Village Hall, 262-567-2757
Fax, 262-567-4115
Public Works Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
www.villageofsummitwi.gov
Summit Village Hall ● 37100 Delafield Road ● Summit, WI 53066

AGENDA
Special Village Board Meeting
Wednesday, June 10, 2026, 4:00 pm
(the meeting will end no later than 5:30 p.m.)
At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PUBLIC INPUT

   Public Input will be limited to the first 15 minutes of the meeting. Individuals will be allowed to speak for a total of 1 minute. **Public Input is limited to the topics being discussed by the Village Board as specified on this agenda.**

   PLEASE NOTE: The Village Board has been provided with a summary of 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://villageofsummitwi.gov/contact-comment/

4. Discussion on provisions related to event facilities and related agri-business uses

5. Possible action to initiate an application to amend the text of Chapter 111 Zoning and Shoreland Protection of the Code of Ordinances of the Village of Summit

6. ADJOURN

   Respectfully submitted,

   Debra J. Michael
   Village Administrator-Clerk/Treasurer **Posted: June 2, 2026**

**** 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
Village Board Meeting
March 12, 2026

CALL TO ORDER

President Riley called to order the Village of Summit Village Board meeting at 6:30 p.m. on Thursday, March 12, 2026 at Summit Village Hall, 37100 Delafield Road, Summit, WI.

ROLL CALL AND CONFIRM POSTING

Administrator Michael confirmed that the meeting was noticed to the local media and required and requested and posted on the Village posting board and website. Trustees present were: Jim Petronovich, Justin Phillips, Jeff Lee, Kraig Arenz, Sr. Also, present were: President Riley, Public Works Director Kamron Nash, Police Chief Michael Hartert, Police Captain Brian Wraalstd, and Administrator-Clerk/Treasurer Debbie Michael.

PUBLIC COMMENT - limited to 3 minutes total per person

Mike Nevins, 849 N Pointview Road – Cobalt/Harmony Development and possibility of a TIF district, not in favor of it and the area is not blighted and there are no problems with it and on projects like this you do get a request and is 20 years which is ridiculous and you the property owners are at a small percentage for taxes. The school system gets 60 some % or our taxes will be left in the cold until 20 years are passed. If you have to go with it, should consider 10 years. 1 phase could be utilities and once those are done, that TID could be closed. Schools won't be able to handle all these new kids. Other item he is concerned about is who goes out and gets the bids for all the infrastructure, the developer with it's favored vendors.

Kathryn Olson, 37819 Valley Road – strongly oppose the party barns, which have been repeatedly rejected by residents, people want to peacefully enjoy their properties. These will require more shared resources and once approved, they will push to do more.

Wayne Euclide, Waukesha County District 2 Supervisor, stated that he had a few updates: CTH BB will be repaved this year, Lake Country Trail in Jefferson County will be completed this year, working with Kraig on the ATV/UTV stuff and there has been some red tape in the process.

CONSENT AGENDA - Items listed under the Consent Agenda are considered in one motion unless a Village Board Member requests that an item be removed from the Consent Agenda

Planner Amy Barrows explained there are several uses being considered: contractors' yards, commercial vehicle parking, landscape and nursery, and event facilities. There was a sub-committee and they have made recommendations on everything but the event facilities. We have received several comments. The Village Board is the first meeting to consider since the sub-committee did defer to them to determine if they want to initiate the text amendment. She explained that the Village Board has access to all the previous minutes, comments and documents.

Tonight's meeting is to decide whether or not to initiate a text amendment. President Riley added that if the board says we want to consider this use, we would still have to have a special meeting on that topic in the future.

Chuck Blumenfield, 2856 N Interlaken Drive – ordinance about wake boats, have been here before to talk about this, wanted to emphasis, we are a wonderful lake community, even though we have disagreements, the concern is the preservation of a little lake that is less than 100 acres. Pass an ordinance that establishes criteria for these types of uses. On behalf of members of the community, thanked the Police Chief.

Brad Demien, 34710 Bartlet Road – lives on Lower Nashotah agrees with everything that Chuck presented, doesn't want wake boats operating on the lake. His father-in-law said he has seen trout beds on the lake and have never seen that for several years but that has just started to come back. Supports the ordinance 100%.

Jim Recknagel, 3197 N Dekoven Road – President of Lower Nashotah Lake Association, board made up of nine members and three of them are here tonight. All nine members are in favor of the requested ordinance. This also goes along with 73% of the lake members. Supports information from Brad, Chuck, Pete and Sandy Casterline along with the many letters provided to them. Time is precious and the State has decided not to do anything and degradation of the lake continues on.

Dave Hotchkiss, 37471 Still Water Drive – adjacent to one of the wedding barn properties being considered, seems like Groundhog Day talking about this wedding venue, it appears on the outside that there are people on the inside that are against listening to the will of the people. Something is not ringing true for him but he doesn't want these event venues in these rural residential areas, keep them in commercial zones.

Brian Porter, 37500 Still Water Drive – stated he was back in the old building in 2017 talking about this. ¾ of the people at the listening session did not want this. Every single resident that came to the meeting but didn't speak didn't want this. They did a survey and ¾ didn't want it. Since then, the Village approved an event venue in a commercial area. At some point, listening to residents means accepting what they have heard. Has anybody stopped to count how many hours have been spent on this topic. Close out this issue tonight and vote to keep these in commercial areas only.

Peter Engel, 3038 N Interlaken Drive – representing himself and Lower Nashotah Lake Association and asking the Village to adopt an ordinance to restrict wake-surfing on Lower Nashotah Lake. Researched scientific evidence, 73% voted to move this proposal to them. 76 communities have adopted ordinance. This ordinance is about unbiased and scientific information. Causing shoreline

erosion, stirs up lake beds in less than 30' of water. Increases safety risk. Recognize that safe us of lakes, ponds and rivers are desirable to maintain. Rights of riparian owners should be considered.

Jeff Nate, 350 Waters Edge Drive – one of the closest neighbors to the event barn situation to the west side of the property. Mr. Hotchkiss took his opening statement and feels like Bill Murray in Groundhog Day and can't say anything more except he is against it.

Kevin Kane, 2942 N Interlaken Drive – in favor of allowing families on Lower Nashotah Lake to continue wake surfing. The neighbors are alleging damage from three wake boats and they only go out a few times per year. Lower Nashotah Lake is in the lowest for chlorophyll and phosphorus. SEWRPC study at Big Cedar Lake found increased levels and has 30 wake boats and they go out more than a few times a year and plant life is better. Aquatic invasive species can't be brought in because they can't get their boats off the lake. All of their reasoning doesn't apply to their lake.

Marcia Sheveland, 34821 Valley Road – in opposition to the wake restriction on Lower Nashotah Lake, the association is a social club. Haven't shared any detail on the ballot that went out. Soon it will be no tubing and as previous owner of a wake boat, she is not in favor of restrictions. Has safely handled wake-surfing and shows no damage to the lake. Read an email from one board member to another contradicting what they are saying at these meetings.

Brenda Doyle, 2902 N Interlaken Drive – wants to protect their family's interest in property. They bought a home in 2007 and her children began wake-surfing. So upset with the personal attacks of hurting the lake, if there is any scientific evidence, they will shut it down. After the decision was made last summer, she decided to give her boat a permanent home and bought a lift. Just wants to caution the board, doesn't matter if 99% of the lake doesn't like her boat, they cannot take her property rights away. The association has no legal rights. They have a lot of money invested here and plan to protect their property.

Andy Pouchnik, 34100 Sunset Drive – is for event spaces, owns a 15-acre property and what will he do with that property, he could grow corn but there is no money in it. The junk he pulled off the property from the last 30 years was excessive. What can he do to make that a beautiful property. He looks at an event space as an option, well done and restricted and ordinances that say if you go out of bounds, we will take the right away. Putting something there that the community can go to and be a part of with their neighbors seems like a good idea. Income stream for him would be some type of event, not a wedding barn, it's not about one little thing but look at the big picture.

Gordon Lane, 1419 N Summit Avenue – regarding event space: farms can't succeed if they don't have the ability to make money and you can't do that and make money, if they can't have something sustainable, they will sell off and become something other. He is in favor of event spaces, the popularity of barn weddings is starting to fade at this time. It is time to quit talking about the survey, it wasn't done properly and he warned that people putting stuff in his mailbox is a federal offense.

Robert Seipel, 37336 Indian Mound Road – lives on Silver Lake, spoke about legislation that was recently proposed but was not passed so it falls on the local communities, it is a fun recreation and a safe recreation compared to other water sports but at the same time you can't ignore the other property owners request to enjoy the lake. Come up with more broad regulations or guidelines for

sixteen lakes in Summit. Doesn't know if that's possible to come up with a set of restrictions or guidelines for all the lakes.

Kevin Tadych, 37736 Sunset Drive – not in favor of party barns, in favor of controlled event spaces and why events are important: 30 home subdivision generates, sound is not an issue 100db rock band, verified in their own tests, farms are in economic crises 48% have sales less than $75,5000 2,000 acres per day. AI articles are very unreliable and need to be careful of that. No evidence that these reduce property values.

Rebekah Carsey, 37736 Sunset Drive – White Stag Family Farm, acoustic evidence, believes Summit deserves clear enforceable rules, they don't just grow flowers, their operation is quiet and seasonal they had a few U-picks last year. When they came with the original request, they hired legal council and were led down a path that they did not wish to go down. The initial proposal since then she's heard a lot of public comment and believes supporting an event ordinance they are a boutique barn and would like to offer like Peck and Bushel and look to Walworth County that only allows 12 events per year. Let's follow the compre

Mark Roznik, 334 S Golden Lake Lane – opposed to party, event barns, here's stories that it will help farmers and that's great, doesn't see what the upside for the community it. Once allowed, more traffic, if weddings, will have drunk people. If they want to say they can enforce it there will be more police calls and they will have to spend more. IF they approve and then rescind down the road, don[t open

Nancy Eiff, 38122 Sunset Drive – has been at these meetings several times and has submitted previous letters opposing the event barns. She is against the barn event venues.

Sandra Murray, 2913 N Silver Cedar Road – in regards to initiating an application for event venues seems to be a waste of time. She has sat through the Village Board and Plan Commission meetings. Lives a greater distance away from the Dockhounds than people who have spoken live to the proposed event venue. Real world of Summit has spoken and spoken a lot. We have zones, we have regulations and if you want to run an event business, you can do so in the appropriate zones. Wake-surfing has changed over the years and in Summit we need restrictions on depth and size of lakes so we don't damage the underside of the lakes.

Jodie Wright, 37935 Sunset Drive – is a crop farmer and raises and owns horses, since late 2024 she has done a lot of research on barn event venues, and recommends that the Village not cover or include barn event venues as agri-business, just because another town approves these, doesn't mean we have to. Farms are worth more doing other things. Summit residents shouldn't have to deal with music every weekend. Rural means just more than being able to see a farm field.

Elizabeth Kane, 2942 N Interlaken Drive – thought we had resolved this. There was a lake association meeting when Peter Engel brought in the Last Wilderness Alliance, most of the residents are not interested in being part of this. They were told they were not allowed to speak at the meeting. They have good neighbor boating rules, go down the middle of the lake, go counterclockwise, it would be reasonable for 200' setbacks from the shore. This is the standard based on science. Expert in fluid mechanics, is the smartest guy in most of the rooms he is in. Understand there are three boats,

did anyone on the lake association complain about the 100 pounds of dirt that 2816 N Interlaken Drive put onto the property.

Diane Knutson, 2934 N Interlaken Drive – point for them to consider is the damage that is occurring on Lower Nashotah Lake. Put in a seawall in February 2017 which she had a picture of and a picture taken today to show the shift in the wall. (walked around and showed two pictures to the Village Board members). Research to support the wake boat industries is questionable.

Cathy Porter, 37500 Still Water Drive – opposed to this wedding venue and have been dealing with this since 2017 and the Village residents have been stating for nine years that they don't want this.

VILLAGE BOARD

Discussion and action on consideration of a future amendment to the text of Chapter 111 Zoning and Shoreland Protection Ordinance to incorporate event facilities uses in certain districts

President Riley stated that the sub-committee didn't want to spend a lot of time coming up with conditions and then get shot down by the Village Board. Planner Barrows stated this is a policy decision of the board.

President Riley stated he thinks one of things we want to do is maintain rural character in Summit and allowing people with properties that have barns or buildings to be used for other purposes would help do that. Trustee Phillips replied he is with President Riley on that.

Planner Barrows stated the board members need to be careful about talking about a specific property.

Trustee Arenz stated his comment is that although we did talk about this in 2017, it was in general, it was about a specific request. What we are looking at is not the same, as an elected and allow people to have property rights and to allow people to keep the rural character. All he hears from folks is that we want to keep it rural. There isn't any specific detail that says allowing something from turning into a subdivision but there are 300 developments that say it can turn into something. Give them the ability to look at these on an individual basis and give people a chance. It's a lot harder for the board to say an across the board no, is not fair to the community. How do you balance trying to keep a rural character. Can't say no across the board and throw out the baby with the bathwater. If they just say no, we are losing something as a community.

Trustee Lee stated the ask is would we allow event venues in AG zoning. Planner Barrows clarified that is not what we are discussing yet. If he bought a property and came out here for the rural nature, whether he has an acre or 80 acres and all of a sudden his neighbor is running an event venue, he'd have a problem with that. How do we do this and save the barns and make this work and not tick off all the neighbors in the area. Hard for him to say he's going to allow this to happen to potentially any of the people here.
President Riley stated our Master Plan has no Ag in it and someone called and asked him that. If we designate someone's farm as only Ag, they will be mad about that. How long can we maintain farms, they are going to turn into subdivisions, there will be no barns or fields. If we can maintain them with other uses for longer periods of time, we can keep it rural for a longer amount of time. Trustee Lee is

saying that 50 houses would increase the tax revenue more than an event venue. Trustee Arenz said the Village's motto was to try and keep the rural character.

Trustee Petronovich said so what you're saying is that approving an event venue will keep Summit rural. Trustee Arenz responded that if you say a blanket no, and that's a majority of what people want, several people feel the opposite and don't want to be limited, at least give them the ability to make a request and go through the process. If it was an easy answer, this would have been done in 2017.

Trustee Petronovich stated this reminds him of the VRBO's and they know how he feels about those. It is just a person making it uncomfortable for someone else and he doesn't think that's right.

MOTION: (Arenz, Phillips) *to direct staff to come forward with a plan to move forward with where event facilities should be allowed in the code. Carried.* (Petronovich, Lee opposed)

Discussion and action on request from Lower Nashotah Lake Association for consideration of an ordinance to restrict wake-surfing

President Riley wanted to put together some rules that we can apply to the use and should be based on science, doesn't want to decide on a per lake basis. Would like to come up with a set of guidelines. Do we want to restrict at all and then what are the parameters to apply to all the lakes.

Trustee Lee stated there are two lakes that have shared jurisdiction and how does that work. Attorney Bitar replied that the other municipality would have to adopt similar regulations and gave an example of Elkhart Lake and that each jurisdiction adopted it.

Does anybody want to blanket ban it on the request that they have received or would they like to place parameters.

Trustee Lee asked if they have water quality data from the past 5 years. Pete Engel replied they have two volunteers that do it and submit to the DNR and SEWRPC. Mr. and Mrs. Kane provided a report for him to look at.

Trustee Petronovich asked if it's possible instead of having rules like being 200' off the shoreline could you have an ordinance that states the person can't let go of the rope.

Trustee Lee stated boats have changed over the years and he is an avid skier, and has wake-surfed on a bigger lake up north. He knows that we can't limit the type of boat, only the activities.

Attorney Bitar agreed and that they should calibrate the legislation to their community.

MOTION: (Petronovich) *that the Village adopt an ordinance restricting artificial wake enhancement on Lower Nashotah Lake and direct the Village attorney to draft or review that ordinance.*

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

CALL TO ORDER

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

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

ROLL CALL AND CONFIRM POSTING

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

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

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

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

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

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

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

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

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

PUBLIC COMMENT

*limited to two (2) minutes total per person

**written comments will not be read at the meeting, but you can submit written comments through the Village website at: https://villageofsummitwi.gov/contact-comment/ All written comments received up to June 9, 2025 will be included in a summary report to the Village Board and Plan Commission members

***there will not be discussion between the Village Board and Plan Commission members or between the public and Village Board or Plan Commission members

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURN JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING

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

Respectfully submitted,

Debra J. Michael, WCMC
Administrator-Clerk/Treasurer

Submitted by RESIDENT BRIAN PORTER

Agritourism, Farmland Conversion, and Land Use Policy... What the Research Shows

Introduction

Village of Summit leaders have consistently voiced a hope that allowing event barns and/or agritourism will slow the conversion of farms to residential and other non-agricultural development. That raises the practical question at the center of this paper: will that strategy work?

Summit is not the first municipality to face the loss of farms. If these farm-income diversification tactics were effective farmland-preservation tools, it is reasonable to expect that there would be evidence of such success in other communities. It is also reasonable to expect that land-use and agritourism experts would be able to identify that evidence.

This paper digs into those questions. It reviews research on farmland conversion, farmland-preservation policy, agritourism and event venues, and it summarizes results from inquiries sent to experts in relevant fields. Note that while this document focuses on slowing farmland conversion, the case could likely be made that it is also related to "retaining rural character" as much as slowing development. While Summit does not currently even have a definition of "rural character" or what creates it, it seems reasonable to at least generally link the presence of a large amount of farmland to "rural character."

In a recent discussion about surf boats and their effects on local lakes, Village leadership expressed a desire to rely on science and expert input when developing effective solutions to avoid damage to the lakes. The same evidence-based approach would be useful here, where the goal is to avoid unnecessary harm to residents' quality of life, property values, and the remaining rural landscape. This document attempts to provide "science" and evidence related to the farmland conversion question.

The paper reviews five questions:

(1) What are the primary drivers of farmland conversion in Wisconsin and the Midwest?

(2) Is land development influenced by nearby development, in an effort to understand whether development "momentum" is a factor in loss of farmland, since development momentum is present here in Summit.

(3) What policies have been shown to actually slow farmland conversion, particularly in Wisconsin?

(4) What examples of success are there to show those polices work?

(5) Do experts in this field believe there is evidence that agritourism or event barns reduce farmland conversion to residential or commercial uses?

A note...this document reads pretty much like a research document....because it is! There are a few opinions, but the bulk of it is pretty dry. Thank you for taking the time to dig through the information, its appreciated.

1. Key drivers of farmland conversion

If policymakers are attempting to slow farmland conversion, it is important to understand the key drivers of those conversions. The research does not point to a single cause. Instead, it consistently identifies a combination of economic, demographic, and location-based forces that together drive conversion. These forces are particularly relevant in metropolitan-adjacent areas such as Waukesha County.

A widely documented factor is the influence of urban proximity and development pressure on land values. One study states: "cropland values are higher in urban-influenced areas than in rural areas."[1] The same work explains that farmland values in such areas "deviate from agricultural use values," indicating that buyers are often pricing land based on development potential rather than farm income.[2] A regional analysis of land-use change across eight Midwestern states found that "81% of agricultural land lost to development occurred within metropolitan statistical areas."[3]

Continuing along the same theme, the second major driver is the price differential between agricultural use and nonfarm use. Purdue's 2025 Indiana farmland survey specifically asks respondents to estimate the value of "farmland transitioning out of production agriculture and moving into residential, commercial, or industrial use." The report notes that respondents expected "continued upward pressure from commercial and industrial development." [4] Where the value of land for nonfarm uses materially exceeds its value for agricultural production, landowners face a strong economic incentive to consider sale or conversion.

A third factor is ownership structure and the age of farmland owners. Wisconsin-specific data show a clear aging trend. The 2022 Census of Agriculture reports that the "average age of Wisconsin's farm decision-makers was 56.7 years old,"[5] reflecting a population moving toward retirement. Research and extension work in Wisconsin further emphasize that farm transition is often shaped by financial pressures and rising land values, noting that succession planning frequently involves "tensions related to finances, inheritance, and control," particularly where land values have increased.[6]

Broader Midwest research provides additional context for how this dynamic affects land-use outcomes. A comprehensive ownership study found that "In 2022, two-thirds of farmland in Iowa was owned by people over the age of 65."[7] While that statistic is not specific to Wisconsin, it is consistent with the demographic pattern observed in the state and helps explain why ownership transition plays such a central role in farmland conversion decisions. So while aging ownership may not by itself cause farmland conversion, it creates the decision point at which land is most likely to be sold. In areas where development pressure has increased land values, that transition often results in sale for nonagricultural use.

Finally, the literature consistently identifies residential and exurban development as the most common end use for converted farmland. A Michigan-based study of land-use change concluded that "most typical agricultural land conversion primarily results in low-density residential land use."[8]

Taken together, these studies support a clear conclusion. Farmland conversion is driven by a combination of (1) proximity to urban development, (2) higher prices for nonfarm uses, (3) aging ownership and succession decisions, and (4) demand for residential land in rural or semi-rural settings.

2. Nearby development matters in farmland conversion

Farmland conversion to residential housing has been happening in Summit for a very long time and is expected to continue. (See Summit Master Plan for details on those expectations.) A relevant question is whether Summit is in a situation where that conversion can now be slowed, or how difficult it might be to slow it down. Studies have shown that momentum and proximity of nearby development are key factors.

A consistent finding in land-use economics is that land conversion is spatially dependent. Recent spatial modeling work states that it can "assess spillovers between regions and across land-use classes" and reports that "spatial dependence plays a key role in the land-sealing process of cropland and grassland."[9]

That point is not only local. The same study explains that, in a spatially dependent setting, changes in one region's explanatory variables affect outcomes "not only" in the region itself "but also in other regions," and that these marginal effects have "spillover effects over regions and choices as well."[10] So the momentum in surrounding communities like Oconomowoc also impacts Summit's ability to slow it down.

Older parcel-level development models point in the same direction. In Boulder County, one study found that "more rapid recent development increases development probabilities" and concluded that "new building does tend to be clustered in areas with more rapid recent development."[11]

Wisconsin-specific work on parcelization reaches a similar conclusion... A Columbia County project summary prepared by Daniel McFarlane states "parcelization leads to land use change. Our data also suggests that parcelization is primarily a precursor to more intensive land development for housing and commercial uses, which corresponds to a decrease in larger agricultural and forested core areas." [12]

The same report explains why this matters in practice: the "division of rural land into smaller parcels is a crucial step in the transformation of communities from places that use the land for farming and forestry into places that consume the land itself for housing and other forms of development."[13]

Taken together, these studies show that farmland conversion is influenced by nearby development and by the surrounding pattern of land use. They do not prove that conversion is impossible to stop, but they do show that development tends to cluster, spill over, and spread through parcelization and surrounding land-use change. This suggests that weaker or unproven methods to slow conversion may not be very effective in Summit, where residential development has been going strong for many years, both within the Village and adjacent areas.

3. Policies that have been shown to slow farmland conversion

The research conducted here clearly points to tools that directly limit, remove, or redirect development rights. These tools include conservation easements, purchase of development rights (PDR), farmland preservation zoning, density limits, and geographically targeted preservation programs.

A synthesis of U.S. farmland-preservation research by Lori Lynch found that farmland-preservation programs have been "instrumental in slowing the rate of farmland loss" and cited evidence that counties with preferential taxation programs had a farmland-loss rate of 0.81% compared to 1.6% in counties without such programs.[14]

The IRS describes deductible conservation easements as legally binding, permanent restrictions on the use, modification, and development of property, including farmland. The restrictions must be in perpetuity, and current and future owners of both the easement and the underlying property must be bound by the conservation easement deed. [15]

Purchase of Development Rights programs work by permanently separating development value from the land. A Wisconsin Extension PDR guide explains that under a PDR program a landowner voluntarily sells development rights, a conservation easement is recorded, and the "permanent easement forbids development in perpetuity, allowing only specified uses such as agriculture or open space."[16]

Farmland preservation zoning works differently, but toward the same end. Dane County's 2022 Farmland Preservation Plan states that designated Farmland Preservation Areas should "generally limit new nonfarm development to a density of one or fewer units per 35 acres," and that commercial and industrial uses not related to agriculture should be located where full public services can be provided economically.[17]

In short, the policies with the best evidence are structural: they directly reduce development intensity, remove development rights, or make preservation financially viable. They do not rely on a hope that a new business use on farmland will outweigh development pressures.

4. Real examples where these policies are working

Wisconsin provides several concrete examples of where these policies are working. The Town of Dunn's official PDR program reports that it now holds conservation easements on 44 protected properties covering 3,950 acres, and that nearly 7,000 acres are protected when the efforts of partner organizations are included.[18]

Dane County provides a second example. Its current Farmland Preservation Plan uses a one-dwelling-per-35-acres standard in preservation areas and directs nonfarm commercial and industrial uses to serviceable areas instead of agricultural lands. Dane County uses density limits, farmland-preservation zoning, and siting policies to limit and steer nonfarm development, rather than relying on farm-based commercial uses as the preservation mechanism.[19]

At the statewide level, Wisconsin's Farmland Preservation Program combines county planning, farmland-preservation zoning, Agricultural Enterprise Areas, and tax credits. The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) describes the program as one that helps farmers and local governments "preserve farmland, protect soil and water, and minimize land use conflicts."[20]

Examples from outside Wisconsin point in the same direction. Montgomery County, Maryland's Agricultural Reserve is useful as a multi-tool preservation example because it combines agricultural reserve zoning, density limits, transfer or purchase of development rights, and permanent easements. The county reports that the reserve covers 93,000 acres, and that development is generally limited to one house per 25 acres in the reserve. Other local reports indicate that about 70,000 acres are protected through permanent easements, [21]

Lancaster County, Pennsylvania is another long-running example. A Wisconsin Extension PDR guide notes that Lancaster County's program had already preserved development rights on over 23,500 acres of farmland.[22]

These examples show that farmland preservation is not theoretical. It works where governments use enforceable land-use tools, target at-risk land, and maintain those programs over time. If Summit is serious about farmland preservation, there are proven tools that work.

5. What about agritourism and event barns?

Given the direction that Summit leadership is considering, the obvious question is whether agritourism and/or event barns are likely to achieve leadership's stated objective – saving farmland.

In order to answer this question, a number of experts were contacted by email. In addition to replies from the experts contacted, some of them forwarded the request for information to other experts in the field. Here is the email that was sent to them:

"Hello, I'm a resident in Waukesha County, Wisconsin and we're working through some questions regarding the value of event barns in maintaining rural character and/or assisting farmers in our village. Its apparent that you have great knowledge in this and related areas.

Could you please tell me if there have been studies or surveys or other documentation that shows that operating event barns on farms materially slows the conversion of farmland to residential developments?

I understand that there a quite a bit of encouragement in various publications that alternative income sources for farm owners is helpful to those owners. But I have not been able to find anything showing that event barns (or agritourism more broadly) has had a noticeable long term impact on farmland conversion.

If you could point me in the right direction on this I'd greatly appreciate it!"

Clearly the request was stated neutrally. It was not phrased in a manner to elicit a negative response.

The details on these experts can be found at the end of this document, but here is a short summary:

Steven C. Deller; Vilas Distinguished Achievement Professor Community Development Extension Specialist, Department of Agricultural and Applied Economics at the University of Wisconsin—Madison

Carla Barbieri; PhD Professor | Fulbright Scholar, Agritourism & Societal Well-being Lab, Parks, Recreation & Tourism Management, North Carolina State University

Ann E. Savage; Tourism Extension Associate, College of Natural Resources, NC State University

Claudia Schmidt, PhD; Associate Professor of Agricultural Economics, Penn State University

Rebecca Roberts; Center for Land Use Education, UW-Stevens Point, College of Natural Resources

Peggy Kirk Hall; Associate professor and field specialist in agricultural and resource law, Ohio State University, she also directs research and projects for OSU's Agricultural & Resource Law Program.

Lisa Chase; Extension Professor and Natural Resources Specialist at the University of Vermont. She is also the Director of the Vermont Tourism Research Center, Chair of the Global Agritourism Network.

Each of their responses can be provided if desired, but the summary is that **none of them could provide studies showing that agritourism or event barns have materially slowed residential farmland conversion.**

In addition, Professor Steve Deller at UW Madison provided the following unsolicited comment on the topic:
"To be honest, I don't think that agritourism will prevent farmland from being converted into residential (or commercial) development. The value of the land in development is so much higher than farm use that the economics just don't make sense.... Now, does diversifying the farm to include elements of agritourism increase the viability of the farm enterprise enough to justify not selling it to development? Based in the Census of Agriculture data (attached), probably not, but for some farmers, maybe."

Other Research Findings

In addition to contacting these experts, a broader review of available literature was conducted to attempt to find any documentation of agritourism or event barns slowing farm conversion to development. Although this search did not find any such documentation, it did turn up some interesting information:

The agritourism literature reviewed does not present agritourism as a proven anti-conversion strategy. Instead, it describes agritourism as an income diversification strategy. A 2022 multi-university review states that agritourism is a "farm diversification strategy for farmers to enhance income and profit potential," while also emphasizing rural community development and local heritage preservation. [23] While it might seem logical that income diversification could "save farms", that does not seem to be the case.

Interestingly, the same review distinguishes core agritourism from peripheral activities. Wedding and event uses are considered peripheral agritourism when they are not meaningfully tied to farm products, agricultural production, or agricultural education. The review states that activities "deeply connected to agricultural production" are core agritourism, while "gatherings on a farm for a family reunion, wedding, or another event" that do not use farm products or include agricultural education "would be considered peripheral."[24] This of course begs the question which has been asked by several Summit residents....Is adding commercial uses in agricultural zones appropriate and is it truly saving farms?

A USDA Economic Research Service report points in the same direction. Reviewing local and regional food-system research, it notes that one national study found "no general association between growth in U.S. agricultural sales and growth in DTC (direct to consumer) and agritourism income," and further concluded that DTC sales and agritourism income "did not make significant contributions to national economic growth" between 2002 and 2007. [25] If these practices are not adding to economic growth, how could they possibly overcome the forces driving farmland conversion, particularly the high prices these lands demand for development?

Finally, the National Trust for Historic Preservation created a web page describing ways to preserve historic barns. That page lists 10 strategies including such things as building community support, connecting with barn-preservation organizations, using state and local preservation programs, assessing structural viability, using preservation tools, pursuing historic designation, drawing public attention and "alternative uses". The example uses listed do not include agritourism or hosting weddings or similar events as a way to even save the building. [26] If event barns were a recognized and documented tool for saving farms or materially slowing farmland conversion, one would expect them to appear more clearly in preservation guidance of that kind.

Agritourism may be valuable for farm income diversification, farm visibility, agricultural education, local-food marketing, and rural economic development. However, there are no strong indications that agritourism or event barns have been shown to slow conversion of farmland to residential or other developed uses.

The absence of studies showing these ideas work is significant. While lack of published evidence does not prove that agritourism or event barns could never help preserve a particular farm in a particular case, that is not the practical policy question. **The practical question is whether these uses have enough demonstrated farmland-preservation value to justify treating them as a preservation strategy, especially when they are likely to have undesired consequences.** Given the extensive literature on agritourism, local food systems, farm diversification, rural development, and farmland preservation, the absence of documented examples showing that event barns or agritourism materially slow residential farmland conversion is **meaningful evidence against relying on them for that purpose.**

Conclusion

The research supports five conclusions.

First, farmland conversion is strongly influenced by socio-economic factors that are generally outside the direct control of municipalities. These include land values, aging of owners and demand for land for non-farming purposes, particularly adjacent to metropolitan areas.

Second, farmland conversion is influenced by nearby development and surrounding land-use patterns. If Summit truly wants to slow farmland conversion it is likely going to take investment and changes to current plans and processes to make that happen because of development-momentum and other factors.

Third, the policies with the best evidence of success are structural tools such as conservation easements, purchase of development rights, farmland-preservation zoning, and density limits.

Fourth, these policies have been used successfully and have stronger empirical and practical support than relying on agritourism, event barns or other non-proven uses on farmland to offset development pressure.

Finally, the experts contacted and the studies reviewed did not identify evidence that agritourism or event barns have been demonstrated to materially slow residential conversion of farmland.

In summary, if Summit Leadership is serious about farmland preservation, the strongest evidence points toward structural land-use tools that directly limit, remove, or redirect development rights....not agritourism or event barns.

Notes

1. Todd H. Kuethe, Jennifer Ifft, and Mitch Morehart, "The Influence of Urban Areas on Farmland Values," *Choices*, 2011, PDF p. 3: "cropland values are higher in urban-influenced areas..."

2. Todd H. Kuethe, Jennifer Ifft, and Mitch Morehart, "The Influence of Urban Areas on Farmland Values," *Choices* 26, no. 2 (2011), discussion of Figure 2: "The map suggests that cropland values deviate from their agricultural use values near urban areas."

3. University of Illinois farmdoc, Agricultural Land Lost to Development in the Midwest (2024): "81% of agricultural land lost to development occurred within metropolitan statistical areas."

4. Todd Kuethe and Michael Langemeier, "Purdue Farmland Values and Cash Rents Survey Results," *Purdue Agricultural Economics Report*, August 2025, p. 5: respondents "expect continued upward pressure from commercial and industrial development."

5. USDA, 2022 Census of Agriculture: Wisconsin State Profile: "average age of Wisconsin's farm decision-makers was 56.7 years old."

6. University of Wisconsin–Madison Division of Extension, *Cultivating Continuity: Expert Insights for Farm Succession* (2024), describing common farm-succession tensions including "finances, communication, inheritance, change, and control."

7 Jingyi Tong and Wendong Zhang, *Iowa Farmland Ownership and Tenure Survey 1982–2022: A Forty-Year Perspective*, Center for Agricultural and Rural Development, Iowa State University, Working Paper 23-WP 651, 2023, p. 1: "In 2022, two-thirds of farmland in Iowa was owned by people over the age of 65."

8. Michigan State University Extension, Economic Impact of Farmland Loss: Low-Density Urbanization and Urban Sprawl, PDF p. 23: "most typical agricultural land conversion primarily results in low-density residential land use."

9. Tamás Krisztin, Philipp Piribauer, and Michael Wögerer, "A spatial multinomial logit model for analysing urban expansion," Spatial Economic Analysis (2021), PDF p. 1, abstract: "This allows us to assess spillovers between regions and across land-use classes" and "spatial dependence plays a key role in the land-sealing process of cropland and grassland."

10. Krisztin, Piribauer, and Wögerer, "A spatial multinomial logit model," PDF p. 4, explaining that in a spatially dependent setting changes in one region affect outcomes in "other regions" and have "spillover effects over regions and choices as well."

11. Colorado University Discussion Paper WP09-14, PDF p. 32: "more rapid recent development increases development probabilities from 8%" and "new building does tend to be clustered in areas with more rapid recent development."

12. Daniel McFarlane, *Identifying Parcelization Patterns in Three Rural Wisconsin Towns: Columbia County Project Summary*, UW–Stevens Point / Center for Land Use Education, June 2008. "parcelization leads to land use change. Our data also suggests that parcelization is primarily a precursor to more intensive land development for housing and commercial uses, which corresponds to a decrease in larger agricultural and forested core areas."

13. Daniel McFarlane, *Identifying Parcelization and Land Use Patterns in Three Rural Northern Wisconsin Towns: Bayfield County Project Summary*, UW–Stevens Point / Center for Land Use Education, June 2008, p. 5: "The division of rural land into smaller parcels is a crucial step in the transformation of communities from places that use the land for farming and forestry into places that consume the land itself for housing, recreation, and other forms of development"

14. Lori Lynch, "Economic Benefits of Farmland Preservation: Evidence from the United States," Working Paper 07-04, Department of Agricultural and Resource Economics, University of Maryland, 2007, p. 13: farmland preservation and use-value taxation programs have been "instrumental in slowing the rate of farmland loss"; Lynch and Carpenter found counties with preferential taxation programs had a farmland-loss rate of 0.81% compared with 1.6% in counties without one.

15. Internal Revenue Service, Conservation Easement Audit Techniques Guide (Rev. 6-2020), p. 1 and p. 3.

16. Sheboygan County UW-Extension, *Purchase of Development Rights (PDR): Frequently Asked Questions*, p. 1: "This permanent easement forbids development in perpetuity, allowing only specified uses such as agriculture or open space."

17. Dane County, *2022 Dane County Farmland Preservation Plan, Volume I: Policies*, adopted Dec. 15, 2022, p. 14: designated Farmland Preservation Areas should "limit new nonfarm development ... to a density of one or fewer units per 35 acres," and non-agricultural commercial and industrial uses should be located where full public services can be economically provided.

18. Town of Dunn, Wisconsin, "Purchase of Development Rights (PDR)," official town webpage, accessed 2026: the Town holds conservation easements on 44 protected properties, covering 3,950 acres; including conservation efforts of other organizations, nearly 7,000 acres of the Town is protected.

19. Dane County, 2022 Farmland Preservation Plan, p. 14 and related plan summary pages.

20. Wisconsin Department of Agriculture, Trade and Consumer Protection, Farmland Preservation Program webpage, accessed 2026: the program helps farmers and local governments "preserve farmland, protect soil and water, and minimize land use conflicts."

21. Montgomery County, Maryland, Office of Agricultural Services and Agricultural Preservation webpages, accessed 2026: the Agricultural Reserve covers 93,000 acres; about 70,000 acres are preserved; zoning generally limits development to one house per 25 acres.

22. Purchase of Development Rights (PDR) Frequently Asked Questions, Sheboygan County UW-Extension, PDF p. 1: Lancaster County, Pennsylvania had preserved development rights on "over 23,500 acres of farmland" since 1981.

23. Claudia Schmidt et al., "Linking Research and Practice: The Role of Extension on Agritourism Development in the United States," Applied Economics Teaching Resources 4, no. 3 (2022), PDF p. 2 (article page 33): "Agritourism is a critical farm diversification strategy for farmers to enhance income and profit potential ..."

24. Schmidt et al., "Linking Research and Practice," PDF p. 4 (article page 35): weddings and similar gatherings that are not tied to farm products or agricultural education "would be considered peripheral."

25. Sarah A. Low et al., *Trends in U.S. Local and Regional Food Systems: A Report to Congress*, USDA Economic Research Service, Administrative Publication No. 068, January 2015, p. 23: Brown et al. found "no general association between growth in U.S. agricultural sales and growth in DTC and agritourism income" and concluded those income streams "did not make significant contributions to national economic growth" between 2002 and 2007.

26. National Trust for Historic Preservation, "10 Ways to Save Your Historic Barn" (July 2, 2013), accessed 2026: identifies threats to historic barns including changing farming practices, urban sprawl, farm consolidation, ownership change, safety concerns, financial issues, and maintenance costs; lists preservation strategies such as researching significance, gauging community support, connecting with barn-preservation organizations, using state and local preservation programs, assessing structural viability, using preservation tools, conducting surveys, pursuing historic designation, and publicizing threatened barns.

Experts contacted regarding Agritourism and Event Barns impact on Farmland Conversion

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Peggy Hall
Peggy Kirk Hall is an associate professor and field specialist in agricultural and resource law. Hall is a graduate of The Ohio State University (B.S., M.S., Natural Resource Policy) and the University of Wyoming College of Law (J.D.), where she served on the Land & Water Law Review. She is a Past President and Board Member of the American Agricultural Law Association (AALA); Past Chair of the Ohio State Bar Association Agricultural Law Committee and served as an Advisory Board Member for the National Agricultural Law Center. Hall has received the AALA's Distinguished Service Award (2018) and Excellence in Agricultural Law Award (2016), and in 2018 received Ohio's Distinguished Service Award from the National Association of County Agricultural Agents. Hall currently teaches Agribusiness Law, AEDE 3170, in the College of Food, Agricultural and Environmental Sciences at The Ohio State University and directs research and outreach projects for OSU's Agricultural & Resource Law Program.

Lisa Chase
Lisa Chase is Extension Professor and Natural Resources Specialist at the University of Vermont. She is also the Director of the Vermont Tourism Research Center. Her research and outreach focus on the intersection of food systems, community vitality, tourism, and working landscapes. For over 20 years, she has worked with farmers, food entrepreneurs, and tourism businesses throughout Vermont and around the world. She co-authored the book Food, Farms and Community: Exploring Food Systems and was the conference chair of the inaugural International Workshop on Agritourism, which was held in Burlington, Vermont in August 2022. Following the successful conference, Lisa was elected founding chair of the Global Agritourism Network, which fosters collaboration and provides education, research, and training for agritourism practitioners and scholars worldwide.

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 opposed ….Planner report was 62%
- 21% of Residents supported ….Planner report was 32%

Agribusiness uses (not including event facilities)

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

As you can see, Village Residents showed <u>by a very large margin</u> 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
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(414)379-2265 skibuoy@yahoo.com

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 save 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,_waukesha_co/codes/code_of_ordinances?nodeId=COOR_CH36ZO_APXALAUSMA_
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, receational 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	Horticultureal 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

OCONOMOWOC LAKE
UPPER NASHOTAH
Text
SILVER LAKE
UPPER NEMAHBIN
CROOKED LAKE
UPPER GENESEE
DUCK LAKE
MIDDLE GENESEE
BOWRON LAKE
LOWER NEMAHBIN
LOWER GENESEE
GOLDEN LAKE
WATERVILLE LAKE
HENRIETTA LAKE

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

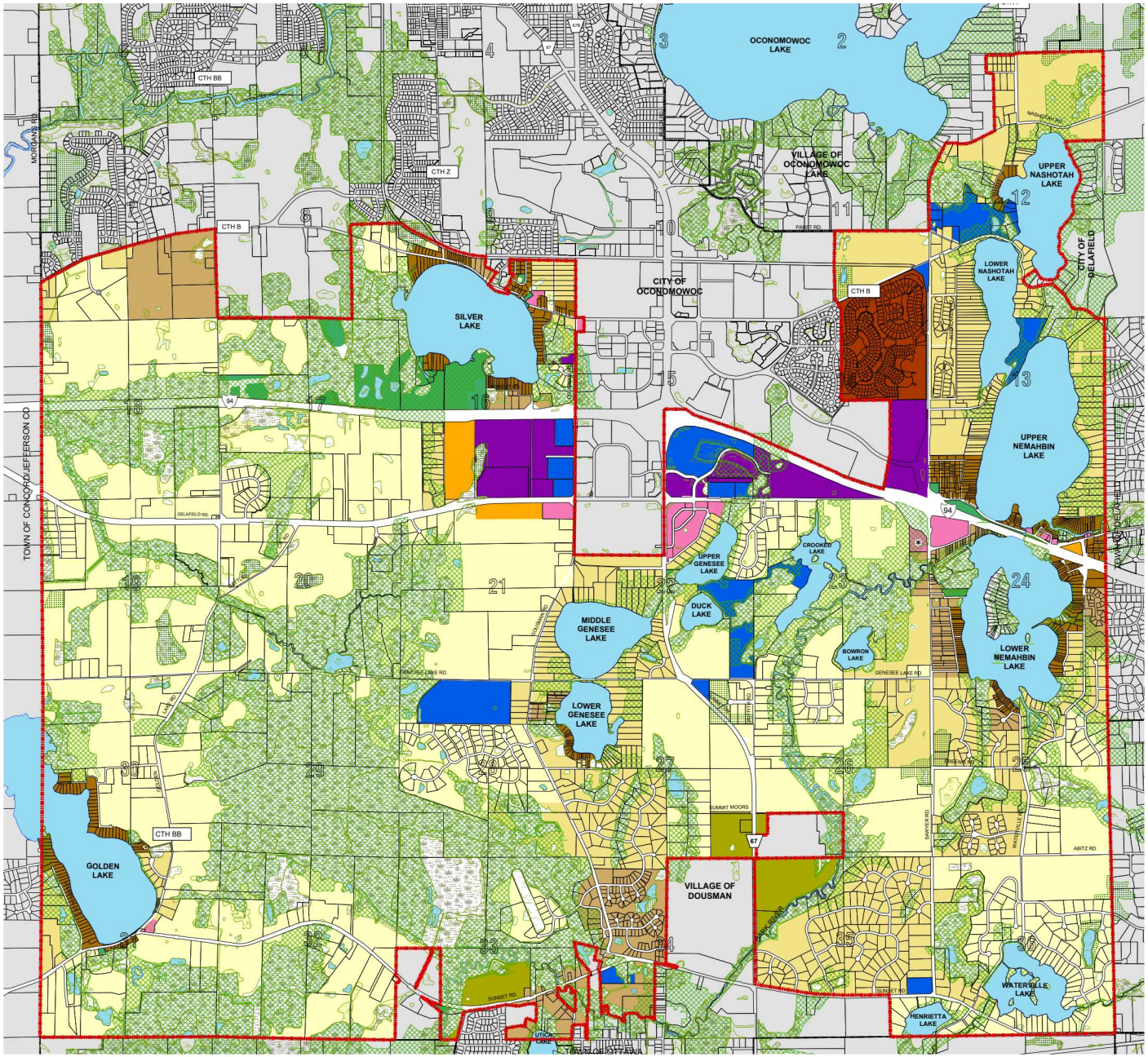
N
W E
S

0 1,500 3,000 6,000 Feet

SEH

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

Document Path: X:\PTS\SUMM\VCOMMON\GIS\Master Planning\Summit Master Plan 2022.aprx



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 section15 to reflect known existing conditions.

N
W E
S

0 1,250 2,500 5,000 Feet

SEH

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\bkasch\OneDrive - Short Elliott Hendrickson Inc\Documents\Recent Projects\Summit GIS\Summit County Trails\Summit County Trails.aprx

AGRI-BUSINESS USES

FINAL LAND USE SUB-COMMITTEE RECOMMENDATIONS (UPDATED 3/6/2026)

The sub-committee determined that the below recommendations are for agricultural-oriented businesses, but not event venues. These recommendations can be considered as a starting point for discussion if the Village Board determines to proceed with considering events venues.

AGRICULTURAL-ORIENTED BUSINESS DEFINITION:

A business operated by an immediate 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 Proection (DATCP) definition for agricultural related accessory uses (the subcommittee decided that these provisions may be too lenient and will need to be refined):

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 (unless meets definition of nursery), 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 (it was determined that these items in red should be discussed as part of the event/gatherings discussion), petting farm, commercial greenhouse,

agro-ecology center, fee fishing, farm education (add definition from table), and corporate events or gatherings (it was determined to defer any decisions related to corporate events/gatherings to the Village Board, the subcommittee was split on their initial vote.

- 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.

- 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.
    - 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. The subcommittee decided that hours, etc. for agricultural-oriented businesses that are not related to events/gatherings can be determined through the site plan process. Events/gatherings will need to be discussed by the Village Board.
- 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 save 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.
- 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. The subcommittee did think that the scale needs to be managed carefully.
- Proper sewerage facilities shall be provided.
- Commercial vehicles transported to and from a job site shall comply with Section 111- xxx 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 operation transfers to non-occupant.
- Shall comply with all other ordinance requirements.

AGRI-BUSINESS USES

FINAL LAND USE SUB-COMMITTEE RECOMMENDATIONS (UPDATED 3/6/2026)

- 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.

KEY	
X	Staff recommendations after committee meetings for consistency
Split	2-2 vote by sub-committee

CU Requirements	Commercial Vehicle Parking	Contractors Yard	Commercial Storage of Boats, Trailers & Equipment	Limited Family Business	Agri-Business
Process					
CU required for expansion	X	X	X	X	X
Architectural Review	X	X	X	Split vote. PC has authority to require structural and cosmetic improvements if building is unkept, in disrepair or noncompliant with Building Code	X
SPPO	X	X	X	X, Consideration of hours, signage, lighting, parking, limit on customer traffic	X Consideration of live or amplified music, food/beverage trailers/trucks, hours, employees, signage, lighting, parking, frequency of events, seasonal use, max # of patrons and employees
Updated Plat of Survey (if necessary)	X	X	X	X	X
Property Owner Acceptance	X	X	X	X	X
X-ref to Other CU types that are available	X	X	X	X	X
General Provisions					
Compatibilty with adj. uses and natural resources	X* PC can increase setback requirements if the use may have an impact on surrounding properties, resources or the road	X* PC can increase setback requirements if the use may have an impact on surrounding properties, resources or the road	X *update language for consistency	X* Includes ability for PC to place restrictions to avoid adverse affects on adj. residential properties, such as location and site requirements	X*protects interest of adj. landowners and future development of area. Restrictions may be placed to avoid adverse effects to adj. residential properties, such as location and site requirements. Greater setbacks may apply.
Property Maintenance requirement	X* Property shall be maintained in good condition, as determined by PC	X* Property shall be maintained in good condition, as determined by PC	X*Bldgs and grounds kept in a neat, attractive and orderly way.	X	X
Non-transferrable	X	X	X	X	X
Conform to all other ordinance requirements.	X	X	X	X	X
Annual Review					X (Consideration)
Zoning District and Lot requirements					
Zoned A-1 or A-2	X	X	X	X	X
Zoned R-1 or R-2				X (some uses)	
Minimum Lot Area		5 acres	Per District requirements	Per District requirements; PC can waive lot size if compatible with neighborhood	3, 5, 10, or 35 acres OR must be a conforming lot size (as small as 3 acres in A-2)
Unplatted lands (not in a subdivision)	X	X	X		X

KEY	
X	Staff recommendations after committee meetings for consistency
Split	2-2 vote by sub-committee

CU Requirements	Commercial Vehicle Parking	Contractors Yard	Commercial Storage of Boats, Trailers & Equipment	Limited Family Business	Agri-Business
Access/frontage to arterial or major collector street ***OR*** w/in Industrial Park	X	X	X*Industrial Park does not apply		X* including state/US Hwy. Industrial Park does not apply
Proximity to county or state highway (131-2024)	Within 200 ft.				
Use Provisions & Misc.					
Accessory to Principal Use	Split	Split	X	X	X
Professional Office Use				X provided compatible with neighborhood	
Specific uses listed				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 only unless otherwise approved), tailor/seamstress, travel agent, woodworker (provided outside dust collector system not required), dog grooming and training (no boarding), 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 in accordance with Commercial Vehicle Parking. If a question arises, PC makes a determination. wine-tasting 2:2 split vote.	Intended for small family business that does not necessitate relocation or rezoning. Uses allowed in LFB or as a Home Occupation + commercial pumpkin patches, U-pick operations, farm-to-table dinners, hayrides, farmers market or store including retail of products produced onsite, seasonal prodcut and craft/artisan shop, seasonal activities such as corn maxes, 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, corporate events or gathering. Wedding/Parties Split. PC will determine if appropriate use if a question arises.
Building Existing at Ordinance adoption			X		
Outdoor Storage allowed accessory to Indoor Storage			X		
Outdoor storage or activities prohibited	X (Storage) (per 131-2024)		Determined by PC including length of time, type and max. height, size of vehicles and equipment and area of property dedicated to outdoor storage		As determiend by the plan commission (activities). Setback for activities (or parking) could be required (consider 100 ft.)
Sale of products are accessory to use				X	

KEY	
X	Staff recommendations after committee meetings for consistency
Split	2-2 vote by sub-committee

CU Requirements	Commercial Vehicle Parking	Contractors Yard	Commercial Storage of Boats, Trailers & Equipment	Limited Family Business	Agri-Business
Manufacturing or Assembling prohibited				X	
Must occur within an Acc. Bldg or Attached Garage				X	
Commercial signs prohibited.			X		
Employee # limited				X	
Building Setbacks					
Road	50 ft. (for bldg housing materials & equipment)	50 ft. (for bldg housing materials & equipment)		Conform to district standards (or consider existing non-conforming structures)	Conform to district standards
Side Yard	50 ft. (for bldg housing materials & equipment)	50 ft. (for bldg housing materials & equipment)	50 ft.	Conform to district standards (or consider existing non-conforming structures)	Conform to district standards
Rear			50 ft .	Conform to district standards (or consider existing non-conforming structures)	Conform to district standards
Vehicle-specific					
Limit on # of vehicles/machinery, equipment.	Max of 6 CVs. If more than 4, 2CVs shall not exeed 2 axles. Trailers, grading equipment and other equipment realted to the CU are not included in # of vehicles. (131-2024)	xref Commercial Vehicle Parking CU	X *may be required to be indoors		
Operational and active vehicles	X		X		
Vehicle owned, leased or operated by owner or occupant	X (per 131-2024)				
Setback for a parked vehicle w/ a running generator, compressor or diesel motor setback	500 ft. of a residential property line				
Outdoor Storage or Activities					
Screening of Outdoor Storage	N/A	X	X	X (or activities)	X, if outdoor activites are permitted by PC.

KEY	
X	Staff recommendations after committee meetings for consistency
Split	2-2 vote by sub-committee

CU Requirements	Commercial Vehicle Parking	Contractors Yard	Commercial Storage of Boats, Trailers & Equipment	Limited Family Business	Agri-Business
Screening of Parking Area	X* For up to 4 employees (per 131-2024)				
Outdoor Storage setback		100 ft. from any lot line, shore, wetland or floodplain	To be determined by PC		
Review of Outdoor activities		X	X *may be required to be indoors	X	X
Maximum use area		10% of lot area, up to 2 ac.	To be determined by PC	To be determined by PC	To be determiend by PC
General Compliance with other codes					
Septic System and Water supply compliance	X	X	X	X	X
Commercial Building Code Compliance, if applicable	X	X	X	X	X
Building meets zoning, building code and fire regulations	X	X	X	X (unless otherwise approved)	X
Environmental/Water Quality					
Use shall not be hazardous, harmful, offsensive, or otherwise adverse to the environment or the value of the neighborhood or community.					
	X	X	X	X	X
No activity shall withdraw water or discharge any liquid or solid materials that exceeds NR 102 or other applicable water quality regulations, and no activity shall locate, store or permit the discharge of any treated, untreated, or inadequately treated liquid, gas, or solid into surface or subsurface waters that may contaminate, pollute, or harm waters, or create a nuisance, such as result in debris, oil, scum, color, odor, taste, etc., or be harmful to human, animal, plant, or aquatic life.					
	X	X	X	X	X
Noise					
Per Section 18-6, there are no decibel limits in the agricultural districts, but the limit is 77 for daytime and 60 for nighttime in the residential, commercial, and institutional districts, and 79/79 for industrial districts. Daytime is 7 am – 10 pm, Nighttime is 10 pm – 7 am. Recommend using provisions for residential/commercial/institutional.					
	X	X	X	X	X
Light Pollution					
Consider prohibiting pole lighting, allow wall-mounted lights only, downcast and no footcandle trespass on neighboring properties. Only security lighting is allowed at night.					
	X	X	X	X	X