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www.summitvillage.org

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

AGENDA
Zoning Code Land Use Sub-Committee
Village of Summit
Thursday, November 13, 2025, 4:00 pm
(the meeting will end no later than 5:45 p.m.)
At the Summit Village Hall, 37100 Delafield Road

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Summit Zoning Code Land Use Sub-Committee at which it is possible that members of and possibly a quorum or negative quorum of members of other governmental bodies of the municipality may be in attendance in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above-noted date, time, and location.

Notice of Quorum: Staff is to announce if a quorum or negative quorum of a governmental body is in attendance at the meeting and directs that the minutes reflect that a quorum or negative quorum of a governmental body is present and that the members may be making comments under the public input section of the agenda, during any public hearing(s) or rules are suspended to allow them to do so.

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTINGS
3. Review minutes from September 11, 2025
4. Discuss provisions for landscape businesses and nurseries
5. Initiate discussion and discuss provisions related to event facilities and agri-business uses
6. Next steps & schedule next meeting date
7. Public Input

Public Input will be limited to the last 15 minutes of the meeting. Individuals will be allowed to speak for a total of 1 minute. **Public Input is limited to the topics discussed by the Zoning Code Land Use Sub-Committee as specified on the agenda.**

PLEASE NOTE: The subcommittee will be provided with a summary of all comments from the public listening session regarding event facilities and agri-business uses. These comments do not need to be restated at this meeting.

Your input is valuable. If you have not had an opportunity to provide comments and you are unavailable to attend the meeting or you need additional time to provide your comments, you can submit your written comments through the Village website in advance of the meeting at <https://summitvillage.org/contact-us/>.

8. ADJOURN

Respectfully submitted,

Amy Barrows, Village Planner

Posted: **November 11, 2025**

**** 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 Sub-Committee noticed above.



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MINUTES Zoning Code Land Use Sub-Committee September 11, 2025

CALL TO ORDER

Planner Barrows called the meeting to order and read the following:

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Summit Zoning Code Land Use Sub-Committee at which it is possible that members of and possibly a quorum or negative quorum of members of other governmental bodies of the municipality may be in attendance in order to gather information about a subject which they have decision making responsibility. The meeting is being held at the above-noted date, time, and location.

A negative quorum of a governmental body is in attendance in this meeting.

ROLL CALL AND CONFIRM POSTINGS

Administrator-Clerk/Treasurer Michael took roll call and confirmed that the meeting was noticed to the local media as required and requested and posted on the village posting board and website. Members present were: Paul Schmitter, Matt Katz, Jeff Lee and Jack Riley. Also in attendance were: Planner Amy Barrows and Administrator-Clerk/Treasurer Debbie Michael.

Review minutes from May 8, 2025

Minutes were not submitted for review yet.

Discuss provisions for the commercial storage of boats, trailers, and other vehicles and equipment

Planner Barrows went through the document and noted that the blue items are what was changed per the May meeting discussions. She noted that in several lines she needs to add the word “commercial” before “storage”.

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.
- 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.

Planner Barrows reviewed the above information with regards to commercial outdoor storage and asked the sub-committee which of the three options they prefer. Member Lee stated he would recommend it be based on Plan Commission deciding because each of these properties is so different and based on the property it could be different. Members Riley and Schmitter agreed.

Member Riley asked why do we say no outdoor storage unless indoor storage. Planner Barrows responded that is to allow people with existing buildings for other uses and the outside part was added as another option. Member Lee thinks it should remain as an accessory to the indoor. The rest of the members agreed with Member Lee.

Planner Barrows explained there are three properties she has worked with that appear to be hidden but there are areas on each that have areas visible to neighbors.

Option 1 was agreed on by the group.

The sub-committee will determine if the use should be a conditional use or permitted use at a later date after viewing training materials related to conditional uses.

Planner Barrows stated the group had requested some education on Conditional Uses and Permitted Uses so she gave a short presentation on that. If a Conditional Use it is quasi-judicial and requires a public hearing, gives some discretion on what can or can't be done, still can use your intent of the code to deny. Don't get to substitute judgement for law. Must be based on evidence, not personal opinions.

Permitted by right is an administrative decision, zoning permits, building permits, sign permits and routine application of adopted rules and standards. Very limited discretion, often processed by staff.

Member Lee thinks the Commercial storage should be a Conditional Use Permit. Member Riley thinks it should be a Conditional Use. Members Schmitter and Katz agreed.

This is now ready to recommend forward.

Discuss provisions for limited family businesses

Planner Barrows stated this relates to use in an outbuilding, not in a home.

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
- 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

There was a discussion about why wine tasting was struck. There were mixed feelings on having it in or not. Member Katz gave example of a dance studio and the applicant said they would only have x amount of people at one time so parking was based on that. However, that business also runs large dance parties and there wouldn't be enough parking and how is that supposed to be regulated.

Planner Barrows stated it is better to be more cautious on the front end because another decision can be made if a use comes in, better to have a tighter list to start out with. Member Lee would like to allow wine tasting on A-1 and A-2 but not R-1 and R-2. Member Riley would like to leave wine tasting in A-1, A-2 and R-1. Member Lee

was ok for A-1 and A-2, Member Katz was ok to leave in, Member Schmitter was ok in R-1 & R-2. Direction was to move forward with 2 – 2 vote of members.

Providing for architectural review of building/structures or Plan Commission authority to require was a split 2 – 2 vote of members.

Members Schmitter, Katz, and Lee prefer it to be a Conditional Use Permit. Member Riley stated there are so many people doing this stuff already. Planner Barrows added that if it is permitted by right, it makes it harder to place conditions.

Planner Barrows stated she can draft it so that office is permitted by right but the rest would be Conditional Uses and made reference that she could write it like the existing Conditional Use for the keeping of animals.

Discuss provisions for landscape businesses and nurseries

Planner Barrows stated garden centers are allowed in the BP District so somebody could come and propose an actual garden center west of Village Hall or in other BP areas. In Agricultural areas, you could rely on the proposed standards, including the storage of mulch and bark and all of that would be the Contractor's Yard so then you are really just talking about the nursery itself. If that is the path they choose, they still should consider limitations on fuel tanks, irrigation and environmental impact, and fertilizer use. Planner Barrows asked if anyone is opposed to defining it where you'd look at contractor's yard and commercial vehicle parking in sync with this but not trying to overlap them. You'd have to layer the specific uses.

Member Riley asked if this includes retail. Planner Barrows responded that the group needs to decide whether or not to include retail on the property and right now the code allows it in A-1 and A-2. There is no definition in the code but what is allowed by right is: "sale of nursery products raised or transported to the site." Planner Barrows stated she looked at what Waukesha County allows in their code and they have a definition for Nursery that includes retail and wholesale and then you could include conditions on that if it was treated as a Conditional Use. Member Riley stated that something like a Stein's would be commercial but it would not be allowed in Agricultural. Member Riley responded that a nursery leads him to think of Check's Evergreens where they are planting trees and selling trees and he likes the wholesale end. If you want wholesale to be allowed then customer traffic should probably be limited. Planner Barrows suggested the group needs to better define what is allowed in the Ag districts, which right now just says sale of nursery products raised or transported to the site. Member Lee questioned how different is a tree farm compared to the planting of corn or soybeans and asked if we could limit it to agriculture crop and say what is considered agricultural crop. Planner Barrows responded that you could also say it has to be produced on the property and this is the major difference compared to the use that was proposed in the past. There was some discussion about having an apple orchard with a stand to sell pies and jam. Member Riley stated that's a rural feel and an orchard would be nice to have. The hard part is whether or not the Village would be accepting of the customer traffic and the sale of things not produced on the site. Planner Barrows suggested that maybe for nurseries it could be very limiting and then if the Village does allow agri-business uses that is where you could open it up little more.

Planner Barrows reviewed what is included in the Town of Genesee Code: nurseries, greenhouses and hatcheries are allowed in the agricultural districts with limited retail sales of products produced by the farm operator and allowed by a site plan and plan of operation and farm stands are exempt from the site plan process.

Planner Barrows explained that what she thinks the group is trying to do is to better define nurseries because it was tricky on a specific site that was the subject of a possible use that was on the line between a nursery and a use in

the BP District. It comes down to if the Village is willing to allow the customer traffic and the sale of products, and how much. An orchard would fit the nursery definition on it's own. Member Katz stated he thinks it is agri-tourism and referenced Peck & Bushel in Monches and believes that is agri-tourism.

Member Katz stated he thinks of Eberts out in Ixonia as a Nursury and that it is awesome, in the middle of a farm field which seems like a great location for it but where in our community does that fit.

Planner Barrows recommended that the group read the documentation provided to look at all the provisions she put in it and then move into the agricultural stuff to see how it ties in and try to retrofit it. She stated she can come up with a definition for the next meeting.

Initiate discussion related to event facilities and agri-business uses

a. Provide summary of comments from May 29, 2025 public listening session

If the Plan Commission and Village Board want the specific minutes, let Planner Barrows know.

Planner Barrows provided a summary of responses to event facilities and agri-tourism uses.

145 people signed into the listening session, 33 speakers, 31 of the 33 were residents of the Village. There were 36 additional comment cards from people who did not speak at the meeting and 33 out of 36 were people that lived in Summit. There were an additional 85 emails submitted before and after the meeting. A majority of the emails did not include address information. Comments were limited to an end date of June 9. 14 comments were received after that date and were split 50/50 on support or opposition. Agri-business uses = 49 opposed, 42 supported and 9 undecided. Event facilities = 75 opposed, 39 supported. 5 submissions with concerns could support them if in the appropriate district, with appropriate conditions and 1 submission that was ok with event facilities but didn't want the significantly large events and 1 undecided. There were several submissions specific to the White Stag use and those were separated out because that wasn't the topic of the listening session. There were 23 emails that just referred to White Stag with 21 in support and 2 opposed. 75 signatures which included Summit or Oconomowoc mailing addresses were submitted by Rebekah Carsey of White Stag in support of the event barn and some of those people did attend the listening session so there is some overlap on responses. A privately prepared survey was distributed to Village residents and some non-Village residents. Summit did not have any role in that survey and was not the one who distributed it and there was some confusion on that. In disclosure, there were some pre-filled fields when people went to respond that were in opposition and it was definitely prepared in a manner that encouraged opposition. So that is considered a biased survey. That individual could come in and explain results if the group requests it. The summary included reasons for opposition and support.

b. Provide initial feedback and establish informational needs for next meeting

For the next meeting, the group can move right into the nursery discussion and then the event facilities and agri-business discussions. As part of that discussion Planner Barrows can provide information from Police Departments in communities that have event facilities related to how much activity or complaints they do receive. It is her understanding there is very little concern that goes to Police Departments related to these event venues. Would also like the group to understand the Liquor license requirements. The Carseys asked if someone could come to speak from the Wisconsin Agricultural Tourism Association. They did send written correspondence that could be provided as well. Does the group want to see any draft language yet or have discussion first. Member Schmitter commented that what he heard was that agri-business was more widely supported than event facilities. We could start with the agri-business discussion. The group was asked to review the listening session summary before the next meeting and read the Nursury document.

Member Riley stated some of the feedback we heard related to previous proposals was groundwater usage and sewage. Can we get usage numbers from existing event venues (for example Fete in Wales has x number of

DUE's or REC's assigned).

Next steps & schedule next meeting date

November 13 at 4 pm.

Public Input

Jim Kueht, 510 S Golden Lake Lane, he and his wife have lived there 30 years. Asking for help to initiate legislative oversight that applies to commercial businesses and specifically short-term rentals in residential neighborhoods. Currently there is no process to address short-term rentals in single-family residential homes. Golden Lake Lane is a quiet, residential neighborhood with many long-term and even lifelong residents. A short-term rental business operating on Golden Lake Lane has already brought traffic congestion, noise pollution, increase of strangers in the neighborhood and a demonstrated lack of concern and respect for the lake and it's residents. That house has the potential to be rented at 50% occupancy rate which would bring more than 2,000 transient people staying in that home in one year and that doesn't support a quiet neighborhood or quality of life. Mr. Kueht shared some statistics about AirNB rentals.

Bill Dulde, 342 S Golden Lake Lane, stated in the same way that the limited family business takes into account the character of the neighborhood and the character of the Village, he asked that future action be taken when looking at limiting or controlling the AirBnb type commercialization of their neighborhood and they'd greatly appreciate it. Provide some help related to the short-term rentals and all neighborhoods in Summit and everyone would appreciate it.

Ruth Dupries, 924 S Sawyer Road, stated she didn't comment at the first meeting because so many people had already spoken and said a lot of the same things but in that regard she'd like to say that she is not for an event situation for many of the same reasons; noise pollution, parking, potential need for increased policing or emergency. She moved here for the rural character of community and having event facilities would be contrary to that, she'd like everyone to keep in mind that they would continue to like to have rural character of our community.

Paul Dupries, 924 S Sawyer Road, their lot was an old cornfield previously and they've tried to maintain the atmosphere that they moved to, he had a small business for awhile and complied with all storage facility requirements. He thinks an event barn, so many things come up like liquor license questions, traffic, where is oversight coming from, do we have to rely on the Police Department to respond to complaints from residents and is that the only alternative or is there someone that will be an overseer. He is opposed to it and thinks a lot of people might feel the same way.

Planner Barrows explained the Village had a short-term rental ordinance, it went through the court system and the ordinance has been revoked by the court and legally, the Village is in a holding pattern. It is not that the Village doesn't care about this matter but they don't have a lot of control right now related to that matter.

The group adjourned at 5:40 p.m.

Respectfully submitted,

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

LANDSCAPE COMPANIES/NURSERIES/GARDEN CENTERS

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

At the last sub-committee meeting, it was determined that the Village of Summit could rely on a combination of Commercial Vehicle Parking, Limited Family Business, and Contractor's Yard to provide for many of the uses that are associated with landscape companies. Outdoor storage/retailing (i.e., garden centers) are already listed as a permitted use in the BP Business Park District.

Therefore, the subcommittee decided that the focus should be on providing a definition for nurseries. The A-1 and A-2 Districts both include plant nurseries and the sales of nursery products raised or transported onto the site as principal permitted uses. However, the term "nursery" is not defined.

Nurseries are also referenced in several other sections of the Village's Code of Ordinance, including:

- As a permitted use in the floodway district
- As a use that shall not be impacted in the conservancy district
- As a prohibited use when considering a home occupation
- As an exempt use that does not require approvals for stormwater or erosion control management
- As a use that contributes to the preservation of agricultural land, therefore, qualifying as preserved lands for residential density and open space purposes.

NURSERY DEFINITION (examples):

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.

LANDSCAPE COMPANIES/NURSERIES/GARDEN CENTERS

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

Considerations

The committee could consider using Waukesha County's definition. The committee should decide whether product shall be grown on-site or if product can be transported to the site.

The committee should also consider whether the product can be sold on-site or if it must be transported off-site for sale. If sales are allowed on-site, it may be best to require direct access to a collector or arterial street and require a Conditional Use or at least Site Plan/Business Plan of Operation.

The committee should determine appropriate accessory uses, such as fuel storage, irrigation, and the # and size of buildings used for commercial retail purposes. See Village of Merton provisions. *Require compliance with all county, state, and federal regulations; refer to general environmental conditions recommended in contractor's yard document.*

The committee should determine if greenhouses can be used as part of the operation.

The number of commercial vehicles would be controlled through a Commercial Vehicle Parking CU. Storage of landscape materials would be controlled through a Contractor's Yard CU. This can be referenced in the definition.

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"> • Nurseries are allowed by-right
Waukesha County	FLC, FLP, RRD-5, AD-10, A-1, P-1, A-B	<ul style="list-style-type: none"> • Nurseries are allowed by-right, product must be produced by operator
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"> • 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 • In A-2, nursery can only accommodate private use • Landscape, lawn, and garden businesses: <ul style="list-style-type: none"> - Min. lot size 5 acres - Buildings at least 150 ft. from lot line adjacent to residential; 50 ft. from adjoining lot line of other districts - 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 - 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 - Must be compatible with adjacent uses: noise, traffic, dust, hours of operation etc. - Site plan submittal requirements included - 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 - Service-oriented only, no manufacturing or assembly

		<ul style="list-style-type: none"> - Sale of products not produced on property may only be allowed if plan commission allows it - 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 - Design and size of structures can be regulated - CU automatically expires and terminates upon the sale of the property with associated deed restriction - 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
Village of Dousman	A Agricultural Land Preservation Transition Floodway	<ul style="list-style-type: none"> • Nurseries permitted by-right
City of Oconomowoc	See Industrial Uses in Contractor's Yard document	
City of Delafield	A-1	<ul style="list-style-type: none"> • Nurseries permitted by-right
Village of Merton	FW and A-1	<ul style="list-style-type: none"> • Nurseries permitted by-right in FW • Sale of agricultural products produced and not produced on property allowed by CU in A-1 <ul style="list-style-type: none"> - Includes farmers market, commercial greenhouse, landscape nursery, and other sales for property improvement - 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 - All other requirements of ordinance must be met - Must submit list of flammable liquids, fertilizers, or chemicals for fire department review - Traffic flow, loading/unloading, landscaping, screening, location of displays, sale & location of bulk materials, architectural design, type of

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

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.



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.

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.

10/29/2025

TO: Summit Village Board and Planning Commission

CC: Village Planner, Village Administrator

FROM: Brian Porter

On May 29 a “listening session” was held regarding Event Facilities and Agri-Tourism Uses. Subsequent to that meeting the Village Planner created a 3 page document to summarize the input received at the meeting and from emails and other correspondence submitted to the Village at about the same time.

After reading the summary document I was a bit dismayed by the information presented. It appeared that the document was attempting to present the idea that a fairly large number or percentage of people in the Village of Summit support these event facilities and/or Agri-Tourism. From many prior meetings and a recent survey I and other residents had done, I knew that was not factual.

As a result, I requested copies of all of the source materials used in creating the report. I then reviewed every item to create a clearer view of the Village Residents’ opinions on this matter. This information is presented to you in this document for your consideration. A key point from my prior sentence – my focus here is to try to understand what your constituents want, what actual Village residents’ opinions are on this matter. Obviously we care a lot more about what the people who live in the Village think, vs. people who someplace else, right? We care about the people that vote and pay taxes here and would have to live NEXT TO these businesses if they operate near their homes.

In the middle of page 1 of the Summary, the Village Planner has some numbers for various response totals. Here are a few key categories from her report, with updated numbers from only Village Residents’ responses:

Event Facility uses

- 76% of Residents opposedPlanner report was 62%
- 21% of Residents supportedPlanner report was 32%

Agribusiness uses (not including event facilities)

- 50% of Residents opposed ...Planner report was 33%
- 22% of Residents supportedPlanner report was 28%

As you can see, Village Residents showed by a very large margin that they do not want Event Facilities in the Village. Further, its clear that the data previously presented in the Planner’s report was seriously impacted by non-residents’ input. Finally, the results here align very closely with the survey of all residents that we did in May. (Our survey showed 80+% of residents are against these event venues.)

Here are a few other interesting findings from looking into the data in more detail:

- You may recall that at the meeting, people could fill out an opinion card provided by Village Staff. There were 32 people who indicated they are Village residents on the card, but did not speak at the meeting. Every single one of them is opposed to Event Facilities. My point here is that the “silent majority” is even more opposed to event facilities than those who spoke at the meeting. There is not some large group of quiet residents out there who support these event barns.
- Quite a few people submitted emails or letters but did not provide their addresses or residency. I found most of their addresses using a list of residents provided by Village Staff and the County GIS system. Some interesting results from looking how those people voted:
 - Every single one of those people who I found to be a NON-resident were in favor of event facilities. Perhaps those people should talk to THEIR elected officials to get event venues approved next door to their homes!
 - In addition, every single person who I could not find or were not in the Village list or County systems, and indicated an opinion about event facilities, were in favor of them. Given the other facts here, I think we can safely assume they don't live in the Village. (Also interesting to see that more than half of these people specifically mentioned WhiteStag's operations in their correspondence. Its obvious that they were recruited to provide input.)

The Village Planner kicked off the meeting by introducing the topic of Agri-Tourism. A few comments on this:

- The Planner said that the Village can basically defined Agri-Tourism any way it wants to, yet presented no such Village definition. The obvious take-away from that statement is that the residents have no idea, or at least not a Consistent idea, of what it even means to us. Any data collected from people about how they feel about Agri-Tourism should largely be ignored, since everyone has their own idea what it means and the Village hasn't even decided what it is.
- Its clear that some in some areas Agri-Tourism includes Event Facilities on rural properties. The idea of possibly approving Agri-Tourism uses in our zoning code is nothing but a slippery-slope to approving event venues. Including it in the “listening session” without a definition was a poor idea. (Or perhaps it was a back-door into getting event venues approved, and still a poor idea.)

A few other thoughts:

- It was a great idea to capture residency on the comment card at the meeting, along with their address. It would be really good to add that to the Village's "contact us" page on the website, so we always know who we're hearing from!
- There were very few people who are undecided about event venues.
- A handful of people did comment that day-time, "before dusk" and small events on farms would be viewed more favorably.
- There does seem to be some understanding that the Village leadership thinks that event venues might be a way to keep farms. But people clearly are not willing to sacrifice their quality of life to do that. They believe that the noise, light, traffic, cost, etc. will be worse than losing a few farms that event venues might save. In fact, our survey showed that even 80% of the people who own barns are against event venues!
- Village leadership ought to be aware about the impact that one business operator can have on what is going on here. The agri-tourism (and prohibited event venue) operator at WhiteStag has clearly influenced agendas, public input and our ability to understand what people want. It takes some extra effort to understand what is going on here with all of the clutter introduced by the efforts of the non-resident who runs this business, in order to get their business expansion approved.
- There were comments about how frustrated residents are with Village leadership continuing to bring these topics to the table when they've been put aside multiple times in the past due to residents' opposition. At some point "public trust" becomes damaged and that can have negative impacts for a long time.

Thank you for taking the time to read this information. I'm happy to answer any questions or meet to discuss.

Brian Porter
37500 Stillwater Drive
Oconomowoc, WI 53066
(414)379-2265 skibuoy@yahoo.com

No-Sale Event Venues and 2023 Wisconsin Act 73

1. **When do the changes to public places and event venues that allow the consumption of alcohol beverages take effect?**

Changes related to event venues that allow the consumption of alcohol beverages are effective on January 1, 2026.

2. **I want to continue to rent/lease my venue for events where alcohol beverages are consumed after January 1, 2026. What are my options?**

Your options are:

- Obtain a No-Sale Event Venue Permit from the Division of Alcohol Beverages and limit the events where wine or beer are consumed to no more than 6 per calendar year and one per month, or:
- Obtain a retail alcohol beverage license(s) from the municipality where your venue is located, or
- Do not serve or allow consumption of alcohol beverages at events, thereby avoiding the need for a DAB permit or local license.

See the [Event Venue Operator Decision Tree](#).

3. **How do I apply for a No-Sale Event Venue Permit and what does this permit allow me to do?**

The Division of Alcohol Beverages will issue No-Sale Event Venue Permits to qualified applicants on or after January 1, 2026. The application will be available on the DAB website in late 2025.

The No-Sale Event Venue Permit will allow the property owner of an event venue to rent or lease their venue for events where fermented malt beverages (beer) and/or wine are consumed (distilled spirits may not be possessed or consumed at venues where a No-Sale Event Venue Permit has been issued). For more details about the authorizations and restrictions of a No-Sale Event Venue Permit, see [Fact Sheet 3122](#), *No-Sale Event Venue Permits*.

4. **I want to obtain a retail alcohol beverage license for my event venue. How do I obtain a license? What type of license do I need? How much do licenses cost?**

Retail alcohol beverage licenses are issued by municipalities. Applications should be made to your municipal clerk. For more information on license applications, types, and fees, contact your municipal clerk and review the following guidance documents:

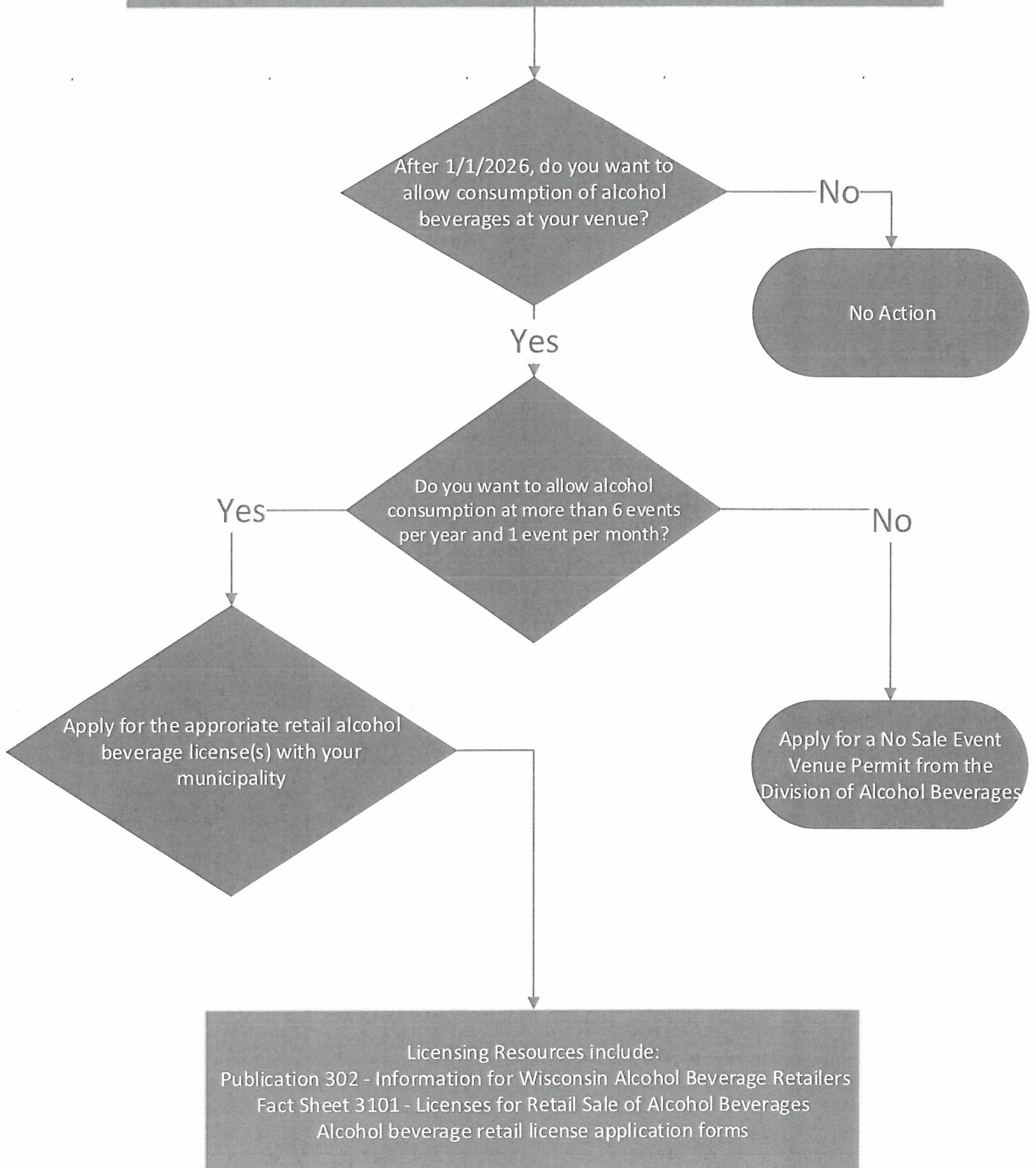
- Common Questions on [2023 Act 73 Event Venue Retail Licensing](#)
- Common Questions on [Alcohol Beverage Laws for Retailers – Licenses](#)
- [Publication 302](#) – *Information for Wisconsin Alcohol Beverage Retailers*
- [Fact Sheet 3101](#) – *Licenses for Retail Sale of Alcohol Beverages*
- [Fact Sheet 3110](#) – *Selling, Donating, and Giving Away Alcohol Beverages*

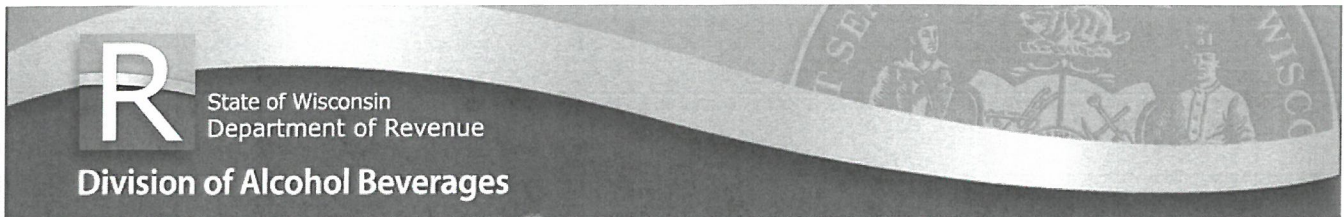
Applicable Laws and Rules

This document provides statements or interpretations of the following laws and regulations enacted as of April 8, 2025: chapter 125 [Wis. Stats.](#)

Laws enacted and in effect after this date, new administrative rules, and court decisions may change the interpretations in this document. Guidance issued prior to this date, that is contrary to the information in this document is superseded by this document, according to sec. 73.16(2)(a), Wis. Stats.

Event Venue Operator Decision Tree





This fact sheet contains information about alcohol beverage laws that become effective on January 1, 2026

No-Sale Event Venue Permits

Alcohol Beverage Laws

Fact Sheet 3122

revenue.wi.gov

This fact sheet provides information about Wisconsin alcohol beverage laws relating to no-sale event venue permits. Generally, no owner, lessee, or person in charge of a public place may allow the consumption of alcohol beverages on the property of the public place, unless the person has an appropriate retail license or permit or a no-sale event venue permit. A public place includes a venue, location, open space, room, or establishment that is any of the following:

- Accessible and available to the public to rent for an event or social gathering.
- Held out for rent to the public for an event or social gathering.
- Made available for rent to a member of the public for an event or social gathering.

Note: There are several locations or establishments that are exempt from being a public place. See secs. 125.09(1)(c) and (d), Wis. Stats.

Allowed Activities

A no-sale event venue permit authorizes the permit holder to rent or lease real property for use as an event venue where fermented malt beverages (beer) and/or wine are consumed, in addition to the following activities:

- Allowing the renter or lessee of the event venue to bring their own beer and/or wine to the venue and serve it to guests without charge.
- Allowing guests of the renter or lessee to bring beer and/or wine to the venue for consumption by the guests without charge.
- Allowing the renter or lessee, if qualified, to obtain temporary Class "B" and "Class B" licenses for an event at the venue to sell beer and wine. For more information on temporary retail licenses and the organizations that qualify, see [Fact Sheet 3101, Licenses for Retail Sale of Alcohol Beverages](#).
- Allow the renter or lessee to contract with a caterer holding Class "B" and "Class B" licenses to provide beer and wine at the event without charge at the event, subject to the following:
 - Neither the renter or lessee nor any guest may bring alcohol beverages to the venue.
 - Beer and wine must be served by individuals that hold an operator's license.
 - The renter or lessee must have previously purchased the beer or wine from the caterer in a face-to-face transaction at the caterer's retail licensed premises.

For additional information, see sec. [125.24](#), Wis. Stats.

Restrictions on Renters or Lessees

Neither the permit holder, nor the renter or lessee of an event venue covered by a no-sale event venue permit may allow anyone to possess distilled spirits on the event venue when it is being used by a renter or lessee.

Additionally, the permit holder cannot:

- Rent or lease real property for use as an event venue at which beer or wine are consumed on more than 6 days per calendar year and more than one day per month.
- Sell or provide alcohol beverages to the renter or lessee of the event venue or to any guest or attendee of an event, including charging admission.

A renter or lessee of an event venue covered by a no-sale event venue permit cannot:

- Sell alcohol beverages to guests or attendees of the event, including charging admission (except for renters or lessees that obtain a temporary Class "B" and/or "Class B" licenses).
- Allow the service of beer or wine at an event where 20 or more people are in attendance, unless beer or wine is served by a person holding an operator's license.

Interest Restrictions

A person holding a no-sale event venue permit cannot hold, or have any interest in, any of the following alcohol beverage permits:

- beer or liquor wholesaler's permit
- brewer's permit
- brewpub permit
- winery permit
- manufacturer's or rectifier's permit
- out-of-state shipper of beer or liquor permit

Questions?

If you are unable to find an answer to your question on the division's website, you may email, write, or call the division.

Website. . .	revenue.wi.gov/pages/AlcoholBeverage/home.aspx
Email. . .	DORAlcohol@wisconsin.gov
Write. . .	Division of Alcohol Beverages P.O. Box 8934 Madison, WI 53708-8934
Phone. . .	(608) 266-2526

New April 7, 2024

The subcommittee should start by identifying potential uses, if any, that could be considered as an agri-business use or agri-tourism use. Either of these terms could be used in a definition. Alternatively, if the Village wants to be very specific regarding which uses are allowed, each specific use could be listed in the permitted or conditional use section of the code.

Example Uses that are referenced in other municipal zoning ordinances:

- Agro-ecology center
- Bird hunting preserve
- Craft brewery, winery, or distillery,
- Farm education
- Farm recreation, restaurant (farm to table events), store
- Fee fishing
- Petting farm
- U-cut Xmas tree operation (already nursery?)
- U-pick operation (already nursery?)
- Glamorous camping
- Health spa
- Farmers market
- Seasonal product sales, pumpkin patches with other activities, craft barns, holiday barns
- Artisan shop
- Cooking classes
- Meetings/Events/Weddings

Minimum Restrictions: Based on uses that the subcommittee determines to be reasonable, consideration should be given to minimum restrictions, such as:

- Minimum lot size
- Direct access to arterial/collector street/State Highway, or US Highway; acknowledge that improvements may be required to ensure safe ingress/egress to site and to improve traffic safety
- Maximum decibel limits at the lot line or within a certain distance of the lot line
- Limitations on music, indoor/outdoor and amplification requirements
- Increased setbacks
- Hours of operation
- Frequency
- Max # of patrons
- Max # of employees
- Limit use to existing buildings constructed prior to a certain date or allow new construction
- Private vs public events

- Determine if home occupations, limited family businesses, contractor's yards, commercial vehicle parking, and nurseries can also be allowed. Some of the above noted uses may fit the definition of a limited family business.
- Alcohol sales limitations
- Parking requirements, # and surface type
- Exterior lighting requirements
- Proper sewerage facilities shall be provided
- Limitations on the use of temporary structures, tents, etc.
- Limitations on the use of food & beverage trucks/trailers

DATCP: As part of the Farmland Preservation Program, DATCP has identified certain related uses that are allowed in Agricultural Preservation Zoning Districts. The Village of Summit does not have any lands zoned Agricultural Preservation, but the below language may still be useful.

Agricultural related accessory uses:

A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use.

B. An activity or business operation that is an integral part of, or incidental to, an agricultural use.

C. A farm residence that existed on May 31, 2015.

D. A business, activity, or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm, that requires no buildings, structures, or improvements other than those described in paragraph (a) a building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use or (c) a farm residence, that employs no more than 4 full-time employees annually, and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland.

E. Any other use that the Department of Agriculture, Trade and Consumer Protection ("DATCP"), by rule, identifies as an agricultural use and that is determined to be compatible with the purpose and intent of the Farmland Preservation Zoning District.

Wisconsin State Statutes Definition: Although unrelated to planning and zoning law, Chapter 895.524(1) defines "agricultural tourism activity" as an educational or recreational activity that takes place on a farm, ranch, grove, or other place where agricultural, horticultural, or silvicultural crops are grown or farm animals or farmed fish are raised, and that allows members of the general public, whether or not for a fee, to tour, explore, observe, learn about, participate in, or be entertained by an aspect of agricultural production, harvesting, or husbandry that occurs on the farm, ranch, grove, or other place.

Also, see Jefferson County and Town of Grafton definitions in Community Comparison document. Sister Bay is also actively considering text amendments and the definition is included in the document.

Wisconsin Agricultural Tourism Association: <https://wiagtourism.com/home>

COMMUNITY COMPARISON: See enclosed documents.

Land Use	Community	Definition	Notes
Agriculture Support Services	Town of Mukwonago	A place primarily involved in (1) providing agricultural supplies, agricultural equipment, agricultural inputs, or agricultural services; (2) storing, processing, or handling raw agricultural commodities; (3) slaughtering livestock; (4) marketing livestock; and/or (5) processing agricultural byproducts or wastes.	https://library.municode.com/wi/mukwonago_waukesh_a_co/codes/code_of_ordinances?nodeId=COOR_CH36ZO_APXALOUSMA
Animal production, general	Town of Mukwonago	An agricultural operation where animals not exceeding 500 animal units are kept.	
Animal production, intensive	Town of Mukwonago	An agricultural operation where animals, 500 animal units or more, are kept.	
Aquaculture	Town of Mukwonago	A place where fish, bait, and other aquatic animals are produced for a commercial purpose.	
Crop production	Town of Mukwonago	A place where fruit, vegetables, agricultural crops and forage, and other plants are grown out of doors.	
Greenhouse	Town of Mukwonago	A place where fruit, vegetables, flowers, and other types of plants are grown within an enclosed building for commercial purposes, whether using sunlight or artificial lighting. Plants grown on site may be sold at retail along with other related merchandise provided the sale of such merchandise is clearly subordinate to the sale of plants.	
Horticulture	Town of Mukwonago	A place where trees, shrubs, vegetables, and flowers are grown out of doors for commercial purposes.	
Agro-ecology center	Town of Mukwonago	A facility designed for the purpose of providing training in the techniques of agro-ecology, sustainable agricultural systems, and similar disciplines. An agro-ecology center generally conducts (theoretical and applied) research and community outreach while offering academic education, practical experience/training, and public service/instruction opportunities for audiences ranging from local school children to international agencies. Such a facility may provide meals and overnight lodging facilities for faculty, staff, and/or students/apprentices.	
Bird hunting preserve	Town of Mukwonago	A place where game birds are released into the wild for commercial hunting purposes.	
Craft brewery, winery, or distillery	Town of Mukwonago	An establishment where beer, malt beverages, wine and/or spirits are made on the premises in comparatively small batches and then sold onsite and/or distributed off-site.	
Farm education	Town of Mukwonago	A place where farm tours and how-to clinics or classes are conducted which are directly related to farming, farm life, or food (e.g., gardening, cooking, canning produce, jam-making, candle making, soap making, flower arranging, quilting).	
Farm inn	Town of Mukwonago	A place where guest rooms are offered to agri-tourists who are able to observe or participate in farm chores and learn how a farm functions through practical day-to-day experience. Guests may work on the farm, for recreational purposes, in exchange for free or discounted accommodations. A farm inn may also include a common dining area for overnight guests and non-guests.	
Farm recreation	Town of Mukwonago	One or more of the following or similar activities: sleigh/hay rides, corn maze, haunted house, ropes course, pumpkin cannons, zip lines, paint ball courses, and obstacle courses.	
Farm restaurant	Town of Mukwonago	A place where food and beverages are offered for retail sale primarily for on-site consumption, and where the on-site consumption of fermented malt beverages, wine, or liquor, if any, is clearly secondary and subordinate to the sale of food and nonalcoholic beverages. A farm restaurant may also prepare food as part of a catering business.	
Farm store	Town of Mukwonago	A retail outlet that features agricultural products and goods derived from the farm on which the farm store is located and other farms in the region. Non-agriculturally related products such, as T-shirts, other clothing, and knick-knacks, may be offered so long as such products are clearly subordinate in number and scale to the featured agricultural products and goods.	
Fee fishing	Town of Mukwonago	An operation that provides the opportunity for anglers to pay a fee for the right to fish on a farm.	

Land Use	Community	Definition	Notes
Glamorous camping (glamping)	Town of Mukwonago	A facility that is an integral part of an ongoing agricultural operation that provides the opportunity for agri-tourists to rent, on a nightly basis, fully furnished tents and/or rustic cabin sites that are characterized by furnishings, amenities, and comforts typically offered in a luxury hotel room. Furnishings, amenities, and comforts may include luxurious décor, beds, linens, baths, veranda, spa services, concierge, dining, and chef.	
Health spa	Town of Mukwonago	A facility offering proactive health and wellness education and/or physical exercise and diet regimens that can, in a rural environment, improve one's quality of life. Health and wellness opportunities may consist of general and specialized exercise, wellness, and nutritional classes/consultations, organic cooking classes/workshops, yoga, meditation, and massage. A health spa may include overnight lodging and may serve meals only when served to participating clientele.	
Petting farm	Town of Mukwonago	An operation where the public is invited to pet and touch farm animals, but not exotic animals.	
U-Cut Christmas tree operation	Town of Mukwonago	A place where customers can harvest their own Christmas tree.	
U-Pick operation	Town of Mukwonago	A farm operation where customers can pick or harvest fruits, flowers, and vegetables directly from the plants grown on the premises.	
Agricultural Tourism Activity	Jefferson Co	Agriculturally related educational or recreational activity that: 1. Takes place on a farm, ranch, grove, or place where farm animals or farmed fish are raised, or where agricultural, horticultural, or silvicultural crops are grown, or there is direct marketing of such crops incorporated into finished products and made available to the public; and 2. Allows members of the general public to purchase, tour, explore, observe, learn about, participate in, or be entertained by an aspect of agricultural production, harvesting, or husbandry that occurs on the farm, ranch, grove, or place. Agricultural tourism is intended to support local agricultural economic development efforts in rural areas of Jefferson County and promote the diversification of farm-related activities by offering members of the public the opportunity to experience Jefferson County's agricultural production at locations including local working farms and establishments which sell products from local working farms. Agricultural Tourism Activity does not include those uses or activities defined as agricultural uses or agricultural-related uses. In addition, it does not include agricultural, or crop demonstrations performed on a farm.	
Agricultural, Stable	Jefferson Co	A stable housing less than ten (10) riding animals. Within the A-1 district, shall also be subject to the following limitations: 1. Be conducted as an accessory use to the farm by the owner or operator of the farm. 2. Require no buildings, structures, or improvements other than an Agricultural Accessory Structure. Not impair the current or future agricultural use of the farm or of other farmland within a certified farmland preservation zoning district, legally protected from nonagricultural development, or both.	
Agricultural, Commercial	Jefferson Co	A stable housing ten (10) or more riding animals. Within the A-1 district, shall be subject to the following limitations: 1. Be conducted as an accessory use to the farm by the owner or operator of the farm. 2. Require no buildings, structures, or improvements other than an Agricultural Accessory Structure. 3. Not impair the current or future agricultural use of the farm or of other farmland within a certified farmland preservation zoning district, legally protected from nonagricultural development, or both.	
Agricultural-Oriented Business Uses	Town of Grafton	Ancillary operations as support for any listed permitted uses in the A-1 Exclusive Agricultural District or the A-2 Agricultural / Rural Residential District to enhance the viability of the agricultural property. A comprehensive application must be made and all adjacent property owners must be notified of the application. The properties that apply to this conditional use are diverse and unique; therefore, the Plan Commission will review and consider each application on a case-by-case basis.	

Municipality	Type	Category	Definition	Notes
Racine County	Event Barns	Event Barns	For the conversion of existing farm buildings constructed prior to 1965 on a farm, with the presence of a principal residence, for organized meetings and/or reception space as a gathering place for weddings, private parties, and corporate events.	
Racine County	Off-season storage facilities	Non-Ag. Storage	May only occur in a barn or other accessory building constructed prior to January 1, 2000	
Racine County	Home-Based Agricultural Related Business	Business	The operator shall grow the primary portion of materials or products sold onsite.	
Kenosha County	Event Barns	Agricultural	May only occur in an existing farm building for organized meetings, and/or reception spaces as a gathering place for weddings, parties, and corporate events. Several conditions apply.	
City of Delafield	Event Facility	Agricultural	Can take place in existing or proposed buildings. Several conditions apply, including a requirement for sewer and water.	
Wales	Event Venue	Event	An event venue is a location which is rented to third parties for events (including weddings, fundraisers, meetings, conferences, and family celebrations) at which food and beverage may be served either by the operator or a professional catering service and live or recorded entertainment may be provided, and for which any structures are permanent in nature and not tents or other temporary structures.	Liquor license controls noise. No standards.
Dodgeville	Skating rinks	Recreational	Not listed	
Dodgeville	Sports Fields	Recreational	Not listed	
Dodgeville	Viticulture	Agricultural	Not listed	
Dodgeville	orchards	Agricultural	Not listed	
Dodgeville	nurseries	Business	Not listed	
Dodgeville	Greenhouses	Business	Not listed	
Dodgeville	Roadside stands for farm products	Roadside Stand	Not listed	
Hayward	Vacation farms	Tourism	Not listed	
Hayward	Tree farm and wood lot	Tourism	Not listed	
Hayward	Flea markets and Farmers Markets	Market	Not listed	
Hayward	Sales of old or new merchandise and special events	Retail	Not listed	
Port Washington	Dog Park	Recreational	Not listed	
Port Washington	Commercial Greenhouse	Business	Not listed	
Muskego	Roadside stands for farm products	Roadside Stand		
Muskego	Blacksmith shop or machine shed	Business	For the maintenance and repair of farm machinery, equipment and vehicles	
Muskego	Indoor storage (commercial)	Non-Ag. Storage	boats, snowmobilies, recreational horse trailers, riding lawnmowers, snowblowers, antique and small complete runnable sports cars, other storable objects or items owned by individual people that require temporary storage.	
Muskego	Agritourism	Tourism	Uses that combine tourism and agricultural practices that include activities that bring visitors to a working farm or ranch for enjoyment and education.	
Muskego	Adaptive reuse of existing barns for an event/wedding venue	Event Barn	The reuse of a site/building for a purpose other than orginally intended.	
Muskego	Agriculture and Related Activities	Agricultural	The use of land for agricultural purposes, including farming, dairying, grazing land, animal and poultry, husbandry, greenhouses, nurseries, livestock and poultry confinement, including necessary accessory uses fro the packing, treating, storing and shipping of farm products. The use of the word "farm" shall have the same meaning as the word "agriculture."	
Muskego	Horticulture	Agricultural	Commercial or noncommercial cultivation of a garden or orchard.	
Racine County	Agriculture Related Use	Agricultural	an agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, or facility for processing agricultural wastes.	
Town of Eagle	Agro-ecology center	Event Barn	A facility designed for the purpose of providing training in the techniques of agro-ecology, sustainable agricultural systems, and similar disciplines. An agro-ecology center generally conducts (theoretical and applied) research and community outreach while offering academic education, practical experience/training, and public service/instruction opportunities for audiences ranging from local school children to international agencies. Such a facility may provide meals and overnight lodging facilities for faculty, staff, and/or students/apprentices.	
Town of Eagle	Greenhouse	Business		
Town of Eagle	Bird hunting preserve	Recreational	A place where game birds are released into the wild for commercial hunting purposes.	

Town of Eagle	Farm Education	Tourism	Farm tours and how-to clinics or classes related to farming, farm life, or food (e.g., gardening, cooking, canning produce, jam-making, candle making, soap making, flower arranging, quilting).
Town of Eagle	Farm Recreation	Tourism	One or more of the following or similar activities: sleigh/hay rides, corn maze, haunted house, ropes course, pumpkin cannons, zip lines, paint ball courses, and obstacle courses.
Town of Eagle	Farm Restaurant	Business	A place where food and beverages are offered for retail sale primarily for on-site consumption, and where the on-site consumption of fermented malt beverages, wine, or liquor, if any, is clearly secondary and subordinate to the sale of food and nonalcoholic beverages. A farm restaurant may also prepare food as part of a catering business.
Town of Eagle	Farm Store	Business	A retail outlet that features agricultural products and goods derived from the farm on which the farm store is located and other farms in the region. Non-agriculturally related products such, as T-shirts, other clothing, and knick-knacks, may be offered so long as such products are clearly subordinate in number and scale to the featured agricultural products and goods.
Town of Eagle	Fee Fishing	Tourism	An operation that provides the opportunity for anglers to pay a fee for the right to fish on a farm.
Town of Eagle	Petting Farm	Tourism	An operation where the public is invited to pet and touch farm animals, but not exotic animals.
Town of Eagle	U-Pick Christmas Tree Operation	Tourism	A place where customers can harvest their own Christmas tree.
Town of Eagle	U-Pick Operation	Tourism	A farm operation where customers can pick or harvest fruits and vegetables directly from the plants grown on the premises
Town of Eagle	Livestock for Vegetation Management	Agricultural	Keeping of sheep and/or goats on a temporary basis for controlling undesirable plant species such as buckthorn, honeysuckle, invasive rose, garlic mustard, and reed canary grass.
Town of Eagle	Farmstand, On-site	Roadside Stand	A place where agricultural products produced exclusively on the premises are offered for sale at retail
Town of Eagle	Farmstand, Off-site	Business	A place where agricultural products not produced on the premises are offered for sale at retail.
Town of Eagle	Farm building for non-farm storage	Non-Ag. Storage	A building once used for agricultural purposes in which motor vehicles, construction equipment and vehicles, recreational vehicles, boats, and other related items not owned by the property owner may be stored, with or without a fee. Minor repair and maintenance of those objects in storage is permitted, provided such activity is for noncommercial purposes.
Town of Eagle	Farmers Market	Market	A place where agricultural producers gather on a regular basis to offer their agricultural products directly to retail consumers.
Town of Clayton	Farm building storage	Non-Ag. Storage	A building once used for agricultural purposes in which motor vehicles, construction equipment and vehicles, recreational vehicles, boats, and other related items may be stored. Minor repair and maintenance of those objects in storage is permitted, provided such activity is for noncommercial purposes.
Town of Clayton	Farmstead Retail Outlet	Business	A place where food products are offered for retail that are predominantly produced on the farm on which it is located. The term includes wine tasting rooms.
Town of Clayton	Farmers Market	Market	A place where agricultural producers gather on a regular basis to offer their agricultural products directly to retail consumers.
Town of Clayton	Seasonal Product Sales	Tourism	An outdoor area where merchandise typically associated with a seasonal holiday or festival is displayed and offered for sale at retail immediately before the event. Examples of such merchandise include Christmas trees and wreaths for Christmas and pumpkins for Halloween.
Town of Clayton	Special Event	Tourism	An event of limited duration which is open to the public and is not otherwise permitted in the zoning district. Examples include auctions, art fairs, festivals, fundraisers, and bike races.
Town of Clayton	Agricultural Product Sales, off-site	Business	A place where agricultural products not produced on the premises are offered for sale at retail.
Town of Clayton	Agricultural Product Sales, on-site	Roadside Stand	A place where agricultural products produced exclusively on the premises are offered for sale at retail.
Town of Clayton	Greenhouse	Business	A place where fruit, vegetables, flowers, and other types of plants are grown within an enclosed building for commercial purposes, whether using sunlight or artificial lighting. For the purpose of this definition, a mushroom farm is considered a greenhouse.
Town of Clayton	Artisan Shop	Business	A place where handmade craft items or works of art are made on a small-scale and offered for retail sale. Examples of such items include paintings, textiles, photography, sculptures, pottery, leather products, handmade paper, jewelry, hand-blown glass, small wooden items, candles, soaps, and lotions.
Village of Richfield	U-Cut Christmas tree	Tourism	A place where customers can harvest their own Christmas tree.

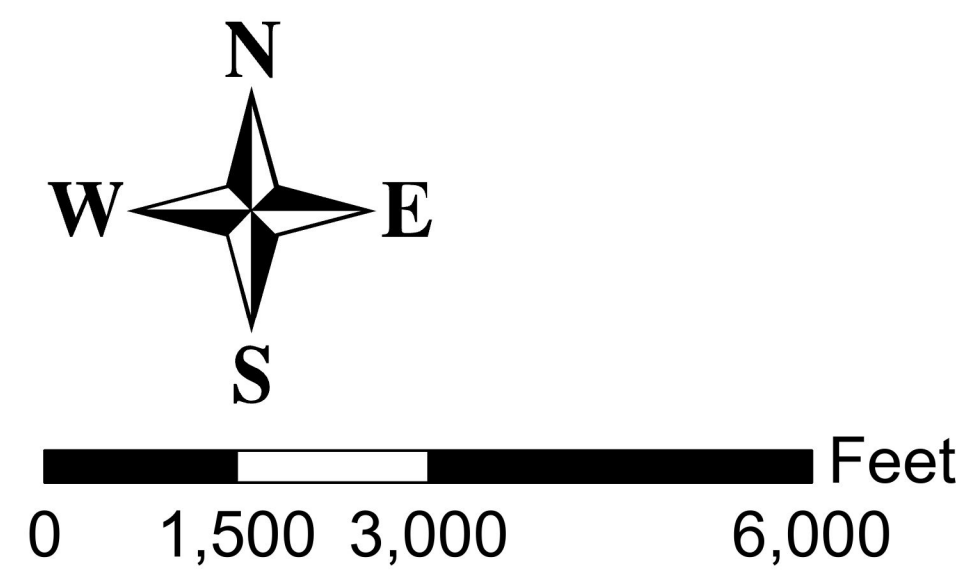
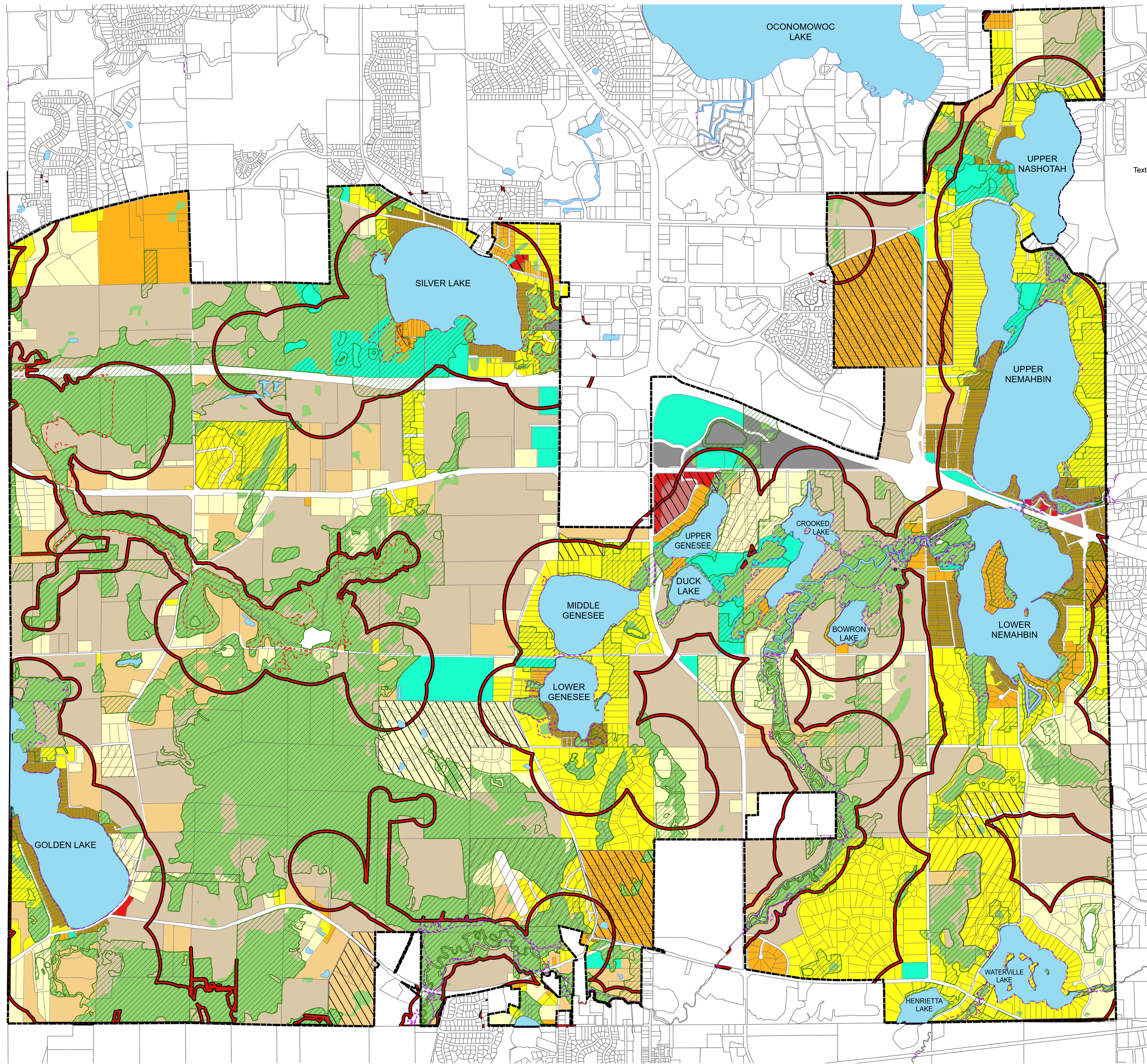
Village of Richfield	U-Pick operation	Tourism	A farm operation where customers can pick or harvest fruits, flowers, and vegetables directly from the plants grown on the premises	
Village of Richfield	Artisan Shop	Business	A place where handmade craft items or works of art are made on a small-scale and offered for retail sale. Examples of such items include paintings, textiles, weaving, photography, sculptures, pottery, leather products, handmade paper, jewelry, hand-blown glass, furniture and other similar wooden items, candles, soaps, and lotions	
Village of Richfield	Apiculture (beekeeping)	Agricultural	na	
Village of Richfield	Floriculture	Agricultural	na	
Village of Richfield	Horticulture services	Agricultural	na	
Village of Richfield	Orchard	Agricultural	na	
Village of Richfield	Recreational Vehicle and boat storage if completely enclosed within a building.	Non-Ag. Storage	A building once used for agricultural purposes in which motor vehicles, construction equipment and vehicles, recreational vehicles, boats, and other related items not owned by the property owner may be stored, with or without a fee. Minor repair and maintenance of those objects in storage is permitted, provided such activity is for noncommercial purposes.	
Village of Richfield	Seasonal Product Sales	Business	Seasonal establishments or operations for retail sale of vegetables, fruits, flowers, nursery stock or other selected farm or agri. Products, antiques, crafts and similar items when both farm and nonfarm products are available for sale from roadside stands or similar accessory structures greater than 150 SF.	
Village of Richfield	Roadside Stand	Roadside Stand	An area (i.e., displayed out of doors or inside of a structure), 150 square feet or less, where farm products produced on the premises are displayed for retail sale.	
Sister Bay	Agrotourism	Tourism	An agricultural tourism activity the practice of which combines agriculture with tourism, where visitors go to farms, ranches, or other agricultural businesses to participate in or learn about farming activities, purchase farm products, or enjoy rural experiences. It provides an educational and entertaining experience for visitors and generates additional income for the farm owners, often supporting rural economic and sustainable development. Examples include pumpkin patches, U-pick operations, farm-to-table dinners, and hayrides.	Public hearing to add this to their code is on 10/28/25
Sister Bay	Agricultural Tourism Activity	Tourism	An educational or recreational activity that takes place on a farm or other place where agricultural, horticultural, or silvicultural crops are grown or farm animals or farmed fish are raised, and that allows visitors to tour, explore, observe, learn about, participate in, or be entertained by an aspect of agricultural production, harvesting, or husbandry that occurs on the farm.	Public hearing to add this to their code is on 10/28/26

VILLAGE OF SUMMIT ZONING MAP

Legend

- A-1 Agricultural (35 acres +)
- A-2 Agricultural (10-35 acres)
- R-1 Estate Residential (2-acre Lot Size)
- R-2 Country Residential (1.5-acre Lot Size)
- R-3 Village Residential (35,000 S.F. Lot Size)
- R-4 Cottage Residential (20,000 S.F. Lot Size)
- NC Neighborhood Commercial
- MF-1 Multi-Family Residential
- MF-2 Multi-Family Residential
- IN Institutional
- BP Business Park
- WC Wetland Conservancy
- PDO Planned Development Overlay
- EC Environmental Corridor Overlay (PEC, SEC, INRA)
- FO Floodplain Overlay (Zone A, NO Base EL.)
- FO Floodplain Overlay (Zone AE, w/ Base EL.) and adopted flood studies
- Conservation Development
- Water
- Shoreland Jurisdiction

NOTE: ZONING DISTRICT BOUNDARY EXTENDS TO THE MIDDLE OF THE RIGHT-OF-WAY



Map Revised:
 March 11, 2013
 April 17, 2013
 May 02, 2013
 January 05, 2016
 July 24, 2017
 December 19, 2017
 February 01, 2019
 February 10, 2020
 March 16, 2021
 April 18, 2023

VILLAGE OF SUMMIT 2045 FUTURE LAND USE MAP

Legend

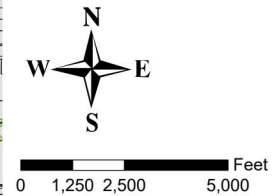
-  SF Residential 2.4-acre density
-  SF Residential 1.6-acre density
-  SF Residential 0.8-acre density
-  SF Residential 0.6-acre density
-  SF Residential 0.5-acre density
-  SF/MF Residential 0.25-acre density
-  Mixed Use
-  Commercial/Office
-  Industrial/Business Park
-  Institutional
-  Agricultural
-  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 PEC.*

Cadastral data is from 2022 Waukesha 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

Document Path: C:\Users\jacob\OneDrive - Sheri Elliot Hernderson\Documents\Recent Projects\Summit GIS\Summit County Trails\Summit County Trails.aprx