

LANDSCAPE COMPANIES/NURSERIES/GARDEN CENTERS

LAND USE SUB-COMMITTEE RECOMMENDATIONS (Revised 1/5/2026)

At the last two sub-committee meetings, 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.

Considerations Raised at November 13th Meeting (see minutes for discussion)

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.

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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.

Possible Definition and Provisions

Possible Nursery Definition: 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.

Existing A-1 and A-2 Provisions:

Principal Permitted Uses:

Plant Nurseries.

Sales of nursery products raised or transported onto the site.

Proposed A-1 and A-2 Provisions (additional language in blue):

Principal Permitted Uses. [Any commercial operation requires compliance with Article X, Building, Site and Operational Plans.](#)

Plant nurseries, including limited retail and wholesale sales and nursery products raised or transported onto the site. Wholesale sales include nursery stock that is transported to market and is not sold on site. Retail sales are limited to nursery products, which are produced by the operator or transported to the site. Retail sales may only be allowed if approved by the Plan Commission as part of the Building, Site, and Operation Plan and if the Plan Commission finds that the purpose, intent, and development goals of the Zoning Code are met. The Plan Commission may place restrictions on the property to ensure neighborhood compatibility, such as increased setbacks, commercial use of greenhouses, location of displays, screening, unloading and loading of product, and limitations on hours of operation, frequency of operations, and number of employees. The property shall abut and have direct access to an arterial or

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collector street or State or US Highway. Improvements may be required to ensure safe ingress/egress to site and to improve traffic safety.

The retail sales of any other agricultural related products accessory to a nursery shall be considered an agricultural-oriented business and shall comply with said standards. Garden Retail Centers are limited to the BP Business Park District.

Add general standards from CU section to Building, Site, and Operation Plan Section or reference them so they apply to all business/commercial operations.

Commercial vehicle parking, contractor's yard, home occupation, and limited family businesses shall comply with those separate standards.

~~Sales of nursery products raised or transported onto the site.~~

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.

AGRI-BUSINESS USES (1/8/2025)

POSSIBLE AGRICULTURAL-ORIENTED BUSINESS DEFINITION:

A business operated by a family member of the property owner of property zoned agricultural and where agricultural-related services are performed, agricultural-related education is provided, or the retail sale of agricultural related products is conducted.

The Village could use the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) definition for agricultural related accessory uses:

- A. 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) or (c), 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 maintaining productive agricultural land and open space areas by limiting encroachment of development and minimizing land use conflicts among incompatible uses.

POSSIBLE STANDARDS:

- Allow agri-businesses in the A-1 and A-2 Districts as a Conditional Use accessory to a principal permitted use.
- In addition to those uses allowed separately as a home occupation or limited family business, uses could include:
 - Commercial pumpkin patches, U-pick operations, farm-to-table dinners, hayrides, farmers market or store (add definition from table), including the retail sale of products predominantly produced on the farm, seasonal product and craft/artisan shop, seasonal activities such as corn mazes and sleigh/hay rides accessory to a nursery, craft brewery, winery or distillery, beer, wine, or alcohol tasting, petting farm, commercial greenhouse, agro-ecology center, fee fishing, farm education (add definition from table), and corporate events or gatherings (weddings/parties had a 2:2 vote at last meeting).
 - Rely on limited family business for health type uses
 - Any question regarding whether a use meets the intent of the definition, determined by plan commission.
 - Uses not determined at last meeting: farm restaurant, farm inn
- Limits can be placed on hours of operation, frequency of operations, seasonal use only, maximum # of patrons, maximum # of employees, signage, lighting (no need for commercial scale lighting), parking as part of Site Plan review.

Commented [AB1]: The committee felt that U-Cut Christmas trees is a nursery but that U-Pick operations is an agri-business

AGRI-BUSINESS USES (1/8/2025)

- Could also be specific with hours, especially related to morning and evening hours. A recently approved commercial vehicle parking CU had hours limited to 7 am – 6 pm, Monday-Saturday.
- Min lot size, potential options:
 - 3, 5, 10, or 35 acres, or, must be conforming lot size (as small as 3 acres on lots zoned A-2).
- The property shall have direct access to arterial/collector street/State Highway, or US Highway, improvements may be required to ensure safe ingress/egress to site and to improve traffic safety.
- Any commercial operations within buildings shall comply with commercial building and fire code requirements.
- Intended for small family business that doesn't necessitate relocation or rezoning, but protects interest of adjacent land owners and future development of area.
- All expansions in use require CU amendment.
- All employees, except one, must be family members of the owner of the property.
- Limitations may be placed on whether any live or amplified music can be played, including hours and location on property (this could be a general statement or specific provisions could be added).
- Limitations may be placed on the #, type, and frequency of food & beverage trucks and trailers.
- Proper sewerage facilities shall be provided.
- Commercial vehicles transported to and from a job site shall comply with Section 111-___ Commercial vehicle parking. Shall restrict # and type of machinery, vehicles and equipment, and Plan Commission may require that storage be inside.
- In the event a question arises, the plan commission shall make a determination if the proposed use meets the purpose and intent of an agricultural-oriented business.
- Structure shall be conforming in location, including setbacks and offsets.
- Restrictions may be placed to avoid adverse affects on adjoining residential properties, such as location and site requirements. Greater setback restrictions may apply.
- 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.
- 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. Factors such as lot size, location to major intersections, distance of residential neighborhoods may all impact the volume of traffic allowed.
- Require sufficient screening and buffer areas if any activities take place outside. Could require a setback for any outdoor activities and parking, such as 100 ft. Buildings used for commercial purposes should comply with setbacks.
- Provide for architectural review of building/structures. 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 for residential districts.
- Any outdoor activities shall be reviewed by Plan Commission, not guaranteed for approval.
- If contractor's yards, home occupation, 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.
- May require annual review.

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
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.

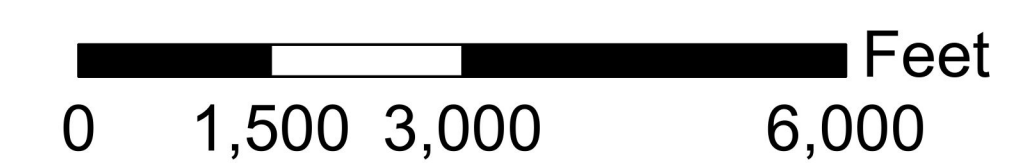
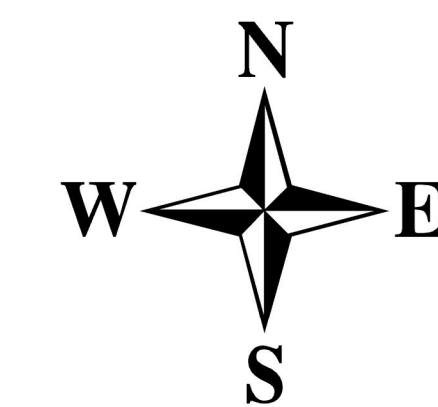
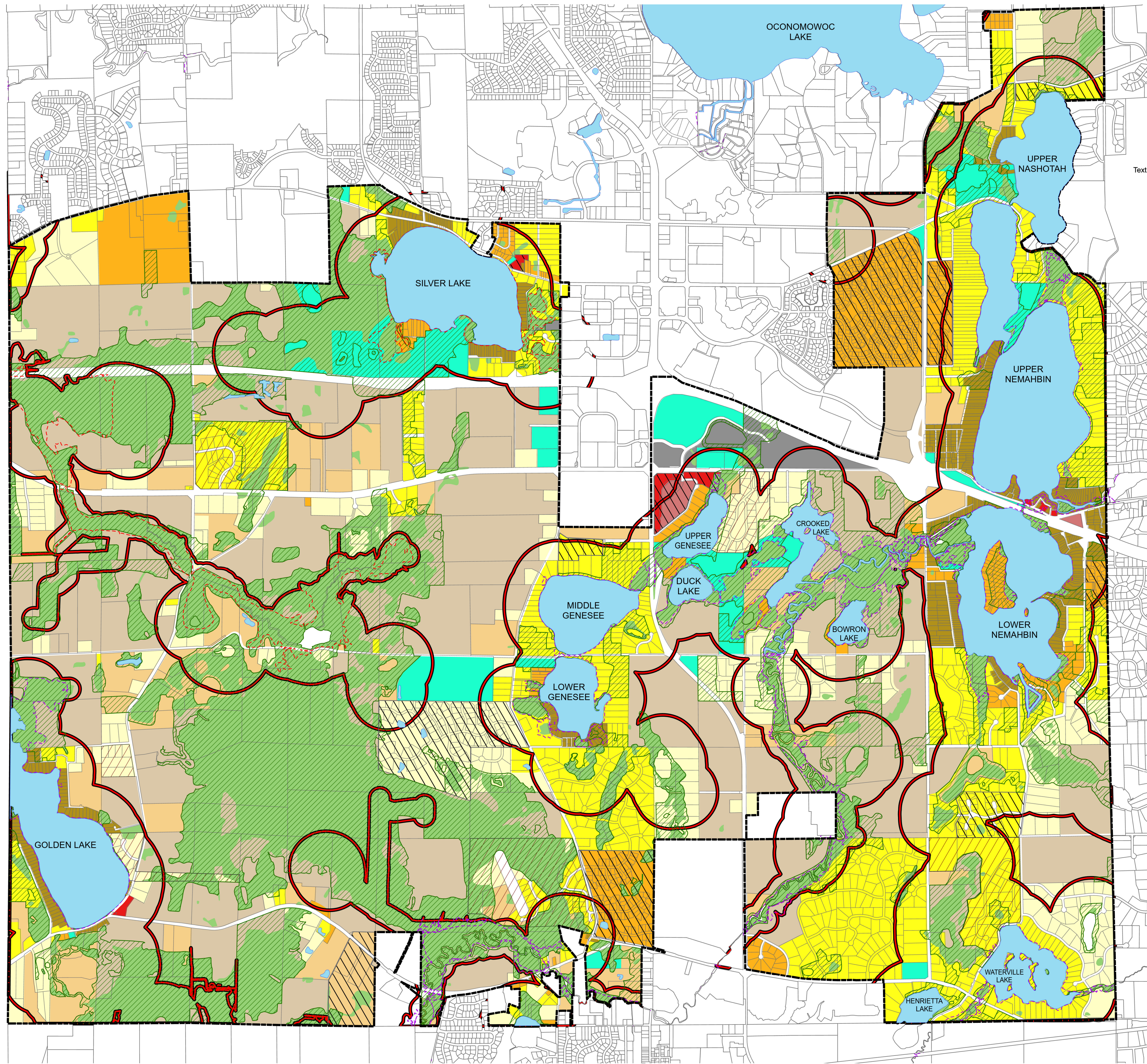
Brian Porter
37500 Stillwater Drive
Oconomowoc, WI 53066
(414)379-2265 skibuoy@yahoo.com

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

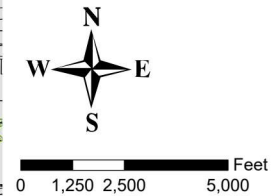
-  SF Residential 2.4-acre density
-  SF Residential 1.6-acre density
-  SF Residential 0.8-acre density
-  SF Residential 0.6-acre density
-  SF Residential 0.5-acre density
-  SF/MF Residential 0.25-acre density
-  Mixed Use
-  Commercial/Office
-  Industrial/Business Park
-  Institutional
-  Agricultural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