



Village Hall, 262-567-2757
Fax, 262-567-4115
Highway 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

Village of Summit Plan Commission

Thursday, October 15, 2026, 5:30 p.m.

At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PLEDGE OF ALLEGIANCE
4. MINUTES
 - September 17, 2026
5. Next meeting date – proposed for Thursday, November 19, 2026, at 5:30 p.m.
6. **REGULAR BUSINESS:**
 - A. Discussion and action on request of Daniel Sievert, on behalf of Hannah Sievert, property owner, to combine several lots of record by Certified Survey Map on property located at 34941 N. Breezeland Road (SUMT0671084).
 - B. Discussion and potentially schedule a public hearing on request of the Village of Summit Board to amend the text of Chapter 111 Zoning and Shoreland Protection Ordinance of the Village of Summit Code of Ordinances to incorporate several uses and related conditions.
7. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows
Village Planner

Next meeting date: November 19, 2026

Posted: October 9, 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 possibly 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 Village of Summit Plan Commission noticed above.



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MINUTES

Village of Summit Plan Commission

Thursday, September 17, 2026

CALL TO ORDER

Chairperson Jim Siepmann called to order the Plan Commission meeting at 5:30 p.m. on Thursday, September 17, 2026, at the Summit Village Hall, 37100 Delafield Road, Summit, WI.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk/Deputy Treasurer Sarah LaValliere took roll and confirmed the meeting was noticed to the local media as required and requested and posted on the Village posting board and website.

Commissioners present were: John Konopacki, Gloria Lehrer, Lisa Mellone, Jay Obenberger, Matt Katz, Paul Schmitter, and Alternate Sandra Murray. Also present were Chairperson Jim Siepmann, Planner Amy Barrows, and Deputy Clerk/Deputy Treasurer Sarah LaValliere.

MINUTES

- August 20, 2026

MOTION: (Mellone, Schmitter) *to approve the minutes as presented.* Carried

Next meeting date – proposed for Thursday, October 15, 2026, at 5:30 p.m.
Alternate Murray not available

REGULAR BUSINESS:

Discussion and action on request of Cory Majszak, on behalf of Rogers Memorial Hospital, to construct a privacy fence on property located at 34700 Valley Road (SUMT0622977003).

MOTION: (Katz, Schmitter) *to approve the proposed privacy fence as presented.* Carried

Discussion and action on request of Juliet Stoffer and Spencer Rogers for approval to construct a boathouse that results in more than two accessory structures on property located at 37211 Valley Road (SUMT0637003).

Requested materials have not been received from applicant. This item is tabled until a future meeting when materials are received.

MOTION: (Katz, Lehrer) *to table this agenda item until future meeting -* Carried

ADJOURN Plan Commission meeting

MOTION: (Oenberger, Katz) *to Adjourn the meeting at 5:40 pm.* Carried

Respectfully submitted,

Sarah LaValliere
Deputy Clerk/ Deputy Treasurer

Next meeting date: October 15, 2026



VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

FROM: Amy Barrows, Village Planner
Planning & Zoning LLC

MEETING DATE: October 15, 2026

RE: **Sievert CSM**
34941 Breezeland Road (SUMT0671084)

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

Possible Motion: Motion to recommend that Village Board approve the Certified Survey Map to combine multiple lots of record into a single lot of record, subject to the following conditions:

- A. APPROVALS FROM ALL OBJECTING AND APPROVING BODIES:** Petitioner shall satisfy all comments, conditions and concerns of the Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.
- B. SUBJECT TO REIMBURSEMENT OF EXPENSES.** As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.
- C. UTILITY CONNECTION FEES.** As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note: **No additional lots are being created. Therefore, this condition does not apply.**
- D. BUSINESS OR COMMERCIAL USE.** There shall be no commercial or business use on these lots, except as specifically permitted within or pursuant to the applicable Zoning Code.
- E. ONE YEAR TO SATISFY CONDITIONS.** Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.

Property Description:

Lot Size: 26,248 sq. ft. (0.603 acres)
Zoning: R-4 Cottage Residential
Land Use Plan: SF Residential 0.8-acre density

Summary:

The applicant occupies part of several lots of record that were created by a subdivision plat known as Breezeland on Lower Nemahbin Lake in 1945 as a single tax key parcel. There is an existing residence that extends over one of the interior lot lines. There is also a detached garage and shed on the combined acreage. The applicant is proposing to raze the existing detached garage on the north side of the residence and replace it with a new detached garage. Prior to a permit being issued for the detached garage, the applicant must remove the interior lot lines from the original subdivision plat by legally combining the lots by Certified Survey Map.

Considerations:

Access and Frontage: The lot has frontage on Sawyer Road and Breezeland Road with direct access on Breezeland Road. The applicant will be dedicating additional land for road right-of-way purposes as part of recording the CSM.

Lot Area: The combined acreage complies with the lot size and width standards of the R-4 Zoning District.

Sanitary Sewer System: The lot is served by public sewer as part of Utility District #2.

Water System: The lot is served by a private well.

Natural Resources: There are no natural resources on the lot.

Engineer/Surveyor Comments: The Engineer/Surveyor provided an approval letter dated October 5, 2026 with no comments. The approval letter is enclosed.

Planner Comments: All comments have been addressed. The property owner has indicated that there are no easements to be shown on the CSM.



Building a Better World
for All of Us®

October 5, 2026

RE: Village of Summit
Sievert CSM Review
SEH No. 176551 Task 87

Ms. Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, WI 53066

Dear Ms. Barrows:

We recently received an updated Certified Survey Map (CSM) prepared for Hannah Sievert of 34941 Breezeland Road and prepared by Matthew O'Rourke of LandTech Surveying. The map has a September 30, 2026 revision date. A request had been made by you to verify any, and all, easements were added to the map, however none were added and therefore it's assumed that this was checked and verified by the surveyor that none are known.

The previous comments provided have been addressed, and we recommend approval of the most current plan with the September 30, 2026 revision date.

Please do not hesitate to contact me with any questions or comments at 715.720.6308 or jcance@sehinc.com.

Sincerely,

Jason Cance, PLS
(Lic. WI)

btp

CC: Brian Pehl, PE – Village Engineer
Matthew O'Rourke, LandTech Surveying
Daniel Sievert, Owner

x:\pts\summ\176551\task 87 - sievert csm review\corr\review letters\summit csm approval letter_sievert_village of summit_2026-10-05.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

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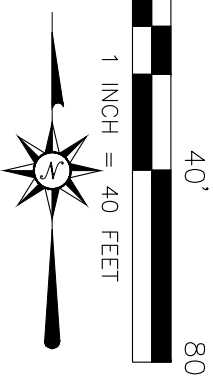
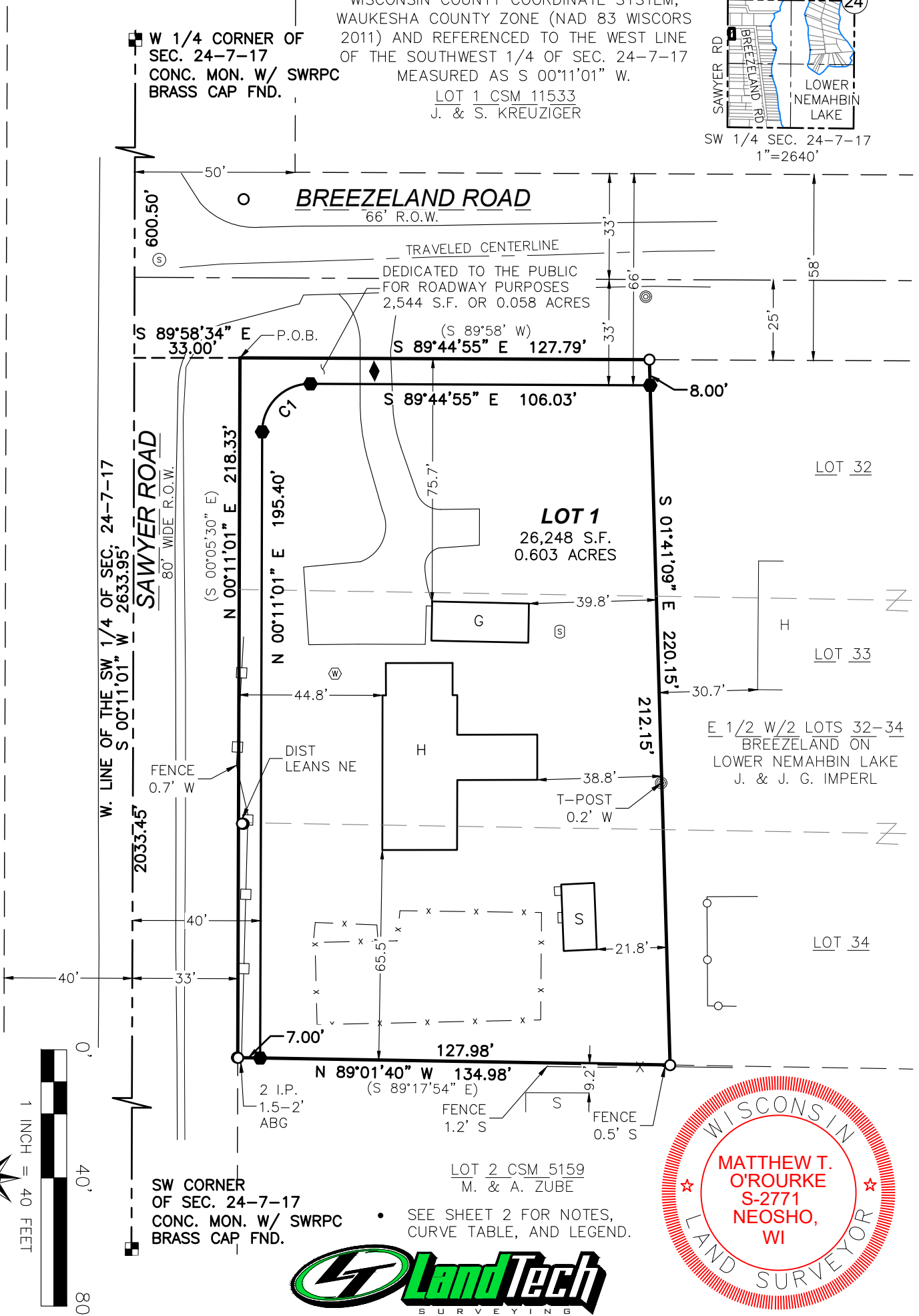
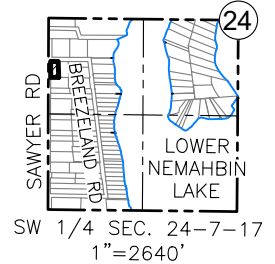
PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

THE WEST 1/2 OF THE WEST 1/2 OF LOTS 32, 33 AND 34, BREEZELAND ON LOWER NEMAHBIN LAKE, PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 24, IN TOWNSHIP 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SEC. 24-7-17 MEASURED AS S 00°11'01" W.
LOT 1 CSM 11533
J. & S. KREUZIGER

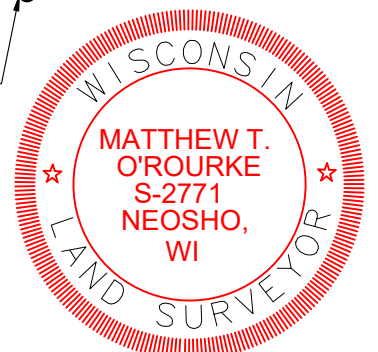
VICINITY MAP



PREPARED FOR:
HANNAH SIEVERT
34941 BREEZELAND ROAD
OCONOMOWOC, WI 53066



LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599



REVISED 09/30/2026
DATED 08/31/2026
JOB #26211
SHEET 1 OF 4

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

THE WEST 1/2 OF THE WEST 1/2 OF LOTS 32, 33 AND 34, BREEZELAND ON LOWER NEMAHBIN LAKE, PART
OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 24, IN TOWNSHIP 7 NORTH, RANGE 17
EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING THE WEST 1/2 OF THE WEST 1/2 OF LOTS 32, 33, AND 34, BREEZELAND ON LOWER NEMAHBIN LAKE, PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 24, TOWN 7 NORTH, RANGE 17 EAST; THENCE S 00°11'01" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 24, 600.50 FEET; THENCE S 89°58'34" E, 33.00' FEET TO THE NORTHWEST CORNER OF LOT 32 OF BREEZELAND ON LOWER NEMAHBIN LAKE AND POINT OF BEGINNING; THENCE S 89°44'55" E, ALONG THE SOUTH RIGHT-OF-WAY OF BREEZELAND ROAD, 127.79 FEET; THENCE S 01°41'09" E, 220.15 FEET TO THE NORTH LINE OF LOT 2 OF CSM 5159; THENCE N 89°01'40" W, ALONG THE NORTH LINE OF LOT 2 OF CSM 5159, 134.98 FEET TO THE EAST RIGHT-OF-WAY OF SAWYER ROAD; THENCE N 00°11'01" E, ALONG THE EAST RIGHT-OF-WAY OF SAWYER ROAD 218.33 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 28,792 S.F. OR 0.661 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF HANNAH SIEVERT OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE VILLAGE OF SUMMIT IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771



NOTES:

- ENTIRE PARCEL IS WITHIN THE VILLAGE OF SUMMIT SHORELAND ZONING JURISDICTIONAL LIMITS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- ADDRESS FOR LOT 1 IS 34941 BREEZELAND ROAD, OCONOMOWOC, WI 53066
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	15.00'	23.58'	21.23'	N 45°13'03" E	90°04'05"	N 89°44'55" W	S 00°11'01" W

LEGEND

■	SECTION CORNER MONUMENT
○	FOUND 1" IRON PIPE OR NOTED
●	SET 0.75" O.D. X 18" REBAR
	WEIGHING 1.502 LBS/FT.
— X —	WIRE FENCE
— □ —	WOOD FENCE
— ○ —	CHAINLINK FENCE
⊙	POST
⊗	WELL
Ⓢ	SEPTIC VENT
Ⓢ	SANITARY MANHOLE
H	HOUSE
S	SHED
G	GARAGE
(R)	RECORD DIMENSION
◆	DRIVEWAY LOCATION

REVISED 09/30/2026
DATED 08/31/2026
JOB #26211
SHEET 2 OF 4

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____
THE WEST 1/2 OF THE WEST 1/2 OF LOTS 32, 33 AND 34, BREEZELAND ON LOWER NEMAHBIN LAKE, PART
OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 24, IN TOWNSHIP 7 NORTH, RANGE 17
EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER I HANNAH SIEVERT HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND
MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING
FOR APPROVAL: VILLAGE OF SUMMIT.
WITNESS THE HAND AND SEAL OF SAID OWNER:

THIS _____ DAY OF _____, 20_____.

HANNAH SIEVERT

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED
HANNAH SIEVERT, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

I, _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE
SURVEYING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE
CERTIFICATE OF _____, OWNER.

WITNESS THE HAND AND SEAL OF, _____, MORTGAGEE,
THIS _____ DAY OF _____, 20_____.

IN THE PRESENCE OF:
_____(SEAL)
MORTGAGEE

STATE OF WISCONSIN)
_____)COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____20_____,
THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____
THE WEST 1/2 OF THE WEST 1/2 OF LOTS 32, 33 AND 34, BREEZELAND ON LOWER NEMAHBIN LAKE, PART
OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 24, IN TOWNSHIP 7 NORTH, RANGE 17
EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

VILLAGE OF SUMMIT BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD, THIS
_____ DAY OF _____, 20_____.

JACK RILEY, VILLAGE PRESIDENT

DEBRA MICHAEL, ADMINISTRATOR-CLERK/TREASURER

VILLAGE OF SUMMIT PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT PLAN COMMISSION, THIS
_____ DAY OF _____, 20_____.

JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL, ADMINISTRATOR-CLERK/TREASURER





VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

FROM: Amy Barrows, Village Planner
Planning & Zoning LLC

MEETING DATE: October 15, 2026

RE: **Zoning Code Text Amendment – Land Use Project**

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

Project Background:

In December of 2023, the Village Board directed staff, at the recommendation from staff, to review the zoning ordinance to identify common uses that are not currently provided for in the zoning ordinance and work with the Village to determine if these uses should be included, and if so, whether they should be included as a permitted or conditional use and subject to what conditions. The request was initiated because in 2018, the Village removed many Conditional Uses from the zoning ordinance in response to legislative changes at the state level. At the time, it was the intent of the Village to review uses that should be reincorporated into the ordinance. Currently, if an applicant requests a use that is not identified in the ordinance, the applicant is required to propose specific text language for consideration. Once a public hearing notice is published, no additional modifications can be considered to the language. This process puts a significant amount of burden and cost on an individual property owner to address an issue that could potentially impact the entire village. The amendments tend to be property specific to benefit the applicant, which is not best planning practice.

After several internal plan staff meetings (January 4, 2024, February 29, 2024 & April 1, 2024), discussion at Village Board meetings (February 8, 2024 and April 4, 2024), and a joint Plan Commission and Village Board meeting (October 3, 2024), the Village Board approved a contract to proceed with an official scope of work to amend the ordinance at their November 14, 2024 meeting. The Village Board appointed a Zoning Code Land Use Sub-Committee to prepare recommended text amendments based on the priority topics chosen at the joint meeting. Plan Commission and Village Board members jointly determined that the subcommittee should focus on the following uses as part of their recommendations:

- Contractor's yards/landscape businesses
- Event facilities
- Agri-tourism
- Commercial storage of boats and trailers
- Limited family businesses
- Mixed uses (subcommittee did not consider this topic)

Zoning Code Land Use Sub-Committee (Meetings held on February 13, 2025, March 13, 2025, April 10, 2025, May 8, 2025, September 11, 2025, November 13, 2025, and January 8, 2026):

The sub-committee consisted of two Village Board members, Jack Riley & Jeff Lee, and two Plan Commission members, Paul Schmitter and Matt Katz. Planner Barrows and Administrator-Clerk/Treasurer Debbie Michael were also present at all meetings. All meetings were open to the public and there was an opportunity for public comment at each meeting. The sub-committee met seven times. The sub-committee's recommendations are provided in the meeting materials. The sub-committee decided that rather than making recommendations regarding event facilities with an anticipated split vote, they would request that the Village Board consider the matter.

Public Listening Session – Joint Plan Commission and Village Board (Meeting held on May 29, 2025):

A public listening session was held on May 29, 2025 to receive comments related to agricultural-related businesses and event facilities. Approximately 145 people signed in at the meeting. There were 33 speakers and 31 of the 33 speakers were residents from the Village of Summit. There were several additional comment cards and follow-up emails. A summary of responses prepared by the Village Planner is included in the meeting packet. Brian Porter, a resident of the Village, also prepared a summary of responses that is included in the meeting packet.

Village Board (Meetings held on March 12, 2026, June 10, 2026, and August 12, 2026):

The Village met three times to discuss agricultural-related businesses and event facilities. The Village Board's final recommendations are included in the meeting packet.

At the August meeting, Village Board initiated an application to amend the text of the zoning ordinance based on the subcommittee recommendations and based on the recommendations on event facilities and agri-businesses presented at the August Board meeting. The Village Board requested that the amendments be presented to the Plan Commission for further consideration.

Next Steps:

Plan Commission will need to review the proposed text amendments provided in the meeting packet which are intended to represent the recommendations of the sub-committee and Village Board. Once Plan Commission is comfortable with the text amendments, the Plan Commission should schedule a public hearing. Ultimately, Plan Commission will make a recommendation to Village Board following a public hearing. Village Board can deny the text amendments presented by Plan Commission, adopt the text amendments as presented by Plan Commission, or modify the text amendments as presented by Plan Commission. If Village Board modifies the text amendments as presented by Plan Commission, they have the opportunity to send the modifications back to Plan Commission for consideration prior to adoption.

Recommendation for October 15, 2026 Plan Commission Meeting:

Discuss the proposed text amendments, provide feedback to the Village Planner, and schedule a public hearing at such time the proposed text amendments are satisfactory to the Plan Commission. If Plan Commission requests significant modifications to the proposed text amendments as part of discussion at the October meeting, staff recommends that a public hearing not be scheduled at this time.

PROPOSED DEFINITIONS

Agricultural-oriented business: A business operated by an immediate family member of the property owner of property zoned agricultural or estate or country residential and where agricultural-related services are performed, agricultural-related education is provided, or the retail sale of agricultural related products is conducted. Agricultural-oriented businesses may also include a business, activity, enterprise, or event, whether or not associated with an agricultural use, provided the use does not impair or limit the current or future agricultural or residential use of the property. The use shall maintain productive agricultural land and open space areas by limiting encroachment of development and minimizing land use conflicts among incompatible uses. An agricultural-oriented business is intended for a small family business that doesn't necessitate relocation or rezoning, but protects the interest of adjacent land owners and future development of the area.

Determine if # of employees should be included.

Commercial Vehicle Parking: Parking and storage of commercial or industrial vehicles, such as trucks, construction vehicles, grading equipment, semi-trailers, tractors, and similar vehicles and related equipment. All such vehicles and equipment shall be fully operative and in active use.

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

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

Garden Retail Centers:

Limited Family Business: A business operated by a single person or family in an attached garage or accessory building where personal services are primarily performed, or assistance is given, as opposed to the sale of products, and involves predominantly professional operations.

This Document is a 1st DRAFT for discussion purposes only. Additional terms will be defined and language will be modified and rearranged. (10/9/2026)

ARTICLE XI. CONDITIONAL USES

Sec. 111-311. General standards.

- (a) *Approval required.* The village may permit uses listed as conditional uses in various zoning districts in the district in which it is listed upon petition for such permit to the plan commission and subject to the approval of the plan commission ~~and to such other~~including conditions as ~~hereinafter designated~~ determined necessary by the plan commission.
- (b) *Basis of approval.* The plan commission shall base its determination on general consideration as to the effect of such grant on the health, general welfare, safety and economic prosperity of the village and specifically of the immediate neighborhood surrounding the proposed location, including such considerations as the following:
- (1) The effect on the established character and quality of the area;
 - (2) The effect on the area's physical attractiveness;
 - (3) The movement of traffic;
 - (4) The demand for related services;
 - (5) The possible hazardous, harmful, noxious, offensive, or nuisance effect as a result of noise, dust, smoke or odor; and
 - (6) Such other factors appropriate to carrying out the intent of conditional use permits as expressed in section 111-94(b)(3).

(c) *Standard Conditional Use Conditions.* The standard conditions listed below are automatically incorporated into the terms of a Conditional Use Permit issued under this section, unless otherwise stated in the Conditional Use Permit.

- (1). Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for determination.
- (2). No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.

-
- (3). This conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission as being in compliance with all pertinent ordinances.
 - (4). All buildings and grounds shall be maintained in a neat, attractive and orderly way.
 - (5). The property shall comply with all rules and regulations of the Village of Summit and the local Fire Department, including submission to routine inspections by Village and Fire Department staff.
 - (6). The site shall meet all applicable stormwater requirements and gain stormwater management plan approval prior to the execution of the Conditional Use Permit, if said site meets the applicability criteria found in **Chapter 12 Environmental and Natural Resources, Article IV Stormwater Runoff Ordinance**.
 - (7). Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to Village, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Plan Commission, pursuant to the enforcement provisions of this Conditional Use Order, and all applicable ordinances.
 - (8). Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises (including but not limited to any change to the boundary limits of the subject property), structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
 - (9). Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission feels, in its sole discretion, to be substantial shall require a new permit, and all procedures in place at the time must be followed.
 - (10). Petitioner and Owner Agreement. As a condition precedent to the issuance of the conditional use permit, the owner of the Subject Property shall approve the issuance of this conditional use permit upon the terms and conditions described herein in writing, and the Petitioner is required to accept the terms and conditions of the same in its entirety in writing.
 - (11). Professional fees. Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the **Village** incurs in connection with this application, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of the necessary documents or attendance at meetings or other related professional services for this application, as well as for any actions the Village is required to take to enforce the conditions in this conditional approval due to a violation of these conditions.
 - (12). Payment of charges. Any unpaid bills owed to the Village by the Subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of billing by the Village, pursuant to section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of this approval.
 - (13). Current Address. The Petitioner is obligated to file with the Village Clerk a current mailing address and current phone number at which the Petitioner can be reached, which must be continually updated by

the Petitioner if such contact information should change, for the duration of this conditional use. If the Petitioner fails to maintain such current contact information, the Petitioner thereby automatically waives notice of any proceedings that may be commenced under this conditional approval, including proceedings to terminate this conditional use.

14. Conditions Shown in Minutes Incorporated. All conditions of approval imposed by duly adopted motion of the **Village Plan Commission** in its consideration of the Petitioner's application, as noted in the Minutes of the **Village Plan Commission** meeting at which approval was granted, are specifically incorporated herein by reference.

(15). Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.

(16). If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Village Plan Commission.

(17). Performance Standards. It is the intent of this Section to describe performance standards for the regulation of uses and to establish an objective and equitable basis for control and to ensure that the community is adequately protected from potential hazardous and nuisance-like effects. These performance standards are designed to limit, restrict, and prohibit the effects of those uses outside their premises or zoning district. In addition, these performance standards are intended to comply with other applicable local, state and federal codes and standards. All structures, lands, air and water shall hereafter comply with the following performance standards.

a. **Control of Odors.** No operation or activity shall emit any substance or combination of substances in such quantities that create an objectionable odor. The Plan Commission reserves the right to request an odor control plan from the applicant to identify potential odors and implement recommendations from the plan.

b. Control of Fire and Explosive Hazards

i. All uses involving the manufacturing, utilization, processing, or storage of flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate firefighting and fire suppression equipment and devices as may be required by the Fire Prevention Code.

ii. All materials that range from active to intense burning shall be manufactured, utilized, processed, and stored only in completely enclosed buildings which have noncombustible exterior walls and an automatic fire extinguishing system.

iii. The storage of fuels and other materials that produce flammable or explosive vapors shall be permitted only after review and approval by the **local** Fire Department and in accord with their requirements to minimize fire and explosive hazards.

c. Glare, Heat and External Lighting

i. No operation or activity shall produce any intense lighting, glare or heat with the source directly visible beyond the boundary of the property line. Operations producing light, glare, or heat shall be conducted within an enclosed building.

ii. External lighting shall be shielded so that light rays do not adversely affect adjacent uses. Wall-mounted fixtures shall be used over pole-mounted lighting to the greatest extent practicable, with specific consideration given by the plan commission on the necessity for pole-mounted light fixtures for the proposed use. External lighting shall

maintain a zero-footcandle measurement at all property lines. External lighting shall be turned off at a time determined by the plan commission, except for necessary security lighting.

d. Water Quality Standards

- i. No activity shall locate, store, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature that might runoff, seep, percolate, or wash into surface or subsurface waters so as to contaminate, pollute or harm such waters or cause nuisances such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste or unsightliness, or be harmful to human, animal, plant, or aquatic life.
- ii. No activity shall withdraw water or discharge any liquid or solid materials so as to exceed or contribute toward exceeding the minimum standards and those other standards and the application of those standards set forth in Wis. Adm. Code NR 102 or in other applicable Chapters which regulate water quality.
- iii. Storage of materials shall be contained so as to avoid runoff and erosion onto adjacent properties, roads or natural resources.

e. **Noise.** No operation or activity shall transmit any noise beyond the boundaries of the property so that it becomes a nuisance or is in noncompliance with Section 18-6 of the Municipal Code. For any conditional use issued on a property zoned agricultural, the noise standards for residential districts shall apply.

f. Vibration

- i. No operation or activity shall transmit any physical vibration that is above the vibration perception threshold of an individual at or beyond the property line of the source. Vibration perception threshold means the minimum ground- or structure-borne vibrational motion necessary to cause a reasonable person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects.
- ii. Vibrations not directly under the control of the property user and vibrations from temporary construction or maintenance activities shall be exempt from the above standard.

g. Traffic Impact

- i. The plan commission reserves the right to require a traffic impact study in order to identify impacts to adjacent properties and roadways and to identify improvements or actions required to minimize or eliminate impacts. No use shall be approved unless the applicant implements the conclusions and recommendations of the study unless otherwise approved by the plan commission. The traffic study shall be prepared by a registered professional engineer in accordance with the following standards:
 - 1. Manual on Transportation Studies (Institute of Transportation Engineers (ITE))
 - 2. Traffic Impact Analysis Guidelines (Wisconsin Department of Transportation)

[3. Manual on Uniform Traffic Control Devices \(Federal Highway Administration\)](#)

[4. Trip Generation Manual \(Institute of Transportation Engineers\)](#)

[5. Other local, county or state standards](#)

(Ord. No. 31-2015, § 11.1, 10-1-2015)

Sec. 111-312. Procedure for approval.

- (a) *Petition.* Applicants shall submit a conditional use permit application [and materials](#) to the zoning administrator. Upon receipt of the application materials, the zoning administrator shall review it to determine whether it is in proper form, contains all of the required information, and shows substantial compliance with this chapter and other ordinances and plans of the village.
- (b) *Hearing.* Upon receipt of a complete application, the zoning administrator shall schedule a public hearing in accordance with section 111-387.
- (c) *Determination.* Following [a](#) public hearing and necessary study and investigation, the plan commission shall render its decision in writing within 60 calendar days upon conclusion of the public hearing and necessary study and investigation, unless the applicant and plan commission mutually agree upon an extension of time [at the public hearing prior to the 60-day deadline](#). The zoning administrator shall transmit a copy of this decision in writing to the applicant and also make the decision a permanent part of the plan commission's records. Such decision shall include an accurate description of the use permitted, the property on which permitted and any and all conditions made applicable thereto, or if disapproved, shall indicate the reasons for disapproval.
- (d) *Compliance with other permits.* When the village approves a conditional use permit, any necessary building or occupancy permits shall include reference to such conditional use permit. The conditional use permit shall apply solely to the structures, use and property described on the permit.

(Ord. No. 31-2015, § 11.2, 10-1-2015)

Sec. 111-313. Requirements. [\(add to 111-311 and reserve this section ?\)](#)

- (a) *Standard requirements.*
 - (1) Any such use shall conform to the building location, height, density and lot size regulations of the applicable district, unless the permit specifically provides for additional regulations. [The plan commission may consider allowing a conditional use within a legal nonconforming structure if the use complies with all standards and requirements of this article.](#)
 - (2) Applicants shall submit building, site and operation plans of the proposed use for plan commission approval pursuant to the provisions of article X relative to building, site and operational plan approval. Such plans shall include sufficient detail to enable the plan commission to consider the following:
 - a. The suitability of architectural and landscape treatment;
 - b. The proper location of the building or buildings on the lot;
 - c. The satisfactory provision for parking and circulation needs;
 - d. The satisfactory provision for drainage and sewage disposal;

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- e. The satisfactory provision of adequate planting screen where necessary;
 - f. The satisfactory provision of operational control devices where necessary to eliminate noise, dust, odor, smoke, or other objectionable operating condition; and
 - g. The general compatibility of the proposed use with the area in which it is located, [including but not limited to the adjacent land uses, neighborhood or village characteristics, natural resources and road](#).
- (b) *Special requirements.* In addition to the general standards and requirements as stated in subsection (a) above, the plan commission may subject the conditional use to more specific standards and requirements appropriate to the particular use and circumstances.

(Ord. No. 31-2015, § 11.3, 10-1-2015)

Sec. 111-314. Modification of regulations.

The plan commission may modify or waive the requirements applicable to uses permitted by right or as accessory uses in any district by the regulations of this chapter in its approval of a conditional use permit, if, in the plan commission's opinion, they are not appropriate or necessary to the proper regulation of the conditional use, and where such modification or waiver would not result in adverse effect upon the surrounding properties. [The plan commission may also modify the requirements to impose stricter standards.](#)

(Ord. No. 31-2015, § 11.4, 10-1-2015)

Sec. 111-315. Accessory uses and structures.

The village shall apply appropriate regulations to uses and structures accessory to a principal conditional use in the same manner as set forth for the principal conditional use.

(Ord. No. 31-2015, § 11.5, 10-1-2015)

Sec. 111-316. Termination.

- (a) The plan commission may terminate a conditional use permit, without the necessity of a public hearing, when the applicant or holder of the conditional use and the property owner make a request in writing to the plan commission to terminate the conditional use. If the plan commission agrees to terminate said conditional use permit under this section, the zoning administrator shall record notice of said termination of the conditional use permit in the Waukesha County Register of Deeds office.
- (b) The village board may terminate a conditional use permit following referral to the plan commission for a public hearing and recommendation, based on the following considerations:
 - (1) Where an approved conditional use does not continue in conformity with the conditions of the original approval or any amendment thereto.
 - (2) Where a change in the character of the surrounding area or of the use itself make it no longer compatible with surrounding areas.
 - (3) For similar cause based upon consideration for the public welfare.
- (c) If the village board terminates a conditional use permit, the village shall thereafter classify such use as a legal nonconforming use, except that where the termination occurs due to failure to comply with the conditions of the conditional use permit, the village board shall require complete termination of such use.

(Ord. No. 31-2015, § 11.6, 10-1-2015)

Sec. 111-317. Application to existing uses.

- (a) The village shall automatically grant conditional use status to a use which existed lawfully on a parcel at the time said parcel was placed in a district where such use would be permitted only as a conditional use.
- (b) In cases identified in (a) above, the village shall base such granting of a conditional use upon the existing conditions and use at the time similar to a legal nonconforming conditional use. Any expansion or change in the use shall require the applicant or holder of the conditional use permit and the property owner to apply for and receive approval of a new conditional use permit.

(Ord. No. 31-2015, § 11.7, 10-1-2015)

Sec. 111-318. Expansion, ~~or~~ changes or transferability.

- (a) Expansion or changes. Permit holders may petition for expansion or other change of the conditional use permit at any time. Such petition shall not prejudice the existing permit as herein authorized. The village shall use the same procedure for expansion or changes as for an initial petition except that, at the discretion of the plan commission, the plan commission may permit minor changes without a public hearing where such change does not significantly affect the character or intensity of the use, unless specifically noted within the conditional use permit.
- (b) Transferability. The plan commission may terminate the conditional use permit shall terminate upon the transfer of ownership of the property utilized for the conditional use or upon transfer to a non-occupant of the property, except that the conditional use permit shall remain in effect upon the transfer involving the owner of the subject parcel, an entity owned by the subject parcel owner, or a trust of the subject parcel owner.

(Ord. No. 31-2015, § 11.8, 10-1-2015)

Sec. 111-319. Violations.

Violations of the terms of a conditional use permit are subject to the penalties as provided in section 111-408 of this chapter.

(Ord. No. 31-2015, § 11.9, 10-1-2015)

Sec. 111-320. Registration.

The zoning administrator shall keep a copy of all approved and signed conditional use permits, amendments, and terminations. In the case of conditional use permits for lawful nonconformities, the information shall include the date of the commencement of the conditional use, a complete description of the use of said property or structure and copies of any correspondence relative to that conditional use permit. ~~The permit holder shall submit annual updates of the operation to the plan commission in January of each year.~~ The permit holder shall pay the costs of any necessary follow-up or investigation.

(Ord. No. 31-2015, § 11.10, 10-1-2015)

Sec. 111-321. Conditional uses permitted.

Subject to the foregoing, in addition to such uses enumerated in the district regulations, the village may permit the ~~following general conditional~~following conditional uses in the districts specified, provided further that the plan commission shall hold a public hearing and approve the location, building and site plans and plan of operation for any such conditional use. More than one conditional use may be applied for, and the provisions of each conditional use shall be met. The plan commission may limit the number of Conditional Uses on a property. ÷

- (1) *Continuation of existing conditional use permits.* Any conditional use permit granted pursuant to conditional use authority that has since been repealed and that was in effect, and the use was in operation on the date of such repeal, that is no longer an allowed use of the property, shall be allowed to continue as a conditional use subject to all conditions stated in the conditional use order. Any such conditional use permit that requires compliance with a section of the Village of Summit Zoning and Shoreland Protection Ordinance that has since been repealed, shall continue to require compliance with the referenced section as it existed immediately prior to such repeal and the repeal of such provision is stayed solely for such existing conditional use permit(s). These continuation provisions are intended to preserve the status quo for all rights and responsibilities incurred or accrued prior to the adoption of any ordinance that changes a conditional use to a prohibited use. Nothing herein shall be interpreted to prevent existing conditional use permit holders from applying to amend their conditional use pursuant to all laws in effect at the time of the application, or as set forth in the conditional use permit including those amendments requiring a public hearing.
- (2) Reserved.
- (3) *Regulated household animals.* Regulated household animals shall be subject to the following conditions, limitations, procedures, and exceptions.
 - a. *Number of dogs limited.* The keeping of dogs by regulated household animal conditional use is limited to the number of dogs described below. Note that "net parcel area" is described in subsection (3)c below.
 1. *Three acres or less.* On parcels three acres or less in net area, no more than three dogs required to be licensed by state statute shall be kept on the parcel.
 2. *Three to ten acres.* On parcels larger than three acres but less than 10 acres in net area, no more than seven dogs required to be licensed by state statute shall be kept on the parcel.
 3. *Ten acres or larger.* On parcels ten acres or larger in net area, no more than 15 dogs required to be licensed by state statute shall be kept on the parcel.
 - b. *Number of confined hobby animals (as defined herein) limited.* The keeping of confined hobby animals (as defined herein) by regulated household animal conditional use is limited to the numbers described below. Note that "net parcel area" is described in subsection (3)c below.
 1. *Less than four acres.* On parcels less than four acres in net parcel area, no confined hobby animals other than horses shall be kept on the parcel. Horses may be permitted at a level of one horse for each two acres of net area.
 2. *Four acres or larger.* One confined hobby animal, including horses may be permitted for each two acres of net parcel area.
 - c. *Regulated household animal regulations.* The keeping of regulated household animals by conditional use permit is subject to the following regulations, in addition to any specific conditions that may be imposed by the plan commission:

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1. *No commercial activities.* Commercial activities such as sale or breeding of regulated household animals are prohibited unless specifically recognized and defined in the adopted plan of operations and exempted under section 111-321(C)(7).
 2. [Intentionally omitted].
 3. *Vaccinated.* All regulated household animals must be vaccinated not less than annually by a veterinarian who is licensed in the State of Wisconsin.
 4. *Dropping disposal.* The keeper of any regulated household animals shall cause droppings to be collected in a container or receptacle that when enclosed shall be vermin-proof and fly-tight. Every such keeper shall cause all droppings so collected to be disposed of in such a manner as to not permit the presence of a nuisance to the surrounding neighborhood.
 5. *Net parcel area.* For purposes of this subsection (3), "net parcel area" does not include land located within wetlands, land within the wetland conservancy or floodplain overlay district; land within a primary environmental corridor; and land with slopes exceeding 20 percent.
 6. *Setbacks.* Structures which enclose regulated household animals shall maintain the following minimum setbacks:
 - (i) From the front property line: 50 feet.
 - (ii) From the side and rear property lines: 50 feet.
 - (iii) From a dwelling unit on the same parcel: 50 feet.
 - (iv) From the nearest setback line required for a dwelling unit on an adjacent parcel: 50 feet.
 - (v) From a domestic well: 30 feet for up to ten animals; 50 feet for more than ten animals.
- d. *Regulated household animal conditional use permit procedures.* All regulated household animal conditional use permits are subject to the following applications procedures and requirements, which shall be in addition to the ordinary conditional use procedures described in article XI of this chapter:
1. Building, site and operational plans must be submitted and shall be subject to the review described in article X of this chapter.
 2. The regulated household animal use must be accessory to an otherwise permitted use.
 3. The application fee for a regulated household animal conditional use permit shall be set by separate resolution of the village board.
 4. Written notice of the public hearing shall be sent by regular mail to the last known address of all landowners within 300 feet of the subject property.
 5. The issuance of the conditional use permit is subject to the plan commission finding that such regulated household animal will not adversely affect the use of adjacent land and is compatible with surrounding and nearby land uses.
 6. The plan commission may require such measures or provisions by the applicant as may be deemed necessary to provide adequate protection of surrounding property.
 7. The plan commission may deny the request for a regulated household animal conditional use permit on the basis of the finding that such use would be incompatible with surrounding and nearby land uses, a possible nuisance, and/or not in the public interest.

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- e. One regulated household animal conditional use permit per parcel. There shall be no more than one regulated household animal conditional use permit allowed on any one parcel in the Village of Summit.
 - f. *Nuisances.* In all cases, regardless of the number of dogs or confined hobby animals on a parcel, if the keeping of any number of dogs or confined hobby animals accessory to the principal use becomes a nuisance to the neighborhood as may be determined by the plan commission or the village board, such use shall be terminated or the nuisance abated. The keeping of confined hobby animals without a regulated household animal conditional use permit, and the keeping of more dogs than are permitted by right on a property without a regulated household animal conditional use permit, unless such uses are otherwise expressly permitted by this chapter, is declared to be a public nuisance. Where necessary, the plan commission or village board may take appropriate steps to abate such nuisance.
 - g. [Intentionally omitted.]
 - h. *Exception for permitted uses.* This subsection (3) shall not be interpreted to require a conditional use permit for uses that are expressly permitted by right or by conditional use permit by other sections of this chapter.
 - i. *Duration and assignment.* Regulated household animal conditional use permits shall have limited duration, with a term specifically prescribed by the plan commission, which shall not be longer than five years. The conditional use permit may be renewed thereafter for such additional terms as the plan commission deems appropriate, in the event that the use of the property is compatible with the surrounding areas and is in substantial compliance with the terms of the preceding conditional use order. Regulated household animal conditional use permits shall not be transferable ~~either as~~ either to different owners or as to different property.
- (4) *Commercial vehicle parking.* The parking and storage of commercial vehicles as defined in Section 111-431 ~~shall~~ may be permitted in the A-1 District and A-2 District as a conditional use upon compliance with all of the following requirements:
- a. The minimum lot area of the parcel utilized for commercial vehicle parking shall be at least ~~15~~ acres. This use shall be accessory to a principal residential use (split vote by subcommittee).
 - b. All commercial vehicles shall be owned, or leased and operated by, the owner or occupant of the property.
 - c. Vehicles shall be fully operative and in active use. No more than six commercial vehicles may be stored on the property. If four or more commercial vehicles are proposed, then two commercial vehicles shall not exceed two axles. Trailers, grading equipment, and other equipment related to the conditional use are not included for purposes of determining the number of commercial vehicles.
 - d. ~~The boundary of any parcel utilized for commercial vehicle parking shall be within 200 feet of a county highway or state trunk highway~~ The property must front directly upon and have access to an arterial, major collector street, county, state or US Highway or be located within an established industrial park where roads can handle heavy equipment.
 - e. All commercial vehicles shall be parked or stored in an enclosed structure having flooring that consists of concrete or other impervious surface.
 - f. No commercial activity involving a commercial vehicle shall occur on the property ~~in~~ on which commercial ~~vehicle~~ vehicles are parked or stored. No other commercial activities are allowed unless the activities meet the definition of a home occupation or a Conditional Use Permit is

granted for a Limited Family Business. The storage of construction, maintenance, or landscaping materials shall comply with the

- g. Parking on the property for up to four employees who operate the commercial vehicles may occur if such parking is screened from view from any public right-of-way or adjacent property by landscaping or architectural means. For purposes of this subsection, an employee is a person who has no familial relationship with the applicable person that: (i) owns the parcel utilized for commercial vehicle parking; (ii) operates commercial vehicle parking on the subject parcel; or (iii) owns the entity that operates the commercial vehicle parking on the subject parcel.
- h. The building road and side yard setback for any building housing commercial vehicles and equipment shall be located a minimum of 50 ft. from any lot line. Any parked or stored vehicle with a running generator, compressor, or diesel motor shall not be operated within 500 ft. of a property line zoned residential.
- hi. The conditional use permit shall terminate upon the transfer of ownership of the property utilized for commercial vehicle parking, except that the conditional use permit shall remain in effect upon the transfer involving the owner of the subject parcel, an entity owned by the subject parcel owner, or a trust of the subject parcel owner.

(5) Commercial Storage in an Existing Farm or Accessory Building. The conversion of an existing barn, farm building, or accessory building for the commercial storage of machinery, furniture, boats, trailers, equipment, and similar items- may be permitted in the A-1 District and A-2 District as a conditional use upon compliance with all of the following requirements:

- a. Associated business activities are limited to uses associated with the commercial storage of boats, trailers and equipment such as wrapping, waxing, cleaning and changing the oil of said vehicles and equipment. Any other business activity shall comply with applicable Ordinance provisions such as Section 111-XX Home Occupations and Section 111-XX for Limited Family Businesses.
- b. The property shall not be located in a subdivision and shall comply with the minimum lot size and dimensions of the District in which the property is located.
- c. The buildings used for commercial storage shall exist as of January 1, 2027, -and shall comply with all regulations of the Village ordinances, including zoning, state building code and the fire department, as required by the applicable departments, subject to the extent of the commercial storage proposed.
- d. Any building used for commercial storage shall be located a minimum of 50 feet from any side or rear lot line.
- c. A Plat of Survey shall be submitted that includes the lot size, setbacks, offsets and use of all existing structures on the property.
- d. The property shall front directly upon and have access to an arterial, ~~or~~ major collector street, County, State or US Highway.
- e. The use of wells and/or private on-site wastewater treatment systems shall comply with all applicable state and county codes and ordinances.
- f. Commercial signage is prohibited.
- h. The Plan Commission has the authority to determine if outdoor commercial storage is permitted and may impose conditions such as limitations on the length of time an item can be stored outdoors, the type of items stored outdoors, maximum height and size of vehicles and equipment to be stored outdoors, and the location and the total area of the property that may

be used for outdoor commercial storage. Outdoor commercial storage shall be accessory to indoor commercial storage and shall be screened from view.

i. ~~These provisions do not apply to the storage of personal items of the property owner of the lot or by persons lawfully residing on the lot.~~

(6) Contractor's Yard. A Contractor's Yard as defined in Section 111-431 may be permitted in the A-1 District and A-2 District as a Conditional Use upon compliance with all of the following requirements:

b. The property shall be a minimum of 5 acres in size and shall not be located in a ~~platted~~ subdivision.

~~The property shall be designated on the Comprehensive Land Use Plan as SF Residential 2.4-acre density or Agricultural.~~

c. The use shall be accessory to a principal residential use (split vote at subcommittee).

d. The property shall front directly upon and have access to an arterial, ~~or~~ major collector street, county, state or US highway, or be located within an established industrial park where roads can handle heavy equipment.

e. The type of materials stored on the property, inside and outside, shall be approved by the ~~Village~~ ~~P~~lan ~~C~~ommission. If commercial vehicle parking or equipment will be stored on the property, the applicant shall seek a Commercial Vehicle Parking ~~C~~onditional ~~u~~se Permit. Outdoor storage shall meet the following criteria:

i. The area designated for outdoor storage shall not exceed 10 percent of the lot area, up to a maximum of two acres.

ii. The area designated for outside storage of materials shall be located a minimum of 100 ft. from any lot line, shore, wetland, or floodplain.

iii. The area designated for outside storage of materials shall be screened entirely from view by the adjacent properties and roads.

f. Any building housing materials and equipment shall be located a minimum of 50 feet from any lot line.

g. The conditional use permit shall terminate upon the transfer of ownership of the property utilized for commercial vehicle parking, except that the conditional use permit shall remain in effect upon the transfer involving the owner of the subject parcel, an entity owned by the subject parcel owner, or a trust of the subject parcel owner.

a.

(75) *Legal non-conforming uses.* In all district subject to the provisions of article VIII.

(8) Limited Family Business. A Limited Family Business, as defined in Section 111-431, may be permitted in the R-1 District, R-2 District, A-1 District and A-2 District. Additionally, professional offices may be permitted by right in any residential or agricultural district without a Conditional Use Permit (will need to add language elsewhere). Limited family businesses are permitted as a Conditional Use Permit; upon compliance with all of the following requirements:

a. A conditional use permit for a limited family business is designed to accommodate small family businesses operating from an attached garage or an accessory building, without the necessity for relocation or rezoning, while at the same time protecting the interest of the adjacent property

owners and any future development of the area. Such businesses are restricted to a service-oriented business as defined in this Ordinance and are prohibited from manufacturing or assembling products. The sale of products shall be accessory to the business. Examples of limited family businesses include, but are not limited to, 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 of a building unless otherwise approved by the plan commission, tailor/seamstress, travel agent, wine tasting (split vote at subcommittee), woodworking provided that an outside dust collection system is not required, dog grooming & training that does not result in the boarding of animals, ~~an office for a business that is otherwise located completely off-site with the exception a Commercial Vehicle Parking.~~ The Plan Commission shall make a determination if the proposed business use meets the purpose and intent of a limited family business in the event that a question arises.

- b. All employees, except one full-time equivalent, shall be members of the family residing on the premises.
- c. The Plan Commission shall determine the percentage of the property that may be devoted to the limited family business and shall review the uses' anticipated customer traffic for compatibility with the surrounding neighborhood and village characteristics.
- d. Outdoor uses, activities or storage are subject to the discretion of the plan commission. If approved as part of the conditional use, all outdoor uses, activities, and storage shall be sufficiently screened from adjacent properties and the road. If outdoor activities or storage include a Contractor's Yard or Commercial Truck Parking, separate conditional use(s) permits shall applied for. If vehicles, machinery and equipment proposed by the limited family business operator do not qualify as a Contractor's Yard or Commercial Truck Parking, the conditional use for the Limited Family Business shall restrict the number and types of vehicles, machinery and equipment the operator is allowed to bring onto the premises and whether the machinery and equipment must be stored inside a building.
- e. The structures used in the limited family business shall conform to the location and dimensional requirements of the district in which the property is located, unless the structure is considered legal non-conforming. If the existing structure to be utilized for the limited family business is in need of structural or cosmetic repair to meet village standards, including the village building code, the plan commission may require necessary repairs prior to the issuance of a Conditional Use Permit. The plan commission may grant an exception to the structure location requirements if it is determined that the proposed use does not impact the surrounding neighborhood.
- f. The lot size and dimensions shall conform to the minimum lot size requirements of the district in which the property is located, unless the lot is considered legal non-conforming. The Plan Commission may grant an exception if it is determined that the proposed use does not impact the surrounding neighborhood.

(9) Agricultural-Oriented Business. An Agricultural-Oriented Business, as defined in Section 111-431, may be permitted in the R-1 District, R-2 District, A-1 District and A-2 District as a Conditional Use Permit upon compliance with all of the following requirements:

Determine if # of employees should be limited as part of definition or standards

- a. The property shall be a minimum of 5 acres in size and shall not be located in a platted subdivision. Determine if residential use required by property owner/family member.

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- b. The agricultural-oriented business includes 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, petting farm, commercial greenhouse, agro-ecology center, fee fishing, farm education (add definition from table), and corporate events or social gatherings. The plan commission shall make a determination if the proposed business use meets the purpose and intent of an agricultural-oriented business in the event that a question arises. Any business activity that meets the standards of Section 111-XX Home Occupations and Section 111-XX for Limited Family Business shall comply with the standards of those sections.
- c. The property shall have direct access to arterial street, collector street, County Highway, State Highway, or US Highway. Improvements may be required to ensure save ingress and egress to the site and to improve traffic safety. Plan Commission has the authority to prohibit a use if it is determined that access to the site is unsafe or incompatible with adjacent land uses. Village Board stated they may want to list applicable streets.
- d. Plan Commission has the authority to place conditions on hours of operation, frequency of operations, seasonal use, maximum # of patrons, maximum # of employees, signage, music, food and beverage services, lighting, and parking as part of Conditional Use review. Lighting may be required to be turned off at a certain time and high standards shall be complied with to prevent light pollution.
- e. Plan Commission may place limitations on whether any live, amplified, or piped music can be played, including hours and location on property.
- f. Limitations may be placed on the #, type, and frequency of food & beverage trucks and trailers.
- g. Any commercial operations within buildings shall comply with commercial building and fire code requirements.
- h. Proper sewerage facilities shall be provided (this may include portable toilets).
- i. Commercial vehicles transported to and from a job site shall comply with Section 111- xxx Commercial vehicle parking. Plan commission shall restrict # and type of machinery, vehicles and equipment, and Plan Commission may require that storage be located inside an enclosed building.
- j. The location of any structures and uses related to the agricultural-oriented business shall be determined by the plan commission as part of the Conditional Use.
- k. Restrictions may be placed to avoid adverse impacts on adjoining residential properties, such as location, site, and screening requirements. Greater setback restrictions may apply.
- l. Plan commission has the authority to determine the percentage of property that may be devoted to the use.
- m. Plan commission has the authority to limit customer traffic that is compatible with the surrounding neighborhood and village character. Factors such as lot size, location to major intersections, and distance of residential neighborhoods may all impact the volume of traffic allowed.
- n. Plan commission shall require sufficient screening and buffer areas if any activities take place outside. Plan commission may improve greater setbacks to reduce impacts to the neighborhood.
- o. Outdoor activities are only allowed if reviewed and approved by Plan Commission.
- p. Any use that meets the definition of a contractor's yards, home occupation, limited family business or commercial truck parking shall comply with the standards of those uses (include

sections). I will add a condition in standard conditions that makes it clear that the PC does not have to grant more than one CU if it is too intense.

- q. Any conditional use granted under this section is subject to a one-year review with a continuous five-year renewal following the first year review.
- r. The conditional use permit shall terminate upon the transfer of ownership of the property utilized for commercial vehicle parking, except that the conditional use permit shall remain in effect upon the transfer involving the owner of the subject parcel, an entity owned by the subject parcel owner, or a trust of the subject parcel owner.

(provide consistent regulations between uses – see limited family business for sample language)

(96) *Quarries.* Quarrying operations as defined in this chapter, shall be permitted as a conditional use and where so permitted shall be subject to the general regulations applicable to such grant as set out in section 111-311(b) of this chapter, and to the specific regulations as hereinafter set forth.

- a. *Permits.* No quarrying operation shall take place in any district until a quarrying permit has been secured from the village board. Such permit shall be for an initial period as is deemed appropriate to the specific situation but not to exceed five years and may be renewed thereafter for periods not to exceed three years provided application shall be made at least 60 days or not more than 120 days before expiration of the original permit. Application after such date shall be treated as an original application.
- b. *Application procedures.*
 - 1. *Application format.* Application for a quarrying permit shall be made on forms supplied by the zoning administrator and shall be accompanied by:
 - (i) A fee as established by the village board in a fee schedule that may from time to time be modified by village board resolution, to defray the cost of notification, holding a public hearing, and administrative processing.
 - (ii) A full and adequate description of all phases of the contemplated operation and the specific mention of type of machinery and equipment that will be or might be necessary to carry on the operation. Where the operation is to include the washing of sand and gravel, the estimated daily quantity of water required, its source and its disposition shall be made a part of this description.
 - (iii) A legal description of the proposed site with a map showing its location with indications of private access roads, existing or proposed, and of public highways adjacent to the site which will be affected by the operation.
 - (iv) A topographic map of the area at a minimum contour interval of five feet extending beyond the site to the nearest public street or highway or to a minimum distance of 300 feet on all sides.
 - (v) A restoration plan as hereinafter required.
 - 2. *Referral to plan commission.* Where the application is for a use permitted as a conditional grant, the application and all data and information pertaining thereto shall be referred to the plan commission for public hearing and report and recommendation back to the village board within 30 calendar days after the public hearing. In addition to the normal posting and publishing, notices also shall be sent through the mail or otherwise placed in the hands of all owners within a half-mile radius of the approximate center of the proposed quarrying operation. These notices shall be mailed or delivered at least ten days prior to the date of

hearing. Substantial compliance with the notice requirements of this section shall be deemed sufficient.

3. *Action by village board.* The village board shall, within ten days after receipt of the recommendation of the plan commission, grant or deny a permit for the proposed quarrying operation. Such determination shall be based upon the standards set out in section 111-311 of this chapter and with particular consideration of the following factors:
 - (i) The effect of the proposed operation on existing roads and traffic movement in terms of adequacy, safety and efficiency.
 - (ii) The effect of the proposed operation on drainage and water supply.
 - (iii) The possibility of soil erosion as a result of the proposed operation.
 - (iv) The degree and effect of dust and noise as a result of the proposed operation.
 - (v) The practical possibility of restoration of the site.
 - (vi) The effect of the proposed operation on the natural beauty, character, tax base, land value and land uses in the area.
 - (vii) The most suitable land use for the area with particular consideration for future residential use.
 4. *Additional conditions.* Any conditions accessory to the granting of a permit shall be in writing and copies made a part of the permit and a part of the records of the town.
 5. *Renewals.* The procedure as designated in subsections (6)b.1, 2 and 3 above shall apply to applications for renewal of a permit. Determination in regard to renewal shall be based particularly on an evaluation of the effect of the continuance of the use with relation to changing conditions in the area. Where renewal is not granted, the reasons for refusal shall be presented to the applicant in writing and made a part of the records of the town.
- c. *Site requirements.*
1. *General.*
 - (i) No part of the quarrying operation shall be permitted closer than 1,000 feet nor shall any accessory access road, parking area or office building be permitted closer than 500 feet to a residential district at the time of the grant of permit except with the written consent of the owners of all residentially zoned properties within 1,000 feet, but in no case shall such operation be permitted closer than 200 feet to a residential district.
 - (ii) No quarrying operation shall be permitted as conditional use if 30 or more families reside within a half-mile radius of the center of the proposed site.
 2. *Setback requirements.* No part of the quarrying operation, other than access roads, shall be located closer than 200 feet to the base setback line along any street or highway. No accessory parking area, stock pile, or office building shall be located closer than 100 feet to the base setback line along any street or highway.
 3. *Offset requirements.* No part of the quarrying operation shall be permitted closer than 200 feet, nor shall any accessory access road, parking area, or office building be permitted closer than 50 feet to any property line except with the written consent of the owner of the adjoining property, or where said line is abutting a business park district, or abutting an existing quarrying operation but in no case shall such operation be closer than 20 feet to

any property line except by agreement between abutting quarrying operations, or be in conflict with the provisions of this section.

4. *Operational requirements.*

- (i) Fencing or other suitable barrier shall be erected and maintained around the site or around portions of the site where in the determination of the village board such fencing or barrier is necessary for the protection of the public, and shall be of a type approved by the plan commission.
- (ii) All machinery and equipment used in the quarrying operation shall be constructed, maintained and operated in such a manner as to minimize dust, noise and vibration. Access and haulage roads on the site shall be maintained in a dust-free condition by surfacing or treatment as directed by the town.
- (iii) The crushing, washing, refining or other processing other than the initial removal of material, may be permitted as an accessory use only as specifically authorized under the terms of the grant of permit or as otherwise provided in an business park district.
- (iv) In stone quarries the production or manufacturing of veneer stone, sills, lintels, cut flagstone, hearthstones, paving stone and similar architectural or structural stone and the storing or stockpiling of such products on the site shall be considered a permissible part of the operation provided such production does not require the use of crushing or other heavy machinery except as may be otherwise specifically authorized under the terms of the grant of permit or as otherwise provided in an business park district.
- (v) The manufacturer of concrete building blocks or other similar blocks, the production or manufacturing processes that might be related to the quarrying operation shall not be permitted.
- (vi) The washing of sand and gravel shall be prohibited in any operation where the source of water is of doubtful capacity or where the quantity of water required will seriously affect the supply for other uses in the area, or where disposal of water will result in contamination or pollution or excessive silting.
- (vii) The planting of trees and shrubs and other appropriate landscaping shall be provided where deemed necessary by the plan commission to screen the operation so far as practical from normal view, to enhance the general appearance from the public right-of-way, and generally to minimize the damaging effect of the operation on the beauty and character of the surrounding countryside. Such planting shall be started as soon as practicable, but no later than one year after quarrying operations have begun and shall be done according to the recommendations of the plan commission.
- (viii) Quarrying operations shall not begin before the hour of 7:00 a.m. and shall not continue after the hour of 6:00 p.m. and no operation shall take place on Sundays or legal holidays. During periods of national or unusual emergency, time and hours of operation may be altered at the discretion of the village board and through the issuance of a special permit that shall be renewable at 30-day intervals.

5. *Restoration requirements.*

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- (i) In order to insure that the area of quarrying operation shall be restored to a condition of practical usefulness and reasonable physical attractiveness, the owner or operator shall, prior to the issuance of a permit, submit to the plan commission a plan for such restoration in the form of the following:
 - A. An agreement with the village whereby the applicant contracts to restore the premises to a condition and within a time satisfactory to the town.
 - B. A physical restoration plan showing the proposed contours after restoration, plantings and other special features of restoration, and the method by which such restoration is to be accomplished.
 - C. A bond, written by a licensed surety company, a certified check, or other financial guarantee satisfactory to the village in an amount sufficient in the opinion of the plan commission to secure the performance of the restoration agreement.
 - D. Such agreement and financial guarantee shall be in a form approved by the village attorney.
 - (ii) In the event of the applicant's failure to fulfill this agreement, such bond, check or other financial guarantee shall be deemed forfeit for the purpose of enabling the village to perform the restoration.
 - (iii) Restoration shall proceed as soon as practical and at the order and direction of the plan commission. However, the owner or operator may, at his option, submit a plan for progressive restoration as the quarrying operation is being carried on. The required financial guarantee in such case may cover progressive stages of the restoration for periods of not less than two years.
 - (iv) At any stage during the restoration the plan may be modified by mutual agreement between the plan commission and the owner or the operator.
 - (v) Where there is any backfilling, the material used or the method of fill shall not be such as to create a health hazard nor which would be objectionable because of odor, combustibility, or unsightliness. In any case the finished grade of the restored area except for rock faces, outcroppings, water bodies, or areas of proposed building or paving construction, shall be of sufficient depth of earth to support plant growth.
 - (vi) Within one year after the cessation of the operation, all temporary structures (excepting fences), equipment, stock piles, rubble heaps, or other debris shall be removed or backfilled into the excavation so as to leave the premises in a neat and orderly condition.
 - (vii) In any restoration procedure which takes place in sand or gravel pits or on other sites where the material is of a loose or friable nature, no slope shall be left which is steeper than a ratio of one and one-half horizontal to one vertical. In no case shall any slope exceed the normal angle of slippage of the materials involved.

6. *Exceptions.*

- (i) *Incidental use.* The provisions of section 111-321(5) shall not apply to an operation which is incidental to another permitted use of the premises; provided such operation does not involve the commercial disposal of the material removed.

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- (ii) *Permitted modification or waiver.* The plan commission may, consistent with the intent of these regulations, modify or waive any or all of the provisions of section 111-321(5) of this chapter for subsection (6)c.6(ii)A through D below. This modification or waiver, except as allowed under subsection (6)c.6(i) above, must be provided as a properly recorded conditional use permit.
- A. Operations incidental to another permitted use of the premises where the material removed is sold or otherwise disposed of commercially.
 - B. Sod removal provided no such operation shall be permitted which adversely affects the drainage of the area and provided adequate provision is made to prevent erosion.
 - C. Topsoil removal, except that no such operation shall be permitted except as incidental to another permitted use of the premises, and provided such operation will not adversely affect the drainage of the area, or exceed 18 inches in depth and provided adequate provision is made to prevent erosion.
 - D. Where the character of terrain, of surrounding development, or other special conditions would justify such modification, permit a reduction in the required setback or offset provided however that in no case shall the setback be less than 100 feet, or the offset be less than 100 feet for quarrying operations or 20 feet for any accessory access road, parking area or office building except as may be otherwise provided by subsection (6)c.3.

(Ord. No. 31-2015, § 11.11, 10-1-2015; Ord. No. 48-2017, § 1, 7-11-2017; Ord. No. 59-2018, § 1, 6-12-2018; Ord. No. 63-2018, §§ 2—4, 8-20-2018; Ord. No. 82-2020, § 1, 6-11-2020; Ord. No. 96-2021, § 2, 5-13-2021; Ord. No. 131-2024, § 2, 3-14-2024; Ord. No. 134-2024, § 1, 8-8-2024)

Secs. 111-322—111-345. Reserved.

COMMERCIAL VEHICLE PARKING

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

COMMERCIAL VEHICLE PARKING DEFINITION:

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

STANDARDS:

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

COMMERCIAL VEHICLE PARKING

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

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

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

CONTRACTOR'S YARD

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

CONTRACTOR'S YARD DEFINITION:

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

STANDARDS:

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

CONTRACTOR'S YARD

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

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

COMMERCIAL STORAGE OF BOATS, TRAILERS, & EQUIPMENT

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

COMMERCIAL STORAGE OF BOATS, TRAILERS, AND EQUIPMENT DEFINITION:

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

STANDARDS:

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

COMMERCIAL STORAGE OF BOATS, TRAILERS, & EQUIPMENT

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

equipment to be stored outside, and area and location of property that can be used for storage.

- The use should be a conditional use.

LIMITED FAMILY BUSINESS

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

LIMITED FAMILY BUSINESS DEFINITION:

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

STANDARDS:

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

LIMITED FAMILY BUSINESS

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

- Require sufficient screening if any activities take place outside
- Provide for architectural review of building/structures. Consider: Plan Commission has the authority to require structural and cosmetic improvements to the building used for business purposes if the building is unkept, in disrepair, or does not comply with the building code. **This provision resulted in a 2 to 2 vote at the subcommittee.**
- Refer to noise ordinance
- Any outdoor activities shall be reviewed by Plan Commission, not guaranteed for approval
- Lot and building must be conforming to dimensional standards unless legal nonconforming
- If contractor's yards or commercial truck parking proposed, need to comply with those CU's and be in the A-1 or A-2 District. Plan Commission can limit the # of CU's on a single property
- This use should require a Conditional Use Permit, except that offices may be permitted by right.

LANDSCAPE COMPANIES/NURSERIES/GARDEN CENTERS

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

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

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

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

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

Recommended Definition and Provisions

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

Existing A-1 and A-2 Provisions:

Principal Permitted Uses:

Plant Nurseries.

Sales of nursery products raised or transported onto the site.

Proposed A-1 and A-2 Provisions:

Principal Permitted Uses. Any commercial operation requires compliance with Article X, Building, Site and Operational Plans.

Plant nurseries, including limited retail and wholesale sales and nursery products raised or transported onto the site. Wholesale sales include nursery stock that is transported to market and is not sold on site. Retail sales are limited to nursery products, which are produced by the operator or transported to the

LANDSCAPE COMPANIES/NURSERIES/GARDEN CENTERS

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

site. Retail sales may only be allowed if approved by the Plan Commission as part of the Building, Site, and Operation Plan and if the Plan Commission finds that the purpose, intent, and development goals of the Zoning Code are met. The Plan Commission may place restrictions on the property to ensure neighborhood compatibility, such as increased setbacks, commercial use of greenhouses, location of displays, screening, unloading and loading of product, and limitations on hours of operation, frequency of operations, and number of employees. The property shall abut and have direct access to an arterial or collector street or State or US Highway. Improvements may be required to ensure safe ingress/egress to site and to improve traffic safety.

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

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

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

Remove the following from the existing code:

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

Define garden retail centers as part of code amendments.

AGRI-BUSINESS and EVENT FACILITY USES

VILLAGE BOARD RECOMMENDATIONS (UPDATED 10/8/2026)

AGRICULTURAL-ORIENTED BUSINESS DEFINITION:

Note: Village Board requested that event facilities be included in the agricultural-oriented business use. The Planner prepared the below definition based on the Board's recommendation.

A business operated by an immediate family member of the property owner of property zoned agricultural or estate or country residential and where agricultural-related services are performed, agricultural-related education is provided, or the retail sale of agricultural related products is conducted. Agricultural-oriented businesses may also include a business, activity, enterprise, or event, whether or not associated with an agricultural use, provided the use does not impair or limit the current or future agricultural or residential use of the property. The use shall maintain productive agricultural land and open space areas by limiting encroachment of development and minimizing land use conflicts among incompatible uses.

Determine if # of employees should be limited as part of definition or standards.

RECOMMENDED STANDARDS:

- Allowed in the A-1, A-2, R-1, and R-2 Districts as a Conditional Use accessory to a principal permitted use. Determine if residential use required by property owner or family member.
- Minimum lot size: 5 acres
- 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, petting farm, commercial greenhouse (discuss), agro-ecology center, fee fishing, farm education (add definition from table), and corporate events or social gatherings.
 - 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. Plan Commission has the authority to determine if any use proposed under this CU is acceptable based on minimizing land use conflicts.
 - Does not include temporary special events, needs to be defined.
- The property shall have direct access to arterial street, collector street, County Highway, State Highway, or US Highway, improvements may be required to ensure safe ingress/egress to site and to improve traffic safety. Plan Commission has the authority to prohibit a use if it is determined that access to the site is unsafe or incompatible with adjacent land uses.
 - *Village Board may want to list the applicable collector streets.
- Plan Commission has the authority to place conditions on hours of operation, frequency of operations, seasonal use, maximum # of patrons, maximum # of employees, signage, music, food and beverage

AGRI-BUSINESS and EVENT FACILITY USES

VILLAGE BOARD RECOMMENDATIONS (UPDATED 10/8/2026)

services, lighting, and parking as part of Conditional Use/Site Plan review. Lighting may be required to be turned off at a certain time and high standards shall be complied with to prevent light pollution.

- Plan Commission may place limitations on whether any live, amplified, or piped music can be played, including hours and location on property.
- Limitations may be placed on the #, type, and frequency of food & beverage trucks and trailers.
- 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.
- Proper sewerage facilities shall be provided (this may include portable toilets).
- 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.
- Location of structures and uses shall be determined by plan commission as part of review process.
- Restrictions may be placed to avoid adverse impacts on adjoining residential properties, such as location, site, and screening 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-family members.
- Shall comply with all other ordinance requirements.
- Limited customer traffic as determined by Village as part of Site Plan review, shall be compatible with surrounding neighborhood and village character. Factors such as lot size, location to major intersections, distance of residential neighborhoods may all impact the volume of traffic allowed.
- Require sufficient screening and buffer areas if any activities take place outside.
- 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, limited family business or commercial truck parking proposed, need to comply with those CU's. Plan Commission can limit the # of CU's on a single property.
- May require one-year review with typical five-year review following first year.

Related Topics to be Discussed Separately

- Allow roadside stands in R-1 and R-2 by right
- Allow special events through a separate simplified process (i.e. Christmas Fantasy House & Silver Circle Sports Events)

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 Protection (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,

AGRI-BUSINESS USES

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

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.

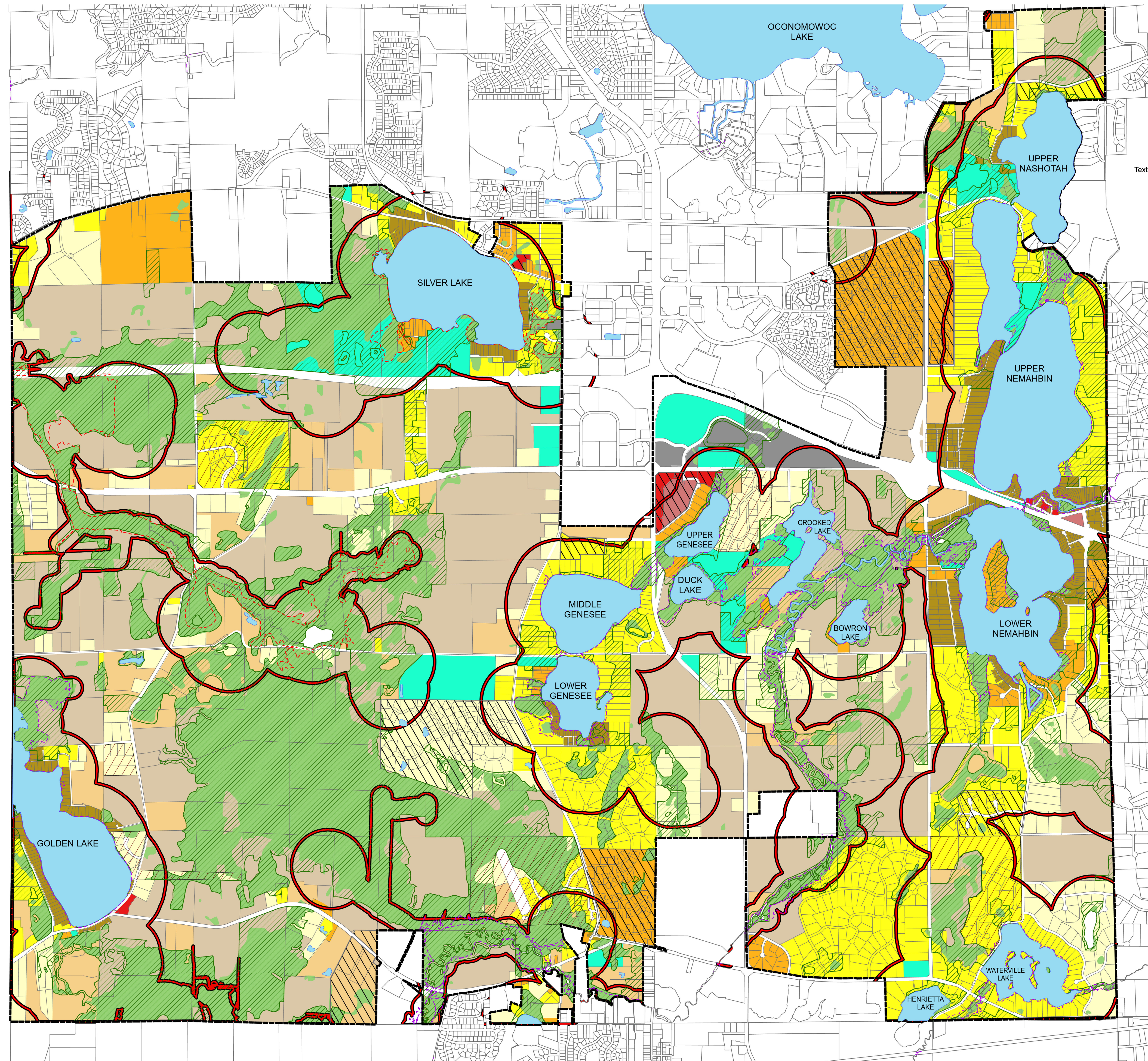
Land Use	Community	Definition	Notes
Agriculture Support Services	Town of Mukwonago	A place primarily involved in (1) providing agricultural supplies, agricultural equipment, agricultural inputs, or agricultural services; (2) storing, processing, or handling raw agricultural commodities; (3) slaughtering livestock; (4) marketing livestock; and/or (5) processing agricultural byproducts or wastes.	https://library.municode.com/wi/mukwonago_waukesh_a_co/codes/code_of_ordinances?nodeId=COOR_CH36ZOAPXALASMA
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, reeational horse trailers, riding lawnmowers, snowblowers, antique and small complete runnable sports cars, other storable objects or items owned by individual people that require temporary storage.	
Muskego	Agritourism	Tourism	Uses that combine tourism and agricultural practices that include activities that bring visitors to a working farm or ranch for enjoyment and education.	
Muskego	Adaptive reuse of existing barns for an event/wedding venue	Event Barn	The reuse of a site/building for a purpose other than orginally intended.	
Muskego	Agriculture and Related Activities	Agricultural	The use of land for agricultural purposes, including farming, dairying, grazing land, animal and poultry, husbandry, greenhouses, nurseries, livestock and poultry confinement, including necessary accessory uses fro the packing, treating, storing and shipping of farm products. The use of the word "farm" shall have the same meaning as the word "agriculture."	
Muskego	Horticulture	Agricultural	Commercial or noncommercial cultivation of a garden or orchard.	
Racine County	Agriculture Related Use	Agricultural	an agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, or facility for processing agricultural wastes.	
Town of Eagle	Agro-ecology center	Event Barn	A facility designed for the purpose of providing training in the techniques of agro-ecology, sustainable agricultural systems, and similar disciplines. An agro-ecology center generally conducts (theoretical and applied) research and community outreach while offering academic education, practical experience/training, and public service/instruction opportunities for audiences ranging from local school children to international agencies. Such a facility may provide meals and overnight lodging facilities for faculty, staff, and/or students/apprentices.	
Town of Eagle	Greenhouse	Business		
Town of Eagle	Bird hunting preserve	Recreational	A place where game birds are released into the wild for commercial hunting purposes.	

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

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

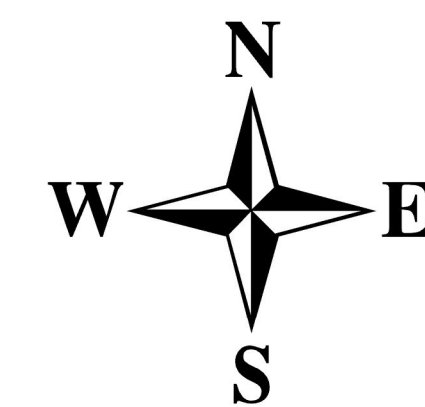


VILLAGE OF SUMMIT ZONING MAP

Legend

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

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



0 1,500 3,000 6,000 Feet



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

VILLAGE OF SUMMIT 2045 FUTURE LAND USE MAP

Legend

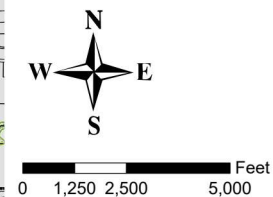
-  SF Residential 2.4-acre density
-  SF Residential 1.6-acre density
-  SF Residential 0.8-acre density
-  SF Residential 0.6-acre density
-  SF Residential 0.5-acre density
-  SF/MF Residential 0.25-acre density
-  Mixed Use
-  Commercial/Office
-  Industrial/Business Park
-  Institutional
-  Agricultural
-  Park/Recreational
-  Wetland Under 2 Acres
-  Wetland Over 2 Acres
-  Primary Environmental Corridor
-  Secondary Environmental Corridor
-  Isolated Natural Resource Area

**Property part of Managed Forest Lands, may not be regulated as PEC.*

Cadastral data is from 2022 Waukesha County GIS Data.

Wetland data is from the 2022 WDNR Wetland Inventory.

Environmental Corridor Data is from SEWRPC's 2015 Planned EC dataset. Minor corrections have been made by the Village to EC on the Aurora hospital site in section 15 to reflect known existing conditions.



Map Created: June 4, 2001
Map Revised: February 10, 2020
Map Revised: March 16, 2021
Map Revised: draft January 12, 2023;
adopted August 10, 2023