

# COMMERCIAL STORAGE OF BOATS, TRAILERS, & EQUIPMENT

## REVISED LAND USE SUB-COMMITTEE RECOMMENDATIONS (9/11/2025)

Changes made since 5/8/2025 meeting are shown in track changes.

### COMMERCIAL STORAGE OF BOATS, TRAILERS, AND EQUIPMENT DEFINITION (examples):

**Definition taken from Genesee: Conversions of Existing Barns and/or Farm Buildings and Accessory Buildings:** Rental of existing barns and farm buildings for the storage of machinery, equipment, vehicles, boats, furniture, and similar items. Rental includes all items that are not owned by the lot owner or by the person lawfully residing on the lot, are stored in existing barns or farm buildings, and for which storage the owner of the items pays rent, provides goods or services, or provides other consideration.

~~The sub-committee should decide if the use is allowed in all outbuildings, or just agricultural buildings.~~

### STANDARDS:

- Parcel must ~~be part of an original farmstead and~~ not be located in a subdivision
- Lot size and area must be conforming to zoning district standards
- Building must have existed at time this ordinance section is created
- Requires survey, including lot size, offsets, and use of all existing structures
- Parcel must have access to an arterial or collector street
- ~~No commercial outdoor storage is allowed~~
- Water supply and required septic system must comply with County and State rules
- No commercial signs are allowed
- ~~Detailed landscape plan required~~
- Building and grounds shall be maintained in a neat, attractive, and orderly way
- Building used for storage shall comply with all regulations of village (including zoning dimensional standards), state building code, and fire department
- Compatibility with surrounding area (match language for other uses)
- ~~No business activities, other than storage~~ Business activities are limited to uses associated with the commercial storage of boats, trailers and equipment such as wrapping, waxing, cleaning and changing the oil of said vehicles and equipment. Any other business activity shall comply with applicable ordinance provisions such as Section 111- for Home Occupations and Section 111- for Limited Family Businesses.
- Buildings with storage shall be at least 50 ft. from side and rear lot lines
- Applicant must accept terms and conditions (add to general conditions)
- Allow in A-1 and A-2, ~~must be 5 acres in size~~
- Determine if commercial building code must be met (verify with Mike Sindorf). It will depend on the extent of the use.

# COMMERCIAL STORAGE OF BOATS, TRAILERS, & EQUIPMENT

## REVISED LAND USE SUB-COMMITTEE RECOMMENDATIONS (9/11/2025)

- If commercial outdoor storage is proposed, it ~~must~~ shall be accessory to indoor commercial storage and shall be screened from view, setbacks must be met
  - Plan Commission has the authority to decide if outdoor storage is allowed and Plan Commission may impose conditions such as limitations on the length of time an item can be stored, type and maximum height and size of vehicles and equipment to be stored outside, and area of property that can be used for storage.
  - Regarding the area of outdoor storage, the subcommittee can consider recommending specific provisions such as:
    - The area shall not exceed 25%, 50%, 75%, or 100% of the area of the building used for commercial storage.
      - For a 1,500 sq. ft. building, this would be either 375 sq. ft., 750 sq. ft., 1,125 sq. ft., or 1,500 sq. ft.
      - For a 3,000 sq. ft. building, this would be either 750 sq. ft., 1,500 sq. ft., 2,250 sq. ft., or 3,000 sq. ft.
      - For a 5,000 sq. ft. building, this would be either 1,250 sq. ft., 2,500 sq. ft., 3,750 sq. ft., or 5,000 sq. ft.
    - The area shall not exceed 5,000 sq. ft., 10,000 sq. ft., 20,000 sq. ft., 30,000, or 1-acre (The min. lot size will be 3 acres for most properties).
    - Outdoor storage shall be located at least 50 ft. or 100 ft. from a lot line.
- The sub-committee will determine if the use should be a conditional use or permitted use at a later date after viewing training materials

# LIMITED FAMILY BUSINESS

## REVISED LAND USE SUB-COMMITTEE RECOMMENDATIONS (9/11/2025)

Changes made since 5/8/2025 meeting are shown in track changes.

### LIMITED FAMILY BUSINESS DEFINITION (examples):

A business operated by a single person or family where personal services are performed or assistance is given, as opposed to the sale of products, and involves predominantly professional operations as outlined below regarding a limited family business.

### STANDARDS:

- Allow professional office in any residential or agricultural district provided compatible with neighborhood, otherwise R-2 (1.5-acre), R-1 (2-acre), A-1 (35-acre), and A-2 (3-acre)
- Operation in attached garage or accessory building
- Small family business that doesn't necessitate relocation or rezoning, but protects interest of adjacent land owner and future development of area
- All expansions in use require CU amendment
- All employees, except one, must be members of family residing on property
- Limited family business, no manufacturing or assembly. Examples: non-health related office or studio for professionals including accountant, architect, artist, attorney, barber, beautician, crafter, dance teacher, housekeeping, insurance agent, interior decorator, massage therapist, music teacher, photographer, realtor, salesperson, shoe repair, small engine repair and auto detailing (inside building only unless approved as part of the Site Plan-Plan of Operation), tailor/seamstress, travel agent, woodworker ~~(not a cabinet maker)~~ provided an outside dust collection system is not required, ~~auto detailing~~, dog grooming & training (no boarding), wine tasting, an office for a business that is otherwise located completely off site with the exception of vehicles transported to and from a job site on a daily basis, etc. in accordance with Section 111- Commercial vehicle parking. In the event a question arises, the plan commission shall make a determination if the proposed use meets the purpose and intent of a limited family business.
- Sale of products must be accessory to use ~~and any sale of products not produced by business is prohibited~~
- Shall restrict # and type of machinery, vehicles and equipment, and Plan Commission may require that storage be inside
- Structure shall ~~be accessory and meet accessory requirements~~ be conforming in location, including setbacks and offsets. Plan Commission may grant an exception if it is determined that the proposed use does not impact the neighborhood.
- ~~Design and size may be determined by process~~
- Must be conforming lot size. Plan Commission may grant an exception if it is determined that the proposed use does not impact the neighborhood.
- Restrictions may be placed to avoid adverse affects on adjoining residential properties, such as location and site requirements
- Village has the authority to determine the % of property that may be devoted to the use
- CU automatically expires and terminates on the sale of the property or transfers to non-occupant

# LIMITED FAMILY BUSINESS

## REVISED LAND USE SUB-COMMITTEE RECOMMENDATIONS (9/11/2025)

- Limits can be placed on hours of operation, signage, lighting (no need for commercial scale lighting), parking as part of Site Plan review
- Shall comply with all other ordinance requirements
- Limited customer traffic as determined by village as part of Site Plan review, shall be compatible with surrounding neighborhood and village character
- Require sufficient screening if any activities take place outside
- Provide for architectural review of building/structures (this was a split decision at the May meeting).  
Consider: Plan Commission has the authority to require structural and cosmetic improvements to the building used for business purposes if the building is unkept, in disrepair, or does not comply with the building code.
- Refer to noise ordinance
- Any outdoor activities shall be reviewed by Plan Commission, not guaranteed for approval
- Lot and building must be conforming to dimensional standards unless legal nonconforming
- If contractor's yards or commercial truck parking proposed, need to comply with those CU's and be in the A-1 or A-2 District. Plan Commission can limit the # of CU's on a single property
- Conditional Use or Permitted Use – to be determined by subcommittee after reviewing training materials

**LANDSCAPE COMPANIES/NURSERIES/GARDEN CENTERS DEFINITION (examples):**

**Village of Summit Existing Definition:** There are no definitions for any of these uses.

**Waukesha County (Section 2(b)38):** There are three different definitions for nurseries:

**Nursery:** Any parcel of land used to cultivate, grow, raise, and harvest trees, bushes, shrubs, vines, ornamental plants, flowers, and other plants in the outdoors or in greenhouses and for sale to retail or wholesale outlets or garden centers.

**Nursery, Retail:** The sale of trees, bushes, shrubs, vines, ornamental plants, flowers, and other plants on the premises where they are grown, or the place of business where the nursery stock is received after being transported from an off-site location.

**Nursery, Wholesale:** The cultivation of trees, bushes, shrubs, vines, ornamental plants, flowers, and other plants on a property and where the nursery stock is transported to market and is not sold on site.

**Town of Genesee (Section 4(B)):** No definition for nurseries

**Landscaping, lawn and garden business:** Means any property on which or from which landscaping equipment ( other than one riding mower and/or one push lawnmower) consisting of trucks, trailers, materials and equipment to be stored and maintained on the site for the purpose of taking to the clients' properties to perform landscaping construction and landscaping maintenance services, such as lawn installation, plant installation, hardscaping, water feature installation, landscape lighting installation, snow plowing and removal and other traditional landscape construction services, the growing of trees, shrubs, bulbs, annuals, perennials and other plants imported to the site which are to be installed by the business on the clients' properties, storage of bark, mulch, grass seed, cover straw, lawn fertilizer, boulders, modular block, pond and waterfall kits, landscape lighting, natural stone and brick, and other items to be imported to the site and then installed on the clients' properties; wholesale or retail nursery sales of trees, shrubs, bulbs, annuals, perennials and other plant material grown and/or imported and sold to wholesale customers, (i.e., other landscapers) or of hardwood, bulk bark, mulch, grass seed, cover straw, lawn fertilizer, boulders, modular block, pond and waterfall kits, and landscaping natural materials, shall be imported and sold to wholesale customers

**City of Oconomowoc (Section 17.903(5)):** Definitions of use categories and specific use types.

**(1) Industrial Uses**

(a) **Industrial Service:** Industrial service firms are engaged in the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by products. Contractors and similar uses perform services off-site. Few customers come to the site. Accessory activities may include sales, offices, showrooms, parking, and storage. Specific use types include, but are not limited to:

1. **Building Materials Sales:** An establishment for the sale of materials, hardware, and lumber customarily used in the construction of buildings and other structures, including facilities for storage. Operations may be indoor and/or outdoor.
2. **General Industrial Service:** All other industrial service establishments not listed within one of the other enumerated use types. Example include: construction materials storage;

welding shop, machine shop; electric motor repair; repair, storage, salvage, or wrecking of heavy machinery; and heavy truck servicing and repair.

3. **Natural Resource Processing:** The development or extraction or processing of rock, material, or similar product.

**Village of Merton:** No definition.

**Town of Merton Section 17.03:** Same as Waukesha County.

**COMMUNITY COMPARISON:**

Municipality	Zoning District	Conditions
Village of Summit	A-1 & A-2	<ul style="list-style-type: none"> <li>• Nurseries are allowed by-right</li> </ul>
Waukesha County	FLC, FLP, RRD-5, AD-10, A-1, P-1, A-B	<ul style="list-style-type: none"> <li>• Nurseries are allowed by-right, product must be produced by operator</li> </ul>
Town of Genesee	A-E, A-1, A-2, P-1 (nurseries)  Q-1, M-1, M-2 (landscape companies permitted by right)  A-1, A-5, B-3 (CU's)	<ul style="list-style-type: none"> <li>• Nurseries, greenhouses, and hatcheries with limited retail sales of products produced by farm operator allowed by Site Plan/Plan of Operation review. Farmstands are exempt from Site Plan process</li> <li>• In A-2, nursery can only accommodate private use</li> <li>• Landscape, lawn, and garden businesses:                             <ul style="list-style-type: none"> <li>- Min. lot size 5 acres</li> <li>- Buildings at least 150 ft. from lot line adjacent to residential; 50 ft. from adjoining lot line of other districts</li> <li>- Must front directly upon and have access to arterial or major collector street, or be in an industrial park where roads can handle heavy equipment</li> <li>- Planting screen at least 10 ft in height and 15 ft. wide shall be provided between lot line and use, may increase or decrease as appropriate</li> <li>- Must be compatible with adjacent uses: noise, traffic, dust, hours of operation etc.</li> <li>- Site plan submittal requirements included</li> <li>- Plan Commission shall determine the percentage of the property that may be devoted to the landscaping, lawn, and garden business and the more restrictive determination shall apply</li> <li>- Service-oriented only, no manufacturing or assembly</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>- Sale of products not produced on property may only be allowed if plan commission allows it</li> <li>- CU can limit the number and types of machinery and equipment allowed, must be stored inside a building and repaired or maintained on exterior of premises</li> <li>- Design and size of structures can be regulated</li> <li>- CU automatically expires and terminates upon the sale of the property with associated deed restriction</li> <li>- Offices, vehicle storage, greenhouses, shade houses, storage bins, service facilities, hazardous chemical/salt storage facilities shall comply with commercial building code and all local, county, state, and federal requirements</li> </ul>
Village of Dousman	A Agricultural Land Preservation Transition Floodway	<ul style="list-style-type: none"> <li>• Nurseries permitted by-right</li> </ul>
City of Oconomowoc	See Industrial Uses in Contractor's Yard document	
City of Delafield	A-1	<ul style="list-style-type: none"> <li>• Nurseries permitted by-right</li> </ul>
Village of Merton	FW and A-1	<ul style="list-style-type: none"> <li>• Nurseries permitted by-right in FW</li> <li>• Sale of agricultural products produced and not produced on property allowed by CU in A-1                             <ul style="list-style-type: none"> <li>- Includes farmers market, commercial greenhouse, landscape nursery, and other sales for property improvement</li> <li>- Type, amount, and display of product sold may be limited: examples include property size, proximity to neighbors, maintaining an aesthetic street view, and unloading and loading of product</li> <li>- All other requirements of ordinance must be met</li> <li>- Must submit list of flammable liquids, fertilizers, or chemicals for fire department review</li> <li>- Traffic flow, loading/unloading, landscaping, screening, location of displays, sale &amp; location of bulk materials, architectural design, type of</li> </ul> </li> </ul>

		<p>construction, etc. may be reviewed and conditions may apply</p> <ul style="list-style-type: none"> <li>- Single-family residence may be on same lot</li> </ul>
Town of Merton	A-1	<ul style="list-style-type: none"> <li>• Permitted by-right, not including operation of a retail or wholesale outlet store</li> </ul>

**DISCUSSION BY COMMITTEE AT 2/13/25 MEETING AND PLANNER CONSIDERATIONS:**

- Definition overlaps with contractor’s, limited retail/wholesale, plants can be grown or transported to the site
- Need to discuss fuel tanks
  - o *Require compliance with all county, state, and federal regulations; refer to general environmental conditions recommended in contractor’s yard document*
- Identify fertilizer storage and use provisions
- Identify water/irrigation use provisions
- Allow in A-1 and A-2; but consider highest and best use and determine if the use fits the property
  - o *Consider Genesee and Merton provisions*

**ADDITIONAL CONSIDERATIONS BY PLANNER:**

- Consider putting limitations on # of parking, vehicles, material storage, employees, operations, and general compatibility. These provisions could be similar to any provisions prepared for contractor’s yards.

**Discuss whether use should be allowed by-right or by conditional use. Either way, it is recommended that the use be reviewed by Plan Commission for Site Plan review.**

# CONTRACTOR'S YARD

## LAND USE SUB-COMMITTEE RECOMMENDATIONS (REVISED 5/8/2025)

Items added as a result of the April sub-committee discussion are noted in blue ink.

### CONTRACTOR'S YARD DEFINITION:

*Village of Summit Existing Definition (Section 111-431)* ***proposed changes in red:*** The premises on which construction and maintenance materials (i.e., salt, sand, cement, decorative block, stone, etc.) or landscaping materials (i.e., ~~bulldozers, front-end loaders, back-hoes, trucks, trailers~~***sand, gravel, stone, timbers, wood chips***, etc.) are stored to be utilized for off-site construction, maintenance, or landscaping purposes. ***The storage of construction or landscape vehicles and equipment (i.e. bulldozers, front-end loaders, back-hoes, trucks, trailers, etc.) shall comply with the Conditional Use provisions for Commercial Vehicle Parking.*** Where landscape materials are stored or sold for retail or wholesale markets and accessory to an otherwise permitted use by right, such uses shall not be considered a contractor's yard. ~~Limited to~~***Business operations may be conducted as part of a contractor's yard which relate to the off-site construction, maintenance or landscaping purposes, such as but are limited to office facilities that otherwise comply with the home occupation standards specified in Section 111-100(f). If there are any conflicts between this section and the home occupation provisions, the most restrictive provisions apply.***

### STANDARDS:

- The property shall be in an area designated on the Comprehensive Land Use Plan as SF Residential 2.4-acre density or Agricultural.
- The property shall not be located in a platted subdivision.
- The property shall be zoned A-1 or A-2 and be at least 5-acres in size.
- The property must front directly upon and have access to an arterial or major collector street, or be located within an established industrial park where roads can handle heavy equipment.
- The area designated for outside storage of materials shall be screened entirely from view by the adjacent properties and roads. The type of materials stored on the property, inside and outside, shall be reviewed and approved by the Village of Summit Plan Commission as part of the Conditional Use and Site Plan - Business Plan of Operation.
- The area designated for outside storage of materials shall not exceed 10% of the lot area, up to a maximum of two acres.
- The area designated for outside storage of materials shall be located a minimum of 100 ft. from any lot line, shore, wetland, or floodplain.
- The building road and side yard setback for any building housing materials and equipment shall be located a minimum of 50 ft. from any lot line.
- The use shall be compatible with adjacent land uses and surrounding natural resources as determined by the Village. The Village has the authority to increase setbacks if it is determined that the use has an impact on the surrounding properties, natural resources or road.
- Site Plan and Plan of Operation is required. Building architectural review is required.
- If commercial vehicle parking or equipment will be stored on the property, it shall be stored inside and in compliance with the CU procedures and standards for Commercial Vehicle Parking.

## CONTRACTOR'S YARD

### LAND USE SUB-COMMITTEE RECOMMENDATIONS (REVISED 5/8/2025)

- The property shall be maintained in good condition as determined by the Plan Commission.
- The Conditional Use is not transferrable to a different owner or a different property.
- The Conditional Use must be accessory to a principal residential use. *(This item had a split 2-2 vote and will need to be determined by Village Board as part of initiating the text amendment).*
- Environmental, noise, and light pollution provisions should be added to the general Conditional Use standards.
  - Environmental/water quality
    - *Use shall not be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or community*
    - *No activity shall withdraw water or discharge any liquid or solid materials that exceeds NR 102 or other applicable water quality regulations, and no activity shall locate, store or permit the discharge of any treated, untreated, or inadequately treated liquid, gas, or solid into surface or subsurface waters that may contaminate, pollute, or harm waters, or create a nuisance, such as result in debris, oil, scum, color, odor, taste, etc., or be harmful to human, animal, plant, or aquatic life.*
    - *Material storage shall be contained so as to avoid runoff & erosion on adjacent properties, roads and natural resources*
  - Noise
    - *Per Section 18-6, there are no decibel limits in the agricultural districts, but the limit is 77 for daytime and 60 for nighttime in the residential, commercial, and institutional districts, and 79/79 for industrial districts. Daytime is 7 am – 10 pm, Nighttime is 10 pm – 7 am. Recommend using provisions for residential/commercial/institutional.*
  - Light pollution
    - *Consider prohibiting pole lighting, allow wall-mounted lights only, downcast and no footcandle trespass on neighboring properties. Only security lighting is allowed at night.*

# COMMERCIAL VEHICLE PARKING

## LAND USE SUB-COMMITTEE RECOMMENDATIONS (Revised 5/8/2025)

### COMMERCIAL VEHICLE PARKING DEFINITION:

*Village of Summit Existing Definition (Section 111-431)* **proposed changes in red:** Parking and storage of commercial or industrial vehicles, such as trucks, construction vehicles, grading equipment, ~~semi-trailers, trucks,~~ tractors, and similar vehicles and related equipment including, but not limited to, bulldozers, front-end loaders, and back-hoes. All such vehicles and equipment shall be fully operative and in active use. The storage of construction, maintenance, and landscaping materials shall comply with the Conditional Use provisions for a Contractor's Yard.

### STANDARDS:

- Provisions of recently adopted ordinance apply unless modified herein. No other commercial activities allowed unless meet the definition of a home occupation.
- The property shall be zoned A-1 or A-2 and be at least 5-acres in size.
- The property must front directly upon and have access to an arterial or major collector street, or be located within an established industrial park where roads can handle heavy equipment.
- The building road and side yard setback for any building housing materials and equipment shall be located a minimum of 50 ft. from any lot line.
- Vehicles must be fully operative and in active use.
- Vehicles must be owned, leased, or operated by owner or occupant of property.
- ~~For a refrigerator truck, unit~~ **Any vehicle with a running generator, compressor, or diesel motor** shall not be operated within 500 ft. of a residential property line.
- The use shall be compatible with adjacent land uses and surrounding natural resources as determined by the Village. The Village has the authority to increase setbacks if it is determined that the use has an impact on the surrounding properties, natural resources or road.
- Site Plan and Plan of Operation is required. Building architectural review is required.
- If the storage of construction, maintenance, or landscaping materials is proposed, it shall comply with the CU procedures and standards for a Contractor's Yard.
- The property shall be maintained in good condition as determined by the Plan Commission.
- The Conditional Use is not transferrable to a different owner or a different property.
- The Conditional Use must be accessory to a principal residential use. *(This item had a split 2-2 vote and will need to be determined by Village Board as part of initiating the text amendment).*
- Environmental, noise, and light pollution provisions should be added to the general Conditional Use standards.
  - Environmental/water quality
    - Use shall not be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or community
    - No activity shall withdraw water or discharge any liquid or solid materials that exceeds NR 102 or other applicable water quality regulations, and no activity

## COMMERCIAL VEHICLE PARKING

### LAND USE SUB-COMMITTEE RECOMMENDATIONS (Revised 5/8/2025)

*shall locate, store or permit the discharge of any treated, untreated, or inadequately treated liquid, gas, or solid into surface or subsurface waters that may contaminate, pollute, or harm waters, or create a nuisance, such as result in debris, oil, scum, color, odor, taste, etc., or be harmful to human, animal, plant, or aquatic life.*

- Noise
  - *Per Section 18-6, there are no decibel limits in the agricultural districts, but the limit is 77 for daytime and 60 for nighttime in the residential, commercial, and institutional districts, and 79/79 for industrial districts. Daytime is 7 am – 10 pm, Nighttime is 10 pm – 7 am. Recommend using provisions for residential/commercial/institutional.*
- Light pollution
  - *Consider prohibiting pole lighting, allow wall-mounted lights only, downcast and no footcandle trespass on neighboring properties. Only security lighting is allowed at night.*



**VILLAGE OF SUMMIT**  
**JOINT PLAN COMMISSION-VILLAGE BOARD MEETING**  
**MAY 29, 2025 LISTENING SESSION SUMMARY OF RESPONSES**  
**EVENT FACILITIES & AGRI-TOURISM USES**

There were approximately 145 people that signed in at the Public Listening Session. There were 33 speakers at the meeting. 31 of the 33 speakers were residents from the Village of Summit. There were 36 additional comment cards submitted the night of the meeting from people who chose not to speak. 33 of these 36 comment cards were from people that live in the Village of Summit. There were approximately an additional 85 emails submitted to Village Hall before or after the meeting. The addresses of these emails were not reported. In order for comments to be included in this report, comments were required to be submitted by June 9, 2025.

Below is a brief summary of peoples' positions regarding event facilities and agri-tourism uses in the Village of Summit. A few people provided varying comments. The below information is an attempt by staff to interpret the results as accurately as possible.

- Agri-business uses (not including event facilities).
  - 49 submissions opposed agri-business uses
  - 42 submissions supported agri-business uses
  - 9 submissions were undecided
- Event facility uses
  - 75 submissions opposed event facility uses
  - 39 submissions supported event facility uses
  - 5 submissions supported event facility uses if the use is in an appropriate district and subject to appropriate restrictions
  - 1 submission supported event facility uses, except for those facilities that host large events
  - 1 submission was undecided
- Proposed White Stag Event Facility Only: 23 emails were submitted specific to the proposed White Stag operation, which was an event facility use previously proposed and withdrawn as an application.
  - 21 submissions supported the operation
  - 2 submissions opposed the operation

Rebekah Carsey, operator of White Stag, submitted 75 signatures from individuals, all of which had a Summit or Oconomowoc mailing address, supporting event barns. Some of the individuals who signed the petition also spoke or provided written comments as part of the public listening session.

A Village of Summit resident mailed a privately prepared survey to residents and non-residents of Summit. The Village of Summit Staff had no role in the preparation or distribution of the survey. A spreadsheet of results were provided to Village Staff. It should be disclosed that the survey had pre-

filled fields and was prepared in a manner that encouraged opposition. If the sub-committee would like an explanation of the results, I recommend requesting that the survey author be invited to a future meeting to explain the results.

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Below is a summary of comments:

**Reasons for opposition or concern**

- Noise pollution and congestion
- Light pollution
- Traffic and parking impacts
- Increased litter
- Increased needs for police and emergency services: drunk driving, drug use, speeding, crime, trespassing, noise complaints, disorderly conduct, domestic disturbances
- Higher response times and mutual aid dependence
- Lack of necessary infrastructure, including sanitation, appropriate driveway widths, existing roads in poor shape etc.
- Unfair and unwanted by neighbors
- Increase in strangers in neighborhoods
- Disregards the desire for a peaceful, rural community for the financial benefit of a few
- Impacts the quality of life of residents
- Not part of the Village's long-term planning, incompatible with zoning
- Strain on well water and aquifer
- Environmental resource impacts
- Impacts wot wildlife
- Concern that terms and conditions of use can change over time to become more flexible, impactful
- Tax implications, cost of services will come at a cost to the residents
- There are liquor license laws that need to be met
- The village has already said no to event facilities several times in the past
- Should be limited to commercial areas where traffic, noise, lights are expected
- If allowed, they should be required to be a certain distance from others to prevent a nuisance issue and disruption of a quiet, rural feel
- Impacts property values
- Costs related to developing ordinance language and enforcing ordinance
- Lack of benefits to the community
- Use on agricultural property encourages outdoor music, bands, festivals, alcohol, food trucks, parties, traffic, and sanitation and bathroom facilities all outside
- There are a sufficient number of venues nearby
- A resident surveyed members of the community and found that 80% of respondents don't want event barns and an additional 10% want limitations on hours

### **Reasons for support**

- Preserves and protects the heritage and rural character of area
- Encourages small business and entrepreneurial activity
- Minimizes impact to natural resources, preserves nature
- Supports local farmers and diversifies income streams
- Supports jobs
- Draws people to community, creates greater sense of belonging amongst neighbors
- Brings existing community together, lack of existing spaces
- Supports and assists other area businesses
- Prefer rural environment over new subdivisions
- Provides for multi-use, multi-generational activities
- Provides educational benefit
- Allows the growth of small businesses that can sustain themselves
- Meeting places are needed in this area
- Provides a space to share the agricultural environment with the community
- Preserves open space and farmland while providing income to the property owners
- Provides a safe and enjoyable place to spend time together
- Noise is minimal compared to traffic from Roundy's, the industrial park, and freeway
- Preserves history
- A neighbor of The Cupola in Oconomowoc stated that the event facility has not been a problem. It resulted in the preservation of a barn and agricultural use. Occasionally, music can be annoying, but hours are limited
- The Village can require conditions and terminate a permit if a property is in noncompliance
- Prefer use over residential development impacts

**Note:** There was additional feedback provided regarding the topics mentioned above that was submitted either before or after the timeframe provided as part of the public listening session. 7 people were in favor of event facilities and/or agri-business uses. 7 people were opposed to event facilities and/or agri-business uses. Some of the people who commented also commented during the public listening session.