

**Village of Summit Joint
Village Board – Plan Commission Meeting**

**Public Listening Session
5/29/2025 @ 6 pm**

**Potential Zoning Ordinance Updates to Allow
Event Facilities & Agri-tourism Type Uses**



AGENDA
Joint Village Board and Plan Commission Meeting
Thursday, May 29, 2025 6:00 p.m.
At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PURPOSE & OVERVIEW of **Public Listening Session** for Event Facilities and Agri-Tourism Uses
4. PUBLIC COMMENT
 - *limited to two (2) minutes total per person
 - **written comments will not be read at the meeting, but you can submit written comments through the Village website at: <https://villageofsummitwi.gov/contact-comment/> All written comments received up to June 9, 2025 will be included in a summary report to the Village Board and Plan Commission members
 - ***there will not be discussion between the Village Board and Plan Commission members or between the public and Village Board or Plan Commission members
5. **ADJOURN JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING**

Purpose & Overview

- Part of a Village-initiated zoning ordinance update project:
 - Determine if a variety of common land uses should be added as permitted or conditional uses in certain zoning districts.
 - If new uses are incorporated into the ordinance, determine what conditions should apply to allowing the uses. Examples include hours of operation, minimum property size, type and location of structures allowed, and road frontage requirements.
- Village has prioritized contractor's yards, commercial vehicle parking, commercial storage of boats, trailers, and other vehicles and equipment, limited family businesses, landscape businesses and nurseries, and event facilities and agri-tourism uses.
- Subcommittee created to provide recommendations to Plan Commission & Village Board. Public comment allowed at each meeting.
- **Tonight's meeting is specific to receiving public comment related to event facilities & agri-tourism uses.**
- The Village of Summit did not send out the mailed flyer with survey.

Purpose & Overview

What this meeting is not...

- This meeting is not a formal public hearing.
- This meeting is not a result of a specific application to operate a related use in the Village of Summit.
- This meeting is not specific to wedding barns or party venues.

Definitions

The Village has the authority to create definitions and conditions for event facility and agri-tourism uses based on input provided.

The Village can add any conditions it feels necessary as part of an ordinance allowing such uses.

Example definitions:

Event Facility or Barn. A facility used by individuals or groups, for rental or fee or other form of remuneration, to accommodate a function. There are lots of possible variables to this definition.

- May limit to a specific zoning district
- May limit to existing buildings only
- May limit functions to private only (defined guest list)
- May designate outdoor use or limit to indoor use only

Agri-tourism Use. Examples may or may not include: agro-ecology center (education & training in sustainable agricultural and ecology systems), bird hunting preserve, craft brewery, winery, or distillery, farm education, farm inn, farm recreation (pumpkin farms), farm restaurants, farm store, glamping, health (yoga/stretching), petting farms, U-Cut event operations.

Public Comment

- Limited to 2 minutes per person. In order to be fair to all speakers and to be respectful of everyone's time, this time limit will be enforced.
- No discussion between Village Board and Plan Commission members & no discussion between members and the public.
- Discussion will take place at future meetings after a summary of comments is prepared. No action will be taken without additional meetings.
- Written comments will be included in a summary report if provided by June 9, 2025.

Public responses should include:

- Are your comments specific to event facilities or agri-tourism uses or both?
- Are you concerned with these uses in agricultural districts, residential districts, or business districts?
- Are you in support or opposed?
- Please identify factors that would positively impact the community?
- Please identify factors that would negatively impact the community?
- What types of uses are you specifically concerned with? Examples include: wedding venues, farm-to-table events, educational seminars, wineries, conferences, fitness on the farm (yoga/stretching) U-Pick events.
- Please share any evidence (verbally or written) that supports your comments.

VILLAGE OF SUMMIT 2045 FUTURE LAND USE MAP

Legend

-  SF Residential 2.4-acre density
-  SF Residential 1.6-acre density
-  SF Residential 0.8-acre density
-  SF Residential 0.6-acre density
-  SF Residential 0.5-acre density
-  SF/MF Residential 0.25-acre density
-  Mixed Use
-  Commercial/Office
-  Industrial/Business Park
-  Institutional
-  Agricultural
-  Park/Recreational
-  Wetland Under 2 Acres
-  Wetland Over 2 Acres
-  Primary Environmental Corridor
-  Secondary Environmental Corridor
-  Isolated Natural Resource Area

**Property part of Managed Forest Lands, may not be regulated as REC.
Cadastral data is from 2022 Waushara County GIS Data.
Wetland data is from the 2022 WDNR Wetland Inventory.
Environmental Corridor Data is from SEWRPC's 2015 Planned EC dataset. Minor corrections have been made by the Village to EC on the Aurora hospital site in section 15 to reflect known existing conditions.*



Map Created: June 4, 2001
Map Revised: February 10, 2020
Map Revised: March 16, 2021
Map Revised: draft January 12, 2023;
adopted August 10, 2023



Next Steps

- Staff will prepare a summary document of public comments for consideration by Zoning Code Land Use Subcommittee as part of their recommendations to the Plan Commission & Village Board
- Future Village of Summit meetings will be posted in the following locations:
 - ✓ Village of Summit Website: <https://villageofsummitwi.gov/agendas-minutes/>
 - ✓ Village of Summit Posting Board
 - ✓ Public Hearings will be posted in the Oconomowoc Enterprise
- You can sign up to receive notice of any Village of Summit meetings:
<https://villageofsummitwi.gov/sign-up/>