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

MINUTES Joint Village Board and Plan Commission Meeting May 29, 2025

CALL TO ORDER

President Riley called to order the Village Board meeting at 6:00 pm on Thursday, May 29, 2025

Chairperson Siepmann called to order the Plan Commission meeting at 6:00 pm on Thursday, May 29, 2025.

ROLL CALL AND CONFIRM POSTING

Planner Barrows took roll call, the following Village Board and Plan members were in attendance: Commissioner Sandra Murray, Commissioner Annette Kaya, Commissioner Paul Schmitter, Commissioner Matt Katz, President Jack Riley, Chairperson Jim Siepmann, Trustee Kraig Arenz, Trustee Jeff Lee, Trustee Justin Phillips and Trustee Jim Petronovich.

The following staff members were in attendance: Administrator-Clerk/Treasurer, Debbie Michael, Planner Amy Barrows.

Administrator-Clerk/Treasurer Michael confirmed that the meeting was noticed to the local media as required and requested and posted to the Village posting board and website.

PURPOSE & OVERVIEW of **Public Listening Session** for Event Facilities and Agri-Tourism Uses

Planner Barrows stated the Village is currently discussing several zoning code amendments related to different uses but tonight's meeting is specific to agri-tourism type uses and event facilities. This is not related to a specific project.

Planner Barrows explained this is part of a Village initiated Zoning Ordinance update project and the project includes determining whether or not a variety of common land uses should be added as permitted or conditional uses in certain zoning districts within the Village of Summit. On occasion, the village gets requests for some uses that don't fit neatly in any particular zoning district and rather than trying to work through them on an individual basis and not having answers for people, the Village would like to be proactive and holistically consider whether or not the uses are appropriate. If those new uses are incorporated into the ordinance, the village would like to determine what conditions should apply to those uses. In order to address certain concerns that might come up, the village has the ability to put on any conditions that they want into the code. That could include: hours of operation, minimum property size, frequency of events, type and location of structures

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allowed, road frontage requirements, and the type of roads, etc. A sub-committee was created for this project, they are an active committee and they are providing recommendations to the Plan Commission and Village Board for consideration as final action. The group has not discussed agri-tourism or event facilities yet and wanted to get public opinions/concerns before making a recommendation.

President Riley suggested that Planner Barrows review some of the conditions that have been placed on some of the uses like Commercial Parking. Planner Barrows gave examples of those conditions.

Direction was given for the comments to include specific reasons as to why or why not they support these uses.

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

1. Sandy Casterline, 3215 N DeKoven Drive, Summit – cautiously positive about the agri-tourism as mentioned here this evening, more concerned about event facilities used for accommodating a function. Our community is heavily skewed to residential, lovely neighborhoods, quieter settings, view some of the event facilities as the old pattern of dance halls and sees that is very hard to fit in because of increases of vehicles, sound, light and activity, doesn't see any reason to integrate those types of events. Smaller, non-music oriented agri-tourism could be welcomed with the right regulations.
2. Cathy Porter, 37500 Stillwater Drive, Summit – concerned about potential change to allow weddings with or without alcohol, every single weekend of the year in their residential neighborhood. Traffic on Dousman Road is already a growing issue, speed limit already reduced along Genesee Lake Road, already have a traffic problem from the Village Park with all baseball games. Large scale events/weddings are a whole different level, full-scale celebrations, with alcohol, music and guests coming and going, these are not low impact events. Not right move for Village residents. Lived in the Village since 1964.
3. Jodie Wright, 37935 Sunset Drive, Summit – everything we cherish about our rural way of life would be affected by noise, crime increase trespassers, drunks, strangers are the main factor in increased crime in rural community, environmental impacts, agricultural lands and driveways weren't designed for this, these are commercial businesses not farming, not covered under The Right to Farm Act, they belong in commercial or industrial districts, preserve the serenity that we love.
4. Nick Hayden, 1231 N Breezeland Road, Summit – pro adding agri-tourism and increasing the exposure to the Summit area, has been a part of wedding halls and agri-tourism in the area, like Mapleton and the one in Dousman and it's their business so they have to keep it nice, it improves everything around it. They heard similar comments about bringing in the Dockhounds with noise and traffic and the participants in games and traffic is quickly dispersed, he lives five minutes from the Dockhounds and can't hear it at all when there are games. Look at Gallup USA in regards to alcohol consumption which reports that significantly going down. Pro supporting the contractors and agri-tourism in Summit.
5. Joanne Schaus, 460 N Prairie Drive, Summit – speaking for herself and her husband, they are in favor of agri-tourism, farming is a tough life and farmers need to have a way to stay farming, to maintain their land. Agri-tourism activities can benefit the entire community, lots of education there. Event facilities

are another issue and she has been to many weddings and yes, mostly younger people are getting married but people of all ages attend weddings. Not interested in more drunk drivers on the road and the loud music can still be heard, even under the legal decibel level. They built here because they love the rural feel, love nature, love sitting on their deck listening to the quiet and that would be gone with event facilities.

6. Rebecca Carsey, 37736 Sunset Drive, Summit – supports agricultural buildings for events and agri-tourism and believes the board has the power to create enforceable rules for noise limits, event times, location and the number of events per year. With the right ordinance, those concerns don't have to be feared. Agri-tourism is a growing economic driver in Wisconsin and supports jobs, diversify income streams, preserve farmland, and provide a sustainable future for family farms. shared packet of facts, letters of support, signatures from those who believe in that vision. Asking for support, not just for an ordinance, but for something bigger, support women owned business, support entrepreneurs, support the future of Summit farms by adopting an event and agri-tourism ordinance.

Administrator-Clerk/Treasurer Michael made an announcement that if anybody wants to provide documents, they should be handed to her only and that they will be shared with the Village Board and Plan Commission as part of this listening session summary.

7. Mark Roznik, 334 S Golden Lake Lane, Summit – doesn't see what's in this except for the proprietors , doesn't see that these buildings or party barns are going to help us and Nick Hayden's comments that the proprietors will keep these up and look nice, all you have to do is drive down Golden Lake Road and see Miller's Sandy Beach and see there are six different fences that are rusting that nobody does anything about that are a total eyesore to anyone who drives by the lake. He doesn't believe the people that put up these party barns are going to make them look nice, he thinks they are going to make a buck out of it. This is a nice community, he doesn't see why we should have to spend extra money on police for the drunk drivers or the noise is too loud. It's nice to have an ordinance but then you have to have somebody to enforce it so you will need police going to these buildings all the time when it gets too loud. Thinks it is a bad idea, isn't a super environmentalist and wanting this to stay quaint for the rest of his life, but doesn't think party barns are a way to go and doesn't see a benefit to the tax payers. The agri-business that was talked about, he could go either way but that doesn't seem like a huge win for him either.
8. Craig & Cassy Rivers, 417 S Meadow Court, Summit – agri-business no problem, thinks it is a great idea, party barns is totally opposed. We are a community that is described as a quiet, rural Lake Country atmosphere community. We can't control the growth that's happening around us, all this affects our roads as taxpayers and concerned with the taxpayers' expense, all the traffic, the roads aren't designed for the traffic we have now, let alone in the future, law enforcement, let's keep our community a quiet, rural, lake atmosphere community.
9. Mark Randgaard, 37477 Stillwater Drive, Summit – resident for 25 years, has an issue and it has to be a zoning problem if we are going to use an event facility butted right next to a residential facility. We've got the increased traffic, serving alcohol, noise, property values, loss in wildlife.
10. Michelle Randgaard, 37477 Stillwater Drive, Summit – agri-business could be defined in many ways and thinks what they have seen in the past is for this to include party barns. Recommends the Village makes a distinction regarding event venues in commercial space but not in Agricultural or Residential areas, not opposed to farm events, but in some of those areas where that is happening, they can hear what's going on, even during the day. Noise factor, traffic, enforcement, if allowed make sure the people operating these agri-businesses live in the Village of Summit, there should not be residents that are coming in, operating event facilities here that don't live in the Village.

11. Steve Hanke, 37214 Delafield Road, Summit – why having an event space is a valuable asset to our community: hub for connection, creativity and growth, it gives local residents a place to come together, whether it's cultural events, family celebrations, workshops or town meetings. These shared experiences build stronger relationships and greater sense of belonging amongst neighbors. For small businesses and local artists: an event space offers a platform to showcase their work, collaborate and reach new audiences, encourages entrepreneurship, and supports local economy by drawing visitors and keeping dollars circulating in the community. Event spaces also provide a safe and inclusive environment, bridging gaps and fostering unity. An event space isn't just a venue, it is an investment in the social, cultural and economic well-being of the community. Let's celebrate and support and continue to use this place where great things can happen together.
12. Katherine Olson, 37819 Valley Road, Summit – strongly opposes these conditional use permits that will allow event facilities, such as; party barns, wineries, breweries, etc, in Summit. Party barn proposals have repeatedly been rejected by a majority of Summit voters, the Plan Commission and the Board. Party barns go against most values of residents, they cherish their quiet, rural neighborhoods, and want to peacefully enjoy their properties. A party barn commercializes a piece of agricultural property at the expense of all their neighbors but does so at precisely a time when most are home and don't want extra noise, extra traffic, extra people and more people driving past after partying with alcohol on the weekends, holidays and evenings. These consequences also require more resources, like more police hours, and these comments apply to breweries and wineries as well. Don't let a few proprietors or landowners profit at the expense of their neighbors and community. In April, 2024 at the Spring election, two incumbent board members who reflected the values of the citizen majority were challenged by a candidate who declared herself to be adamantly pro party barn, the election results showed that event venues, like party barns are not what the majority wants. The two incumbents won over this challenger. Block these requests. Agreed about the decibel levels and lighting levels but that requires enforcement.
13. Matt Schmitz, 37010 Serenity Lane, Summit – trustees are elected by voters who trust that they are going to maintain what the people all moved to this area for. Doesn't have a problem with existing contractors or existing restaurants that were already here but would hate to be somebody that has property next to a party barn, or some other noisy thing that benefits one family or one person but hurts quite a few residents. Doesn't have a problem with the strawberry pickers, pumpkin picking, those are daytime operations and the people leave, but these events can go at night and the the agri-business thing includes the pizza huts, the distilleries and everything else and why is there a separate line for that when you are really combining the event barn in that with the agri-tourism. Opening up the flood gates, people moved here for a quiet town. These will put a burden on the police department, the fire department and basically the board, with complaints. Think why people moved here; for the Master Plan and the peace and quiet.
14. Gorden Telford, 38185 Sunset Drive, Summit – in favor of agri-business in any way you can imagine, party barns are an entirely different thing. His family moved out here 20 plus years ago because of the wonderful environment, love the quiet environment and the fact that their evenings are very quiet, one of the things about this Village, doesn't think there is any aspect of it that he doesn't find enjoyable. Another thing is the wild animals and a facility like this will disrupt those critters and they will not be the same critters they are now.
15. David Tylicki, N2220 Forest Run, Summit – resident for 20 years, people talk about not in my back yard, and in his back yard he sees a barn and it has changed hands over four times since he has been here, the current person is now remodeling it. He is opposed to anything where they are serving alcohol, where people are using because that increases the drunk driving concerns on the roads in the area. Anything being considered with a commercial value should have a buffer zone around the current

subdivisions. Uses like the WI Equine Center which is close to his house, doesn't bother him at all or somebody you-picking strawberries is not a concern during daytime hours.

16. Patricia Kummrow, 38413 Delafield Road, Summit – she and her husband have owned a 200 acre farm that's been in their family for six generations, and they are the fifth. She has limited concerns about what everybody is calling party barns, she prefers to call them event facilities, and has been a member of several organizations within the agricultural world where events are held in people's barns that are daytime meetings, people getting together and sees definite uses for event facilities but party barns for weddings, alcohol consumption, she is not crazy about that idea but you can still keep an event facility possibility open and put conditions on it. Has seen it happen in the past. Limits on event venues are to be expected limits on alcohol, capacity, sound, hours of operation, parking can all be written into the ordinance. Does agree with the fact that agri-tourism venues/properties should only be allowed for the people that reside there, wouldn't like to see an investor come in, buy a large property and then put a big event facility there and never have to deal with neighbors or the community but have somebody run it for them, that isn't agri-tourism. Agri-tourism to her is people that are living on the land. Her and her husband are both in favor of event facilities and agri-tourism.
17. Brian Porter, 37500 Stillwater Drive, Summit – they did a survey about 80% of the residents that responded do not want event barns in the Village at all, about 10% are fine with them, another 10% are okay with them as long as they don't operate after sunset/6 pm-ish. In summary, like 90% of the people don't want these things here. He will share all the details of the survey with the Village Administrator including the details on over 500 fraudulent survey submissions by the folks supporting event barns. Shared a wise old adage: if it's not broke, don't fix it. When we mess with things that are fine, we get unintended consequences. The US Constitution is 21 pages, including amendments, our Zoning Code is already 130 pages. A huge majority of Village residents think the current rules are fine, you keep hearing that tonight, and they don't want them changed, so why would the Village fix something that is not broken? To please a small minority of people just doesn't make sense. On the positive side, the board members have it kind of easy because they don't have to do anything to fix a problem and it will go away without them doing anything. Don't have to fight any legal battles to keep them out. Please listen to the majority of the residents that want no action taken.
18. Ryan Salzer, 37516 Indian Mound Road, Summit – moved here 3 years ago for the quietness of Summit and moved from Franklin and in the past owned a bar, not everyone can handle alcohol the same way. The woman before him said she's open to events but once you open a door just to have an event and have regulations, all of a sudden here come the lawyers from these businesses and they want more, more, more. Encouraged the board, it's not about the money, don't worry about the money, just satisfy all the village residents, who want their peace and their animals, but the revenue will come from somewhere else, don't take the money from these event barns.
19. Chuck Blumenfeld, 2856 N Interlaken Drive, Summit – a number of years ago state legislation empowered Village Board's around the state to adopt these conditional use options. Once you adopt them, you are opening up Pandora's box because you can set whatever limitations you want now and the next group of trustees that come in can modify those. It can become a very big problem if you're not careful, before even thinking about adopting a conditional use ordinance, think how it will impact the Master Plan that was implemented and all the comments made about party barns, which fall into event space category. He is concerned if the Village doesn't approve those but approve agri-business unless you have some really good language about agri-tourism, others will interpret it to include events which would be similar to those that would occur at party barns. Commented about the poll about alcohol use declining that was mentioned earlier and doesn't know who took that poll but doesn't think they lived here or in the surrounding areas in Wisconsin because that is not what his experience has been.

20. Kim Hotchkiss, 37471 Stillwater Drive, Summit – extremely personal to her, having a daytime flower gathering or bridal shower, those things are already happening at the barn most of the speakers are talking about but the event barn is hard. They are talking about 72 events total from May to October and could be every night of the weekend. It is extremely quiet where they are they about this event space and they can hear everything, it's so quiet no matter what the decibel level is. Wants to encourage the board to think of the residents they've heard most of the residents here that it's a super quiet area with tons of wildlife and would hate to have that ruined personally for her.
21. Juliet Rogers, 37211 Valley Road, Summit – lives right by a venue that is every weekend and has bands and maybe not weddings but bachelorette parties and it doesn't bother here and the reason it doesn't bother her is because she doesn't hear it as much as she thought she would. There's a lot of hand wringing that there is going to be this and that. In her case, she went over and met the owner's of the business because she is a big fan of allowing people to use their properties as they want to use it and them having the rights to want to make money especially in this economic time and when it's a family, she's glad they are making money and is happy that people are coming together and supporting the community. Loves the idea of supporting the local community and get to know your neighbors and she is living in the situation and it doesn't bother her. She also lives close to the Dockhounds and a Costco is coming. Just let a mom and her family run their barn.
22. Carl Thiesen, owns property at 3207 Genesee Lake Road, Summit – asked if people have been to a barn event venue or in the basement of a VFW, there is no comparison. This farm setting is gorgeous, beautiful and is a property the Village should not want to lose. They aren't talking about putting a gravel pit in and to him it is a reasonable request and it's the Village Board's job to come up with some reasonable restrictions that accommodate the concerns of the residents. Thinks it is totally doable and as a property owner here, he thinks it is a huge asset and would hate to lose it the Village Board needs to find a way to make it work. We are losing family farms, Waukesha County has lost a ton of them, Summit is losing family farms and this is one way to keep this one alive.
23. Bobby Carsey, 37736 Sunset Dr, Summit – excited about what the Village is doing here and is pro contractors being able to use their barns, garages to store vehicles, to grow their businesses. He is pro event facilities and thinks there is some really great data out there and that gives the Village the opportunity to use real data to make a thoughtful and intentional decision. In the Lake Country community base on Zillow and Realtor data, where there are event barns property values have outpaced that in Wisconsin. One could argue that event barns drive property values up, based on data, not down. Noise doesn't carry, there's a science behind that and you can write that in an ordinance to meet all the neighbors' requests so that they all can enjoy quiet evenings. Trust Gallup surveys instead of homegrown surveys. Use empirical evidence to make decisions and he trusts that the board will do that.
24. Gordon Lane, 1419 N Summit, Summit – has been here for 6 years and totally supports what the last person said, believes everything should be done by fact not fiction. Owned a brewery for 10 years in Brookfield and one of the problems they saw was that there was no community, there isn't really a community out here where you can go and see people, meet people and talk to. During the 10 years, they ran beer gardens with the help of local committees which helped to drive things in the community. They never had a problem with alcohol consumption being overdone, they monitored it and all staff was trained. Being a brewery the fell under the Federal guidelines and nothing else. With event spaces, as long as the owners do things they should do, they can be very functional and help bring the community together. He hopes that we find things to bring the community together because right now he doesn't see that we have a lot of community involvement.
25. Denise Perales, 36687 Serenity Lane, Summit - concern with party barn or any event venue that serves alcohol is not only alcohol, there is also an increased use of marijuana that people use especially the younger people in the area. They can go over to Illinois and bring it back so not only are you looking at

increased accidents from alcohol intoxication but also people driving high. That means people in the area are going to be at risk. How well staffed are hospitals, Fire Departments, EMS, Police, they will need more of those people. There are going to be more accidents and do the hospitals in the area have the capacity currently to have more accidents potentially. More concerned about physical safety who live in the Village of Summit and that's why she opposes the party barn businesses.

26. Gina LaGalbo, 1406 N Dousman Road, Summit – science of noise, light, traffic there is no silence when you live by Roundy's, lots of people know that Dockhounds is very bright, disturbing. The party barn had a great video and it was very good and she supports women, businesses, entrepreneurship, but she looks at 6 blocks away from that subdivision and that's not fair. This stuff isn't fair to people who pay taxes in Summit. Dousman Road cannot take any more damage, it is being clobbered every day. They have been here 11 years and it is in really in bad shape, if you add this, they will come down 18 and take that short cut Dousman Road. We have the churches every Sunday, every Saturday night. We are outgrowing as it is and our wonderful police officers are going to have so much work.
27. Mike Bouche, N6451 County Rd E, Oconomowoc - owns property in Summit, comments ditto to what Steve and Patricia Kummrow had to say, thinks there is a way the village can work this out. How hard is it to get a business in a property that is zoned Commercial and Light Industrial?
28. David Schleif, 1216 N Laurel Lane, Summit – been having this debate for years, it's getting old, we keep going round and round, understands it but please sooner or later. Specific changes are in direct contradiction with what the Village of Summit is known for and at times the majority should have the vote and the majority of people have spoken. We have to remember that the development of larger subdivisions within the community are becoming the norm both of these new directions are in contradiction to the overall community. The business need is very specific for the owners of these businesses, not the 300 homes that are next to them. The benefit is to the business owner or a couple of people. The value to the Village is limited, because the majority of the people probably won't be coming from Summit but from outsourced locations. 3 major south north roads: Sawyer, 67, and Dousman Road. Sawyer is a problem currently that will increase with the new subdivision and sooner Hwy 67 will need to be fixed with a roundabout.
29. Dan Gitto, 682 S Concord Road, City of Oconomowoc – supports event facilities and agri-tourism, he gave a personal example: they try to support local to them, has a fairly large extended family and they have outgrown anybody's house for a gathering so they have started going elsewhere like Brookfield and Mukwonago. In general, he thinks that they put their trust in the Village to come up with the right ordinance to address concerns but also make this something that could be enjoyable for the rest of the community as well.
30. Jeff Nate, 350 Waters Edge Drive, Summit – in Stillwater Subdivision and a lot has been said regarding the opposition of these event facilities, party barns. He didn't want to come up and say ditto but, everything that everybody has said really makes a lot of sense regarding those that are opposing it. He moved here from Madison and brought his family here, saw this quiet neighborhood, can hear a lot of wildlife, birds, owls, a whole community of white deer, he sees them about every day. If you increase the traffic from event facilities in that area, we will see wildlife disappear, it is an amazing community, doesn't see the benefit for the taxpayers, for the Village of Summit. Pulled up a map, what businesses and what hotels are in Summit, he needs to be enlightened on this.
31. Joe Baker, 974 S Sawyer Road, Summit – built house 32 years ago, lives across from what used to be called Abundant Life but he isn't sure what it is called anymore. The property has changed hands so many times, he is against the party barns, and if it is allowed to go through that somebody make sure that everything is abided by. Abundant Life Church was supposed to have berms and 8' blue spruce trees planted along the road, that has never been completed. We have a terrible record of following up on what we do and don't allow. If that could every become one of the party barns, he is highly opposed.

The traffic at the church is crazy and the new subdivision on HWY 18 will really intensify the amount of traffic. He has a beautiful place, it's quiet and doesn't want to be sitting there and hearing traffic and noise at midnight. Somebody needs to go back to Abundant Life to see what is going on there with the parking of buses and equipment.

32. Nate Rice, 37803 Valley Road, Summit – wish he didn't have to be here tonight, thinks this is the fourth time on this, there has been a lot of opposition, a lot of strong political will from people sitting up here to say no to event barns. The noise after 6 pm absolutely not, very few people are for that, would you want this in your back yard, a party barn, somethings that going to rage late into the evening, he doesn't think so. The other fundamental question is when you think about the undeveloped land in this community that value is going to go down for future residential development if these barns are there. So think 10, 20, 30 years down the road and is this going to help us long we have will go down or future development will it help long term or just scratch the itch for property rights people how think you should be able to do whatever you want on your property. Zoning doesn't allow this, people have spoken consistently that this is a bad idea, ditto to so many things that others said. Baseball stadium lights are on all the time, Lucky Chucky's has changed over the years, there were no windows that opened, there was no deck, then the overhead doors came that don't stop any noise. The science is important but I want to see the study that says noise doesn't travel.

Administrator Michael read the names of people who filled out the questionnaire form in case they were interested in speaking.

33. Susan Schmitz, 37010 Serenity Lane, Summit – lives about 2 miles south of here and commented on sound, it sure does travel. One of their favorite things is to sit on their deck, there is a fountain that bubbles and they have wonderful birds in the yard and they love to sit out there and listen to those sounds. They can hear the cars on the highway, can hear events at the baseball stadium, and can hear events at Harley Davidson, not every night but would like it better if they didn't hear them. They are opposed to more events, like party barns that would create more noise and doesn't think that's what Summit is all about. Likes to ride her bike around the neighborhood and has to ride down Dousman Road, the traffic has increased in the past 9 years some neighbors have had serious accidents between bicycles and vehicles because of the traffic. Opposed to increased traffic and makes it more dangerous to ride our bikes much less the drinking and driving and other concerns. She could be persuaded for small educational events as part of agri-tourism.

Administrator Michael continued to read the rest of the names from the turned in forms.

ADJOURN JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING

MOTION: (Arenz, Siepmann) *to adjourn the joint Village Board and Plan Commission meeting at 7:34 p.m.*
Carried.

Respectfully submitted,

Debra J. Michael, WCMC
Administrator-Clerk/Treasurer