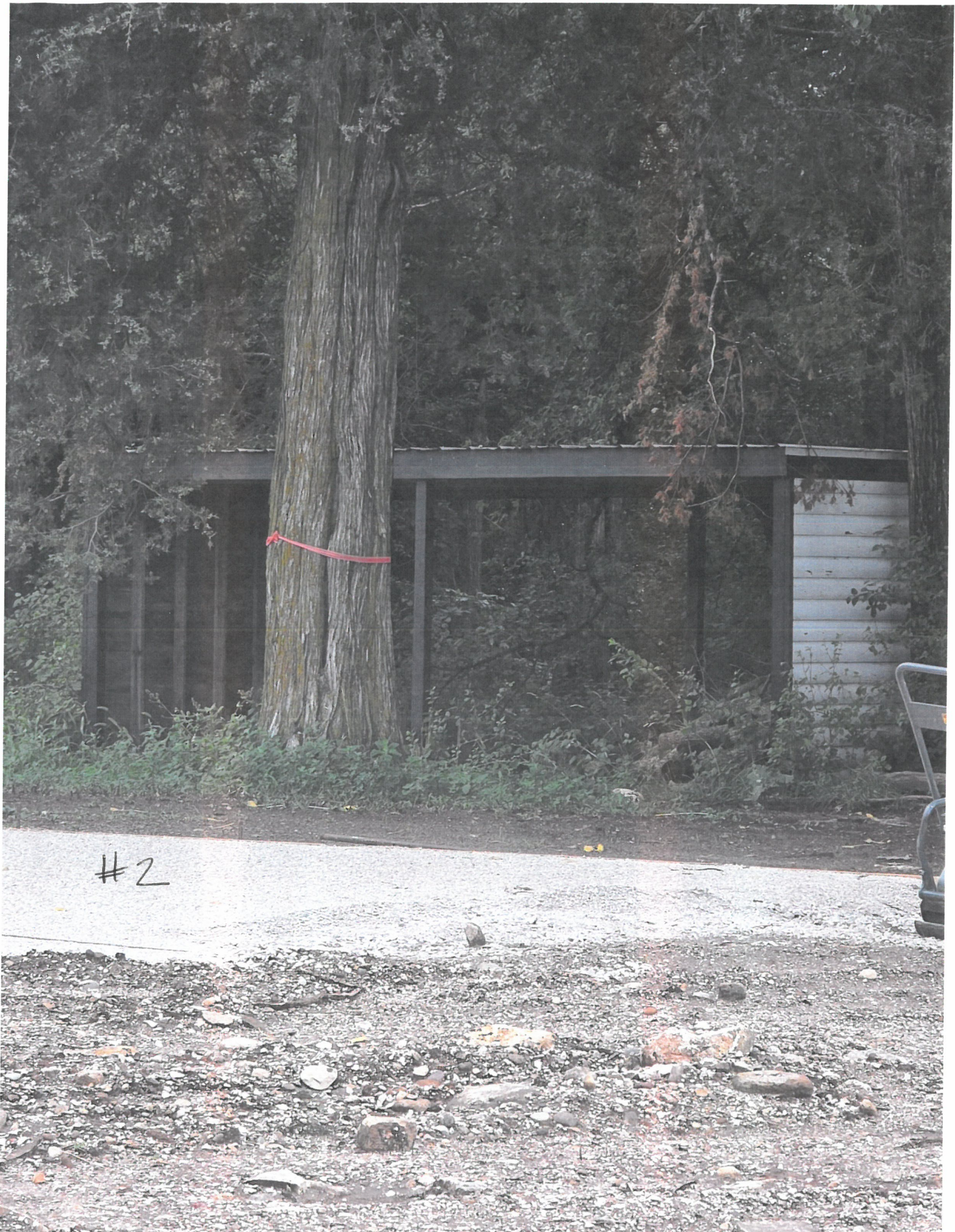


#1



#1

#2







#4



5

Stables/
garage/
Storage



lot 7
combined
(illegal
residence)
removed



#8



VILLAGE OF SUMMIT VILLAGE BOARD ZONING REPORT

TO: Village of Summit Village Board

FROM: Amy Barrows, Village Planner
Planning & Zoning LLC

MEETING DATE: September 10, 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.

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 clarified 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.*

Plan Commission Recommendation: At the August meeting, Plan Commission unanimously recommended approval of the proposed zoning ordinance text amendments to the definitions described in this report.

Possible Motion: *Adopt the enclosed ordinance 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) subject to Village Attorney review.*

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL AND RE-CREATE THE TEXT OF CHAPTER 111 ENTITLED “ZONING AND SHORELAND PROTECTION,” ARTICLE XV ENTITLED “DEFINITIONS,” SPECIFICALLY PORTIONS OF SECTION 111-431 ENTITLED “DEFINITIONS,” OF THE VILLAGE OF SUMMIT CODE OF ORDINANCES TO MODIFY THE DEFINITION FOR BUILDING HEIGHT AND TO CREATE DEFINITIONS FOR FAST CASUAL RESTAURANT AND INTERACTIVE/INDIVIDUAL TELLER MACHINE (ITM).

WHEREAS, pursuant to Section 111-386(b)(1), of the Village Code, the Village of Summit Board (“Applicant”) initiated an application on July 9, 2026 to amend the regulations of the Village Code recommending amending the text of Chapter 111 “Zoning and Shoreland Protection” of the Village of Summit Code of Ordinances in order to repeal and re-create the definition for Building Height in Section 111-431 and to create new definitions for Fast Casual Restaurant and Interactive/Individual Teller Machine (ITM), and

WHEREAS, upon publication of the required "Notice of Public Hearing" pursuant to Section 111-387(b)(1)(a) of the Village Code and mailing of said "Notice of Public Hearing" to all parties-in-interest as required by Section 111-387(b)(1)(b) of the Village Code, the Plan Commission for the Village of Summit held a public hearing on August 20, 2026, as required by Section 111-386(b)(4) of the Village Code; and

WHEREAS, at the August 20, 2026 public hearing, the Village Zoning Administrator presented information on the proposed text amendments and the Plan Commission recommended approval of the proposed changes; and

WHEREAS, the Village Board reviewed the proposed zoning text amendment and recommendation of the Plan Commission at its duly noticed Village Board meeting on September 10, 2026; and

WHEREAS, the Village Board of the Village of Summit, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning text amendments on the health, safety and welfare of the community, hereby determine that the rezoning will not violate the spirit or intent of the Village Code, and will not be contrary to the public health, safety or general welfare of the Village of Summit; and

NOW, THEREFORE, the Village Board of the Village of Summit, Waukesha County, Wisconsin, DOES ORDAIN as follows:

SECTION 1: Chapter 111 of the Village of Summit Municipal Code entitled “Zoning and Shoreland Protection,” Article XV entitled “Definitions,” Section 111-431 entitled “Definitions,” is hereby partially repealed and re-created to include the following definitions:

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.

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.

SECTION 13. SEVERABILITY.

The several sections and portions of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION 14. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage and publication.

Passed and adopted this 10th day of September, 2026.

VILLAGE OF SUMMIT

Jack Riley, Village President

This instrument drafted by
Amy Barrows, Village Planner



Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works 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

MEMORANDUM

To: Village Board

From: Kamron Nash, P.E., Village Public Works Director

Date: September 4, 2026

Re: Department of Public Works Administrative Report

DPW Crew Activities

Cemetery Activity Summary

- One grave sale was completed in August. One grave sale and one deed transfer have been completed in early September.
- Three burials were completed in August, and one burial has occurred in early September.
- A special Cemetery Board meeting was held on August 19th at Village Hall.

Equipment Maintenance & Repair

- The new Groundsmaster 4010 mower was delivered in August.
- The Massey and the Landpride mower action is scheduled to end on September 8th. The current combined bid as of September 4th is \$2,800.
- Staff have received quotes for replacement of the DPF filter for Patrol Truck 3 (2014 International) utilizing aftermarket parts and are coordinating repairs. The total anticipated cost will be around \$8,000, which is several thousand less than originally quoted for OEM parts. Staff have also requested a quote for the cold air bypass valve to be replaced.
- The accelerator on the new Case wheeled loader was found to be malfunctioning. Repairs have been coordinated and will be covered by warranty.
- Two cylinders on the Falcon hot box trailer were found to be leaking. Repairs for this work will be covered under warranty.

Park Activities

- The temporary sprinkler system for the new ball fields at Genesee Lake Road Park are scheduled to be removed around October 1st. The grass is looking very good, and OABC is hoping to get backstop fencing installed this October. More information will be provided after their September Board meeting.
- The base for a path has been installed between the central parking lot and the playground area. The path will be paved in September. OABC has indicated that they

are interested in having the gravel path between their new ball fields and the existing asphalt path on the east side of the park paved at the same time.

- Fencing for the dumpster enclosure at Genesee Lake Road Park is anticipated to be installed in September, once materials have arrived.

Friends of Summit Parks Update

- The Friends group has not scheduled any recent meetings and have not provided an update to the Village on any activities.

Road Maintenance Activities

- The Village received notice from a resident that a PVC pipe was exposed/broken in the roadway near the property line of 3752 N Hickory Ln. Staff found the pipe – it appears to have been installed by a private property owner many years ago for drainage from the main parcel across the road to the wetland area. The road was most recently paved in 2002, and records indicate it was an asphalt overlay over existing asphalt. Staff were unable to find any records showing this pipe as a public facility. The 1914 Map of Suelflow's Subdivision plat does not indicate any stormwater facilities or drainage easements, and recent plat of survey (2006) for this parcel did not show facilities. The pipe extends well into the wetlands on private property to the west, which is a separate parcel owned by the same person. There is a restriction that the parcel across the road cannot be sold separately from the main parcel. A stormwater maintenance agreement was approved in 2023 when a new garage was built. Brian Pehl (SEH) reported that the property owner's landscape architect was having difficulty draining water from the garage downspouts to the east and requested use of an existing pipe under the roadway for drainage of stormwater. The plan indicates that the water from the southwest rain garden drains into the pipe (drain tile) under the road. DPW was not consulted on this use of the pipe, and we were not aware that it existed until we received a call from the concerned resident. The drain tile is very close to the surface of the road and is damaged due to traffic. It is likely a larger section of piping will need to be repaired than what is showing in the photos due to the failing pavement, and it will require installation at a proper depth and be pitched to allow positive drainage to the west. The entire roadway across the pipe is failing and will need to be replaced/patched. The drain tile extends nearly 34' past the edge of the roadway into private property to the west where it meets the wetland area. The drain tile serves this property alone and would not have been installed to provide drainage related to the road. Maintenance of private drainage facilities generally fall on the property owner. Staff are investigating if the SWMA includes a requirement for long term maintenance responsibility of the property owner.

Facilities Maintenance

- Midwest Fiber Networks has completed the transition of the fiber network and the VoIP phone system. There are a few bugs to work out related to phones, and MWFN continues to assist with this transition. Staff will work with MWFN to get updated information on voicemails/phone numbers for Village Board members.

Complaint on Silver Lake Piers on Parcel SUMT0612089, Village Riparian Zone Infringement, and Unauthorized Alteration/Use of Village Property

The Village Board provided direction to staff to continue to investigate this complaint at the August 13th meeting, including the riparian zone limits and the property lines/stakes. Staff reached out to SEH to review the survey recently completed by LandTech that depicted the piers and the riparian zone. Based on their feedback and recommendation, staff reached out to the surveyor at LandTech by email to:

1. Verify if property lines were resurveyed for the most recent survey; and
2. Determine why the high-water mark was not surveyed as part of the survey; and
3. Explain the methodology utilized to determine the riparian zone; and
4. Determine why the boat slips were omitted from the survey's depiction of the pier system.

As of the date of this report, a response has not been received from LandTech.

The WDNR was unwilling to provide a formal opinion or to answer questions regarding methodology to determine riparian zones, reasserting that they do not get involved in private riparian zone disputes.

Staff will continue to collect information and will provide an update at a future meeting.

N Dousman Road Multi-Use Trail Extension Project

The first and second advertisement dates will be September 11 and September 18, 2026, respectively. Bid opening is scheduled for October 2, 2026 at 10:00 a.m.

An agreement for construction oversight services will be presented to the Village Board in a separate agenda item on the September 10th Village Board meeting for consideration.

USDA Farm Service Agency Review of Cropland at Genesee Lake Road Park

The Village received notification from the USDA Farm Service Agency that the Waukesha County Farm Service Agency Committee completed a recent review of the farm lands at Genesee Lake Road Park. They adjusted the cropland to remove the area where the new parking lot, stormwater facilities, and the new ball fields are located, as these areas are not currently being farmed. Village staff reviewed the adjustment and believe it is accurate and reflects the changes at the park. A copy of the letter and attachments has been attached for reference.

Waterville Lake Dam Ownership Update

Nothing significant to report.

Waukesha County Damage Assessment for Public Infrastructure (August 2025 Flooding Event)

Additional documentation was requested by the WDF coordinator on September 3rd. Staff will work with WDF to provide this information.

Residential Fiber Service Installation

Nothing significant to report.

ATV/UTV on Village Roads & State Highways Update

Staff were able to install ATV/UTV signage on the WisDOT-approved segment of USH 18 between S Golden Lake Ln and CTH BB/S Golden Lake Rd, and the segment is now open to ATV/UTV traffic.

A separate agenda item has been included on the September 10th Village Board meeting related to interconnectivity on USH 18 between Summit and Dousman.

WisDOT STH 67 Improvement Project

Nothing significant to report.

2027 CTH DR Rehabilitation – Waukesha County (N Dousman Rd to N Brightwater Blvd)

Nothing significant to report.

2025 Road Improvements Program & Genesee Lake Road Park Parking Lot Project

SEH and Village staff have been working with Wolf Paving to complete outstanding work related to the parking lot project. Retainage for both projects will be held until punch list items are completed.

Pabst Farms Joint Stormwater District Update

Nothing significant to report.

National Fitness Campaign Status

No additional donations have been received for the NFC fitness court campaign. A total of \$11,000 has been donated to date.

Staff would like to discuss this campaign further during budget discussions, as the NFC has stopped correspondence with the Village related to the project due to a lack of sufficient funding to qualify for a grant to complete the installation. The funding may be better utilized for another purpose, pending approval from those parties who have donated.

Village Safety Program Development & Implementation

Safety Committee Meeting

The next meeting is tentatively scheduled for September 14th.

NIMS Training Update

Instructions on the training requirements for Village Board members was sent by email on July 2nd. Trustee Henrickson has successfully completed the IS-100.C course.

Professional Memberships & Training

Director Nash attended the APWA PWX Conference in Houston, TX from August 29 – September 2, 2026.

Dan Moudry and Erich Snow will be attending a 2026 Urban Forestry Workshop on September 22, 2026 at the Retzer Nature Center. This event has been promoted by the WDNR.

DPW staff who perform snow and ice control operations will be attending the Salt Wise Winter Equipment Open House in Mukwonago on October 8, 2026.

ATTACHMENTS: Letter from USDA Farm Service Agency (*dated August 31, 2026*)



Farm Service Agency
U.S. DEPARTMENT OF AGRICULTURE

Waukesha County Service Center
515 W Moreland Blvd, Room AC-G48
Waukesha, WI 53188-2428
262-547-8241

August 31, 2026

Village of Summit
37100 Delafield Rd
Summit, WI 53066-9101

Dear Village of Summit,

The Waukesha County Farm Service Agency (FSA) Committee completed a review on your land (FSA farm number **9661**, tract **8140**). It was noted that **field number 3** included land that is not currently being cropped. An adjustment to the cropland was performed and an updated map reflecting the current field boundaries is enclosed.

According to procedure in Handbook 10-CM, cropland that is no longer suitable for producing annual or perennial crops, shall be removed from cropland status. As a result, the cropland on this tract has been reduced by **8.68** acres. The remaining cropland on this tract is **11.62** acres.

You have the right to review and receive a copy of FSA records relating to this determination. You should contact this office regarding the review or copying of FSA records.

If you believe the decision to adjust the cropland by the COC is in error, you may elect any of the following options:

1. Reconsideration by the County Committee (COC)
2. Appeal to the State Committee (STC)
3. Mediation
4. Appeal to the National Appeals Division (NAD)

You may only select one option at a time. You have 30 calendar days from the date you receive this letter to select one of the options listed. If you select NAD prior to selecting the other options, once a hearing with NAD is held, you waive any rights you might have concerning appeal rights before the COC, STC, or requesting Mediation.

Reconsideration

You may request that the COC reconsider this determination by filing a written request no later than 30 calendar days after you receive this notice according to the FSA's appeal procedures found at 7 CFR Part 780. If you request reconsideration, you have the right to an informal hearing with the COC that you or your representative may attend personally or by telephone. If you choose to seek reconsideration, you may later appeal the determination to the STC or NAD, or request mediation. To request reconsideration, write to the County Committee at the following address and explain why you believe this determination is erroneous.

Waukesha County FSA Committee
515 W Moreland Blvd
Room AC-G48
Waukesha, WI 53188

Appeal to the Wisconsin State FSA Committee (STC)

You may appeal the County Committee's determination to the State Committee by filing a written request no later than 30 calendar days after you receive this notice in accordance with the FSA appeal procedures found at 7 CFR Part 780. If you appeal to the State Committee, you have the right to an informal hearing that you or your representative may attend either personally or by telephone. If you choose to appeal to the State Committee, you may later appeal the determination of the State Committee to National Appeals Division (NAD), or request mediation (unless mediated previously). If you appeal an initial decision of a County Committee to the State Committee, you waive your right to reconsideration by the County Committee of that decision. To appeal, write to the State Committee at the following address and explain why you believe this determination is wrong.

Wisconsin State FSA Committee
Attention: State Executive Director
8030 Excelsior Drive, Suite 100
Madison, WI 53717-2906
FAX: (855) 758-0755

Mediation

Mediation is available as part of FSA's informal appeal process. Mediation may enable us to narrow the issues and resolve the matter by mutual agreement. You may have to pay all or part of the cost of mediation. If you request mediation, the running of the time frame in which you may file an appeal stops. When mediation closes, the clock restarts and you will have the balance of the days remaining in that period to file an appeal. To request mediation, you must submit your written request no later than 30 calendar days after you receive this notice. To request mediation, write to the Wisconsin State mediation program at the following address and provide a copy of your request for mediation to FSA.

Farm Mediation and Arbitration Program
Wisconsin Department of Agriculture Trade & Consumer Protection
P. O. Box 8911
Madison, WI 53708-8911
(800) 942-2474
farmcenter@wisconsin.gov

NAD Appeal

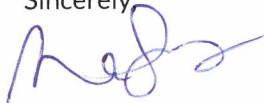
You may appeal this determination to the National Appeals Division (NAD) by filing a written request no later than 30 calendar days after receive this notice in accordance with the NAD appeal procedures found at 7 CFR Part 11. If you appeal to NAD, you have the right to a hearing which you or your representative may attend. Once a hearing with NAD begins, you waive any rights you might have to reconsideration, appeal to FSA, and mediation. To appeal, you must write to NAD at the following address, or on the NAD website at www.nad.usda.gov, explain why you believe this determination is erroneous, and provide a copy to FSA. You must personally sign your written appeal to NAD and include a copy of this letter.

NAD Eastern Regional Office
P.O. Box 1508
Cordova, Tennessee 38088

Toll Free: 1-800-552-5377
Direct: 901-544-0360
Fax: 1-855-438-8034
TTY: 1-800-627-8332

If you do not timely exercise one of the preceding options, this shall be the final administrative determination with respect to this matter according to the regulations at 7 CFR Part 780 and 7 CFR Part 11.

Sincerely,



Melissa Gross
Acting County Executive Director

Enclosures

**Farm 9661
Tract 8140**

2026 Program Year

CLU	Acres	HEL	Crop
2	55.37	UHEL	NC
3	8.68	UHEL	NC
4	11.62	UHEL	

Page Cropland Total: 11.62 acres



NAP Imagery 2024
Map Created July 27, 2026

- Cropland
- Non-Cropland
- PLSS
- Tract Boundary
- Wetland Determination
- Limited
- Restricted Use
- Exempt from Conservation
- Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or the NAP imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works 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

MEMORANDUM

To: Village Board

From: Kamron Nash, P.E., Village Public Works Director

Date: August 28, 2026

Re: Discussion and Action on Request for Driveway Monument Installation at 1620 N Dousman Road

PURPOSE:

To present a request from the property owner of 1620 N Dousman Rd to install decorative driveway monuments with lighting within the public right-of-way (ROW).

BACKGROUND:

The property owner of 1620 N Dousman Rd, Jon Hauser, has requested permission to install decorative monuments at the end of their driveway to improve safety and provide aesthetic appeal. He stated that it is difficult for guests to see his driveway until they are very close to it, and he would like to light the monuments so that they are clearly visible for drivers who are looking for his driveway entrance. The driveway is set at an angle, which contributes to visibility issues.

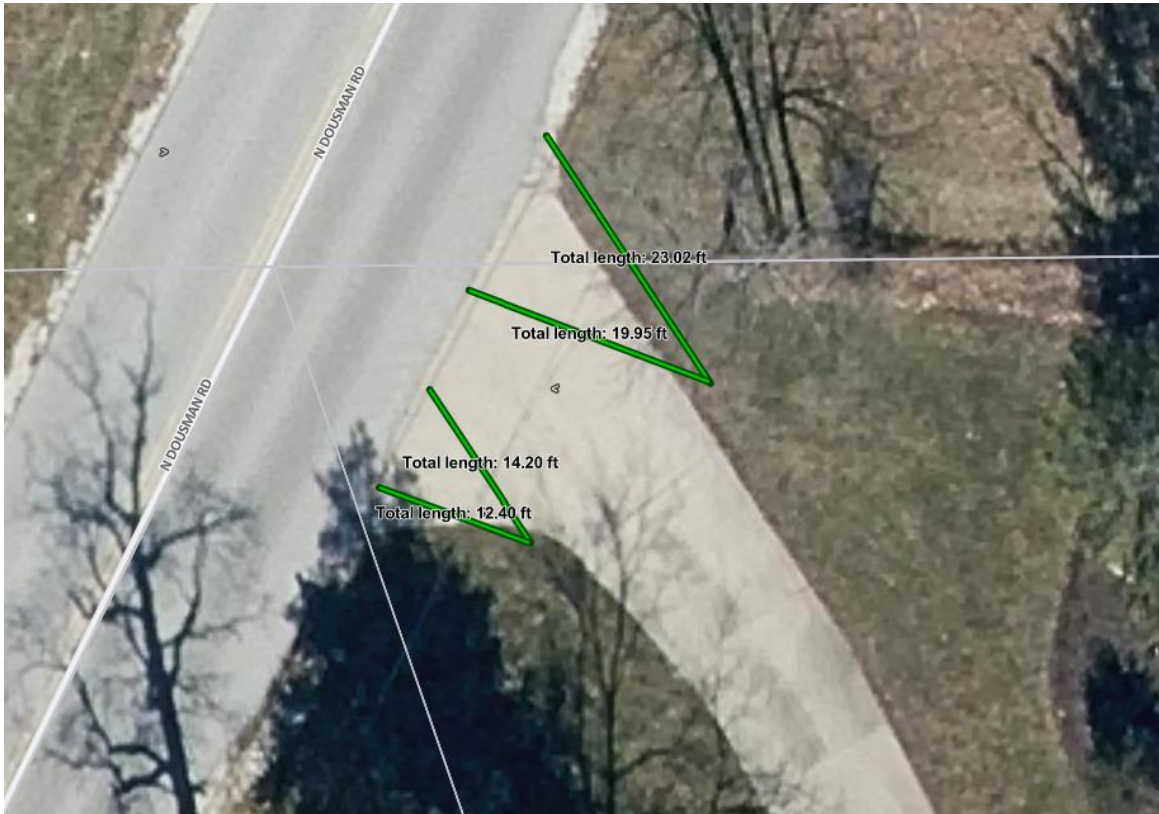
The approved ultimate ROW for N Dousman Rd is 100', or 50' on either side of the road centerline. Installation on private property would not help with the safety concerns related to visibility, as the monuments would be set too far back to be effective. The Village's zoning code states that the Village Board must approve monuments within the public ROW, provided they meet base setback areas.

The request is to install the monuments at the following distance from the edge of the roadway (perpendicular measurements):

West Monument: approx. 12' from edge of roadway (perpendicular to road)

East Monument: approx. 20' from edge of roadway (perpendicular to road)

The monuments would be located at least 10' from the property line on each side to meet setback requirements. Proper permits for installation within the ROW and installation of any electrical utilities required will need to be obtained. Staff will work with the owner to determine the final location of the monuments to ensure they are appropriately placed.



The Village Attorney was consulted on whether an agreement for the private use of a Village public right-of-way is appropriate for this situation, and he recommends that this type of agreement is a condition of an approval by the Village Board.

RECOMMENDATION:

Village staff do not believe that the placement of the monuments, as proposed, will adversely affect maintenance of the roadway or other DPW-related operations. There is sufficient space for plows to push snow back, and there are trees and other shrubs in proximity to the road through this area. The property owner will be instructed to contact Diggers Hotline to ensure that installation does not interfere with any existing utilities. The final location will be approved by staff prior to installation.

ATTACHMENTS: Email correspondence from Jon Hauser (*dated July 14 – August 10, 2026, with attachments*)

FISCAL IMPACT: Professional services related to drafting a private use of public ROW agreement will be the responsibility of the property owners. Maintenance and upkeep of the monuments and related utilities will also be the responsibility of the property owner.

RECOMMENDED MOTION: Motion to approve the placement of driveway monuments within the public right-of-way at 1620 N Dousman Road, contingent upon approval of an agreement for the private use of a public right-of-way and obtaining proper permitting approvals.

Kamron Nash

From: Kamron Nash
Sent: Monday, August 10, 2026 8:23 AM
To: 'Jon C. Hauser'
Cc: Amy Barrows
Subject: RE: monuments
Attachments: Professional Services Reimbursement FORM Blank.pdf

Hi, Jon.

I did consult with our attorney last week. He agreed that as a condition of any approval of structures within the public right-of-way, the Village Board should require an agreement for the private use of a Village public right-of-way. Here is my recommendation for moving forward:

1. Sign and return the attached Professional Services Reimbursement Agreement.

- a. You will be responsible for any professional services related to this project, which will primarily be reimbursement of charges from our Village Attorney. He will draft the agreement for the private use of a Village public right-of-way. We will not instruct him to begin work until the Village Board has granted conditional approval to ensure you do not incur any charges if the monuments are not approved.

2. Request Village Board approval (September 10th meeting)

- a. Please provide the following items no later than August 26th so that I may incorporate into the meeting packet:
 - i. A formal request to the Village Board to consider approval of driveway monuments within the public right-of-way. This may be in the form of a written letter, or you may submit an email to me that outlines what you are requesting.
 - ii. Please include any drawings or supporting documentation for your request. If you have a sample image of what you intend to install, this would be helpful as well. One of the criteria for approval is that the structure may not restrict safe access and visibility of the intersecting driveway.

If you have any questions, please let me know.

Thank you,

Kamron

From: Jon C. Hauser
Sent: Friday, August 7, 2026 12:29 PM
To: Kamron Nash <pwdirector@villageofsummitwi.gov>
Subject: Re: monuments

Hi Kamron - any updates on your shepherding the process in our behalf? We really appreciate your assistance.

Jon Hauser

On Tue, Aug 4, 2026 at 11:17 AM Kamron Nash <pwdirector@villageofsummitwi.gov> wrote:

Jon,

You may use the measurements that I have below for laying out your monuments, assuming 30' from road centerline. If you measure back 15.5' from the edge of the road at your driveway, you'll be pretty close.

Kamron

From: Jon C. Hauser
Sent: Tuesday, August 4, 2026 11:12 AM
To: Kamron Nash <pwdirector@villageofsummitwi.gov>
Subject: Re: monuments

I'm still not sure how I measure from centerline. If I use method 2, we are beyond 35'. With 1, just under 30'.

Thx, Jon

On Tue, Aug 4, 2026 at 10:52 AM Kamron Nash <pwdirector@villageofsummitwi.gov> wrote:

Jon,

In my previous email, I misstated the ROW dimensions. It's actually 100' wide, measuring 50' back from the road centerline. Sorry for the confusion.

Thank you,

Kamron

From: Kamron Nash
Sent: Tuesday, August 4, 2026 10:49 AM

To: 'Jon C. Hauser'
Subject: RE: monuments

Hi, Jon.

My apologies for the delayed response. This week has been pretty hectic, as we have internal meeting scheduled this week and a Village Board meeting to prepare for next week.

I measured 30' from the road centerline using the tools on the GIS website (see below). The front of the monuments would be approximately 15.5' – 16' back from where the asphalt road edge ties into your driveway. The approved ROW on N Dousman Rd is 50' (25' on either side of the road centerline), and the trees to the south of your driveway may be trimmed back and up to allow for better visibility within this area.





I hope this information is helpful. I'm open to a meeting with you, if you believe it will be beneficial.

Thank you,

Kamron

From: Jon C. Hauser
Sent: Tuesday, August 4, 2026 10:28 AM
To: Kamron Nash <pwdirector@villageofsummitwi.gov>
Subject: Re: monuments

Kamron - any thoughts on a brief meeting? I'm really struggling on how to measure off of Dousman Rd centerline. Thx, Jon

On Mon, Aug 3, 2026 at 1:49 PM Jon C. Hauser <jhauser@villageofsummitwi.gov> wrote:

Kamron - any chance we could stop in for a brief meeting to explore our options. Our lot is so odd shaped and tight along Dousman Rd. I need your thoughts on what could work

Thx, Jon

On Wed, Jul 29, 2026 at 3:20 PM Kamron Nash <pwdirector@villageofsummitwi.gov> wrote:

Hi, Jon.

You can print out an aerial image from the Waukesha County GIS website: <https://map.waukeshacounty.gov/vertigisstudio/web/?app=f5ea225dd3994525b8e28f506f3c69a7>. It allows you to search by address, and you can use the measuring tools to help you.

I do not see any issue with you getting this approved at the 30-35' distance from the road centerline that you are proposing, although I cannot make any guarantees. Ultimately, the Village Board will make the decision.

Thank you,

Kamron

From: Jon C. Hauser
Sent: Monday, July 27, 2026 4:45 PM
To: Kamron Nash <pwdirector@villageofsummitwi.gov>
Subject: Re: monuments

is there some website where I can pull the survey and get an aerial of this lot and the adjoining lot that I can use for a mark-up?

Also, from your experience, do you think I could get this approved? I don't want to waste time and money to no avail. Thanks for your quick response. Jon

On Mon, Jul 27, 2026 at 4:18 PM Kamron Nash <pwdirector@villageofsummitwi.gov> wrote:

Good afternoon, Jon.

Thank you for the email. You would have to request approval for the structure in the right-of-way from our Village Board. Any approvals would be contingent upon you entering into a right-of-way agreement with the Village. We generally have our Village Attorney draft such agreements, and there would be cost associated with the agreement preparation. I do not have any cost estimates that I can share, as there may be unexpected issues that come up that warrant more work. This seems like a pretty simple project, so I would not anticipate an extraordinary amount of work. We would require you to complete a Professional Services Reimbursement form that authorizes us to bill you for any outside professional services incurred.

If you would like to petition the Village Board for approval, I can place you on the meeting agenda for the August 12th meeting. I would need everything from you no later than August 4th. A formal request could be as simple as an email to me that states what you are requesting, including any supplemental documentation (e.g., drawing depicting the monument size and location with dimensions from the road, property lines, etc.). It may also be beneficial for you to include images of your driveway from either side down the road to show your safety concerns.

If you have any questions, please do not hesitate to contact me.

Thank you,



Pop: 5,341

KAMRON E. NASH, P.E.

Public Works Director

She/Her

☎ 262.567.2757

🖨 262.567.4115

✉ pwdirector@villageofsummitwi.gov

📍 37100 Delafield Rd

Summit WI 53066

🌐 villageofsummitwi.gov

Hours: Monday - Friday 8:00am - 4:00 pm

Proud Member of the American Public Works Association - Wisconsin Chapter (APWA WI)

APWA WI Chapter President (2026 – 2027)



From: Jon C. Hauser

Sent: Monday, July 27, 2026 3:43 PM

To: Amy Barrows <planner@villageofsummitwi.gov>

Cc: Kamron Nash <pwdirector@villageofsummitwi.gov>

Subject: Re: monuments

Good afternoon Kamron, I look forward to working with you. I refer you to my earlier email in working with our challenging lot lines in putting in monuments at the end of our driveway. As I mentioned to Amy,. this is as much about safety as it is aesthetics. 50' from the center line for monument placement would not add any benefit given the narrow approach we have off of Dousman Road and the encroachment of our neighbors tree lines.

Kamron - I am also looking to get a rough estimate, from your experience, of costs to get such exceptions approved if even possible.

I would be happy to draw the approximate location of the monuments as well as the land we're interested in buying and building a home, pending zoning approval and village approval. To better start this process, do either of you have a plat survey of our property and the target property (currently 3.5 acres of agriculture) that borders our property and runs N/NE to Dousman Rd.

Thanks and kind regards, Jon Hauser

[1620 Dousman Rd.](#)

On Mon, Jul 27, 2026 at 2:26 PM Amy Barrows <planner@villageofsummitwi.gov> wrote:

262-567-2757. I'm also copying her on this email.

Amy Barrows

Village Planner

Village of Summit

[37100 Delafield Road](#)

[Summit, Wisconsin 53066](#)

262-567-2757

planner@summitvillage.org

Hours: Monday, Tuesday, Thursday from 12-4

From: Jon C. Hauser
Sent: Monday, July 27, 2026 2:15 PM
To: Amy Barrows <planner@villageofsummitwi.gov>
Subject: Re: monuments

Thx so much. Do you Kamron's contact info?

On Mon, Jul 27, 2026 at 12:19 PM Amy Barrows <planner@villageofsummitwi.gov> wrote:

Jon,

This would be the first request that I've been involved with so I don't know if an exception will be made. Yes, you would need to sign a reimbursement form and pay for any professional review time, which would include engineering and attorney fees. I'm not really involved in this part of the process so I don't know the effort required. You can discuss with Kamron Nash, Public Works Director. You do not pay for her time.

Regarding a land division, can you send me a sketch of what you have in mind?

Amy Barrows

Village Planner

Village of Summit

[37100 Delafield Road](#)

[Summit, Wisconsin 53066](#)

262-567-2757

planner@summitvillage.org

Hours: Monday, Tuesday, Thursday from 12-4

From: Jon C. Hauser <[_____](#)>
Sent: Monday, July 27, 2026 11:58 AM
To: Amy Barrows <planner@villageofsummitwi.gov>
Subject: Re: monuments

Amy - before we go to the public works director, we would like to know that as a matter of course, if exceptions are generally made given the restrictions you mentioned. Is there a cost for this approval/application? As I mentioned earlier, at 50' the monuments would be buried behind neighboring tree lines and serve no useful safety purpose. We would need to be in the 30-35' from centerline to have these monuments be effective. At 30-35', the 10' from neighbouring property lines comes into play because of the odd shape of our lot, particularly on the east side of our driveway. I would welcome your thoughts on what is feasible and acceptable to the village of Summit.

On another matter, we have a nearly 3 acre lot. What is the process to potentially acquire some adjoining land, sub-divide into a lot adjoining ours to the north and build a house on our property + acquired property out to Dousman road/. It is currently a small parcel of farmland. What are zoning considerations?

Thanks again and kind regards, Jon Hauser

[1620 Dousman Rd.](#)

On Thu, Jul 16, 2026 at 9:20 AM Amy Barrows <planner@villageofsummitwi.gov> wrote:

I will forward on your request to the public works director. Any structure within the ROW requires Village Board approval.

Can you send over a survey to scale that shows the proposed location of the monuments so that we can determine exactly how close to the road you will be and whether the structure impacts site distance and traffic safety.

Amy Barrows

Village Planner

Village of Summit

[37100 Delafield Road](#)

[Summit, Wisconsin 53066](#)

262-567-2757

planner@summitvillage.org

Hours: Monday, Tuesday, Thursday from 12-4

From: Jon C. Hauser
Sent: Wednesday, July 15, 2026 12:30 PM
To: Amy Barrows <planner@villageofsummitwi.gov>
Subject: Re: monuments

Amy - thanks for your response. This morning, we went out and measured where these setbacks would render the monuments we are considering.

As a caveat, one of the reasons we are looking to pursue this project is that we have guests that when looking for our home, have to slam on the breaks, drive past or back up along Dousman Rd. It is a dangerous situation and with the neighboring properties' landscape overhang, it is nearly impossible to see our driveway when approaching until you are right on top of it. Because of this we were looking to put some form of nicely constructed landscape feature with lighting and our address plate along Dousman Rd.

However with the current setback requirements combined with the obstruction of our neighbors landscaping, we were wondering if there is any possibility of getting an exception to build closer to Dousman Rd. We did notice other landscape structures along Dousman Rd that are not compliant with the 50' setback requirement.

To reiterate, we are not looking for any wild eyed exception but rather a visually appealing lighted structure that safely guides guests into our driveway at night.

Thanks for your consideration.

Nora and Jon Hauser

On Tue, Jul 14, 2026 at 10:02 AM Amy Barrows <planner@villageofsummitwi.gov> wrote:

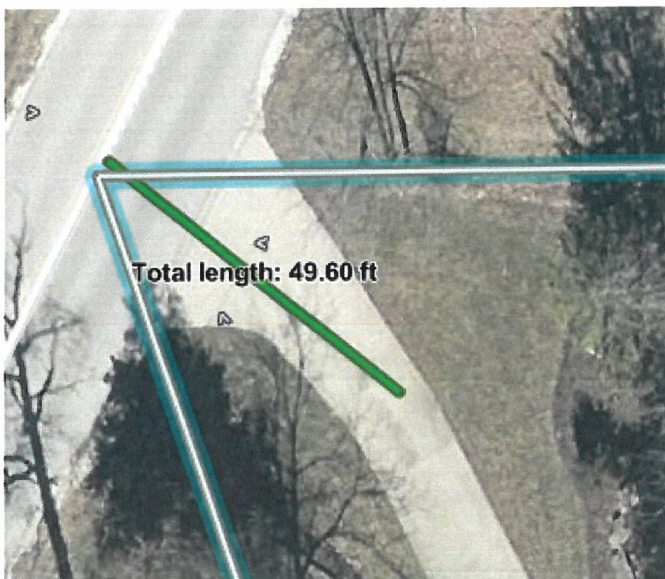
Jon,

The Village would expect the monuments to be located outside of the ultimate road right-of-way. The ultimate right-of-way is 50 ft. from the centerline of the physical road.

If you would like to pursue the monument structures, it would be helpful if you marked the location of the monuments in the field so that we can ensure the monuments are located outside of the ultimate road right of way.

The monuments would also need to be 10 ft. from the side lot lines.

If you look at the map, 50 ft. from the center is located east of the green line, pretty far from the entrance to the site.



Amy Barrows

Village Planner

Village of Summit

[37100 Delafield Road](#)

[Summit, Wisconsin 53066](#)

262-567-2757

planner@summitvillage.org

Hours: Monday, Tuesday, Thursday from 12-4



WAUKESHA COUNTY
Land Information System

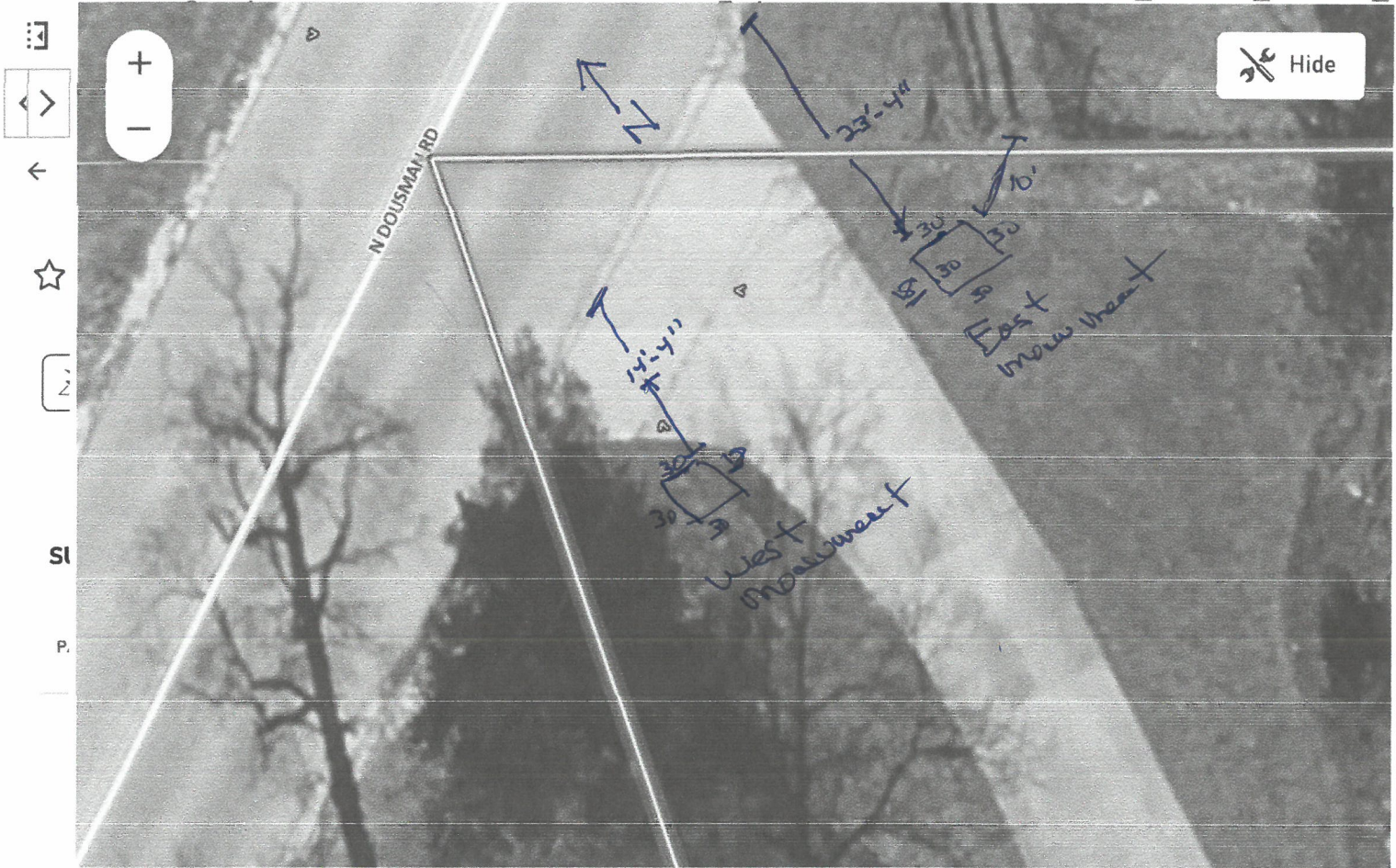
Map Atlas



General

Tools

Reset



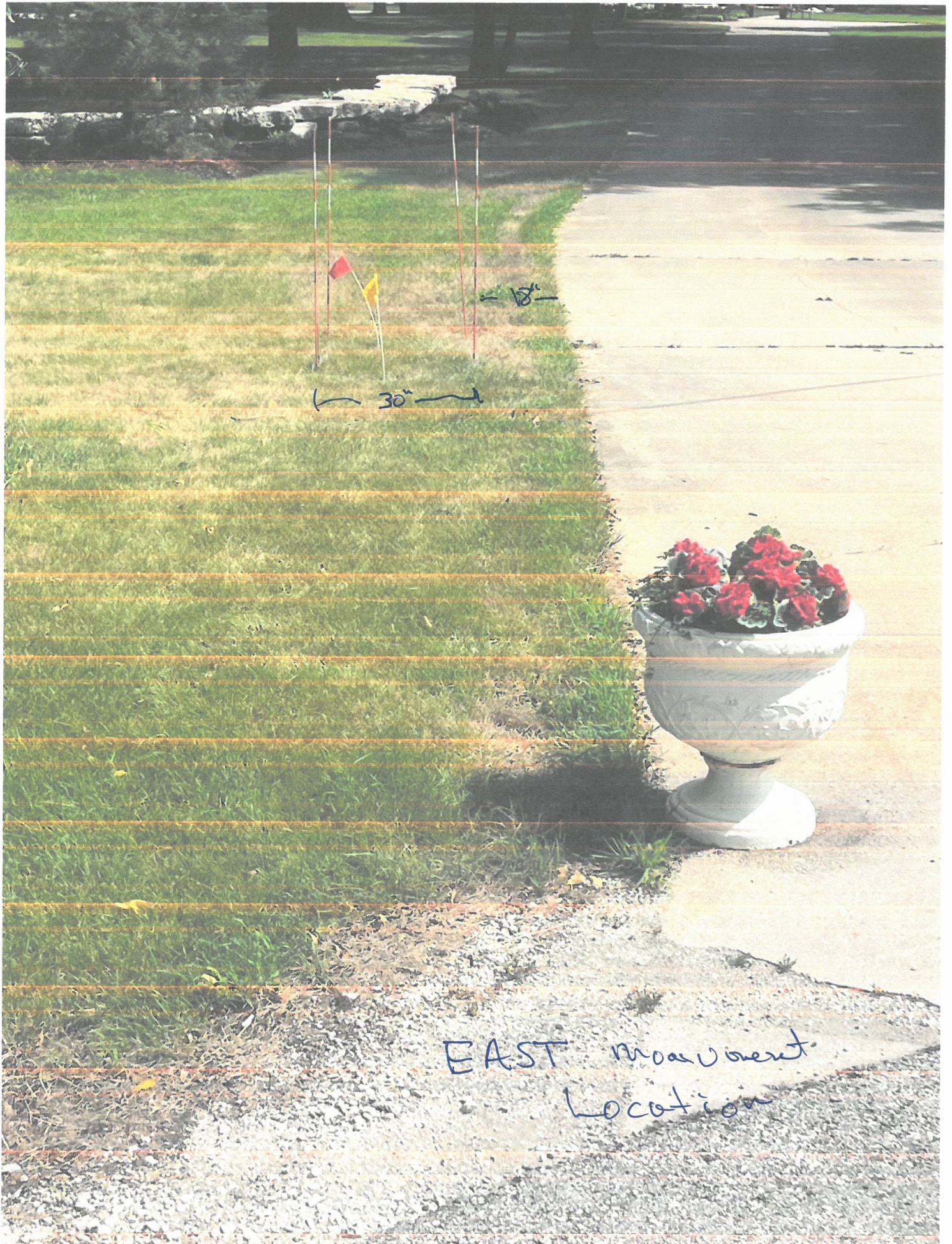
- West Monument
14'-4" From where Driveway meets Roadway
- East Monument
23'-4" From where Driveway meets Roadway
- 10' From Property Line
- No concern on property line

Monument
5' From Drive
30" square on each side

$$\frac{3}{4}'' = 10'$$









Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works 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

MEMORANDUM

To: Village Board

From: Kamron Nash, P.E., Village Public Works Director

Date: August 27, 2026

Re: Approval of Strand Associates, Inc. Construction Oversight Agreement for N Dousman Road Multi-Use Trail Project

PURPOSE:

Village staff would like to receive contingent approval of the proposed engineering services agreement for the N Dousman Road Multi-Use Trail project.

BACKGROUND:

WisDOT has confirmed that construction engineering is included as a reimbursable expense through the Transportation Alternatives Program (TAP), and WisDOT also confirmed that the Village may utilize Strand Associates, Inc. for construction delivery. The project let is scheduled for September 25, 2026, and utility relocations and tree clearing may begin as early as fall of this year. As of mid-August, Strand was approximately \$60,000 under the approved design contract amount and are not anticipating use of the full amount with the remaining advertising, bidding, and construction contracting work. Despite some unexpected challenges with this project with delays, addition of real estate acquisition, and utility relocates, Strand has been able to efficiently manage their time to keep expenditures below budget.

Strand has provided a draft agreement for construction oversight services, which will include inspection services and reports, shop drawing review and approval, progress meetings, WisDOT-required Quality Verification (QV) and sampling, and construction finals and project closeout. This agreement will be a two-party agreement between the Village and Strand, with review by WisDOT. Staff worked with Strand and WisDOT to create a scope of services that does not require any unnecessary time on site when there is not active work, and staff will supplement erosion control and traffic control inspections during time periods when there is no construction activity in an effort to save on cost.

The total funding for construction approved by WisDOT as part of the award for the project through TAP is \$460,185.60. Construction oversight was initially estimated to be \$82,500, and the total estimated cost designated in this agreement is \$73,000.

A summary of the costs anticipated for the construction phase of the project is summarized in the table below:

Description	Funding Sources			
	TAP Funds	Stewardship Grant	Park Impact Fees	Total Estimated Cost*
Construction	\$387,185.60	\$95,105.89	\$212,574.06	\$694,865.55
Construction Review	\$73,000.00	\$0.00	\$0.00	\$73,000.00
<i>Total</i>	<i>\$460,185.60</i>	<i>\$95,105.89</i>	<i>\$212,574.06</i>	<i>\$767,865.55</i>

**Based on Final PS&E Opinion of Probable Cost. This may change based on bid results. Available fund amounts based on estimate of remaining funds from each grant at end of 2026.*

RECOMMENDATION:

Village staff is looking for approval of the proposed agreement for construction oversight of the N Dousman Rd multi-use trail project.

ATTACHMENTS: Draft General Services Contract (DOT Project ID 3853-05-00, *dated August 26, 2026*)

FISCAL IMPACT: As described above.

RECOMMENDED MOTION: **Motion to approve the proposed General Services Agreement between the Village of Summit and Strand Associates, Inc. for construction oversight services related to the N Dousman Road Multi-Use Trail project.**

August 26, 2026

Village of Summit
37100 Delafield Road
Summit, WI 53066

Attention: Mr. Jack Riley, Village President

Re: Agreement for General Services
North Dousman Multiuse Trail Project

This is an Agreement between the Village of Summit, Wisconsin, hereinafter referred to as OWNER, and Strand Associates, Inc.®, hereinafter referred to as ENGINEER, to provide engineering services (Services) for the North Dousman Multiuse Trail project, Wisconsin Department of Transportation (WisDOT) ID 3853-05-70, previously designed by ENGINEER. This Agreement shall be in accordance with the following elements.

Scope of Services

ENGINEER will provide the following Services to OWNER.

1. Provide construction contract administration services including attendance at the preconstruction conference, review of up to 20 contractor shop drawing submittals, review of up to six contractor pay requests, attendance at up to eight construction progress meetings, up to 40 site visits, and participation in project closeout. Prepare meeting minutes for construction progress meetings and distribute to attendees.
2. Provide one part-time resident project representative for up to 20 hours per week for up to 16 weeks of observation of construction.
3. Prepare project documentation records in accordance with Section 6.2 of the WisDOT Sponsor's Guide to Non-Traditional Transportation Project Implementation. ENGINEER is providing drafting Services only for record drawings based on the records presented to ENGINEER by OWNER and the contractor. ENGINEER will not be liable for the accuracy of record drawing information provided by OWNER and the contractor.

Service Elements Not Included

The following services are not included in this Agreement. If such services are required, they will be provided through an amendment to this Agreement or through a separate agreement with OWNER.

1. Additional and Extended Services during construction made necessary by:
 - a. Work damaged by fire or other cause during construction.
 - b. A significant amount of defective or neglected work of any contractor.

- c. Prolongation of the time of the construction contract.
 - d. Default by contractor under the construction contract.
2. Additional Site Visits and/or Meetings: Additional OWNER-required site visits or meetings.
 3. Document Accessibility: Web Content Accessibility Guidelines (WCAG) criteria for documents prepared for OWNER are excluded. ENGINEER does not warrant WCAG accessibility conformance for files delivered to OWNER including, but not limited to, memoranda, technical reports, presentations, exhibits, drawings, and specifications.
 4. Geotechnical Engineering: Geotechnical engineering information will be required and provided through OWNER and OWNER's geotechnical consultant. ENGINEER will assist OWNER with defining initial scope of geotechnical information that is required to allow OWNER to procure geotechnical engineering services.
 5. Preparation for and/or Appearance in Litigation on Behalf of OWNER: Any services related to litigation.
 6. Review of Product Substitutions Proposed by Contractor: The terms of the construction Contract call for the construction contractor to reimburse OWNER for ENGINEER's cost for evaluating substitute products. ENGINEER's cost for such evaluations is not included.
 7. Revising Designs, Drawings, Specifications, and Documents: Any services required after these items have been previously approved by state or federal regulatory agencies, because of a change in project scope or where such revisions are necessary to comply with changed state and federal regulations that are put in force after Services have been partially completed.
 8. Services Related to Buried Wastes and Contamination: Should buried solid, liquid, or potentially hazardous wastes or subsurface or soil contamination be uncovered at the site, follow-up investigations may be required to identify the nature and extent of such wastes or subsurface soil or groundwater contamination and to determine appropriate methods for managing of such wastes or contamination and for follow-up monitoring.
 9. Unsolicited Media: Any services that include the review or analysis of unsolicited media including, but not limited to, photographs, videos, and drone footage provided by OWNER or contractors unless specifically requested and agreed to in writing. ENGINEER's use of electronic construction administration programs (e.g., e-builder, Newforma) is limited to the **Scope of Services** defined in this Agreement. ENGINEER is not responsible for the review of unsolicited media uploaded to these programs unless specifically requested and agreed to in writing.

Compensation

OWNER shall compensate ENGINEER for Services under this Agreement on an hourly rate basis plus expenses an estimated fee of \$73,000.

Expenses incurred such as those for travel, meals, printing, postage, computer, and electronic communication will be billed at actual cost plus ten percent.

Only sales taxes or other taxes on Services that are in effect at the time this Agreement is executed are included in the Compensation. If the tax laws are subsequently changed by legislation during the life of this Agreement, this Agreement will be adjusted to reflect the net change.

The estimated fee for the Services is based on wage scale/hourly billing rates, adjusted annually on July 1, that anticipates the Services will be completed as indicated. Should the completion time be extended, it may be cause for an adjustment in the estimated fee that reflects any wage scale adjustments made.

The estimated fee will not be exceeded without prior notice to and agreement by OWNER but may be adjusted for time delays, time extensions, amendments, or changes in the **Scope of Services**. Any adjustments will be negotiated based on ENGINEER's increase or decrease in costs caused by delays, extensions, amendments, or changes.

Schedule

Services will begin upon execution of this Agreement, which is anticipated the week of September 21, 2026. Services are scheduled for completion on August 31, 2027.

Standard of Care

The Standard of Care for all Services performed or furnished by ENGINEER under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's Services.

OWNER's Responsibilities

1. Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to this project including previous reports, previous drawings and specifications, and any other data relative to the scope of this project.
2. Furnish to ENGINEER, as required by ENGINEER for performance of Services as part of this Agreement, data prepared by or services of others obtained or prepared by OWNER relative to the scope of this project, such as soil borings, probings and subsurface explorations, and laboratory tests and inspections of samples, all of which ENGINEER may rely upon in performing Services under this Agreement.
3. Provide access to and make all provisions for ENGINEER to enter upon public and private lands as required for ENGINEER to perform Services under this Agreement.
4. Examine all reports, sketches, estimates, special provisions, drawings, and other documents presented by ENGINEER and render, in writing, decisions pertaining thereto within a reasonable time so as not to delay the performance of ENGINEER.
5. Provide all legal services as may be required for the development of this project.
6. Retain the services of a soils consultant to provide any necessary geotechnical evaluation and recommendations. OWNER's soils consultant shall provide all necessary geotechnical testing during construction. OWNER's soils consultant shall notify OWNER and ENGINEER of any

geotechnical testing indicating any materials that are not in accordance with the Contract Documents (nonconforming materials) and if any nonconforming materials have been incorporated into the work.

7. Pay all permit and plan review fees payable to regulatory agencies.
8. Operate its website and electronic media in a manner that ensures posted content related to this project complies with WCAG criteria.

Opinion of Probable Cost

Any opinions of probable cost prepared by ENGINEER are supplied for general guidance of OWNER only. ENGINEER has no control over competitive bidding or market conditions and cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to OWNER. If OWNER requires more than general guidance, then OWNER agrees to obtain an independent cost estimate by others. Opinions of probable cost will be prepared in accordance with the Association for the Advancement of Cost Engineering Cost Estimate Classification System to the Class stated in the **Scope of Services**.

Observation Services

In furnishing observation services, ENGINEER's efforts will be directed toward determining for OWNER that the completed project will, in general, conform to the Contract Documents; but ENGINEER will not supervise, direct, or have control over the contractor's work and will not be responsible for the contractor's construction means, methods, techniques, sequences, procedures, or health and safety precautions or programs, or for the contractor's failure to perform the construction work in accordance with the Contract Documents.

Payment Requests

ENGINEER's review of Payment Requests from contractor(s) will not impose responsibility to determine that title to any of the work has passed to OWNER free and clear of any liens, claims, or other encumbrances. Any such service by ENGINEER will be provided through an amendment to this Agreement.

Changes

1. OWNER may make changes within the general scope of this Agreement in the Services to be performed. If such changes cause an increase or decrease in ENGINEER's cost or time required for performance of any Services under this Agreement, an equitable adjustment will be made and this Agreement will be modified in writing accordingly.
2. No services for which additional compensation will be charged by ENGINEER will be furnished without the written authorization of OWNER. The fee established herein will not be exceeded without agreement by OWNER but may be adjusted for time delays, time extensions, amendments, or changes in the **Scope of Services**.
3. If there is a modification of Agency requirements relating to the Services to be performed under this Agreement subsequent to the date of execution of this Agreement, the increased or decreased cost of performance of the Services provided for in this Agreement will be reflected in an appropriate modification of this Agreement.

Extension of Services

This Agreement may be extended for additional Services upon OWNER's authorization. Extension of Services will be provided for a lump sum or an hourly rate plus expenses.

Payment

OWNER shall make monthly payments to ENGINEER for Services performed in the preceding month based upon monthly invoices. Nonpayment 30 days after the date of receipt of invoice may, at ENGINEER's option, result in assessment of a 1 percent per month carrying charge on the unpaid balance.

Nonpayment 45 days after the date of receipt of invoice may, at ENGINEER's option, result in suspension of Services upon five calendar days' notice to OWNER. ENGINEER will have no liability to OWNER, and OWNER agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Agreement by OWNER. Upon receipt of payment in full of all outstanding sums due from OWNER, or curing of such other breach which caused ENGINEER to suspend Services, ENGINEER will resume Services and there will be an equitable adjustment to the remaining project schedule and compensation as a result of the suspension.

Failure to make payments to ENGINEER is cause for termination upon two-week notice to OWNER.

Termination

This Agreement may be terminated with cause in whole or in part in writing by either party subject to a two-week notice and the right of the party being terminated to meet and discuss the termination before the termination takes place. ENGINEER will be paid for all completed or obligated Services up to the date of termination.

Data Provided by Others

ENGINEER is not responsible for the quality or accuracy of data nor for the methods used in the acquisition or development of any such data where such data is provided by or through OWNER, contractor, or others to ENGINEER and where ENGINEER's Services are to be based upon such data. Such data includes, but is not limited to, soil borings, groundwater data, chemical analyses, geotechnical testing, reports, calculations, designs, drawings, specifications, record drawings, contractor's marked-up drawings, and topographical surveys.

Third-Party Beneficiaries

Nothing contained in this Agreement creates a contractual relationship with or a cause of action in favor of a third party against either OWNER or ENGINEER. ENGINEER's Services under this Agreement are being performed solely for OWNER's benefit, and no other party or entity shall have any claim against ENGINEER because of this Agreement or the performance or nonperformance of Services hereunder. OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors, and other entities involved in this project to carry out the intent of this provision.

Dispute Resolution

Except as may be otherwise provided in this Agreement, all claims, counterclaims, disputes, and other matters in question between OWNER and ENGINEER arising out of or relating to this Agreement or the

breach thereof will be decided first by mediation, if the parties mutually agree, or with a bench trial in a court of competent jurisdiction within the State of Wisconsin.

Remedies

Neither ENGINEER nor OWNER shall be liable to the other for special, indirect, punitive, or consequential damages for claims, disputes, or other matters in question arising out of this or relating to this Agreement. This mutual waiver is applicable, without limitation, due to either party's termination of this Agreement.

Terms and Conditions

The terms and conditions of this Agreement will apply to the Services defined in the **Scope of Services** and represent the entire Agreement and supersede any prior proposals, Requests for Qualifications, or Agreements. OWNER-supplied purchase order is for processing payment only; terms and conditions on the purchase order shall not apply to these Services.

IN WITNESS WHEREOF the parties hereto have made and executed this Agreement.

ENGINEER:

OWNER:

STRAND ASSOCIATES, INC.®

VILLAGE OF SUMMIT, WISCONSIN

DRAFT**DRAFT**

Joseph M. Bunker
Corporate Secretary

Date

Jack Riley
Village President

Date



Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works 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

MEMORANDUM

To: Village Board

From: Kamron Nash, P.E., Village Public Works Director

Date: August 27, 2026

Re: Discussion and Action on Approval of Intermunicipal Agreement between the Village of Summit and the Village of Dousman to Increase ATV/UTV Interconnectivity

PURPOSE:

To present a draft intermunicipal agreement between the Village of Summit and the Village of Dousman to increase ATV/UTV interconnectivity on USH 18.

BACKGROUND:

At the August 12, 2026 Village Board meeting, Trustee Arenz was authorized to move forward with a multi-jurisdictional agreement with the Village of Dousman for ATV/UTV access on USH 18 and to authorize the Village to prepare a request to WisDOT for the segment of USH 18 from N Dousman Rd in Summit to Main Street in Dousman. A draft agreement has been completed and is attached for consideration.

RECOMMENDATION:

Village staff is looking for approval of the proposed agreement, contingent upon review by the Village Attorney.

ATTACHMENTS:

Intermunicipal Agreement between the Village of Summit and the Village of Dousman to Increase ATV/UTV Interconnectivity
(DRAFT)

FISCAL IMPACT:

Both Summit and Dousman will be responsible for their share of costs related to preparing and submitting an application and associated supporting materials to the State to petition for ATV/UTV access on the desired segment of US Highway 18, as well as procuring, installing, and maintaining signage and hardware for authorized routes. It is anticipated that the Village of Summit's portion of costs will be reimbursed by the Okauchee Area ATV/UTV Club, per the existing agreement with the Village.

RECOMMENDED MOTION: Motion to approve the proposed Intermunicipal Agreement Between the Village of Summit and the Village of Dousman to Increase ATV/UTV Interconnectivity, contingent upon legal review and approval.

Intermunicipal Agreement Between the Village of Summit and the Village of Dousman to Increase ATV/UTV Interconnectivity

This Agreement is made and entered into as of the ____ day of _____, 2026, by and between the Village of Summit, Wisconsin (Summit) and the Village of Dousman, Wisconsin (Dousman), to establish terms and conditions related to joint efforts to increase the accessibility of ATV/UTV traffic into and out of Dousman and Summit, located in Western Waukesha County, State of Wisconsin.

WHEREAS, Summit and Dousman are each responsible for designated ATV/UTV routes on their respective local roadways; and

WHEREAS, the Summit Police Department enforces ATV/UTV regulations and ordinances in Summit and Dousman; and

WHEREAS, Summit and Dousman recognize the value of interconnectivity of their respective local roadways via County, State, and local highways that are outside of their jurisdiction; and

WHEREAS, Summit and Dousman have worked with the Waukesha County Public Works Department to establish Test Districts in each community on specific segments of County Trunk Highways to provide interconnectivity within their respective communities; and

WHEREAS, Main Street and S Dousman Rd are designated ATV/UTV routes in Dousman and Summit, respectively; and

WHEREAS, the segment of US Highway 18 between Main Street and S Dousman Rd would provide desired interconnectivity between said designated ATV/UTV routes within Summit and Dousman; and

WHEREAS, the segment of US Highway 18 between Main Street to approximately 315 feet west of Main Street is located partially within Summit and Dousman's municipal boundaries; and

WHEREAS, Summit and Dousman recognize the benefit of working collaboratively to petition the State of Wisconsin to authorize this segment of US Highway 18 as an authorized ATV/UTV route.

NOW, THEREFORE, for and in consideration of the foregoing promises, the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village of Summit and the Village of Dousman (hereinafter referred to collectively as "Parties" or singularly as "Party") do hereby covenant and agree as follows:

1. **Incorporation of Recitals.** All preface recitals set forth above and incorporated herein, are specifically made a part of the content of this Agreement as is set forth at length herein and are agreed upon by the Parties.
2. **Authority.** This agreement is entered into pursuant to §61.34(2) and §66.0301, Wis. Stats., regarding intergovernmental cooperation and, therefore, should be liberally construed to accomplish its intended purposes. In addition, the undersigned representatives of the Parties represent that they have been duly authorized by their respective governing bodies to execute this Agreement.
3. **Roles and Responsibilities.** The Parties acknowledge that the Parties will be responsible for their share of costs related to preparing and submitting an application and associated supporting materials to the State to petition for ATV/UTV access on the desired segment of US Highway 18, as well as procuring, installing, and maintaining signage and hardware for authorized routes, and both Parties shall be equally responsible for the costs.
4. **Relationship of Parties.** This Agreement represents a contractual relationship between the Parties to provide the specific services provided for herein on a cooperative basis to promote efficiency and economies of scale and thereby promote the interests of each Party and their respective constituents. Neither Party has any obligation to indemnify the other for claims, actions, demands, suits, losses, liabilities, judgments, expenses or costs (including attorneys' fees) of any kind. Each Party shall be solely responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, boards, commissions, agencies, officers, and representatives provided, however, that nothing in this Agreement shall be construed to constitute a waiver of any limitation or immunity from liability available in law or equity.
5. **Severability.** In the event that any provision of the Agreement is held to be invalid, illegal, or unenforceable, the Parties will promptly meet in good faith to negotiate substitute language that reflects the Parties' intentions under this Agreement.
6. **Challenge to Agreement.** In the event of cause of action by a third party challenging the validity or enforceability of this Agreement or any of its provisions, the Parties shall cooperate fully to vigorously defend the Agreement. No settlement of any such action shall be permitted without the written approval of both Parties. The Agreement is for the exclusive benefit of the Parties and their successors and shall not be deemed to give any legal or equitable right, remedy, or claim to any other person or entity. The enforceability of this Agreement shall not be affected by changes in elected officials.
7. **Assignment.** No Party shall assign any rights or responsibilities under this Agreement without the prior written consent of the other Party.

- 8. Complete Agreement and Future Agreements.** This document is a complete and final Agreement and supersedes any oral agreements or other negotiations which may conflict with the terms of this Agreement. Either party may request a modification of the Agreement at any time. Any proposed modification of the terms of this Agreement shall be in writing in the form of an Addendum to this Agreement and shall be subject to approval by both Parties.
- 9. Effective Date and Term.** This Agreement shall become effective upon the execution and delivery hereof by the Parties hereto and shall terminate upon project completion, unless terminated earlier by either Party giving not less than six months' prior written notice to the other Party.

IN WITNESS WHEREOF, the Parties have caused their properly authorized representatives to execute and seal this Agreement on the date as set forth above.

VILLAGE OF SUMMIT

By: _____
Jack Riley, Village President

ATTEST:

By: _____
Debra Michael, Village Administrator-
Clerk/Treasurer

APPROVED AS TO FORM:

By: _____
John F. Macy, Village Attorney

I hereby certify that the Village of Summit will meet the financial obligations necessary to fully and satisfactorily complete the project referenced in the this Agreement.

By: _____
Debra Michael, Village Administrator-
Clerk/Treasurer

VILLAGE OF DOUSMAN

By: _____
Cindy Queen, Village President

ATTEST:

By: _____
John Roth, Village Administrator-
Clerk/Treasurer

APPROVED AS TO FORM:

By: _____
Eric J. Larson, Village Attorney

I hereby certify that the Village of Dousman will meet the financial obligations necessary to fully and satisfactorily complete the project referenced in this Agreement.

By: _____
John Roth, Village Administrator-
Clerk/Treasurer



Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works 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

MEMORANDUM

To: Village Board

From: Kamron Nash, P.E., Village Public Works Director

Date: September 4, 2026

Re: Discussion and Action on 2023 Freightliner RAM Hoist Installation

PURPOSE:

To request approval of installation of a RAM hoist system for the 2023 Freightliner single axle patrol truck.

BACKGROUND:

The 2023 Freightliner was built with a single acting cylinder that lifts the truck dump bed, relying on gravity to lower it. If loaded material shifts to the back of truck while the box is in a lifted position, the box will get stuck in the raised position (weight not available at top of box for gravity lower). This is a safety issue, particularly in the winter when truck boxes need to be lifted to shift material towards the back for salt application.

Staff have been working to find a vendor to install a RAM hoist system, including a double acting cylinder that will use hydraulic pressure for both lifting and powered retraction. Casper's Truck Equipment has provided a reasonable quote for the retrofit at an estimated cost of \$8,744.62. This company also performed the anti-icing retrofits on the two newest Internationals. Due to the complexity with retrofit projects and the chance that there may be additional work/parts required, staff are requesting authorization to utilize up to \$10,000 to complete this work. The total budget for this project is \$10,000 in borrowed funds for 2026.

RECOMMENDATION:

Village staff is looking for approval to move forward with retrofitting the RAM hoist system into the 2023 Freightliner, as proposed, at a cost up to \$10,000.

ATTACHMENTS: Quote from Casper's Truck Equipment (*dated 8/19/2026*)

FISCAL IMPACT: \$10,000 has been included in the approved CIP/Budget for 2026 for this project.

RECOMMENDED MOTION: Motion to authorize staff to work with Casper's Truck Equipment to retrofit the 2023 Freightliner patrol truck with a RAM Hoist system at a cost not to exceed \$10,000.



Appleton
700 Randolph Drive
Appleton, WI 54913
Phone: (920) 687-1111
Fax: (920) 687-1122

Milwaukee
12655 W. Silver Spring Rd
Butler, WI 53007
Phone: (262) 544-5404
Fax: (800) 261-0383

Quote #: 341767475911
Account: Village of Summit
Name: Scott Lilienkamp
Address: 37100 Delafield Road
Delafield, WI 53066

Date: 8-19-2026
Email: dpw@villageofsummitwi.gov
Phone: 262-567-2422 C# 414-750-6855
Submitted By: Tony Myslicki
Notes:

Year: 2022	Make: Freightliner	Model: 112SD	Color:	VIN: HNW5160
Single/Dual: DRW	Cab-Axle:	Wheelbase:	Truck #:	Cab Type:

New MailHot Double Acting Cylinder

- Casper's to remove current cylinder from dump body
- Casper's to remove valve enclosure from frame and send to Force for them to rework valve section adding 4 way hoist section
- (will need to give Force a two week notice before we start this build)
- Install new MailHot PGD0421003VM2046 Double Acting Cylinder
- Install updated valve enclosure
- Run additional hydraulic lines for hoist
- Installed

* Quoted pricing is based on current supplier costs and is subject to adjustment for supplier price increases prior to installation
* Quoted pricing is based on current market conditions and is subject to adjustment for any tariffs, duties, or surcharges prior to installation
*Quoted pricing for fabricated steel items is based on current market steel pricing and is subject to adjustment prior to installation

Total: \$8,744.62

This quote does not include any applicable Sales Tax, Tariffs, or Federal Excise Tax. Unless previously arranged, quotes exceeding \$5,000.00 require 25% deposit payment. Credit card payments are subject to a 3% fee, please submit payment via ACH or check. By signing below, I agree that I have read, understood, and will comply with the terms of this quote.

Quote accepted by: _____ Title: _____ Date Accepted: _____ PO# _____



Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works 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

MEMORANDUM

To: Village Board

From: Kamron Nash, P.E., Village Public Works Director

Date: September 4, 2026

Re: Discussion and Action on 2026 Asphalt Surface Rejuvenating Treatment Program Bid Results and Authorization to Award Contract

PURPOSE:

To present bid results for the 2026 Village of Summit Asphalt Surface Rejuvenating Treatment Program and request approval and authorization from the Village Board to award a contract to the lowest responsible bidder.

BACKGROUND:

Bids for the Village's 2026 Asphalt Surface Rejuvenating Treatment Program were due on September 3, 2026. A Bid Tabulation sheet has been attached for reference. A total of one contractor submitted a bid, which met the bid requirements for the project. This was not unexpected, as there are not many contractors that install this particular type of pavement rejuvenating treatment in our region. The low bid costs are as follows:

Base Bid:	\$82,248.00
-----------	-------------

The 2026 approved budget for asphalt surface rejuvenating treatment is \$90,000. A total of approximately 59,590 square yards of pavement will be treated as part of the base bid.

RECOMMENDATION:

Village staff recommends that the Village Board approve the low bid and authorize Village staff to proceed with awarding the contract to the lowest responsible bidder, Corrective Asphalt Materials, LLC, for a total cost of \$82,248.

ATTACHMENTS: Village of Summit 2026 Asphalt Surface Rejuvenating Treatment Program Bid Tabulation

FISCAL IMPACT: The 2026 approved budget for this work is \$90,000 in borrowed funds. If approved as proposed, the total expenditure would be \$82,248.

RECOMMENDED MOTION: Motion to approve the apparent low bid at a cost not to exceed \$82,248 in borrowed funds and to authorize Village staff to proceed with awarding the 2026 Village of Summit Asphalt Surface Rejuvenating Treatment Program contract to the lowest responsible bidder, Corrective Asphalt Materials, LLC.



VILLAGE OF SUMMIT

RFB# 2026-PW03
2026 ASPHALT SURFACE REJUVENATING TREATMENT PROGRAM
Project Engineer: Kamron Nash, P.E.

BIDS RECEIVED

Bid Opening Date: Thursday, September 3, 2026, 10:00 a.m.

Bidder	Addenda Acknowledged	5% Bid Bond	Total Base Bid	Alternate 1
Corrective Asphalt Materials, LLC	N/A	X	\$82,248.00	N/A
	N/A			N/A
	N/A			N/A
	N/A			N/A
	N/A			N/A
	N/A			N/A
	N/A			N/A
	N/A			N/A
	N/A			N/A



Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works 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

MEMORANDUM

To: Village Board

From: Kamron Nash, P.E., Village Public Works Director

Date: September 4, 2026

Re: Discussion and Action on 2026 Pavement Crack Sealing Bid Results and Authorization to Award Contract

PURPOSE:

To present bid results for the 2026 Village of Summit Pavement Crack Sealing program and request approval and authorization from the Village Board to award a contract to the lowest responsible bidder.

BACKGROUND:

Bids for the Village's 2026 Pavement Crack Sealing program were due on September 3, 2026. A Bid Tabulation sheet has been attached for reference. A total of three (3) contractors submitted bids, and the overall lowest responsible bidder was American Pavement Solutions, Inc. The Bid Tabulation is attached for reference. The low bid costs are as follows:

Base Bid:	\$20,038.03
Alternate No. 1:	<u>\$ 7,678.20</u>
Total Bid:	\$27,716.23

The 2026 approved budget for pavement crack sealing is \$43,000. American Pavement Solutions, Inc. is a contractor out of the Green Bay area. The Village has not worked with this contractor in the past, and their quote was very competitive. They have worked with various communities across the state, as well as the Midwest. Reference checks were made, and the overall response was positive.

RECOMMENDATION:

Village staff recommends that the Village Board approves the low bid and authorize Village staff to proceed with awarding the contract to the lowest responsible bidder, American Pavement Solutions, Inc., for a total cost of \$27,716.23.

ATTACHMENTS: Village of Summit 2026 Pavement Crack Sealing Bid Tabulation

FISCAL IMPACT: The 2026 approved budget for this work is \$43,000 in borrowed funds. If approved as proposed, the total expenditure would be \$27,716.23.

RECOMMENDED MOTION: Motion to approve the low bid at a cost of \$27,716.23 in borrowed funds and to authorize Village staff to proceed with awarding the 2026 Village of Summit Pavement Crack Sealing Program contract to the lowest responsible bidder, American Pavement Solutions, Inc.



VILLAGE OF SUMMIT

RFB# 2026-PW02
2026 PAVEMENT CRACK SEALING
Project Engineer: Kamron Nash, P.E.

BIDS RECEIVED

Bid Date: Thursday, September 3, 2026, 9:00 a.m.

Bidder	Addenda Acknowledged	5% Bid Bond	Total Base Bid	Alternate 1
American Pavement Solutions, Inc.	N/A	X	\$20,038.03	\$7,678.20
Thunder Road, LLC	N/A	X	\$31,099.65	\$14,695.05
Fahrner Asphalt Sealers, LLC	N/A	X	\$42,913.00	\$17,758.00
	N/A			
	N/A			
	N/A			
	N/A			
	N/A			
	N/A			



Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works 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

MEMORANDUM

To: Village Board

From: Kamron Nash, P.E., Village Public Works Director

Date: September 4, 2026

Re: Discussion and Action on Eagle Scout Project at Genesee Lake Road Park

PURPOSE:

To provide information on a request by a Village resident, Levi Harris, to complete an Eagle Scout project at Genesee Lake Road Park. Levi intends to provide a brief presentation to the Village Board in support of his project.

BACKGROUND:

A Village resident, Levi Harris, approached Village staff in the summer of 2025 to inquire about opportunities to complete an Eagle Scout project at Genesee Lake Road Park. Staff, with assistance from the Friends of Summit Parks leadership, have been working with Levi to identify a project. Levi is proposing the installation of permanent signage at the park.

The Village has supported and encouraged Eagle Scout projects in the past, including a recent project at the Summit Cemetery to install improvements at the Hill Crest Pet Ossuary. Eagle Scout projects are major service assignments that Scouts must plan, manage, and lead to demonstrate leadership skills.

RECOMMENDATION:

Levi is requesting approval of the proposed improvements at Genesee Lake Road Park as part of his Eagle Scout project. Staff support his project and will assist as needed with any additional approvals required.

ATTACHMENTS:

Supplemental information is anticipated to be provided by Levi before the meeting. Once it is received, staff will send out to Village Board members.

FISCAL IMPACT:

Fundraising is part of the responsibility of an Eagle Scout project. There will not be any direct financial impact to the Village for installation. Upkeep of the improvements will become the responsibility of the Village in the future.

RECOMMENDED MOTION: Motion to approve the Eagle Scout project, as proposed by Levi Harris.



Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works 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

MEMORANDUM

To: Village Board

From: Chief Brian Wraalstad

Date: August 31st, 2026

Re: Motorola body camera program

BACKGROUND:

There has been discussion with the Village Board about purchasing Motorola Body Cameras as a 2027 Capital Improvement Project(CIP) with a project price of approximately \$30,010. Motorola quoted an upfront price of \$26,100 for 6 body cameras (V700 series) and an additional cost of squad installation and outfitting officer uniforms with the appropriate mounts is an additional cost of approximately \$3600. (See attachment for breakdown).

I have been approached by a Village of Summit resident who wishes to donate \$5000 dollars now for 2026 and an additional \$2000 at the beginning of next year to help purchase the cameras now. This resident wishes to remain anonymous. I have also been in contact with Motorola Sale team who indicated we can start this project now (2026) with an initial payment of \$7000 and the additional \$19,410 in 2027.

I am requesting the Village Board approve moving forward with the body camera project now using donated funds of \$5000 and an additional \$2000 from unused 2026 projects (or where the Village Board finds most appropriate). The remaining balance of the Motorola Body camera project would be in next year "CIP" of \$23,010. My anonymous donor would provide an additional \$2000 in 2027 so the CIP needed in 2027 would be brought down to \$21,010 for this project.

ATTACHMENTS: Motorola Quote. Motorola Body Camera Funding worksheet.

FISCAL IMPACT: 2026 - \$2000 of funding from Village Board
2027 - \$23,010 of Capital Improvement Project

RECOMMENDED: Move forward with Motorola body camera project with direction from the Village Board direction.

Prepared by Chief Brian Wraalstad
09/01/2026

Motorola Body Camera Funding.

Cost

-Motorola Quote	\$26,410
-Squad installation	
(\$500 x 5 squads)	\$2500
-Body Camera mount	
(11 officers x \$100)	\$1100

Total Cost	\$30,010
-------------------	-----------------

Funding

2026

-Donation	\$5000
-Village Funding	\$2000
Total cost 2026	\$7000

Remaining balance	\$23,010
--------------------------	-----------------

2027

-Donation	\$2000
-Village Funding (CIP)	\$21,010

Total cost 2027	\$	21,010
------------------------	-----------	---------------

Project Total = \$30,010

Donations = \$7000

Total Cost to Village = \$23,010



QUOTE-3773395
VILLAGE OF SUMMIT - 6 V700s
CCDEMS

Billing Address:
VILLAGE OF SUMMIT
37100 DELAFIELD ROAD
SUMMIT, WI 53066
US

Quote Date:08/17/2026
Expiration Date:10/26/2026
Quote Created By:
Megan Hutson
Megan.Hutson@
motorolasolutions.com

End Customer:
VILLAGE OF SUMMIT
Brian Wraalstad
bwraalstad@summitpdwi.gov
(262) 567-1134

Contract: 24752 - WCA
AGREEMENT: WG AGREEMENT
Payment Terms:30 NET

Summary:

This Motorola quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then the following Motorola's Standard Terms of use and Purchase Terms and Conditions govern the purchase of the Products which is found at <http://www.motorolasolutions.com/product-terms>

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price	Refresh Duration
V700								
1	WGP02950A	BATT LIION IP67 4050T	6		\$123.75	\$99.00	\$594.00	
2	LSV07S03512A	ESSENTIAL SERVICE W/ACC DMG AND ADV REPLACEMENT - V700	6	5 YEARS	Included	Included	Included	
3	WGB-0138AAS	TRANSFER STATION, 8 SLOTS, FOR V300/V700 VAAS	1		Included	Included	Included	
4	WGB-0880A	V700 BWC 1080P FN READY W/REM BATT JM	6		Included	Included	Included	3 YEAR
5	SSV00S05614A	V700 BODY CAMERA HARDWARE AS A SUBSCRIPTION	6	5 YEAR	\$2,325.00	\$1,860.00	\$11,160.00	
6	AAS-BWC-XFS-DOC	V300/V700 TRANSFER STATION - VIDEO-AS-A- SERVICE	1	5 YEAR	\$1,800.00	\$1,440.00	\$1,440.00	

CommandCentral
DEMS



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price	Refresh Duration
7	SSV00S05157A	COMMANDCENTRAL DEMS STANDARD SERVICE*	6	5 YEAR	\$1,200.00	\$960.00	\$5,760.00	
8	SSV00S05160A	COMMANDCENTRAL DEMS UNLIMITED STORAGE PER BODYWORN CAMERA*	6	5 YEAR	\$1,020.00	\$816.00	\$4,896.00	
9	PSV00S05487A	MOBILE VIDEO REMOTE CLOUD DEPLOYMENT	1		\$3,200.00	\$2,560.00	\$2,560.00	

Grand Total

\$26,410.00(USD)

Pricing Metric :

Price is indicative of the following -
of Devices - 6



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Pricing Summary

	Sale Price
Upfront Costs for Hardware, Accessories and Implementation (if applicable)	\$7,000.00
Year 2 Subscription Fee	\$4,825.50
Year 3 Subscription Fee	\$4,825.50
Year 4 Subscription Fee	\$4,825.50
Year 5 Subscription Fee	\$4,825.50
Grand Total System Price (Inclusive of Upfront and Annual Costs)	\$26,410.00

**Upfront costs include the cost of Hardware, Accessories and Implementation, where applicable.*

Notes:

- The Pricing Summary is a breakdown of costs and does not reflect the frequency at which you will be invoiced.
- Additional information is required for one or more items on the quote for an order.
- This quote contains items with approved price exceptions applied against them.
- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.
- Unless otherwise noted in this quote / order, installation of equipment is not included.



V700 BODY-WORN CAMERA SOLUTION DESCRIPTION

The V700 body-worn camera captures clear video and audio of every encounter from the user's perspective. Its continuous-operation capabilities allow constant recording, helping the user to capture every detail of each situation and create a reliable library of evidence for case building and review. The V700 can stream live video and report real time GPS location through a built-in LTE modem, directly to the suite of CommandCentral applications.

The V700 is easy to operate, with four control buttons. Its innate Record-After-the-Fact® (RATF) technology enables the device to capture important video evidence that can be retrieved hours or days after an incident occurs, even if a recording is not triggered by the user or sensor. With RATF, officers can prioritize response to immediate threats versus manually activating their camera.

KEY FEATURES OF THE V700

- **Detachable Battery** – The V700's detachable battery allows officers to switch to a fully-charged battery if their shift goes longer than expected. Since the battery charges without being attached to the V700, the battery is kept fully charged in the dock ready for use. This feature is especially helpful for agencies that share body-worn cameras with multiple officers.
- **Wireless Uploading** – Recordings made by the V700 are uploaded to the agency's evidence management system via LTE or WiFi. This enables easy transfer of critical recordings to headquarters for immediate review or long-term storage.
- **Real-time Location and Video Streaming** – With built-in LTE connectivity, the V700 paired with CommandCentral Aware will send location updates and stream live video to a dispatch center or Real Time Crime Center (RTCC) giving the agency a complete and accurate view of their officers for better coordination and quicker response times.
- **LTE Service Ready** – The V700 is approved for use on Verizon and FirstNet networks in the U.S. and Bell Mobility in Canada. The V700 will ship with a pre-installed SIM from both carriers, ready for service activation upon arrival with a data plan that best suits the agency's needs. LTE service activation would be on the agency's carrier account.
- **Data Encryption** – The V700 uses FIPS-140-2 compliant encryption at-rest and in-transit. This ensures recordings made by the agency's officers are secure from unauthorized access.
- **Record-After-The-Fact®** – Our patented Record-After-the-Fact® technology captures footage even when the recording function is not engaged. The camera user or admin can request video footage from a specific point in the past to be uploaded to the evidence management system, hours or even days after the event occurred.
- **Natural Field of View** – The V700 eliminates the fisheye effect from wide-angle lenses that warps video footage. Distortion correction ensures a clear and complete evidence review process. The V700's high quality, low light sensor captures an accurate depiction of recorded events, even in challenging lighting conditions.
- **SmartControl Application** – To maximize efficiency in the field, the Motorola Solutions SmartControl app enables V700 users to preview video recordings, add or edit tags, change camera settings and view live video from the camera. The app is available for both iOS and Android phones.
- **In-Field Tagging** – The V700 enables easy in-field event tagging. It allows officers to view event tags and save them to the appropriate category directly from the body-worn camera or via the SmartControl app.
- **Auto Activation** – The V700 body-worn camera(s) paired with an M500 or 4RE in-car video system(s) can form a recording group, which automatically starts recording when one of the devices begins to record. Each device can be configured to initiate a group recording using triggers like lights, sirens, doors, gun racks, and other auxiliary inputs. Up to eight V700s can form a recording group and collaborate on recordings, without a





Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works 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

MEMORANDUM

To: Village Board

From: Administrator Michael

Date: September 4, 2026

Re: Lake Country Municipal Court Order for Special Election for Municipal Court Judge for the Lake Country Municipal Court

BACKGROUND: Judge Kay stepped down from Lake Country Municipal Court and his term expires Spring 2028. Ronald Sonderhouse was appointed as judge but only until the April 2027 Spring Election.

This would require all municipalities to hold a Special Election for this position in April 2027 for the remainder, one year term of Judge Kay. The Order for a Special Election per State law, must be ordered by the 22 municipal governing bodies.

ATTACHMENTS: Memo from Chairman Wiemer, Memorandum from Attorney Boyle, Lake Country Municipal Court Order.

FISCAL IMPACT: This will coincide with the regular Spring Election so no additional costs.

RECOMMENDED: Motion to approve the Order for a Special Election for Municipal Court Judge for the Lake Country Municipal Court as requested by the Lake Country Municipal Court



LAKE COUNTRY MUNICIPAL COURT

630 E. Wisconsin Avenue

Oconomowoc, WI 53066

Tel: 262-569-0920

www.kmunicipal.com

Clerk Theresa Berlin

clerk etfcmunicipal.com

Deputy Clerk Tracy Dricken

deputyclerk@januniacom

TO: City, Village and Town Clerks

**RE: Lake Country Municipal Court
Order For Special Election**

Dear Clerks:

I have enclosed herewith an Order for Special Election for Municipal Court Judge for the Lake Country Municipal Court. The municipalities have appointed Ronald Sonderhouse as our judge until the spring election in April 2027. We are required by law to conduct a "Special Election" for the position of Municipal Judge for the balance of retired Judge Kay's term which expires in the spring of 2028. This special election will coincide with the spring of 2027 elections. If necessary, a primary will be held on February 16th followed by election day on April 6, 2027. In the spring of 2028, another election will be held for the Judge for the next four-year term ending in 2032. This Order for Special Election per state law, must be ordered by our 22 municipal governing bodies. Please have your City Council, Town Board, or Village Board approve the Order as soon as possible and return a signed copy to our court clerk. Any questions, please give me a call at 414-881-9726.

Sincerely,

Donald G. Wiemer, Chairman
Administrative Committee
LAKE COUNTRY MUNICIPAL COURT

Proudly Serving the communities of

City of Delafield, City of Oconomowoc, Town of Delafield, Town of Erin, Town of Foxonia, Town of Pierian, Town of Oconomowoc, Town of Ottawa, Town of Sullivan, Village of Chenequa, Village of Dousman, Village of Hartland, Village of Johnson Creek, Village of Lac LaBelle, Village of Lisbon, Village of Merton, Village of Nashotah, Village of Oconomowoc Lake, Village of Palmyra, Village of Sullivan, Village of Summit, Village of Sussex

REV 05/2026/A1d

**MEMORANDUM AND SPECIAL INSTRUCTIONS REGARDING ORDER FOR
SPECIAL ELECTION**

TO: Lake Country Member Communities & Administrative Committee
FROM: Attorney Rebecca D. Boyle

You have received the proposed Order for Special Election. Please note that the proposed Order is specifically drafted to meet the requirements of the state statute within the framework of a multi-member joint municipal court.

As you will note, the proposed Order contains **a single date line**, while the member signature lines DO NOT contain a date line. Member communities must not date the document on execution. This drafting is intentional. The statute provides in pertinent part that “the special election **may be ordered** not earlier than 92 days prior to the spring primary and not later than 49 days prior to that primary”. Wis. Stat 8.50(2)(a).

Thus, the singular, specific date of the Order, served timely, triggers the scheduling of the special election. As such, the Order may not contain multiple dates. Rather, upon receipt of all member signatures, the appropriate date will be inserted by the Administrative Committee, and the Order thereafter filed with the relevant election clerks as required by statute. Each member community will receive a fully executed and dated copy of the Order upon submission to the elections Clerk.

LAKE COUNTRY MUNICIPAL COURT

Order for a Special Election for Municipal Court Judge for the Lake Country Municipal Court

WHEREAS, the Lake Country Municipal Court Judge Timothy Kay retired mid-term on April 24, 2026,

WHEREAS, the expiration of the remaining term of office previously filled by Judge Timothy Kay is April 30, 2028,

WHEREAS, the earliest date for circulating nomination papers for this position is December 1, 2026, and the latest date for filing nomination papers for such position is January 5, 2027.

WHEREAS, the Lake Country Municipal Court is a joint court. The following member communities are involved in this election:

Village of Chenequa, City of Delafield, Town of Delafield, Village of Dousman, Town of Erin, Village of Hartland, Town of Ixonia, Village of Johnson Creek, Village of Lac la Belle, Village of Lisbon, Town of Merton, Village of Merton, Village of Nashotah, City of Oconomowoc, Town of Oconomowoc, Village of Oconomowoc, Town of Ottawa, Village of Palmyra, Town of Sullivan, Village of Sullivan, Village of Summit and Village of Sussex.

WHEREAS, the date of the special election is April 6, 2027 unless a primary election is necessary, in which instance said primary election shall be held on February 16, 2027.

NOW THEREFORE the governing bodies of the member communities of the Lake Country Municipal Court order that a special election shall be held on the date set forth above.

The effective date of this order is the _____ day of _____ 2026.

City of Delafield

By: _____

Title: _____

City of Oconomowoc

By: _____

Title: _____

Town of Delafield

By: _____

Title: _____

Town of Erin

By: _____

Title: _____

Town of Merton

By: _____

Title: _____

Town of Oconomowoc

By: _____

Title: _____

Town of Ottawa

By: _____

Title: _____

Village of Chenequa

By: _____

Title: _____

Village of Dousman

By: _____

Title: _____

Village of Hartland

By: _____

Title: _____

Village of Johnson Creek

By: _____

Title: _____

Village of Lac LaBelle

By: _____

Title: _____

Village of Lisbon

By: _____

Title: _____

Village of Merton

By: _____

Title: _____

Village of Nashotah

By: _____

Title: _____

Village of Oconomowoc Lake

By: _____

Title: _____

Village of Sullivan

By: _____

Title: _____

Village of Summit

By: _____

Title: _____

Village of Sussex

By: _____

Title: _____

Town of Ixonia

By: _____

Title: _____

Town of Sullivan

By: _____

Title: _____

Village of Palmyra

By: _____

Title: _____