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, November 19, 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
    - October 15, 2026

5. Next meeting date – proposed for Thursday, December 17, 2026, at 5:30 p.m.

6. **PUBLIC HEARINGS:**

    A. Receive comments and discuss a proposed request by Cory Majszak, on behalf of Rogers Memorial Hospital Inc, property owner (dba Rogers Behavioral Health), to amend the Conditional Use Permit and associated Conceptual Future Master Plan for Rogers Memorial Hospital, to incorporate a new corporate office and related access, parking, and stormwater management facilities, and other minor improvements such as a picnic shelter. The properties subject to the Conditional Use Permit are 34700 Valley Road (SUMT0622977003), 3645 N. Hickory Lane (SUMT0622978002 & SUMT0622978004), 3647 N. Hickory Lane (SUMT0622978001 & SUMT0622978003), 34700I Valley Road (SUMT0622014001), 3630 N. Sawyer Lane (SUMT0622977004), and 3620 N. Sawyer Road (SUMT0622985).

    B. Receive comments and discuss a proposed request by Cory Majszak, on behalf of Rogers Memorial Hospital Inc, property owner (dba Rogers Behavioral Health), to amend the Zoning District from the R-2 Country Residential District to the IN Institutional District on properties located at 3630 N. Sawyer Lane (SUMT0622977004), and 3620 N. Sawyer Road (SUMT0622985) for the purpose of combining the subject properties with the adjacent property to the east, which is the Rogers Memorial Hospital (dba Rogers Behavioral Health) main campus.

7. **REGULAR BUSINESS:**

    A. Discussion and action on request by Cory Majszak, on behalf of Rogers Memorial Hospital Inc, property owner (dba Rogers Behavioral Health), to amend the Conditional Use Permit and associated Conceptual Future Master Plan for Rogers Memorial Hospital, to incorporate a new corporate office and related access, parking, and stormwater management facilities, and other minor improvements such as a picnic shelter. The properties subject to the Conditional Use Permit are 34700 Valley Road (SUMT0622977003), 3645 N. Hickory Lane (SUMT0622978002 & SUMT0622978004), 3647 N. Hickory Lane (SUMT0622978001 & SUMT0622978003), 34700I Valley Road (SUMT0622014001), 3630 N. Sawyer Lane (SUMT0622977004), and 3620 N. Sawyer Road (SUMT0622985).

B. Discussion and action on request by Cory Majszak, on behalf of Rogers Memorial Hospital Inc, property owner (dba Rogers Behavioral Health), to amend the Zoning District from the R-2 Country Residential District to the IN Institutional District on properties located at 3630 N. Sawyer Lane (SUMT0622977004), and 3620 N. Sawyer Road (SUMT0622985) for the purpose of combining the subject properties with the adjacent property to the east, which is the Rogers Memorial Hospital (dba Rogers Behavioral Health) main campus.

C. Discussion and action on request by Espire Homes Inc, on behalf of Kathleen Frane, property owner, to combine multiple lots of record to accommodate new home construction on property located at 2917 N. Silver Cedar Road, SUMT0637031.

D. Discussion and provide feedback 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.

8. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows
Village Planner

Next meeting date: December 17, 2026 **Posted: November 13, 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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Summit Village Hall ● 37100 Delafield Road ● Summit, WI 53066

PUBLIC HEARING NOTICE
VILLAGE OF SUMMIT, WISCONSIN

Thursday, November 19, 2026

Please be advised that the Village of Summit Plan Commission will hold a public hearing on **Thursday, November 19, 2026, at 5:30 p.m.,** at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin. The purpose of the hearing is to receive comments on a proposed request by Cory Majszak, on behalf of Rogers Memorial Hospital Inc, property owner (dba Rogers Behavioral Health), to amend the Conditional Use Permit and associated Conceptual Future Master Plan for Rogers Memorial Hospital, to incorporate a new corporate office and related access, parking, and stormwater management facilities, and other minor improvements such as a picnic shelter. The properties subject to the Conditional Use Permit are 34700 Valley Road (SUMT0622977003), 3645 N. Hickory Lane (SUMT0622978002 & SUMT0622978004), 3647 N. Hickory Lane (SUMT0622978001 & SUMT0622978003), 34700I Valley Road (SUMT0622014001), 3630 N. Sawyer Lane (SUMT0622977004), and 3620 N. Sawyer Road (SUMT0622985).

Immediately following the above noticed public hearing, another public hearing will be held by the Village of Summit Plan Commission at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin, at which time the Plan Commission will receive comments on a proposed request by Cory Majszak, on behalf of Rogers Memorial Hospital Inc, property owner (dba Rogers Behavioral Health), to amend the Zoning District from the R-2 Country Residential District to the IN Institutional District on properties located at 3630 N. Sawyer Lane (SUMT0622977004), and 3620 N. Sawyer Road (SUMT0622985) for the purpose of combining the subject properties with the adjacent property to the east, which is the Rogers Memorial Hospital (dba Rogers Behavioral Health) main campus.

Information regarding these applications is available for review at the Village of Summit Village Hall, 37100 Delafield Road, during regular business hours. Citizens with written comments regarding these public hearings may submit them using this link: https://villageofsummitwi.gov/contact-comment/ or email deputyclerk@villageofsummitwi.gov.Verbal comments may be provided at the meeting. For more information regarding this public hearing, please contact Amy Barrows, Village Planner, at the Summit Village Hall (262) 567-2757.

All interested parties will be heard.

VILLAGE OF SUMMIT

Amy Barrows, Village Planner

Published: November 5 and November 12, 2026
Posted: November 5, 2026

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

FROM: Amy Barrows, Village Planner
Planning & Zoning LLC

MEETING DATE: November 19, 2026

RE: **Rogers Memorial Hospital, Inc (dba Rogers Behavioral Health)**
Conditional Use – Site Development Plan – Business Plan of Operation
34700 Valley Road (SUMT0622977003), 3645 N. Hickory Lane (SUMT0622978002 & SUMT0622978004), 3647 N. Hickory Lane (SUMT0622978001 & SUMT0622978003), 34700I Valley Road (SUMT0622014001), 3630 N. Sawyer Lane (SUMT0622977004), and 3620 N. Sawyer Road (SUMT0622985).

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: ***Direct staff to draft an amended Conditional Use Order/Agreement for consideration at a future Plan Commission meeting following the submittal of all outstanding items listed at the end of this report.***

Background:
Rogers Behavioral Health (herein referred to as "Rogers") has been operating a mental health treatment facility on the subject properties since 1907 and has had a Conditional Use Permit since 1973. Roger's office space was originally on the property. In 1993, Rogers was granted approval to rent space to third parties for office use and an outpatient clinic. The rental of office and outpatient clinic space were eventually eliminated. Rogers amended the Conditional Use several times to expand and modify the mental health treatment facility operations. Starting in 2010, Rogers submitted a Master Plan that was used to approve multiple projects without the need to amend the Conditional Use Permit. The Master Plan was amended in 2015 and 2020. The current Conceptual Future Master Plan is enclosed in the meeting packet as Exhibit C of the Conditional Use Permit dated 2020. The Master Plan includes several properties owned by Rogers. A majority of these properties were combined by CSM and consistently rezoned as IN Institutional in 2025.

The Zoning Ordinance previously allowed hospitals, sanitariums, nursing homes, and outpatient care facilities as a Conditional Use Permit. These uses are no longer provided as a Conditional Use Permit. Therefore, the existing uses operate under Section 111-321(1) - *Continuation of existing conditional use permits* and Section 111-321(5) *Legal non-conforming uses*. The ordinance states that "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." The ordinance also states that "a person may change such use to another use provided that the plan commission determines that the new use would result in no less degree of conformity and that the new use

shall thereafter determine the degree of legal nonconformity."

Proposal:
The applicant is proposing to amend the Conditional Use Permit, including the Master Plan, and update the Site Plan and Business Plan of Operation to provide for a 15,500 sq. ft. one-story corporate office building to be occupied by Roger's employees. Rogers would like to commence and complete the project in 2027. The building will be placed along Sawyer Road on two existing residential properties. One residence has already been razed and another residence will be razed to accommodate the development. The existing access points to Sawyer Road will be removed and restored with vegetation and access will be provided from the interior of the Rogers site via the campus entrance on Sawyer Road. The acreage will be combined by Certified Survey Map with the main campus. The properties are already included in the Conditional Use boundaries and identified as "#44 RBH New Land Acquisition – Zoned Institutional – Staff Use." Since the description is vague, Village staff felt that the Conditional Use Permit needs to be amended so that it refers to "RBH Corporate Office Building".

The facility will have 35 offices and approximately 33 employees. There will be several conference rooms and a few rooms for private calls. The facility will operate Monday – Friday with typical hours ranging from 8 am – 4 pm, but a limited number of employees may have extended hours between 7 am – 5 pm. Not all employees are on-site every day.

The proposed Master Plan was updated to reflect existing conditions. In addition to the proposed office building and related parking area, the plan also includes a revised location for a proposed picnic shelter. The existing plan indicates that the shelter is proposed adjacent to the Harrington Recovery Center. The new proposed location is north of Turtle Pond. Both sites are located in the Primary Environmental Corridor. A #44 label for additional staff use was removed from the north side of the existing entrance road off of Sawyer Road.

Building: The proposed one-story building will consist of dark brown fiber cement lap and shake siding with a stone skirt and precast concrete sills on all four elevations. The roof will consist of architectural asphalt shingles with standing seam metal accents. The building also consists of wood timber overhangs.

Parking & Dumpster Enclosure: The site plan includes a parking lot on the east side of the proposed office building with 78 new parking spaces, 4 of which are accessible. The ordinance requires 1 parking space for each 250 sq. ft. of floor area plus 1 space for each 2 employees. If there are a total of 33 employees, 79 parking spaces are required. The applicant has indicated that there is sufficient parking on site to accommodate employees and any visitors that may attend meetings. However, one additional space is required per code requirements.

The dumpster is located in the southeast corner of the parking lot. The dumpster will be fully enclosed. A detailed rendering has not been provided.

Landscaping: The development will result in the removal of 55 native trees and 19 non-native trees. Rogers is proposing to plant 74 replacement trees, which include a mix of deciduous and evergreen species. Many of these trees will be placed between the building and Sawyer Road to screen the development from the street. The applicant has submitted a landscape plan that also includes plantings around the base of the building and around the parking lot and proposed stormwater facility.

Engineering/Civil/Fire Department: The development results in 98,723 sq. ft., 2.26 acres, of disturbance. A significant amount of grading is required to create a flat surface for the building and parking lot. When consideration is given to the entire Rogers campus, the property will have 23.1% impervious surfaces after the development is completed. The ordinance allows for 30% structure coverage and 50% impervious surfaces. The engineering and civil plans are being reviewed by the Village Engineer. The development includes the installation of a bio-retention basin that would be located east of the existing wetland/pond. The overflow outlet would drain toward the existing wetland/pond. A revised Stormwater Maintenance Agreement will need to be reviewed and approved by Village Board and recorded with Waukesha County Register of Deeds.

The fire department is reviewing the plans for access, maneuverability, and fire code compliance.

Lighting: The applicant is proposing 8 new parking lot pole lights. The poles are 15'6" tall with an additional 3' tall base. The Village's policy is to limit the pole height to 15 ft. The application materials do not include any detail on additional site and exterior building lighting.

Signage: Signage has not been submitted.

Considerations:

- The proposed development will require a zoning amendment from the R-2 Country Residential District to the Institutional District to be consistent with the main campus. The entire acreage is already planned for Institutional use.
- A Certified Survey Map combining the two residential properties with the main campus shall be submitted for review and approval and be recorded with Waukesha County Register of Deeds prior to commencing any construction.
- An updated environmental corridor delineation shall be required. The updated boundary shall be noted on the Certified Survey Map and considered in the approval of any proposed development.
- Plan Commission will need to determine if it is appropriate to include a proposed office facility as part of the Conditional Use Permit as a continuation of an existing conditional use permit.
- The site plans shall be reviewed and approved by the Village Engineer and Western Lakes Fire Department.
- One parking space shall be added or the square footage of the building or number of employees could be modified to comply with the minimum parking requirements.
- A detailed rendering of the dumpster enclosure shall be provided.
- A detailed rendering of all exterior lighting shall be provided, including photometrics and clearly labeled catalog cut sheets. Lighting shall not result in glare or trespass on adjacent properties.
- A detailed signage plan shall be provided, if signage is proposed.
- A detailed description of future use shall be provided. Plan Commission may want to consider limited the use of the building to professional office space only and not allow the conversion of additional patient residential or treatment use.
- The proposed development shall be reviewed by the Waukesha County Department of Public Works. Consideration should be made to any related traffic impacts.
- All proposed structures shall be color coded on the updated Master Plan.

VILLAGE OF SUMMIT ORDER
GRANTING A CONDITIONAL USE AND
PRESCRIBING CONDITIONS FOR
ROGERS MEMORIAL HOSPITAL
TO OPERATE A MENTAL HEALTH TREATMENT FACILITY
AND ASSOCIATED ACTIVITIES
IN THE VILLAGE OF SUMMIT
[UPDATED 12-17-2020]

WHEREAS, the Petitioner is requesting that an amended conditional use permit be granted pursuant to the Village Code for the Village of Summit for land located in Section 12 of the Village of Summit on the north side of Valley Road, east of Sawyer Road, all as described on Exhibit A attached hereto and incorporated herein (hereinafter "SUBJECT PROPERTY"); and

WHEREAS, the subject property is currently zoned Institutional District per Section 111-356 of the Village Code of the Village of Summit; and

WHEREAS, pursuant to Section 111-356(D)(1) and (2), the operation of hospitals, sanitariums, and nursing homes and outpatient care facilities, is an authorized conditional use on the property; and

WHEREAS, the petitioner previously received a conditional use permit for the remodeling of a residence on the property on or about August 23, 1973, from Waukesha County and the Town of Summit; and

WHEREAS, the petitioner previously received a conditional use permit for the existing mental health treatment facility known as Rogers Memorial Hospital, for office space for rental to Winning Ways Educational, Inc., for a Ropes Course for Rogers Memorial Hospital, and for an outpatient clinic for Kettle Moraine Treatment Center on or about November 2, 1993 from Waukesha County and the Town of Summit; and

WHEREAS, the petitioner previously received a conditional use permit modifying the previous conditional use permit maintaining the existing mental health treatment facility known as Rogers Memorial Hospital and the Ropes Course for Rogers Memorial Hospital, eliminating the rental of office space to Winning Ways Educational, Inc., and the outpatient clinic for the Kettle Moraine Treatment Center, approval of one of the lake homes for use by eating disordered patients and of the west cottage for use by chemically dependent patients and approval of fund-raising activities on or about October 18, 1995, from Waukesha County and the Town of Summit; and

WHEREAS, the petitioner previously received a conditional use permit modifying the previous conditional use permit to allow a second lake home for use by eating disordered patients on or about July 16, 1996; and

WHEREAS, the petitioner previously received a conditional use permit for modification to the existing conditional use permit to allow construction and use of a 30-bed residential eating disorder center to treat male and female eating disordered patients and the use of Lake House III and Lake House IV by eating disordered patients until such time as an occupancy permit is issued for the 30-bed residential facility and thereafter as offices for hospital staff on or about December 31, 1996 from Waukesha County and the Town of Summit; and

WHEREAS, the petitioner previously received a conditional use permit for modification to the existing conditional use permit to allow use of Lake House III and Lake House IV to treat obsessive-compulsive disordered patients; and

WHEREAS, the petitioner previously received a conditional use permit for construction of an addition to the main Rogers Hospital building, including the exterior parking area, outdoor cafeteria seating, and upgrading the gardens area, on or about September 15, 2004, from the Town of Summit; and

WHEREAS, the petitioner previously received a conditional use permit for the removal of Lake House III and Lake House IV and their uses, with new construction of the 20-bed Herrington Recovery Center for chemically dependent patients, along with and update plan of operations, overall site plan and specific architectural plans in July, 2008; and

WHEREAS, following incorporation of the Town of Summit to the Village of Summit, the petitioner previously received a Conditional Use Permit for the property on or about August 19, 2010, from the Village of Summit; and

WHEREAS, the petitioner previously received approval for modifications to the 2010 Conditional Use Permit to allow for the construction and use of multiple projects and activities per the Master Plan dated November 6, 2015 (Exhibit B); and

WHEREAS, the Village of Summit approved a Master Plan Amendment on March 12, 2020, to identify the possible property ownership configuration, proposed projects and land uses for Rogers Memorial Hospital (Exhibit C); and

WHEREAS, a petition was filed on August 13, 2020 on behalf of Rogers Memorial Hospital, Inc., 34700 Valley Road, Oconomowoc, Wisconsin, 53066. (hereinafter "PETITIONER"), by Jack Collier as agent; and

WHEREAS, upon receipt of the written application for a conditional use permit modification filed by the petitioner on August 13, 2020, the Village Planner properly referred such petition to the Plan Commission for the Village of Summit for determination; and

WHEREAS, upon referral of the petition by the Village Planner, the Plan Commission for the Town of Summit set a public hearing for November 19, 2020; and

WHEREAS, the Plan Commission held a public hearing on this request on November 19, 2020 reviewed the site information (including the Master Plan map Exhibit C), plan of operations and public comments and concerns regarding this operation, and the response by representatives of Rogers Memorial Hospital to those comments; and

WHEREAS, the Plan Commission for the Village of Summit, following necessary study and investigation, having given the matter due consideration, and having based its determination on the effect of granting such conditional use permit on the health, general welfare, safety and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as impact on surrounding properties as to noise, dust, smoke, odor or other similar factors, determined that the use would not violate the spirit or intent of the Village Code for the Village of Summit, would not be contrary to the public health, safety or general welfare of the Village of Summit, would not be hazardous, harmful, noxious, offensive or nuisance by reason of smoke, dust, odor, or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE, IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, this modified and Amended Conditional Use Permit for the subject property is hereby granted. The Amended Conditional Use Permit granted herein shall apply only to the specific uses of the aforesaid premises outlined herein, and the Amended Conditional Use Permit shall continue in existence only so long as the conditional use is operated in compliance with this and the Conditional Use Permit. This Amended Conditional Use Permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations. The following specific uses are hereby approved: (numbers reference the legend on the March 12, 2020 Conceptual Future Master Plan, Exhibit C)

1. **Multi-purpose Center for experiential therapy treatment of adolescent patients**

2. **Child/Adolescent Center for treatment of adolescent patients**

Presently, Rogers has a two story, forty-two (42) bed child adolescent CBRF building built in 2012. (Please see attached Master Plan number 2 with the addition section highlighted in blue as 2A). The majority of the building is a two story structure with a portion of the building being only one story.

2A. **Proposed Second Floor Roof Buildout - 8-12 Bed**

We are proposing to add a second floor to that one story section which will consist of four (4) to six (6) bedrooms and accommodate an additional 8 to 12 patients.

3. **Rogers Memorial Hospital**

For use as a mental health treatment facility including inpatient, residential care and related activities. Presently and as part of our main building, Rogers has a three story section built in 2012. The majority of the building is a three story structure with a small portion of the building being only two story.

3A. Proposed Third Floor Roof Buildout - 12 Bed

We are proposing to add a third floor to that two story section which will consist of six (6) bedrooms, a day room and nurses station and will an additional accommodate 12 patients.

4. **Kubly CBRF** used for patient care and related activities

5. **Smith House** – RBH owned Single family residential use, rental
   No institutional uses

6. **Herrington Recovery Center** used for patient care and related activities

7. **and 24. Proposed Aquatic Activities and Experiential Therapy Building**

An existing single family home, carport and related pier/boat activities presently occupies this location on the property. Previously approved as part of the November 2015 Master Plan, was a "Proposed Family Activity Center" and "RMH Lake Front Activities" (see Exhibit B Master Plan Legend Numbers 7 and 24 respectively). Rogers continues to propose these changes.

8. **English Garden** An area used as a display garden and for biophilic therapy.

9. **Future CBRF - 24 bed**

Previously approved as part of the November 2015 Master Plan, was a "Proposed 24 Bed CBRF" (see Exhibit B Legend Number 28). Rogers continues to propose this as previously shown.

10. **Lake House I** – RBH owned Single family residential use, rental
    No institutional uses

13. **Lake House II** – RBH owned, for staff use

15. **Ramsey House** – RBH owned, for staff use

16. **Children's Therapy Garden -** An area used as a display garden and for biophilic therapy

18. **Greenhouse** used as a greenhouse and for biophilic therapy

26. Rogers is proposing new landscaping and patient gardens in our existing central courtyard and will be used as a display garden and for biophilic therapy.

27, 28, 32, 33, 33A, 33B and 39
Rogers is proposing to add additional parking or expand existing parking areas at the above locations. When completed, a total of up to 698 off-street parking spaces will be provided on the property. Part of Item Number 27 and all of Item 39 were approved as part of the previously approved 2015 Master Plan shown in Exhibit B.

41. Maintenance Building
Rogers is proposing to construct a maintenance garage to the rear of our property for the storage and maintenance of RMH owned vehicles and equipment.

42. Family Research Center (2021)
The single story structure with an exposed lower level will be used as a comfort, resource and education center for family members of our patients. Additional uses will be for staff involved in patient research, a chapel, etc.

44. Additional residential lots
These single family lots have been acquired by Rogers and may be rezoned to Institutional zoning.

The Conditional Use Permit shall continue in existence only so long as Rogers Memorial Hospital, Inc., shall be the owner of the subject premises.

This Amended Conditional Use is granted for the aforementioned uses subject to the following conditions:

For use as a mental health treatment facility as specifically outlined in Exhibit C attached hereto and incorporated herein. The Petitioner shall update all of the plans and requirements of this Conditional Use, and such updated plans and requirements shall be subject to the approval of the Plan Commission for the Village of Summit, prior to commencement of any future construction activities, site preparation or the issuance of building permits, related to buildings, additions and related work that was the subject of the public hearing held on November 19, 2020.

1. USES: The use of the subject premises shall consist of normal mental health treatment activities including inpatient care, outpatient care and all activities which may be associated, except as otherwise expressly conditioned by the Conditional Use Permit or the plans approved hereunder.

2. PLAN OF OPERATION: An updated plan of operation for the subject property shall be submitted to and subject to approval of the Plan Commission for the Village of Summit by May 1, 2021.

3. SITE PLAN: For any new buildings on the property, a specific site plan, including new construction, site grading, parking, sanitary sewer utility connection(s), stormwater management and water supply and storage facilities of the proposed buildings affected area shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

4. BUILDING AND ARCHITECTURAL PLANS: For any new buildings on the property, specific building and architectural plans shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

5. SIGNAGE PLAN: A specific signage plan for the subject property shall be submitted to and subject to approval of the Plan Commission for the Village of Summit by May 1, 2022.

6. LIGHTING PLAN: For any new buildings on the property, specific lighting plans shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

7. PARKING PLAN: For any new buildings on the property, a specific parking plan shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

8. LANDSCAPING PLAN: For any new buildings on the property, a specific landscape plan shall be submitted to and subject to approval of the Plan Commission of the Village of Summit.

9. PLANS: The petitioner is required and must have all plans contemplated herein current, approved by the Plan Commission of the Village of Summit, and on file with the Plan Commission for the Village of Summit. The petitioner shall be entitled by amend and change any plan contemplated herein subject to the Plan Commission for the Village of Summit's approval and without a public hearing, if such amendment and/or change is not a substantial change from the original plan as approved and as allowed herein. Any amendment or change in any plan contemplated herein that the Plan Commission for the Village of Summit feels, in its sole discretion, to be substantial will require a new permit and all Village procedures in place at the time must be followed.

10. SPECIFIC UPDATES: In addition to the foregoing general updated information for purposes of the work contemplated at the public hearings held on March 12, 2020 and November 19, 2020, the petitioner shall do all of the following to the satisfaction of the Village Manager/Planner prior to commencement of any construction activities, site preparation or the issuance of any building permits, related to the building addition and

related work that was the subject of the public hearings held on March 12, 2020 and November 19, 2020.

a. The petitioner shall submit to and receive approval of all sanitary sewer connections, usage and capacities from the Summit Utility District #2 for all work contemplated at the public hearing of March 12, 2020 and November 19, 2020, and upon approval petitioner shall submit written proof of such approval to the Village Planner;

b. The petitioner shall submit to and receive approval from the Summit Fire District for the proposed construction including with regard to sprinkler requirements, and the petitioner shall submit written proof of such approval to the Village Planner.

c. The petitioner shall submit to and receive approval from the Village Engineer of a stormwater management and grading plan and shall submit proof of such approval to the Village Planner.

d. In the event the conditional use describes usage of various buildings differently than the petitioner intends to use the buildings, the petitioner shall so advise the Village Planner, and shall request, in particular, that updates be incorporated into the conditional use document and the plans incorporated therein.

Should any paragraph or phrase of this Amended 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 this Amended Conditional Use and the remainder shall continue in full force and effect.

Let copies of this order be filed in the permanent records of the Plan Commission for the Village of Summit, and let copies be sent to the proper Village authorities and the Petitioner.

Ratification: Except as specifically amended by this Amendment, the Conditional Use Permit remains in full force and effect and is hereby ratified by the parties.

Approved this 17th day of December, 2020.

BY THE PLAN COMMISSION
FOR THE VILLAGE OF SUMMIT

JIM SIEPMANN
Plan Commission Chairman

DEBRA J. MICHAEL,
Village Clerk

DocuSign Envelope ID: 0B078BC4-0562-4558-8121-2DC862D86A79

ACCEPTANCE

I hereby accept the terms of this Conditional Use in its entirety.

Date this _____ day of _____, 20__. Rogers Memorial Hospital, Inc.

1/12/2021

DocuSigned by:

By: Patrick T. Hammer

E2596DB1FEC2440...

This Conditional Use was drafted by
Village Planner Elling and Jack Collier, Rogers Behavioral Health

Exhibit A

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 3007, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3008, PARCEL 5 OF CERTIFIED SURVEY MAP NO. 3009, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10589, PART OF LOT 8 AND ALL OF LOTS 9 AND 10 OF THE MAP OF SUELFLOWS SUBDIVISION, VACATED "NORTH HICKORY LANE" AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

PREPARED BY:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD,
SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480

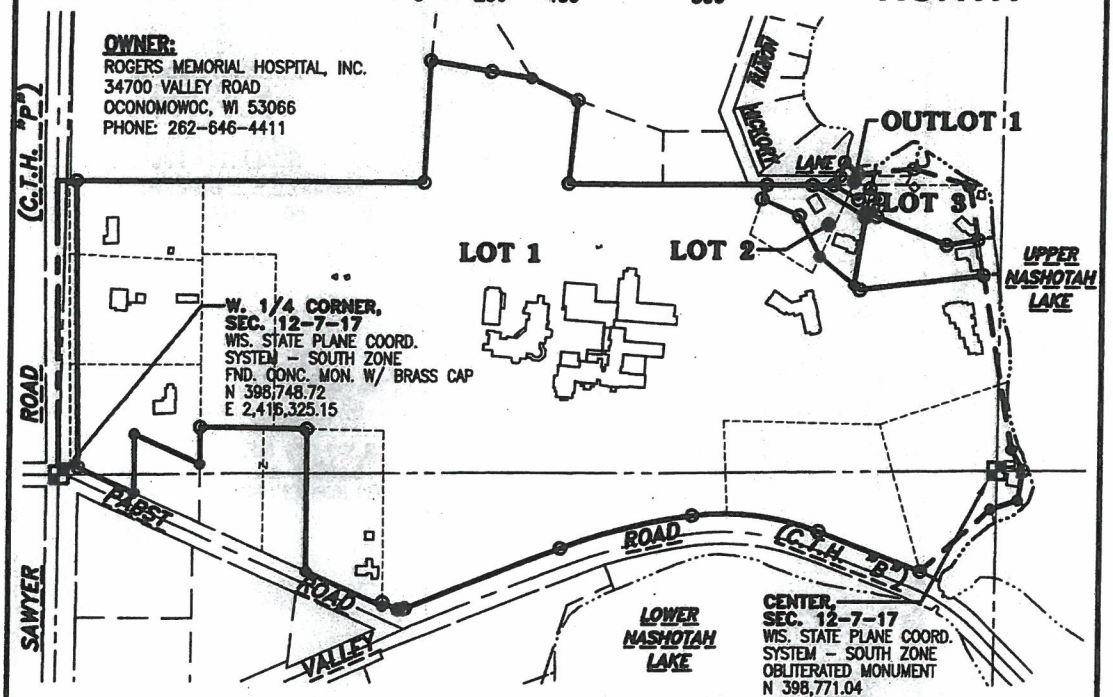
OVERALL DETAIL SHEET

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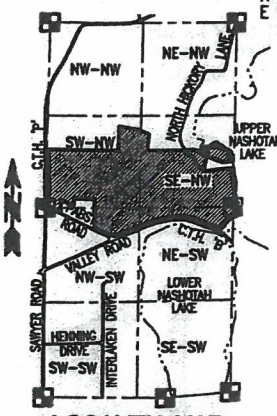
NORTH

OWNER:
ROGERS MEMORIAL HOSPITAL, INC.
34700 VALLEY ROAD
OCONOMOWOC, WI 53066
PHONE: 262-646-4411



LEGEND:

- (R.A.) – INDICATES Recorded As bearings and distances
- (D.C.) – INDICATES Deed Call bearings and distances
- ■ – INDICATES Section Corner
- O – INDICATES "Set" 0.75" O.D. x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- ● – INDICATES "Found" and NOT accepted Monumentation (Unless otherwise noted). Set New 0.75" O.D. x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.



LOCALITY MAP
N.W. 1/4 + S.W. 1/4
SEC. 12, T. 7 N., R. 17 E.
SCALE: 1" = 2000'

NOTE:
- LOT 2 AND OUTLOT 1 MUST REMAIN UNDER SAME OWNERSHIP AND CANNOT BE SOLD SEPARATE FROM THE OTHER.

NOTES:
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE N.W. 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, BEARS N00°48'04"E.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

DRAFTED THIS 28th DAY OF MAY, 2020
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 07-005-781-02
SHEET 1 OF 15

H:\C7000\781\07005-02\Survey\CSM\530CSM01.dwg

Exhibit A

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Parcel 4 of Certified Survey Map No. 3007, Parcel 2 of Certified Survey Map No. 3008, Parcel 5 of Certified Survey Map No. 3009, Parcels 1 and 2 of Certified Survey Map No. 10589, part of Lot 8 and all of Lots 9 and 10 of The Map of Suelflows Subdivision, vacated "North Hickory Lane" and Unplatted Lands, all being a part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 12, Town 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the West 1/4 Corner of said Section 12; Thence North 00°52'16" West and along the centerline of "Sawyer Road" (C.T.H "P"), 28.33 feet to the place of beginning of lands hereinafter described;

Continuing thence North 00°52'16" West and along said centerline, 787.08 feet to a point; Thence South 89°59'53" East, 1001.27 feet to a point; Thence North 02°30'07" East, 336.60 feet to a point; Thence South 80°08'53" East, 171.80 feet to a point; Thence South 81°13'53" East, 114.22 feet to a point; Thence South 64°52'53" East, 140.40 feet to a point; Thence South 05°41'07" West, 231.02 feet to a point; Thence South 89°59'53" East and along the South Right-of-Way line of "North Hickory Lane" and the Westerly extension thereof, 727.70 feet to a point; Thence North 34°07'22" East, 30.20 feet to a point on the North Right-of-Way line of said "North Hickory Lane"; Thence North 18°30'07" East, 39.06 feet to a point on a Meander Line; Thence South 49°23'42" East and along said Meaner Line along the shores of "Upper Nashotah Lake", 49.00 feet to a point; Thence North 84°50'19" East and along said Meander Line, 153.46 feet to a point; Thence South 74°00'33" East and along said Meander line, 159.60 feet to a point; Thence South 09°40'16" East and along said Meander Line, 153.74 feet to a point; Thence South 80°19'44" West and along the North line of Parcel 6 of Certified Survey Map No. 3009, 87.61 feet to a point; Thence North 67°50'42" West and along the said North line, 240.80 feet to a point; Thence South 08°35'44" West and along the West line of said Parcel 6, 203.20 feet to a point; Thence South 50°46'03" East and along the South line of said Parcel 6, 20.14 feet to a point; Thence North 83°19'44" East and along the said South line, 343.13 feet to a point on said Meander Line; Thence Southerly along said Meander Line the following courses; Thence South 09°40'16" East, 491.33 feet to a point; Thence South 29°45'15" East, 67.59 feet to a point; Thence South 10°12'52" West, 84.08 feet to a point; Thence South 71°19'44" West, 80.00 feet to a point; Thence South 47°59'11" West, 259.54 feet to a point on the North Right-of-Way line of "Valley Road" (C.T.H. "B"); Thence Northwesterly 11.58 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southwest, whose radius is 574.00 feet, whose central angle is 01°09'20", and whose chord bears North 67°53'02" West, 11.58 feet to a point of tangency; Thence North 68°27'42" West and along the said North Right-of-Way line, 291.65 feet to a point of tangency; Thence Northwesterly 351.40 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southwest, whose radius is 700.00 feet, whose central angle is 28°45'47", and whose chord bears North 82°50'35.5" West, 347.73 feet to a point of compound curvature; Thence Southwesterly 375.67 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 1485.00 feet, whose central angle is 14°29'40", and whose chord bears South 75°31'41" West, 374.67 feet to a point of tangency; Thence South 68°16'51" West and along the said North Right-of-Way line, 460.88 feet to a point; Thence South 64°09'01" West and along the said North Right-of-Way line, 6.56 feet to a point of curvature; Thence Southwesterly 13.23 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 15.00 feet, whose central angle is 50°30'59", and whose chord bears South 89°24'30.5" West, 12.80 feet to a point of tangency on the Northeasterly Right-of-Way line of "Pabst Road"; Thence North 65°20'00" West and along the said Northeasterly Right-of-Way line, 47.31 feet to a point; Thence South 00°12'03" East and along the said Northeasterly Right-of-Way line, 10.81 feet to a point; Thence North 65°21'27" West and along the said Northeasterly Right-of-Way line, 228.89 feet to a point; Thence North 00°12'03" West and along the East line of Unplatted Lands, 396.10 feet to a point; Thence North 89°13'07" West and along the North line of said Unplatted Lands, 290.63 feet to a point; Thence Due South and along the West line of said Unplatted Lands, 102.42 feet to a point; Thence North 65°21'27" West and along the North line of Unplatted Lands, 200.00 feet to a point; Thence Due South and along the West line of said Unplatted Lands, 163.69 feet to a point on the said Northeasterly Right-of-Way line of said "Pabst Road"; Thence North 65°21'27" West and along the said Northeasterly Right-of-Way line, 188.66 feet to a point; Thence South 89°07'44" West, 33.00 feet to the point of beginning of this description.

The Gross area of said Parcel contains 2,573,962 Square Feet (or 59.0900 Acres) of land, more or less to the Shoreline. The Gross area of said Parcel contains 2,524,611 Square Feet (or 57.9571 Acres) of land, more or less to the Meander Line. The Net area of said Parcel after the Right-of-Way dedication of "Valley Road" (C.T.H. "B") and "North Hickory Lane" contains 2,479,029 Square Feet (or 56.9107 Acres) of land, more or less to the Meander Line.

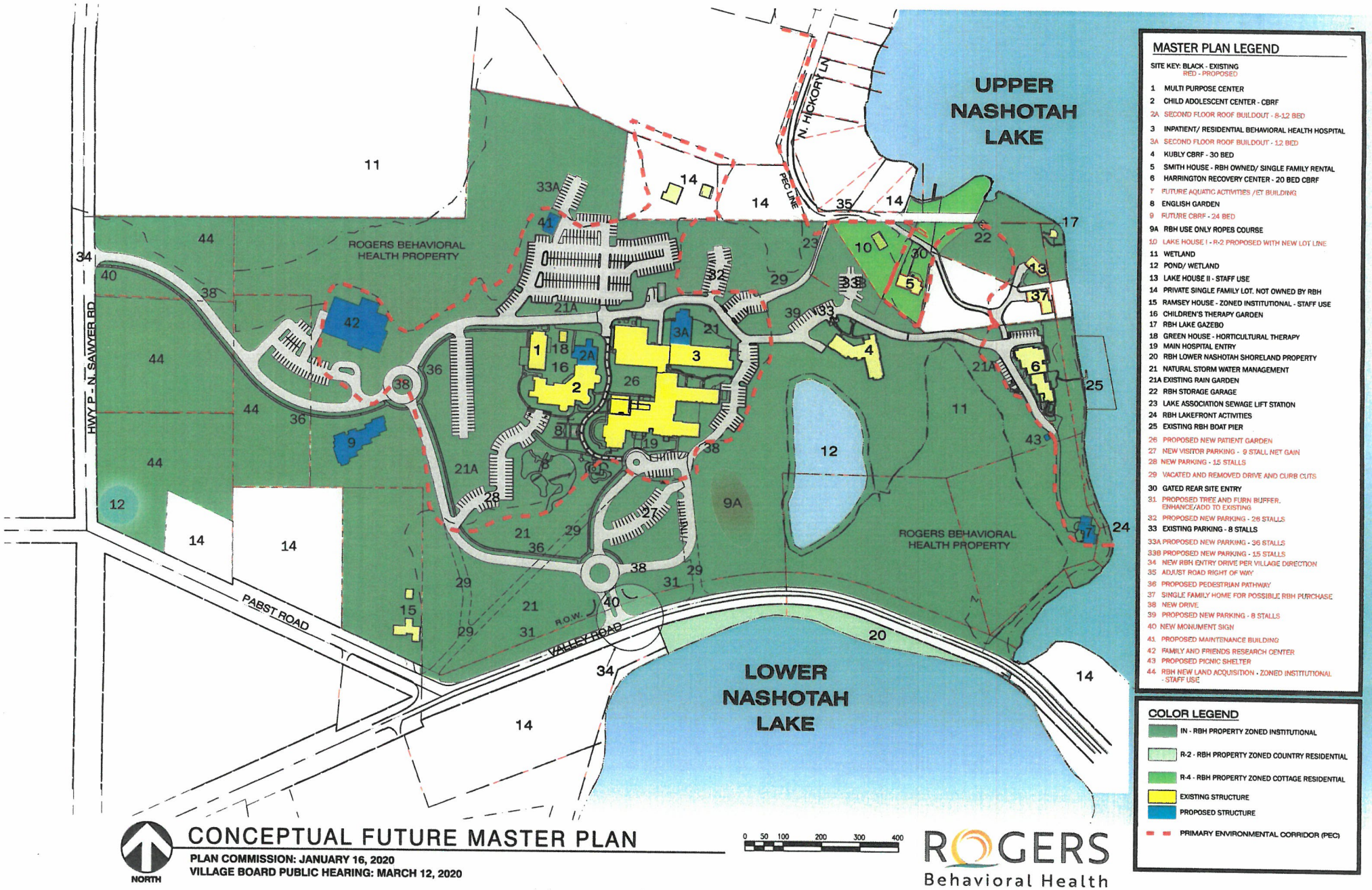


CONCEPTUAL FUTURE MASTER PLAN - 2025

NOVEMBER 6, 2015

ROGERS MEMORIAL HOSPITAL

Exhibit B



CONCEPTUAL FUTURE MASTER PLAN

PLAN COMMISSION: JANUARY 16, 2020
VILLAGE BOARD PUBLIC HEARING: MARCH 12, 2020

Exhibit C

Sec. 111-356. - Institutional District (IN).

(a) *Intent.* The Institutional Use District includes areas of governmental, educational, religious, or medical property uses. Other quasi-public uses and major public utility facilities are included in this category. The village applies the institutional classification to address the particular characteristics of the Village of Summit's many institutional facilities. This district does not distinguish private or public agency projects or facilities.

(b) *Principal permitted uses.*

(1) Public administrative offices and public service buildings, including fire and police stations.

(2) Cemeteries and mausoleums.

(3) Churches and synagogues.

(4) Medical clinics.

(5) Libraries, museums, and art galleries.

(6) Public, private commercial and noncommercial outdoor recreational facilities.

(7) Day schools, if the following conditions are met:

a. The parcel shall include at least eight acres of land under one ownership as a single legal lot of record.

b. The parcel shall adjoin directly upon a County Trunk Highway or State Trunk Highway.

c. All structures and outdoor recreational facilities shall be located at least 100 feet from a contiguous residentially-zoned lot line.

d. A day school may serve students in grades K through 12 th grade.

e. A day school may be operated by the property owner or leased to a public or private entity. Any outdoor athletic fields, playgrounds and instruction areas shall be identified on the site plan and plan of operations, and they shall be used only by the day school or as authorized specifically by the plan commission as part of a site plan and plan of operation approval.

f. A traffic impact analysis shall be submitted for review and approval by the plan commission, and shall include provisions for traffic control during the beginning and end of the school day, such that stacking of vehicles will occur on private property and not on public roads, with off-street parking provisions for students between 9 th and 12 th grade.

g. Indoor and outdoor operations, including exterior lighting, shall be limited to Monday through Thursday and Saturday from 7:00 a.m. to 9:00 p.m. and Friday from 7:00 a.m. to 10:00 p.m. No operations are permitted on Sundays unless authorized specifically by the plan commission as part of a site plan and plan of operation approval.

h.

A public safety plan dealing with emergency, police, and fire shall be submitted for review and approval by the Plan Commission.

(c) *Accessory uses.*

(1) Off-street parking and loading areas.

(2) Service buildings and facilities normally accessory to the permitted use.

(d) *Conditional uses.*

(1) Reserved.

(e) *Bulk regulations (IN).*

(1) Minimum lot area: 65,000 square feet.

(2) Minimum lot width: 200 feet.

(3) Maximum structure coverage: 30 percent of lot area.

(4) Maximum impervious coverage: 50 percent of lot area.

(5) Minimum front/street setback: 50 feet from base setback line.

(6) Minimum side yard setback: 25 feet.

(7) Minimum rear yard setback: 25 feet.

(8) Minimum wetland setback: 25 feet.

(9) Minimum pavement setback: 20 feet.

(10) Maximum structure height.

a. Principal structure: 50 feet / 35 feet when located within 75 feet of the ordinary high water mark.

b. Accessory structure(s): 15 feet.

(11) Shoreland development requirements. In addition to compliance with the aforementioned regulations, all properties within shoreland areas as defined herein are also subject to the following additional requirements:

a. Minimum shore setback:

1. Seventy-five feet from the ordinary high water mark. Where an existing pattern of development exists less than the requirement listed above, refer to section 111-96(a)(9)g.

2. Fifty feet for a structure that has no sides or has only railings for sides, subject to section 111-96(a)(9)h.

(f) *Signage.* As described in article VII of this chapter.

(g) *Erosion control.* As described in the Village of Summit Erosion Control Ordinance when applicable.

(h)

Plans and specifications to be submitted to the plan commission in accordance with article X of this chapter.

(1) To encourage an institutional environment that is compatible with the rural residential and open space character of the village, and that will maintain a campus-like setting, building permits for permitted uses in the institutional district shall not be issued without review and approval of the plan commission.

(2) This review and approval shall be concerned with general layout, building plans, ingress and egress, loading and unloading, landscaping and open space use. The process used to review a development in the institutional district is set forth in article X of this chapter.

(Ord. No. 31-2015, § 12.11, 10-1-2015; Ord. No. 63-2018, §§ 22, 23, 8-20-2018; Ord. No. 96-2021, § 1, 5-13-2021; Ord. No. 112-2022, § 3, 10-13-2022; Ord. No. 119-2023, § 4, 10-12-2023; Ord. No. 134-2024, §§ 2, 3, 8-8-2024



Rendering - View from Entry

Corporate Office - Summit, WI

CONCEPTS

10.22.2026

GROTH Design Group



Rendering - View from Drive

Corporate Office - Summit, WI

CONCEPTS

10.22.2026

GROTH Design Group



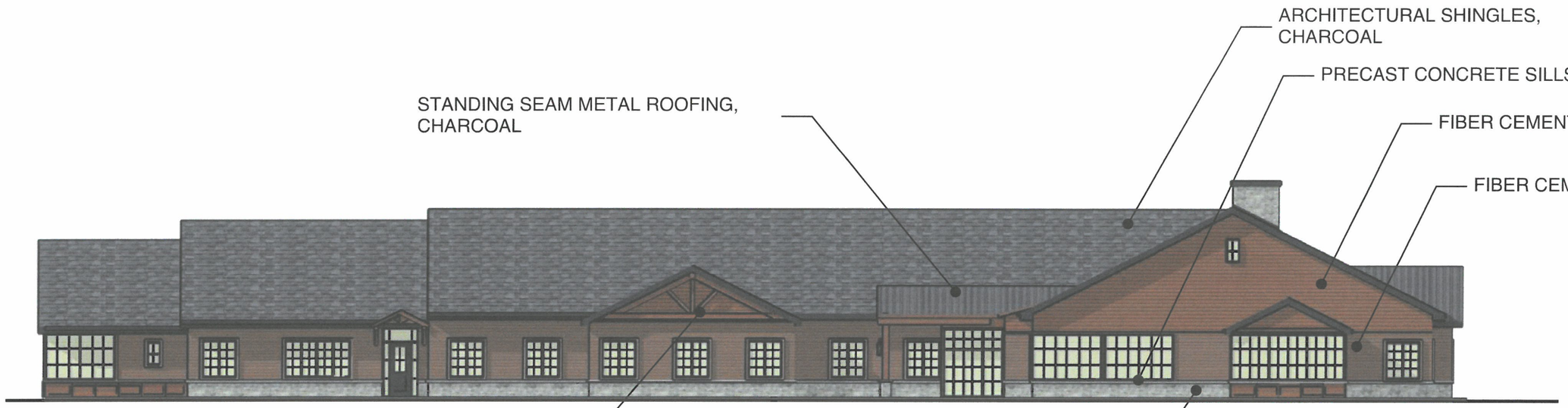
Rendering - View from Street

Corporate Office - Summit, WI

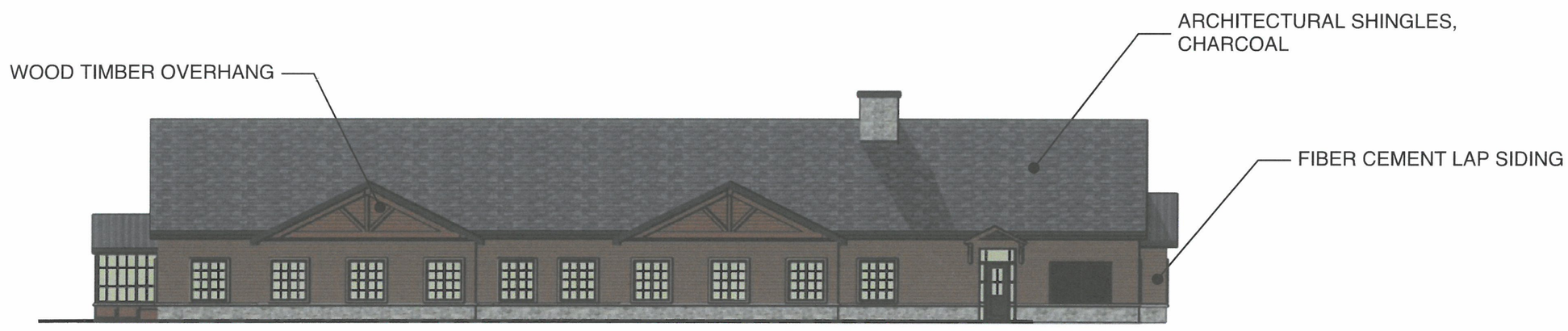
CONCEPTS

10.22.2026

GROTH Design Group

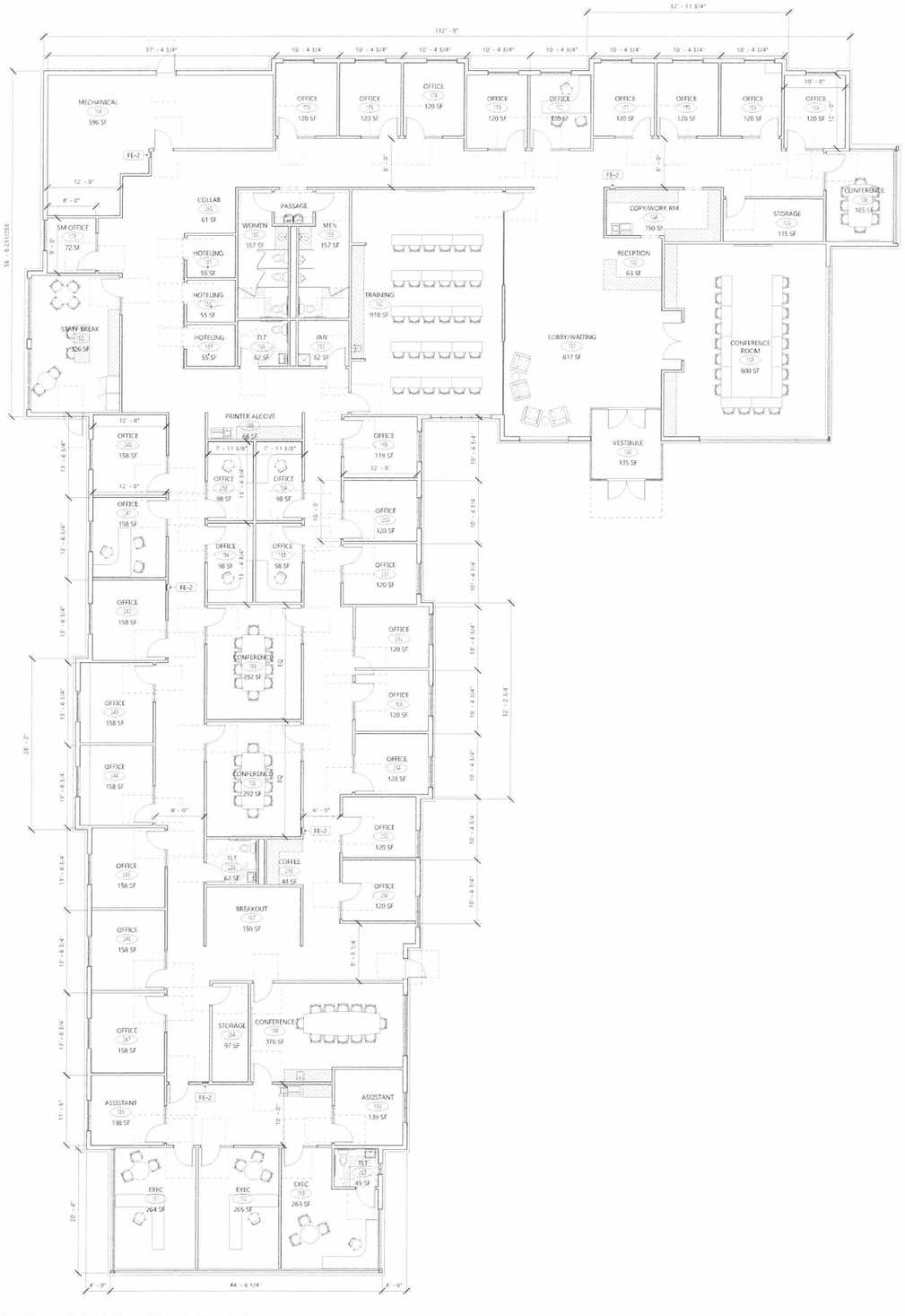


Elevation - East
3/32" = 1'-0"



Elevation - North
1/16" = 1'-0"

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.



1 A903 LEVEL 1 - FLOOR PLAN- SINGLE STORY

1/8" = 1'-0"

10/21/2026 2:54:29 PM

GROTH Design Group

N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012

PH. (262) 377-8001
FX. (262) 377-8003

PROJECT

ROGERS CORPORATE OFFICE

OCONOMOWOC, WI 53066

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
10.07.2026

Project No.
26.024

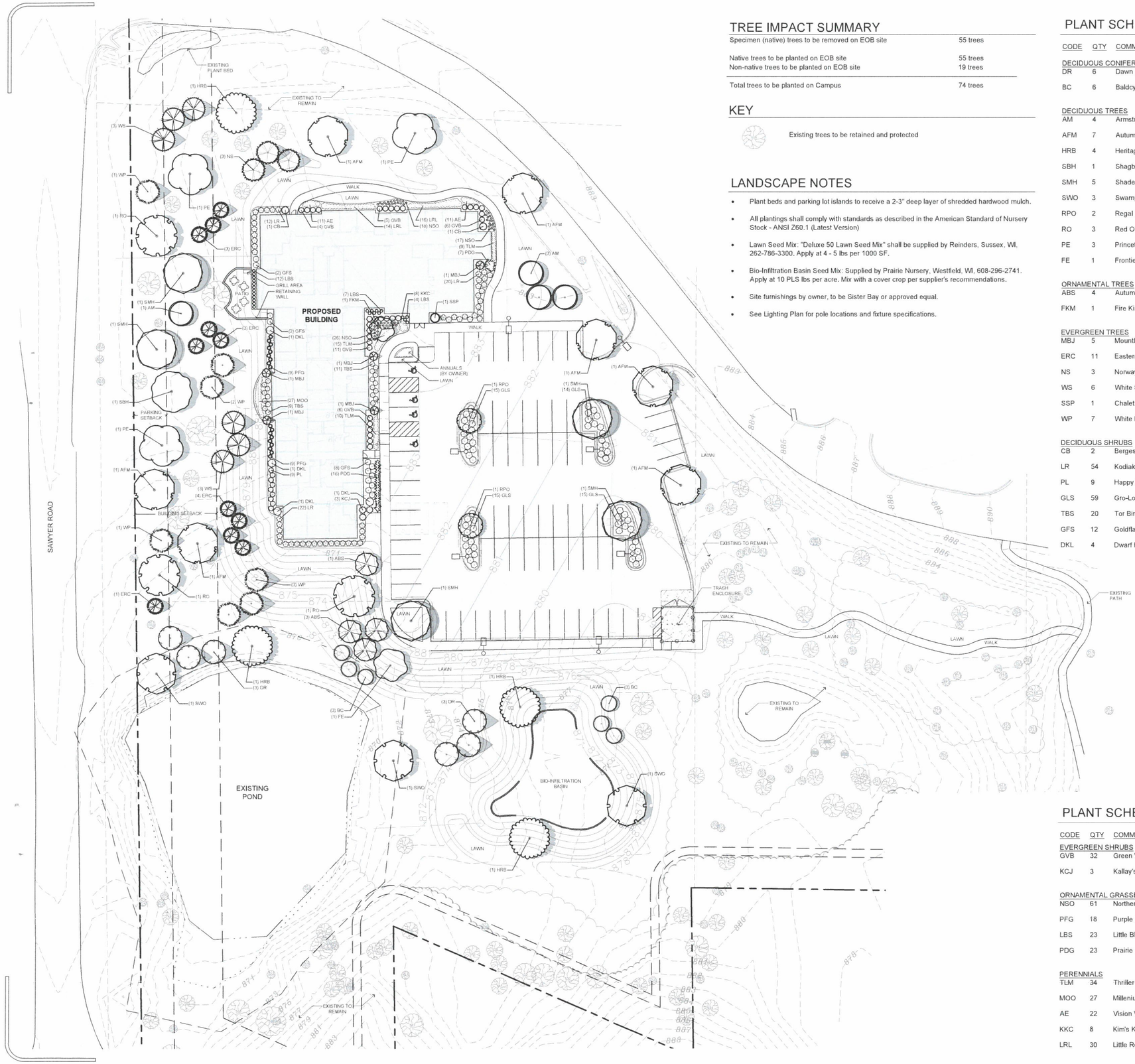
SHEET TITLE

FLOOR PLAN - LEVEL 1 SINGLE STORY

SCHEMATIC DESIGN

A903

© Groth Design Group, Inc.



TREE IMPACT SUMMARY

Specimen (native) trees to be removed on EOB site	55 trees
Native trees to be planted on EOB site	55 trees
Non-native trees to be planted on EOB site	19 trees
Total trees to be planted on Campus	74 trees

KEY

Existing trees to be retained and protected

LANDSCAPE NOTES

- Plant beds and parking lot islands to receive a 2-3" deep layer of shredded hardwood mulch.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)
- Lawn Seed Mix: "Deluxe 50 Lawn Seed Mix" shall be supplied by Reinders, Sussex, WI, 262-786-3300. Apply at 4 - 5 lbs per 1000 SF.
- Bio-Infiltration Basin Seed Mix: Supplied by Prairie Nursery, Westfield, WI, 608-296-2741. Apply at 10 PLS lbs per acre. Mix with a cover crop per supplier's recommendations.
- Site furnishings by owner, to be Sister Bay or approved equal.
- See Lighting Plan for pole locations and fixture specifications.

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
DECIDUOUS CONIFER TREES					
DR	6	Dawn Redwood	Metasequoia glyptostroboides	2" Cal.	B&B
BC	6	Baldcypress	Taxodium distichum	2" Cal.	B&B
DECIDUOUS TREES					
AM	4	Armstrong Freeman Maple	Acer x freemanii 'Armstrong'	2" Cal.	B&B
AFM	7	Autumn Fantasy® Maple	Acer x freemanii 'DTR 102'	2" Cal.	B&B
HRB	4	Heritage® River Birch	Betula nigra 'Cully'	10' Ht. Multi-stem (min. 3)	B&B
SBH	1	Shagbark Hickory	Carya ovata	2" Cal.	B&B
SMH	5	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	2" Cal.	B&B
SWO	3	Swamp White Oak	Quercus bicolor	2" Cal.	B&B
RPO	2	Regal Prince Oak	Quercus robur x bicolor 'Long' TM	2" Cal.	B&B
RO	3	Red Oak	Quercus rubra	2" Cal.	B&B
PE	3	Princeton American Elm	Ulmus americana 'Princeton'	2" Cal.	B&B
FE	1	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2" Cal.	B&B
ORNAMENTAL TREES					
ABS	4	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	20 Gal. Multi-stem (min 3)	Cont.
FKM	1	Fire King™ Musclewood	Carpinus caroliniana 'J.N. Select A'	1.5" Cal.	B&B
EVERGREEN TREES					
MBJ	5	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	5` Ht.	B&B
ERC	11	Eastern Red Cedar	Juniperus virginiana	7` Ht.	B&B
NS	3	Norway Spruce	Picea abies	7` Ht.	B&B
WS	6	White Spruce	Picea glauca	7` Ht.	B&B
SSP	1	Chalet Swiss Stone Pine	Pinus cembra 'Chalet'	4` Ht.	B&B
WP	7	White Pine	Pinus strobus	7` Ht.	B&B
DECIDUOUS SHRUBS					
CB	2	Bergeson's Red Twig Dogwood	Cornus sericea 'Bergeson's Compact'	30" Ht.	Cont.
LR	54	Kodiak® Orange Diervilla	Diervilla x 'G2X88544'	18" Ht.	Cont.
PL	9	Happy Face® Yellow Potentilla	Potentilla fruticosa 'Lundy'	18" Ht.	Cont.
GLS	59	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" Ht.	Cont.
TBS	20	Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	18" Ht.	Cont.
GFS	12	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	24" Ht.	Pot
DKL	4	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	24" Ht.	B&B

PLANT SCHEDULE (Cont.)

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
EVERGREEN SHRUBS					
GVB	32	Green Velvet Boxwood	Buxus x 'Green Velvet'	18" Ht.	B&B
KCJ	3	Kallay's Compact Pfitzer Juniper	Juniperus x pfitzeriana 'Kallay's Compact'	24" Sprd.	Cont.
ORNAMENTAL GRASSES					
NSO	61	Northern Sea Oats Grass	Chasmanthium latifolium	1 Gal.	Pot
PFG	18	Purple Flame Grass	Miscanthus sinensis 'Purpurescens'	1 Gal.	Pot
LBS	23	Little Bluestem	Schizachyrium scoparium	1 Gal.	Pot
PDG	23	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Pot
PERENNIALS					
TLM	34	Thriller Lady's Mantle	Alchemilla mollis 'Thriller'	4.5"	Cont.
MOO	27	Millenium Ornamental Onion	Allium x 'Millenium'	4.5"	Cont.
AE	22	Vision Vulcano Astilbe	Astilbe x 'Vision Vulcano'	4.5"	Cont.
KKC	8	Kim's Knee High Coneflower	Echinacea purpurea 'Kim's Knee High'	4.5"	Pot
LRL	30	Little Rocket Ligularia	Ligularia stenocephala 'Little Rocket'	1 Gal.	Pot

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plumbing / fire protection · security
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Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Executive Office Building - Opt. B

Client:
ROGERS Behavioral Health

Issuance:

Scale:
0 30 60 feet
1" = 30' @ 22" X 34"
N

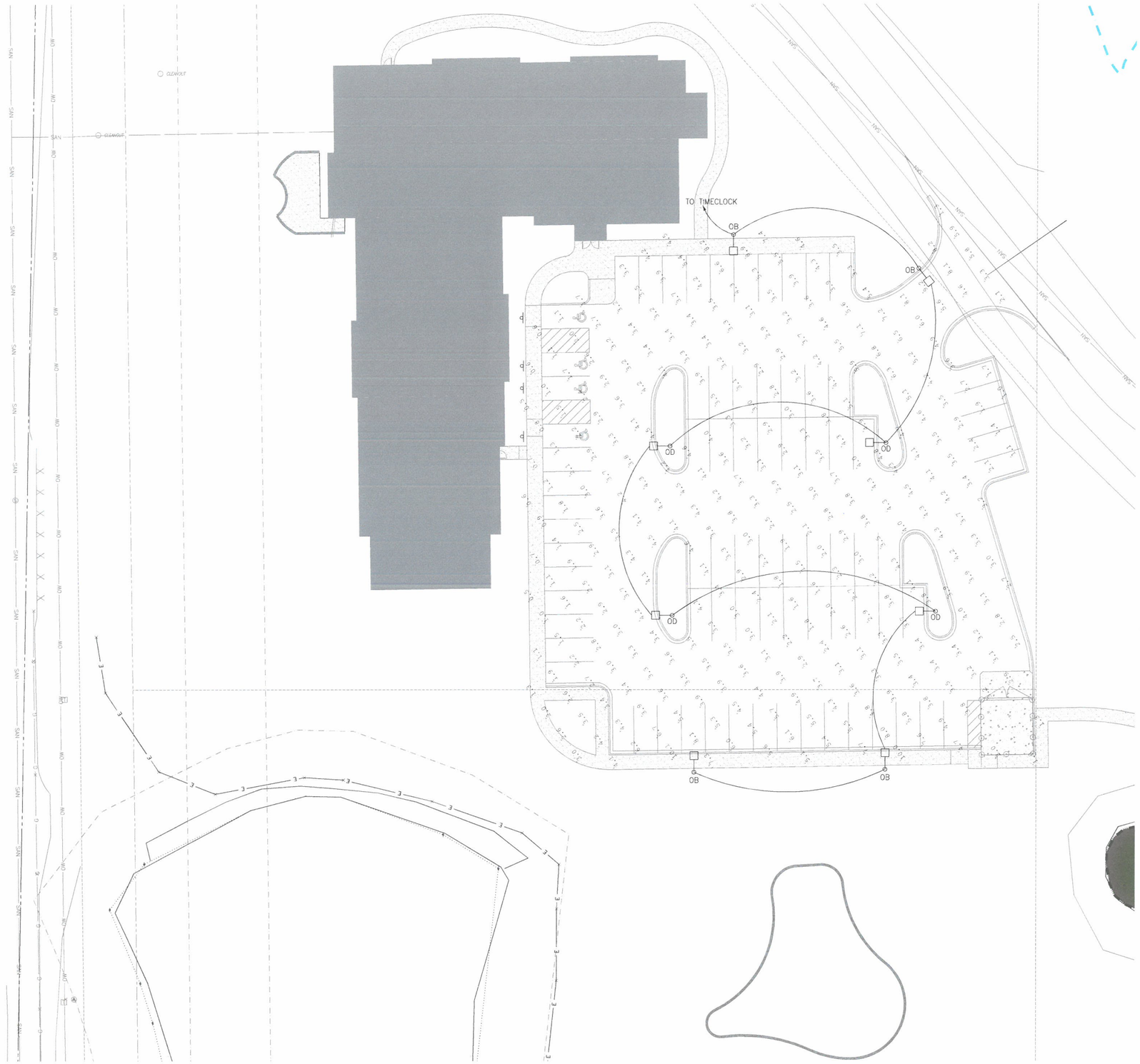
Date: 10-23-2026

Project Number:
26-1117.00

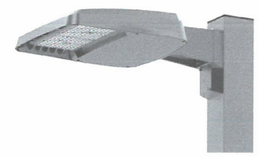
Sheet Name:
LANDSCAPE PLAN

Sheet Number:
L1.00

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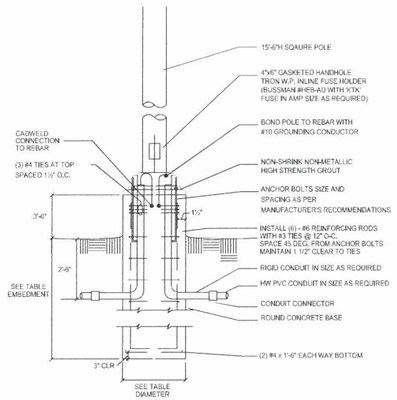
1 ELECTRICAL SITE CALCULATION PLAN
1" = 20'-0"



2 TYPE OB / OD LUMINAIRE
NTS

NOTES:
1. CATALOG NUMBER: VP1160L-160-4KT10M/A SSS-8/15'-40 A1 B3 SERIES

2. ATTRIBUTES:
- 21,002 LUMENS @ 160W, 4000K, 70CRI
- TYPE IV DISTRIBUTION
- 15'-4"H SQUARE POLE ON 3'H ATG CONCRETE BASE.



3 POLE BASE DETAIL
NTS

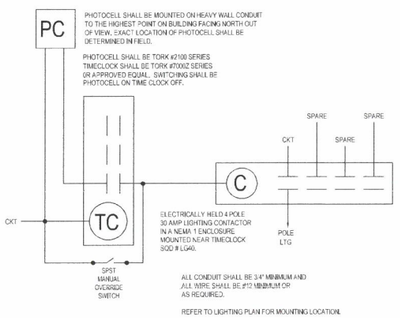
NOTES:
1. DIMENSIONS GIVEN ARE MINIMUM. PROVIDE POLE BASE DIAMETER AND DEPTH AS REQUIRED IN ACCORDANCE WITH LOCAL SOIL AND WIND VELOCITY CONDITIONS.

2. ALL LIGHTING POLE CONCRETE BASES SHALL BE LOCATED A MINIMUM OF 12 INCHES OFF THE FACE OF THE CURBING EDGE OF SIDEWALK OR CENTERED WITHIN MULCH AREAS. IN ALL CASES, HOWEVER, FINAL LOCATIONS OF LIGHTING POLES MUST BE VERIFIED WITH THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

3. ALL DIMENSIONS POLE BASE ARE FOR BIDDING ONLY. POLE BASE SHALL MATCH THOSE AT EXISTING POLES, IF APPLICABLE.

POLE HEIGHT	BASE EMBEDMENT/DIAMETER			
	1 HEAD	2 HEAD	3 HEAD	4 HEAD
15'-4"	6'-5"/2'-4"	6'-5"/2'-4"	6'-5"/2'-4"	6'-5"/2'-4"
20'-4"	6'-5"/2'-6"	6'-5"/2'-6"	8'-4"/2'-6"	8'-4"/2'-6"
25'-4"	6'-5"/2'-6"	8'-4"/2'-6"	9'-4"/2'-6"	10'-4"/2'-6"
30'-4"	8'-4"/2'-6"	9'-4"/2'-6"	10'-4"/2'-6"	10'-4"/2'-6"

NOTES:
1. TABLE IS BASED ON SOIL BEARING PRESSURE OF 3000 PSF, AND A LATERAL BEARING PRESSURE OF 200 PSF/FT.



4 EXTERIOR LIGHTING CONTROL RISER
NTS

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Project Name:
Executive Office Building - Opt. B

Client:
ROGERS Behavioral Health

Issuance:

Scale:

Date: 10-23-2026

Project Number:
26-1117.00

Sheet Name:
ELECTRICAL SITE CALCULATION PLAN

Sheet Number:
ESC1.0

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ROGERS BEHAVIORAL HEALTH
EXECUTIVE OFFICE BUILDING - OPTION "B"
SITE DEVELOPMENT PLANS
VILLAGE OF SUMMIT, WISCONSIN

GENERAL NOTES

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
- THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
- WDNR STORMWATER RUNOFF TECHNICAL STANDARDS
- WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION
- VILLAGE OF SUMMIT DEVELOPMENT STANDARDS, LATEST EDITION

THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

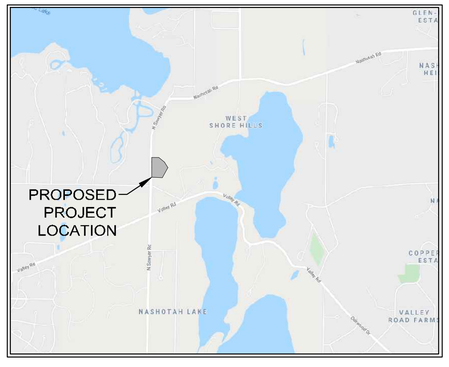
EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

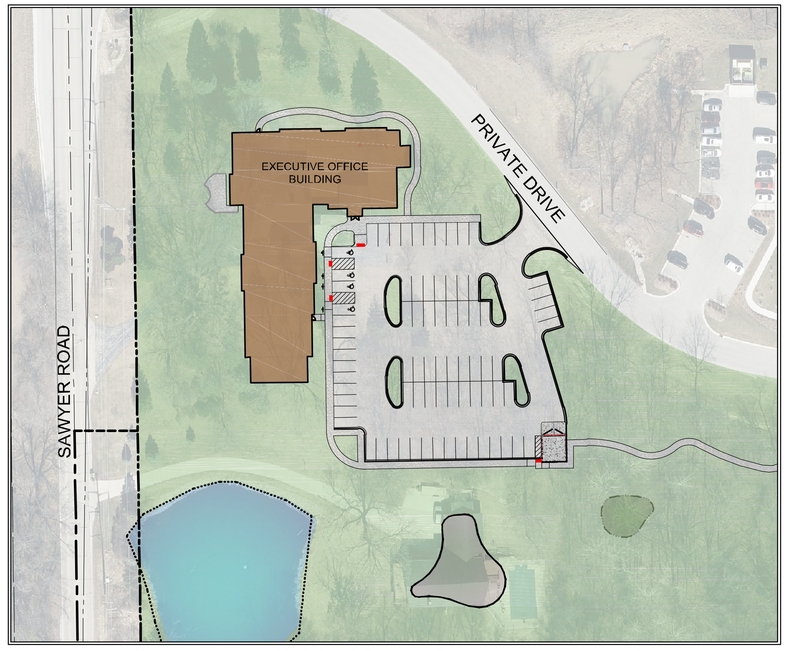
ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS DIRECTED BY THE VILLAGE ENGINEER.



LOCATION MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

DEVELOPER:
ROGERS BEHAVIORAL HEALTH
CONTACT: JACK COLLIER
34700 VALLEY ROAD,
OCONOMOWOC, WI 53066
PHONE: (262) 893-1456

DESIGN ENGINEER:
TRIO ENGINEERING, LLC
19035 W. CAPITOL DR., STE 200
BROOKFIELD, WI 53045
CONTACT: MATTHEW BAILEY, PE
PHONE: (262) 790-1480

VILLAGE ENGINEER:
SEH, INC.
N19 W24133 RIVERWOOD DR, STE 160
WAUKESHA, WI 53188
CONTACT: BRIAN PEHL, PE
PHONE: (414) 949-8905

SHEET INDEX

CIVIL		
T1	–	COVER SHEET
C1.0	–	OVERALL SITE PLAN
C1.1	–	EXISTING SITE & DEMOLITION PLAN
C1.2	–	PROPOSED SITE PLAN
C2.0	–	GRADING PLAN
C2.1	–	POND PLAN
C3.0	–	EROSION CONTROL PLAN
C4.0	–	UTILITY PLAN
C5.0	–	CONSTRUCTION DETAILS

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EMAIL: jpudelko@trioeng.com

PROJECT:
EXECUTIVE OFFICE BUILDING
OPTION "B"
ROGER'S BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

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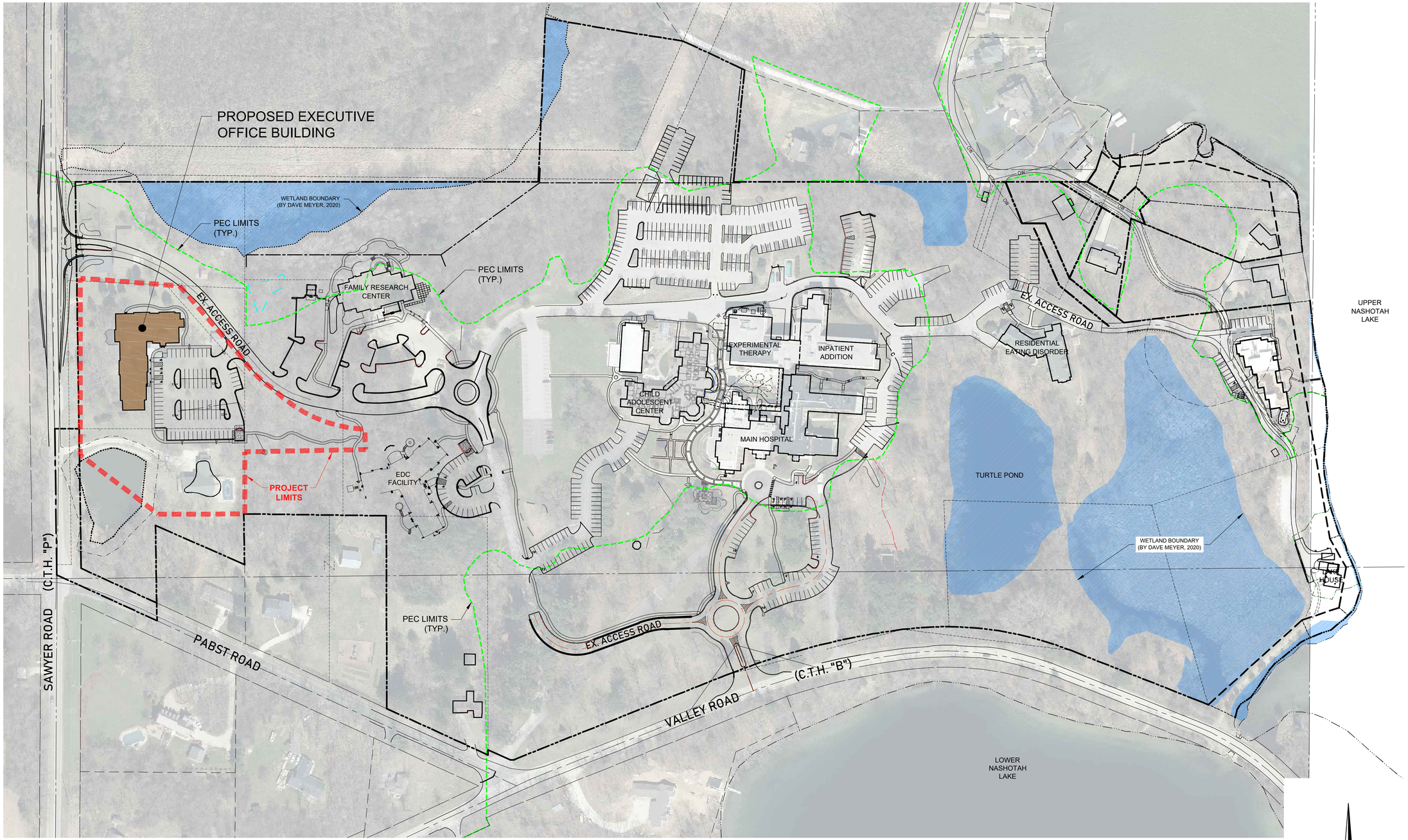
DATE:
OCTOBER 23, 2026

JOB NUMBER:
25-38-25

DESCRIPTION:
COVER SHEET

SHEET
T1

H:\C700\781\07005-02\CONSTRUCTION PLANS\2026 CORPORATE OFFICE OPTION B\CIVIL_RBH CORPORATE OPTION B_22X34.DWG



811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

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N

0 50 100 200

SCALE: 1" = 100' (22"X34")
SCALE: 1" = 200' (11"X17")

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DATE:
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JOB NUMBER:
25-38-25

DESCRIPTION:
OVERALL SITE PLAN

SHEET
C1.0

H:\C700\7815\07005-02\CONSTRUCTION PLANS\2026 CORPORATE OFFICE OPTION B\CIVIL_RBH CORPORATE OPTION B_22X34.DWG

SAWYER ROAD (C.T.H. "P")

EXISTING ASPHALT ROADWAY

EXISTING SANITARY SEWER

EXISTING OVERHEAD UTILITY

EXISTING GAS UTILITY

PAVEMENT SETBACK

BUILDING SETBACK

TREES TO REMAIN (TYP.)

EX. PROPERTY LINE TO BE REMOVED AND PROPERTIES COMBINED BY CSM BY OTHER.

EXISTING ENTRY DRIVE

WELL TO BE ABANDONED. SEE NOTE TO RIGHT.

EXISTING ASPHALT TO BE REMOVED.

EXISTING BUILDING TO BE REMOVED.

EXISTING ASPHALT TO BE REMOVED.

STORM CULVERT

STORM MANHOLE TO BE RECONSTRUCTED AT NEW ELEVATION (SEE C4.0)

TREES TO BE REMOVED (TYP.)

PAVEMENT SAWCUT LIMITS

CAUTION

STORM SEWER TO BE REMOVED

EX. DRAINAGE EASEMENT

25' WETLAND SETBACK

EXISTING DRIVEWAY PREVIOUSLY REMOVED

PROPERTY LINE

WALL TO BE REMOVED

EX. PROPERTY LINE TO BE REMOVED AND PROPERTIES COMBINED BY CSM

EXISTING CONCRETE PAVEMENT PREVIOUSLY REMOVED. REMOVE ANY REMNANTS.

WELL TO BE ABANDONED. SEE NOTE TO RIGHT.

EXISTING BUILDING PREVIOUSLY REMOVED. REMOVE ANY REMNANTS.

EXISTING POOL PREVIOUSLY REMOVED. REMOVE ANY REMNANTS.

EX. UNDERGROUND ELECTRICAL AND COMMUNICATIONS UTILITIES TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.

EX. POND
NWL = 867.90±

EX. DRAINAGE EASEMENT FOR NORTH POND

EX. WET POND

EXISTING BUILDING

EXISTING PARKING

EXISTING BASIN TO REMAIN

EXISTING BUILDING

BUILDING SETBACK

PAVEMENT SETBACK

PROPERTY LINE

PROPERTY LINE

0 15 30 60

SCALE: 1" = 30' (22"X34")
SCALE: 1" = 60' (11"X17")

WELL REMOVAL NOTE:
WELL TO BE ABANDONED PER WDNR NR 811 STANDARDS. VILLAGE TO BE PROVIDED A COPY OF ALL FORMS INCLUDING SEALING REPORT FORM 3300–005. WELL CASING TO BE CUT OFF A MINIMUM OF 10 FEET BELOW EXISTING SURFACE.

TREE REMOVAL NOTE:
- INDIVIDUAL TREES SHOWN ON THIS PLAN MAY NOT INCLUDE ALL TREES WITHIN THE PROJECT AND CLEARING LIMITS.
- EACH TREE SYMBOL REPRESENTS SPECIMEN TREES WITHIN AND AROUND PROJECT SITE.
- INDIVIDUAL TREES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE PROJECT SURVEYOR TO HAVE PROTECTED TREES LOCATED AND MARKED PRIOR TO TREE REMOVAL.
- UNIDENTIFIED TREES AND/OR BRUSH WITHIN THE DISTURBANCE LIMITS AND NOT SHOWN AS INDIVIDUAL TREES WITH IN THESE PLANS SHALL BE REMOVED.

LEGEND:

904	– EXISTING CONTOUR
SAN	– EXISTING SANITARY SEWER
○	– EXISTING SANITARY MANHOLE
W	– EXISTING WATER MAIN
☿	– EXISTING HYDRANT
ST	– EXISTING STORM SEWER
○	– EXISTING STORM MANHOLE
□	– EXISTING STORM INLET
⊠	– EXISTING TRANSFORMER
E	– EXISTING ELECTRIC PEDESTAL
T	– EXISTING TELEPHONE PEDESTAL
⊠	– EXISTING CATV PEDESTAL
◪	– EXISTING POWER POLE

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34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

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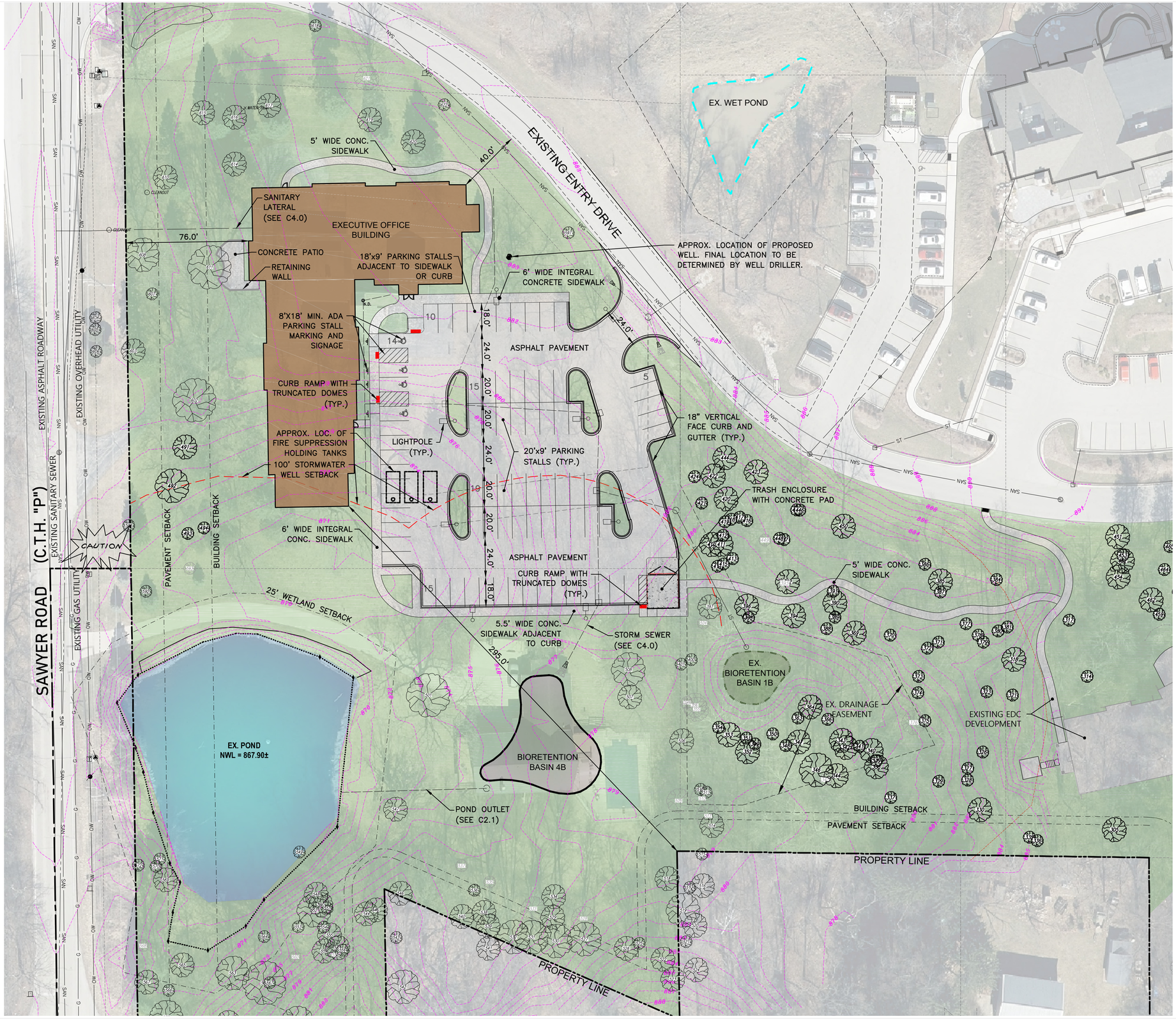
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DATE:
OCTOBER 23, 2026

JOB NUMBER:
25-38-25

DESCRIPTION:
EXISTING SITE & DEMOLITION PLAN

SHEET
C1.1



SITE DATA

ZONING:
Existing Zoning - County Residential (R-2)
Proposed Zoning - Institutional (IN)

SETBACKS:
Street Setback= 50 feet
Side Yard Setback= 25 feet
Rear Yard Setback= 25 feet
Wetland Setback = 25 feet
Pavement Setback = 20 feet
Stormwater Well Setback = 100 feet

SITE DATA:

OVERALL PROPERTY AREA: (TO SHORELINE)	2,422,948 S.F. (55.62 Acres)
TOTAL PROJECT AREA: (DISTURBANCE AREA)	98,783 S.F. (2.268 Acres)

PROPOSED PROJECT AREA DATA:

TOTAL BUILDING AREA:	15,807 S.F. (0.363 Acres) 16.0% of Project Area
TOTAL PAVEMENT AREA:	36,508 S.F. (0.836 Acres) 37.0% of Project Area
TOTAL OPEN SPACE AREA:	46,468 S.F. (1.067 Acres) 47.0% of Project Area

PARKING DATA:

PROPOSED REGULAR SPACES:	74 SPACES
PROPOSED SURFACE ADA SPACES:	4 SPACES
TOTAL PROPOSED PARKING SPACES:	78 SPACES

0 15 30 60
SCALE: 1" = 30' (22"X34")
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LEGEND:

- 904 – EXISTING CONTOUR
- SAN – EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W – EXISTING WATER MAIN
- EXISTING HYDRANT
- ST – EXISTING STORM SEWER
- EXISTING STORM MANHOLE
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- EXISTING TRANSFORMER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING POWER POLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
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PHONE: (262) 790-1480
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PROJECT:
EXECUTIVE OFFICE BUILDING
OPTION "B"
ROGER'S BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

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DATE:
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JOB NUMBER:
25-38-25

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.2

H:\C700\781\07005-02\CONSTRUCTION PLANS\2026 CORPORATE OFFICE OPTION B\CIVIL_RBH CORPORATE OPTION B_22X34.DWG

"AMERICANS WITH DISABILITIES ACT" (ADA) MINIMAL REQUIRMENTS:

1. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
2. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 36".
3. ALL PROPOSED SIDEWALKS SHALL HAVE A MAXIMUM OF 2.0% CROSS SLOPE AND A MAXIMUM OF 5.0% RUNNING SLOPE.
4. THE GENERAL CONTRACTOR/CONTRACTOR SHALL MEASURE THE SUBGRADE AND ACROSS FORMS PRIOR TO INSTALLATION OF ASPHALT OR CONCRETE IMPROVEMENTS TO ASSURE THE FINAL IMPROVEMENTS WILL MEET THESE MINIMAL ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CIVIL ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.

RAMPS

5. AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
6. AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR FOLLOW A RAMP AS REQUIRED BY SITE-SPECIFIC CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.00%), WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.00%). SLOPES EXCEEDING 1:20 (5.00%), BUT LESS THAN 1:12 (8.33%), CONSTITUTE RAMPS AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, RISE AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL AND ARCHITECTURAL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.00%).

CURB RAMPS

7. SEE SHEET C5.1 FOR CURB RAMP DETAILS.
8. CURB RAMP SHALL BE PROVIDED WHEREVER ACCESSIBLE ROUTE CROSSES CURB.
9. CURB RAMPS HAVE 6" MAXIMUM RISE & 1:12 (8.33%) MAXIMUM SLOPE.
10. CURB RAMPS DO NOT REQUIRE HANDRAILS.
11. IF CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP AND DOES NOT HAVE GUARDRAILS, IT SHALL HAVE FLARES WITH 1:10 (10.00%) MAXIMUM SLOPE.

GRADING PLAN NOTES:

1. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED USING INTERPOLATED EXISTING SURVEY GRADES. CONTRACTOR SHALL VERIFY ALL EXISTING MATCH GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
2. OVERALL SITE MUST BE GRADED TO WITHIN 4" OF FINAL GRADE PRIOR TO THE ELECTRICAL INSTALLATION.

SPOT ELEVATION LABEL KEY:
TW = TOP OF WALK
FL = FLOW LINE
BC = BACK OF CURB
R = RIM
P = PAVEMENT
HP = HIGH POINT
LP = LOW POINT

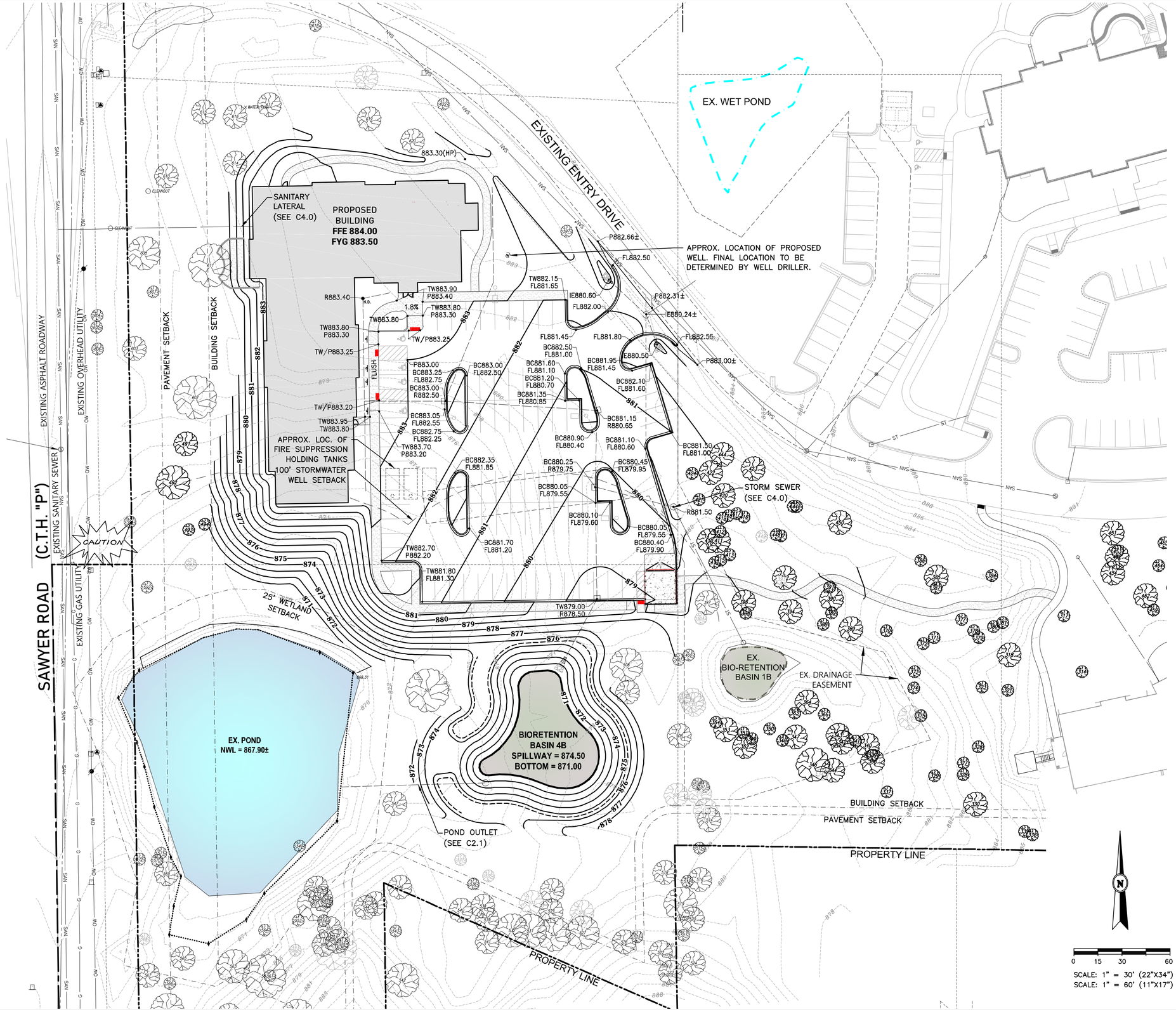
LEGEND:

- 904 – EXISTING CONTOUR
- 904 – PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- XXX.XX – PROPOSED SPOT ELEVATION
- FFE = 877.50 – PROPOSED FINISHED FLOOR ELEV.
- Y.G. = 877.00 – PROPOSED YARD GRADE ELEV.
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
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- PROPOSED ENGINEERED SOIL

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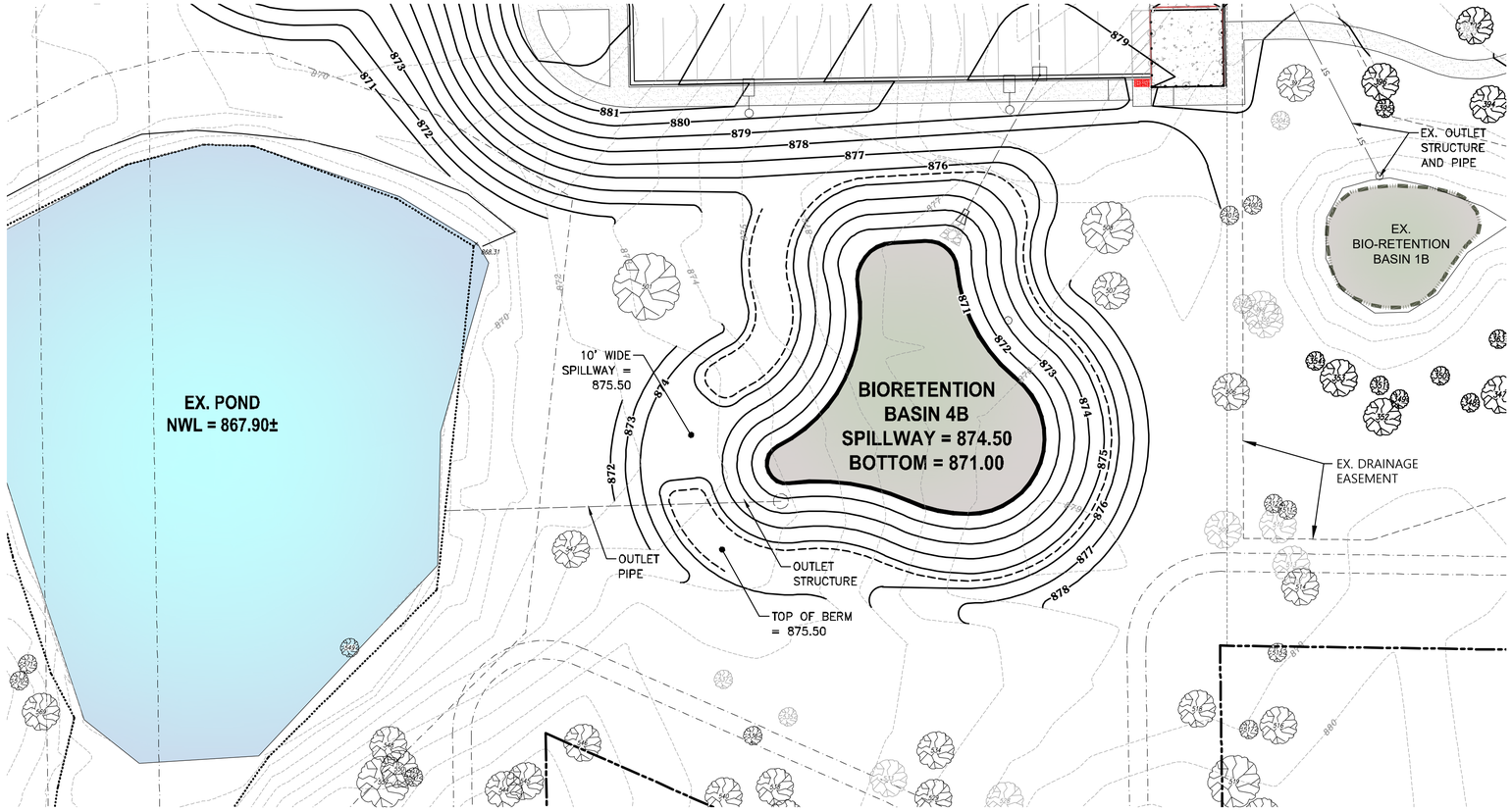
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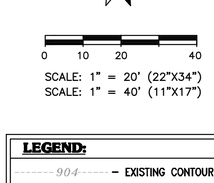
JOB NUMBER: 25-38-25

DESCRIPTION: GRADING PLAN

SHEET C2.0

H:\C700\781\07005-02\CONSTRUCTION PLANS\2026 CORPORATE OFFICE OPTION B\CIVIL R&H CORPORATE OPTION B 22X34.DWG





0 10 20 40

SCALE: 1" = 20' (22"X34")
SCALE: 1" = 40' (11"X17")

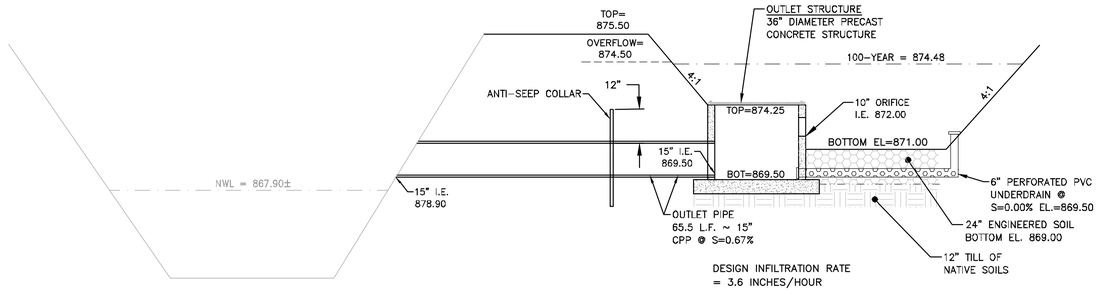
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EXISTING WET POND

BIO-RETENTION BASIN 4B & OUTLET STRUCTURE DETAIL
NO SCALE

WISCONSIN MATTHEW A. DALEY E-41933 OCONOMOWOC PROFESSIONAL ENGINEER

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REVISION HISTORY

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10/23/2026	PC SUBMITTAL

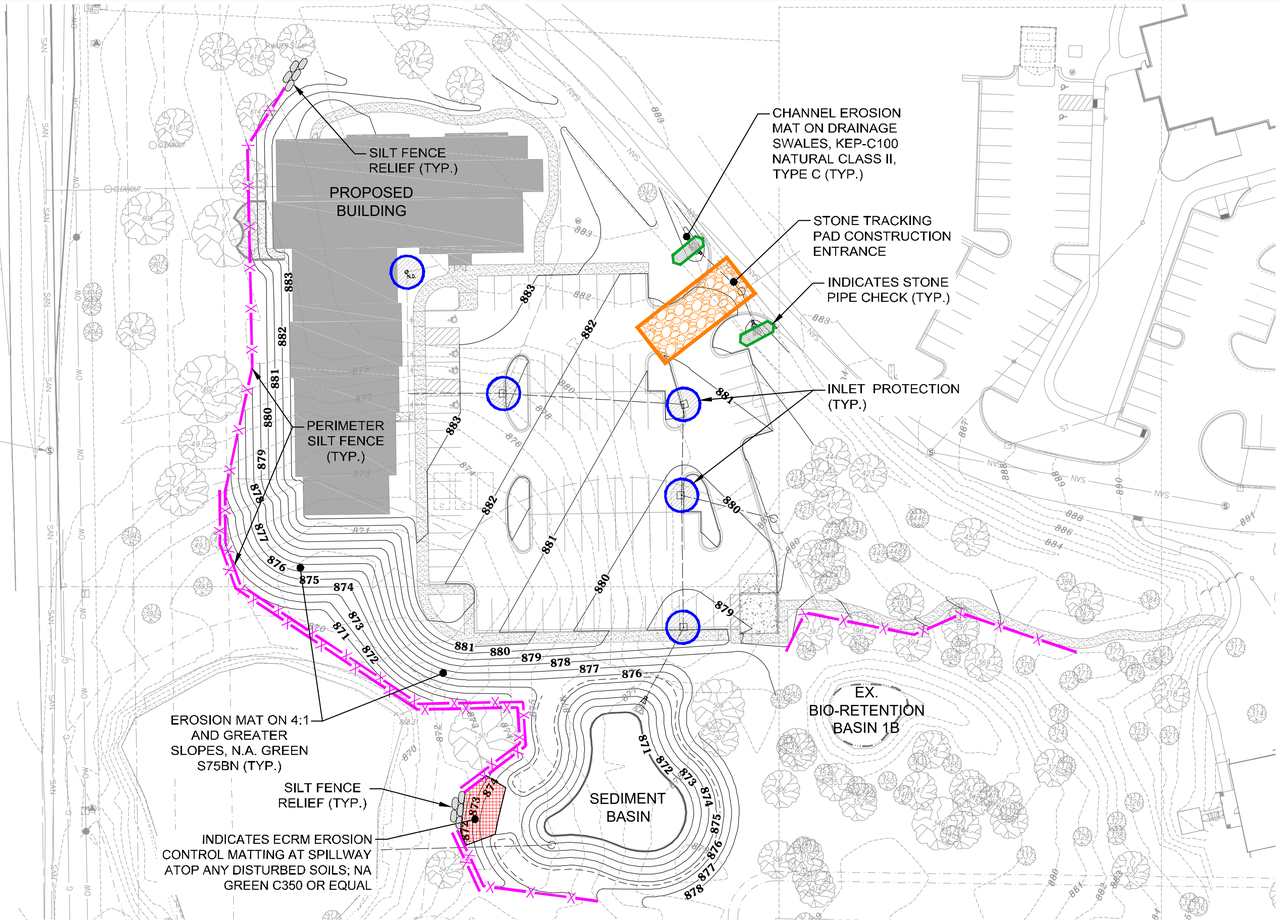
DATE:
OCTOBER 23, 2026

JOB NUMBER:
25-38-25

DESCRIPTION:
POND PLAN

SHEET
C2.1

H:\C700\781\07005-02\CONSTRUCTION PLANS\2026 CORPORATE OFFICE OPTION B\CIVIL_RBH CORPORATE OPTION B_22X34.DWG





0 20 40 80

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

WISCONSIN DEPARTMENT OF NATURAL RESOURCES, CONSERVATION PRACTICE STANDARD:
1052 – NON–CHANNEL EROSION MAT
1053 – CHANNEL EROSION MAT
1055 – SEDIMENT BALE BARRIER (NON–CHANNEL)
1056 – SILT FENCE
1060 – STORM INLET PROTECTION FOR CONST. SITES
1062 – DITCH CHECK
1057 – STONE TRACKING PAD AND TIRE WASHING
1058 – MULCHING FOR CONSTRUCTION SITES
1059 – TEMPORARY SEEDING
1061 – DE–WATERING
1063 – SEDIMENT TRAP
1064 – SEDIMENT BASIN

811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE:
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CONSTRUCTION SEQUENCE PLAN

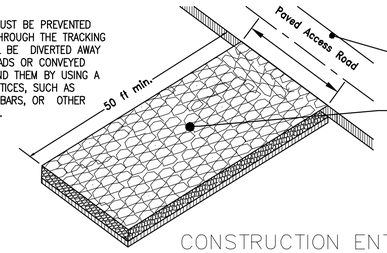
1. PRE–CONSTRUCTION MEETING AND PERMITTING (NOI, VILLAGE EC, VILLAGE SW, ETC.)
2. INSTALL PERIMETER SILT FENCE/STRAW WATTLE AND CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB EXISTING VEGETATION CONCURRENT WITH STEP 1.
4. STRIP AND STOCKPILE TOPSOIL. TEMP SEED TOPSOIL STOCKPILES. INSTALL SILT FENCE AROUND PILES.
5. INSTALL SEDIMENT BASIN AND ANY DIVERSION BERMS/SWALES DIRECTING SITE RUNOFF TO BASINS.
6. ROUGH GRADE SITE. ALL DISTURBED SOIL THAT IS TO GRADE AND/OR IS TO BE LEFT DORMANT FOR MORE THEN 7 DAYS SHALL BE STABILIZED WITH SEED AND MULCH AND/OR BLANKET.
7. INSTALL EROSION BLANKET TO SWALES AND SLOPES OF 4:1 OR GREATER, AS INDICATED WITHIN PLAN. AFTER INSTALLATION PROTECT AREA FROM CONSTRUCTION TRAFFIC.
8. INSTALL STORM SEWER. NOTE THAT UTILITY INSTALLATION MAY COMMENCE CONCURRENT WITH SITE GRADING.
9. BUILDING CONSTRUCTION MAY COMMENCE AS ALLOWED BY BUILDING PERMIT (NON–SEQUENTIAL).
10. INSTALL ANY NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS. (SCHEDULE TO BE DETERMINED BY OWNER)
11. INSTALL STONE BASE, SIDEWALKS, AND CURB AND GUTTER. SIDEWALKS MAY BE PHASED TO COINCIDE WITH THE BUILDING CONSTRUCTION SCHEDULE.
12. REMOVE TEMPORARY SEDIMENT BASINS AND INSTALL BIOFILTRATION BASINS IN ACCORDANCE WITH STORMWATER MANAGEMENT PLANS. ENSURE ALL SILT HAS BEEN REMOVED AND NATIVE SOILS HAVE BEEN EXPOSED. PROVIDE 12" DEEP MINIMUM TILL OF NATIVE SOILS PRIOR TO ADDING ENGINEERED SOILS. IF OVER EXCAVATION IS REQUIRED IN THIS STEP, FILL EXCAVATION WITH ON SITE GRANULAR MATERIAL TO ELEVATION NEEDED TO IMPLEMENT BASIN DESIGN.
13. FINISH GRADE SITE. RE–SPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING AS INDICATED ON PLAN AND AS NECESSARY TO STABILIZE SITE.
14. COMPLETE LANDSCAPING AND FINAL STABILIZATION AROUND BUILDINGS CONCURRENT WITH BUILDING CONSTRUCTION. IF FINALIZATION OF THE SITE DOES NOT OCCUR PRIOR TO OCTOBER 15TH, REFER TO WINTER STABILIZATION NOTE AND SPECIFICATIONS.
15. REMOVE PERIMETER SILT FENCE AND CLOSE OUT CONSTRUCTION SITE PERMITS ONCE THE SITE IS SUBSTANTIALLY VEGETATED (>70% GROUND COVER).

WINTER STABILIZATION:
IF FINAL SITE STABILIZATION OCCURS AFTER OCTOBER 15, CONTRACTOR SHALL UTILIZE ANIONIC POLYACRYLAMIDE AND TEMPORARY SEEDING, AS WELL AS, COORDINATE WITH VILLAGE ENGINEER FOR LATE SEASON STABILIZATION REQUIREMENTS.

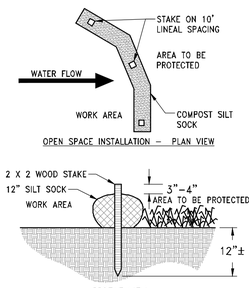
EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, IF THERE IS A DESIRE TO DEVIATE FROM THIS APPROVED EROSION CONTROL PLAN, THE CONTRACTOR SHALL SUBMIT PROPOSED REVISIONS IN WRITING, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR REVIEW BY THE DESIGN ENGINEER AND ULTIMATE APPROVAL BY THE VILLAGE ENGINEER.
3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
   B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS WITH SILT FENCE.
   C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
   D. PLACE SILT SOCK OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
   E. PROTECT STORM SEWER FIELD INLETS WITH SILT FENCE PER DETAIL AND THE UPSTREAM END OF CULVERTS WITH SILT SOCK OR STRAW WATTLES.
   F. PROMPT REMOVAL OF EXCAVATED MATERIAL.
   G. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
   H. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
   I. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
   J. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
   K. SEE WINTER STABILIZATION NOTES FOR ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15
5. TEMPORARY EROSION CONTROL MEASURES.
   A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
   B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
7. ALL SEDIMENT TRAPS, SWALES AND DIVERSION PRACTICES SHALL BE STABILIZED PRIOR TO USE.
9. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
10. EROSION CONTROL INSPECTION AND MAINTENANCE
    A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24–HOUR PERIOD DURING CONSTRUCTION.
    B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.

NOTE:
SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

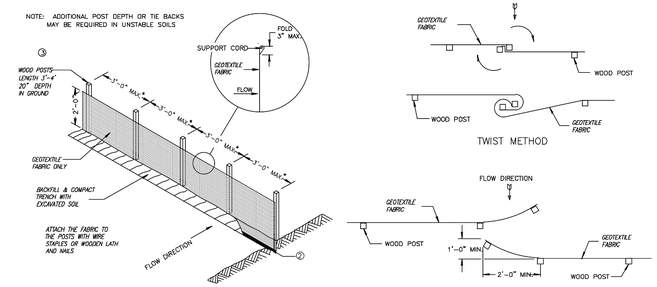


CONSTRUCTION ENTRANCE DETAIL
NO SCALE



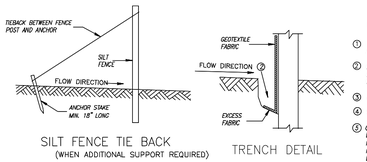
NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
4. INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES.

STRAW WATTLE DITCH CHECK INSTALLATION DETAIL
NO SCALE



SILT FENCE

JOINING TWO LENGTHS OF SILT FENCE ⑤



GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 4" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

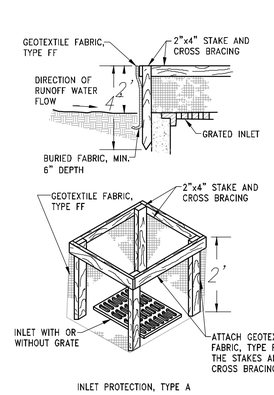
③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF OAK OR HICKORY.

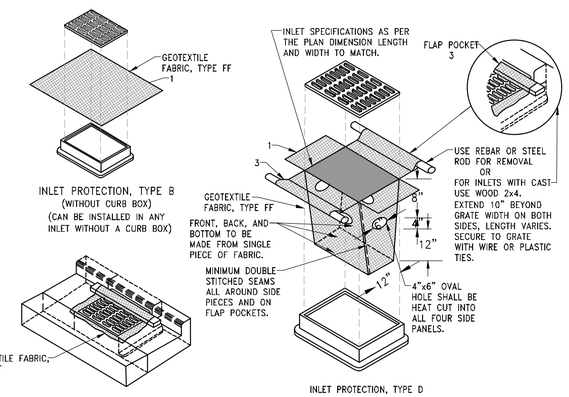
④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.

SILT FENCE INSTALLATION DETAIL
NO SCALE

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9–6.





GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX). AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OT OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION DETAIL
NO SCALE

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OCONOMOWOC, WI
PROFESSIONAL ENGINEER

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PROJECT:
EXECUTIVE OFFICE BUILDING
OPTION "B"
ROGER'S BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

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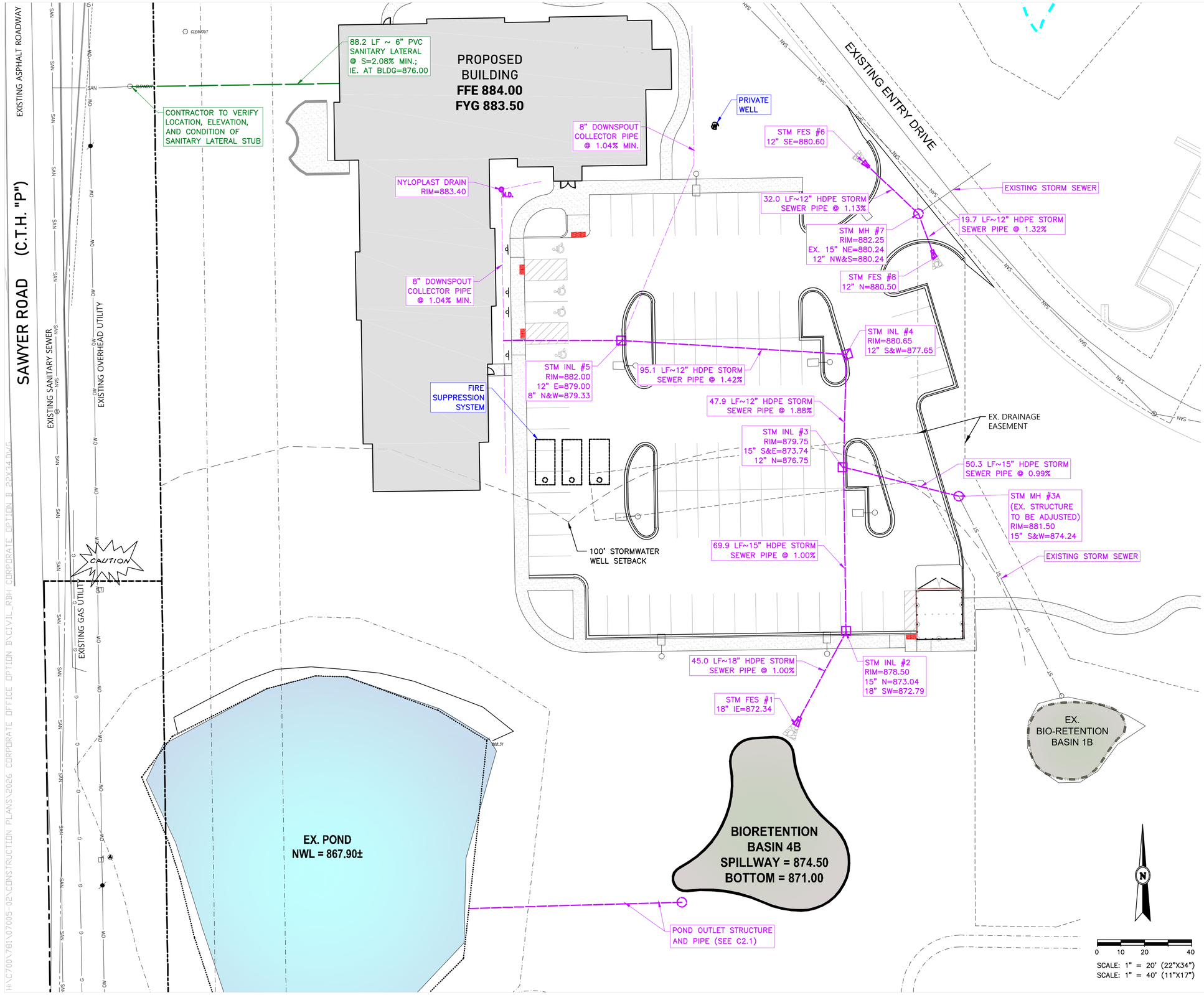
DATE:
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DESCRIPTION:
EROSION CONTROL PLAN

SHEET
C3.0

H:\C700\7815\07005-02\CONSTRUCTION PLANS\2026 CORPORATE OFFICE OPTION B\CIVIL_R3H CORPORATE OPTION B_22X34.DWG



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UTILITY PLAN NOTES:

1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOW ARE APPROXIMATE. ACTUAL LOCATION OF EXISTING UTILITIES IN CLOSE PROXIMITY TO PROPOSED UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED UTILITY. IF CONFLICTS ARE ENCOUNTERED, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO INSTALLING PROPOSED UTILITIES.

STORM SEWER NOTES:

- UNLESS OTHERWISE NOTED, HDPE STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE SMOOTH-WALL INTERIOR CORRUGATED PIPE & SHALL BE AS MANUFACTURED BY ADS OR EQUAL, WITH WATER TIGHT JOINTS, HAVING A MANNING "N" VALUE OF 0.012, OR EQUAL.
- ALL PVC STORM SEWER PIPE SHALL BE ASTM D-3034, SDR 35. SCHEDULE 40 PIPE SHALL BE INSTALLED FOR ALL PIPE WITHIN THE PROPOSED BUILDING FOOTPRINT, PER MANUFACTURER SPECIFICATIONS.
- STORM MANHOLES SHALL BE MIN. 48" DIAMETER PRECAST CONCRETE FOR STORM MAINS OF 24" DIAMETER OR SMALLER WITH NEENAH R-1661 FRAME & VENTED LID.

TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER COMM 82.30(11)(H). PLASTIC WIRE MAY BE TAPED TO PLASTIC PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

DOWNSPOUT & NYLOPLAST DRAIN NOTES:

1. UNLESS OTHERWISE NOTED, ALL DOWNSPOUTS FROM BUILDING TO DOWNSPOUT COLLECTOR PIPES SHALL BE 6" SDR 35 PVC AT 1.04% MIN.
2. NYLOPLAST IN-LINE DRAINS AND BASINS TO BE 10" DRAINS WITH DOME GRATES.
3. DOWNSPOUTS CONNECTING DIRECTLY TO HDPE MAIN LINE SEWER SHALL BE CONNECTED VIA AN INSERTA-TEE, MATCHING SPRING LINES.

WATER NOTES:

WATER SERVICE AND FIRE PROTECTION TO BE PROVIDED BY WELL. WELL AND FIRE PROTECTION HOLDING TANK DESIGN AND PERMITTING TO BE COMPLETED BY OTHERS. THE LOCATIONS FOR EACH, SHOWN ON THESE PLANS, ARE APPROXIMATE. CONTRACTOR TO COORDINATE DESIGN AND INSTALLATION OF EACH. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBING DESIGNER AND FIRE SUPPRESSION DESIGNER TO DETERMINE EXACT PLACEMENT, SIZE, AND DESIGN OF WATER SERVICE PIPING.

LEGEND:

- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- ST — EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

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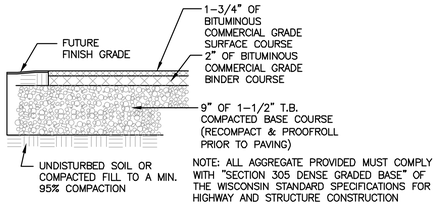
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UTILITY PLAN

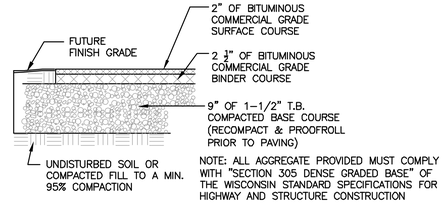
SHEET
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STANDARD DUTY ASPHALT PAVING SECTION

NO SCALE

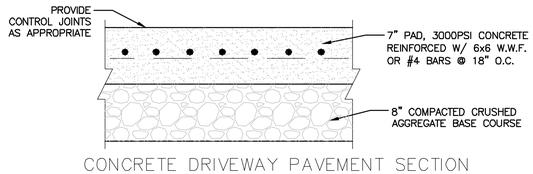
NOTE:
1. UNLESS OTHERWISE NOTED, STANDARD DUTY PAVEMENT SHALL BE USED IN AREAS CONTAINING PARKING STALLS.
2. PROOFROLL BASE PER GEOTECHNICAL REPORT RECOMMENDATIONS.



HEAVY DUTY ASPHALT PAVING SECTION

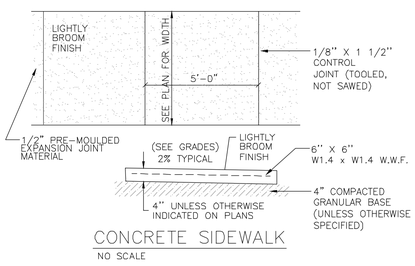
NO SCALE

NOTE:
1. UNLESS OTHERWISE NOTED, HEAVY DUTY PAVEMENT SHALL BE USED WITHIN DRIVE AISLES, AND FIRE LANES.
2. PROOFROLL BASE PER GEOTECHNICAL REPORT RECOMMENDATIONS.



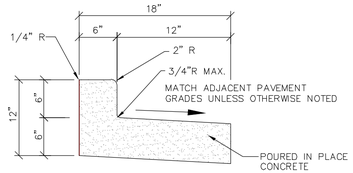
CONCRETE DRIVEWAY PAVEMENT SECTION

NO SCALE



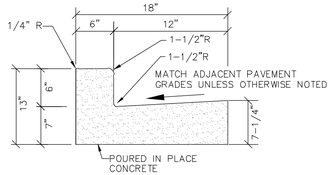
CONCRETE SIDEWALK

NO SCALE



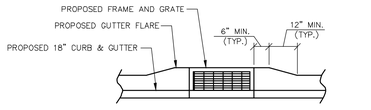
18" REJECT CURB & GUTTER DETAIL

NO SCALE



18" CONCRETE CATCH CURB & GUTTER

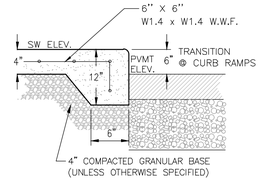
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NOTE: PROPOSED FLARES SHALL BE UTILIZED AT LOCATIONS USING NEENAH FOUNDARY R-3067 (OR EQUAL) FRAME AND GRATES

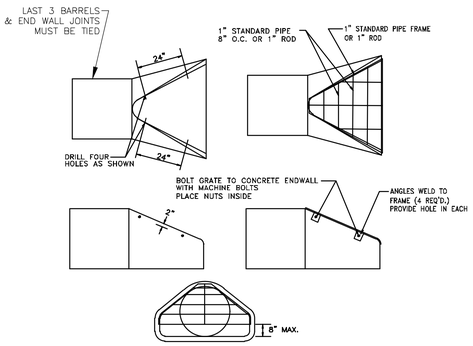
18" CURB & GUTTER ADJUSTMENT AT INLETS

NO SCALE



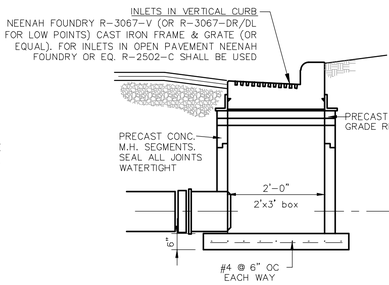
INTEGRAL SIDEWALK & BARRIER CURB

(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE



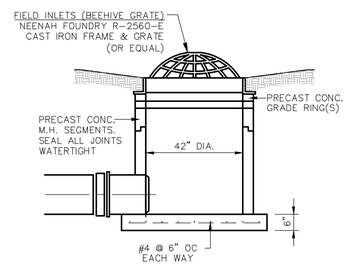
PIPE GRATE DETAIL

NO SCALE
NOTE: GRATES SHALL BE INSTALLED ON THE UPSTREAM & DOWNSTREAM FLARED END SECTION.



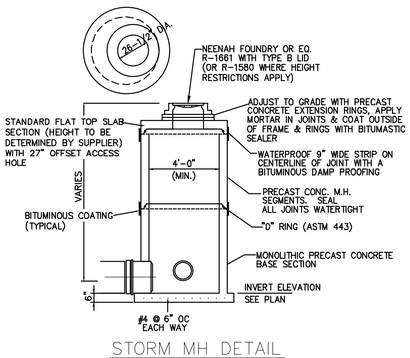
STORM SEWER INLET

NO SCALE



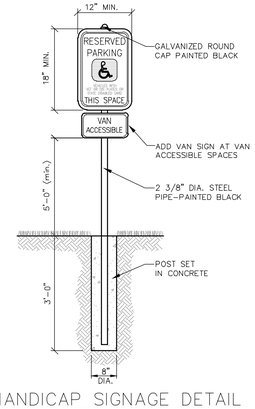
STORM SEWER FIELD INLET DETAIL

NO SCALE



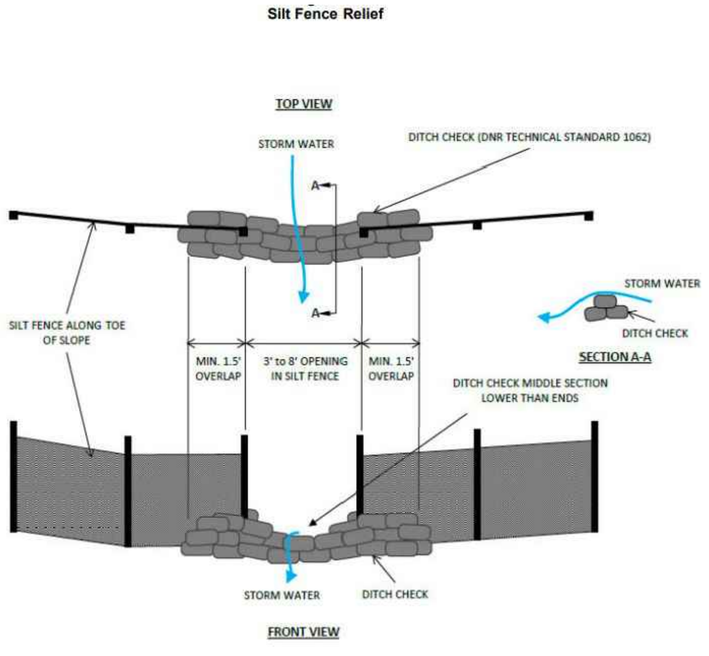
STORM MH DETAIL

NO SCALE



HANDICAP SIGNAGE DETAIL

NO SCALE



MATTHEW A. DALLET
E-41933
OCONOMOWOC, WI
PROFESSIONAL ENGINEER
WISCONSIN

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
EXECUTIVE OFFICE BUILDING
OPTION "B"
ROGER'S BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION
10/23/2026	PC SUBMITTAL

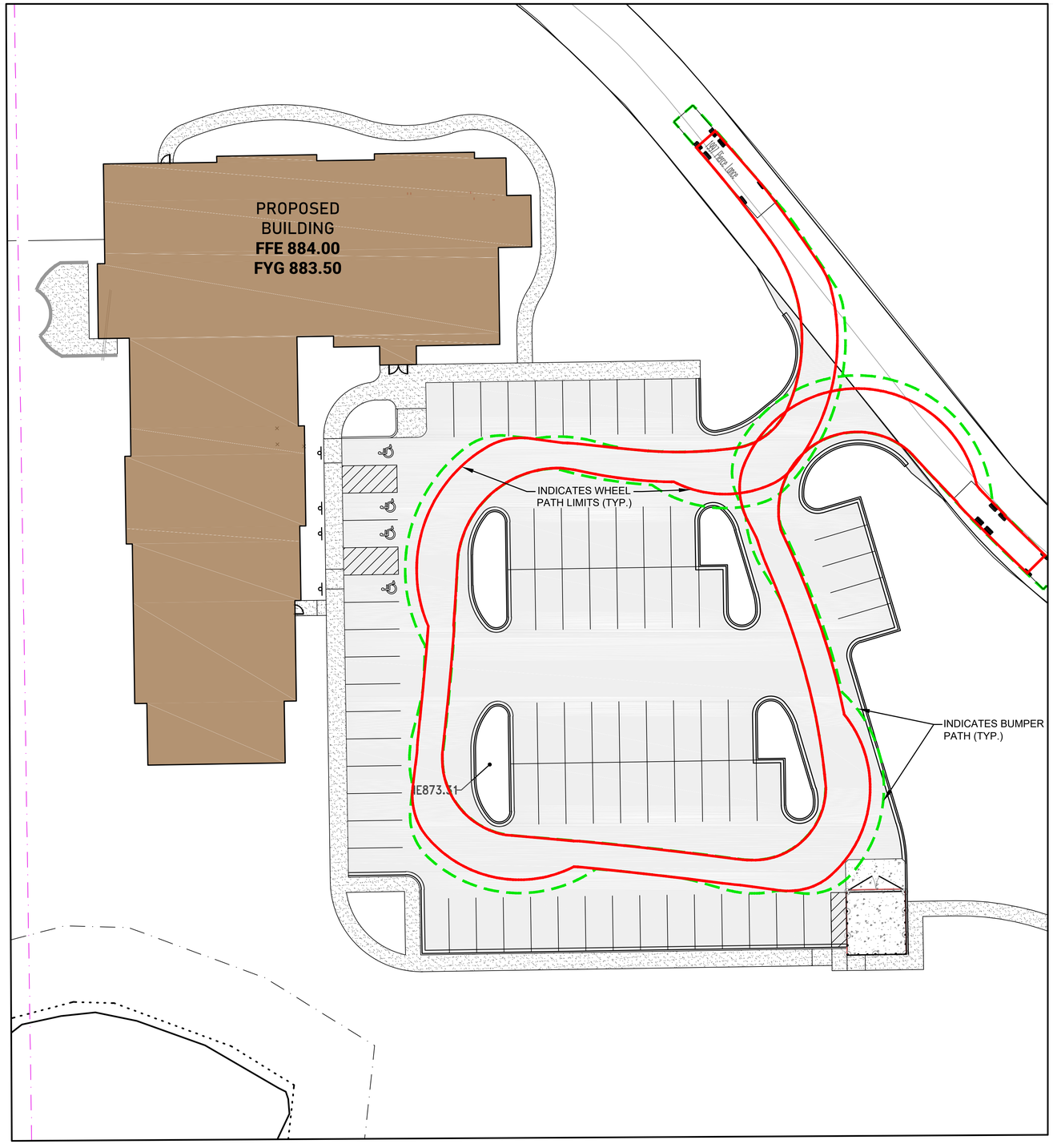
DATE:
OCTOBER 23, 2026

JOB NUMBER:
25-38-25

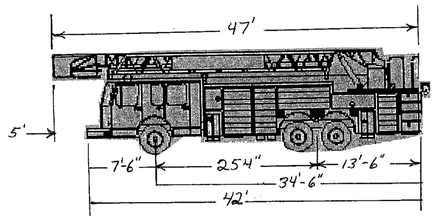
DESCRIPTION:
CONSTRUCTION DETAILS

SHEET
C5.0

H:\C700\781\07005-02\CONSTRUCTION PLANS\2026 CORPORATE OFFICE OPTION B\CIVIL_RBH CORPORATE OPTION B_22X34.DWG



OCONOMOWOC FIRE DEPARTMENT
AERIAL PLATFORM TRUCK #4771
1997 PIERCE "LANCE" CUSTOM CHASSIS
PIERCE JOB #EA 242



MINIMUM CUL–DE–SAC DIAMETER = 99'
MINIMUM CUL–DE–SAC RADIUS = 49'–5"
INSIDE WHEEL TRACK = 60' DIAMETER
OUTSIDE WHEEL TRACK = 82' DIAMETER
FRONT / REAR OVERHANG TRACK = 99'DIAMETER

OCONOMOWOC
FIRE DEPARTMENT
CLASS 4 CITY

212 S.Concord Rd.
Oconomowoc, WI 53066
Office (262) 569-3223
Direct (262) 569-3295
Cell (262) 893-1518
Fax (262) 569-3297

GLENN LEIDEL
DEPUTY CHIEF

TRUCK TURNING EXHIBIT - OPTION "B"

CITY OF OCONOMOWOC, WI

N

0 10 20 40

SCALE: 1" = 20' (22"X34")
SCALE: 1" = 40' (11"X17")

DATE: 10/23/2026

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UPPER NASHOTAH LAKE

EX. WETLAND

EX. WETLAND

EX. WETLAND

TURTLE POND

SAWYER RD

PABST RD.

VALLEY RD.

LOWER NASHOTAH LAKE

MASTER PLAN LEGEND

Site Key: BLACK-EXISTING
RED-PROPOSED

1. MULTI PURPOSE CENTER
2. CHILD ADOLESCENT CENTER - CBRF
2A. SECOND FLOOR ROOF BUILDOUT - 8-12 BED
3. INPATIENT/RESIDENTIAL BEHAVIORAL HEALTH HOSPITAL
3A. SECOND FLOOR ROOF BUILDOUT - 12 BED
4. KUBLY CBRF - 30 BED
5. 3645 HICKORY LANE - SINGLE FAMILY RENTAL
6. HARRINGTON RECOVERY CENTER-20 BED CBRF
7. UTILITY STORAGE BUILDING
8. ENGLISH GARDEN
9. EDC CBRF - 24 BED
9A. RBH USE ONLY ROPES COURSE
10. 3647 HICKORY LANE - SINGLE FAMILY RENTAL
11. WETLAND
12. POND/WETLAND
13. 3630 HICKORY LANE - RESIDENCE
14. PROPOSED RBH CORPORATE BUILDING
15. PROPOSED NEW PARKING - 61 STALLS
16. CHILDREN'S THERAPY GARDEN
17. RBH LAKE GAZEBO
18. GREEN HOUSE-HORTICULTIRAL THERAPY
19. MAIN HOSPITAL ENTRY
20. RBH LOWER NASHOTAH SHORELAND PROPERTY
21. MONUMENT SIGN
22. RBH STORAGE GARAGE
23. LAKE ASSOCIATION SEWAGE LIFT STATION
24. EXISTING PARKING - 8 STALLS
25. EXISTING RBH BOAT PIER
26. PATIENT GARDEN
27. EXISTING PARKING - 58 STALLS
28. EXISTING PARKING - 23 STALLS
29. PROPOSED PICNIC SHELTER
30. GATED REAR SITE ENTRY
31. PROPOSED TREE AND FERN BUFFER, ENHANCE/ADD TO EXISTING
32. EXISTING PARKING - 27 STALLS
33. EXISTING PARKING - 6 STALLS
33A. PROPOSED NEW PARKING - 36 STALLS
33B. EXISTING PARKING - 19 STALLS
34. RBH ENTRY DRIVE PER VILLAGE DIRECTION
35. FAMILY AND FRIENDS RESEARCH CENTER
36. PEDESTRIAN PATHWAY
37. PROPOSED MAINTENANCE BUILDING
38. MAIN ENTRANCE DRIVE WAY

COLOR LEGEND

- R-4 - RBH PROPERTY ZONED COTTAGE RESIDENTIAL
- IN - RBH PROPERTY ZONED INSTUTIONAL
- WETLAND / POND
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PRIMARY ENVIRONMENTAL CORRIDOR (PEC)

FUTURE MASTER PLAN

Rogers Behavioral Health
Village of Summit, WI

ROGERS Behavioral Health

TRIO DESIGN · LAND SURVEYING · CIVIL ENGINEERING

0 50 100 200

Scale: 1" = 100' (22"X34")
Scale: 1" = 200' (11"X17")

DATE: 10/20/2026



LOT COVERAGE

Total Area:	55.62 acre
Impervious Area:	12.87 acre (23.1% of lot)
Pervious Area:	42.75 acre (76.9% of lot)

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING

LOT COVERAGE EXHIBIT

ROGERS BEHAVIORAL HEALTH

VILLAGE OF SUMMIT, WI

0 50 100 200

SCALE: 1" = 100' (22"X34")
SCALE: 1" = 200' (11"X17")

ROGERS Behavioral Health

Scale: 1" = 100' (22"X34")
Scale: 1" = 200' (11"X17")

DATE: 10/12/2026

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ROGERS Behavioral Health

TRIO DESIGN · LAND SURVEYING CIVIL ENGINEERING

SAWYER ROAD (C.T.H. "P")

TREE SURVEY LEGEND

- INDICATES NON-SPECIMEN TREE (TO REMAIN)
- INDICATES SPECIMEN TREE TO BE PRESERVED
- INDICATES SPECIMEN TREE TO BE REMOVED
- INDICATES NON-SPECIMEN TREE TO BE REMOVED

TREE IMPACT SUMMARY

Total Specimen Trees to be Removed: 55 trees

Tree survey completed by Watchel Tree Science Inc.

N

0 15 30 60

SCALE: 1" = 30' (22"X34")
SCALE: 1" = 60' (11"X17")

TREE REMOVAL EXHIBIT

CITY OF OCONOMOWOC, WI

DATE: 10/20/2026

H:\C700\781\07005-02\EXHIBITS\2026 CORPORATE OFFICE\OPTION B\2026-10-12_TREE EXHIBIT_OPTION B.DWG

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO:	Village of Summit Plan Commission
FROM:	Amy Barrows, Village Planner *Planning & Zoning LLC*
MEETING DATE:	November 19, 2026
RE:	**Rogers Memorial Hospital, Inc (dba Rogers Behavioral Health)** **Rezone** 3630 N. Sawyer Lane (SUMT0622977004) and 3620 N. Sawyer Road (SUMT0622985).

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: ***Recommend Village Board rezone the subject properties from the R-2 Country Residential District to the IN Institutional District subject to substantial compliance with the development presented as part of the Conditional Use Amendment for an office building. The rezone is not effective until such time a Certified Survey Map is reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds that combines the subject properties with the main campus.***

Proposal:

The applicant is proposing to amend the Conditional Use Permit for Rogers Memorial Hospital (dba Rogers Behavioral Health), including the Master Plan, and update the Site Plan and Business Plan of Operation to provide for a 15,500 sq. ft. one-story corporate office building to be occupied by Roger's employees. A description of the project is included in a separate staff report for the proposed Conditional Use – Site Development Plan – Business Plan of Operation. In order for the use to be approved, the subject properties need to be rezoned from the R-2 Country Residential District to the IN Institutional District. The subject properties will also need to be combined with the main campus property by Certified Survey Map. The subject properties are already designated as Institutional on the 2045 Future Land Use Map, which is part of the Village's Comprehensive Plan.

REZONING EXHIBIT "A"

LANDS TO BE REZONED

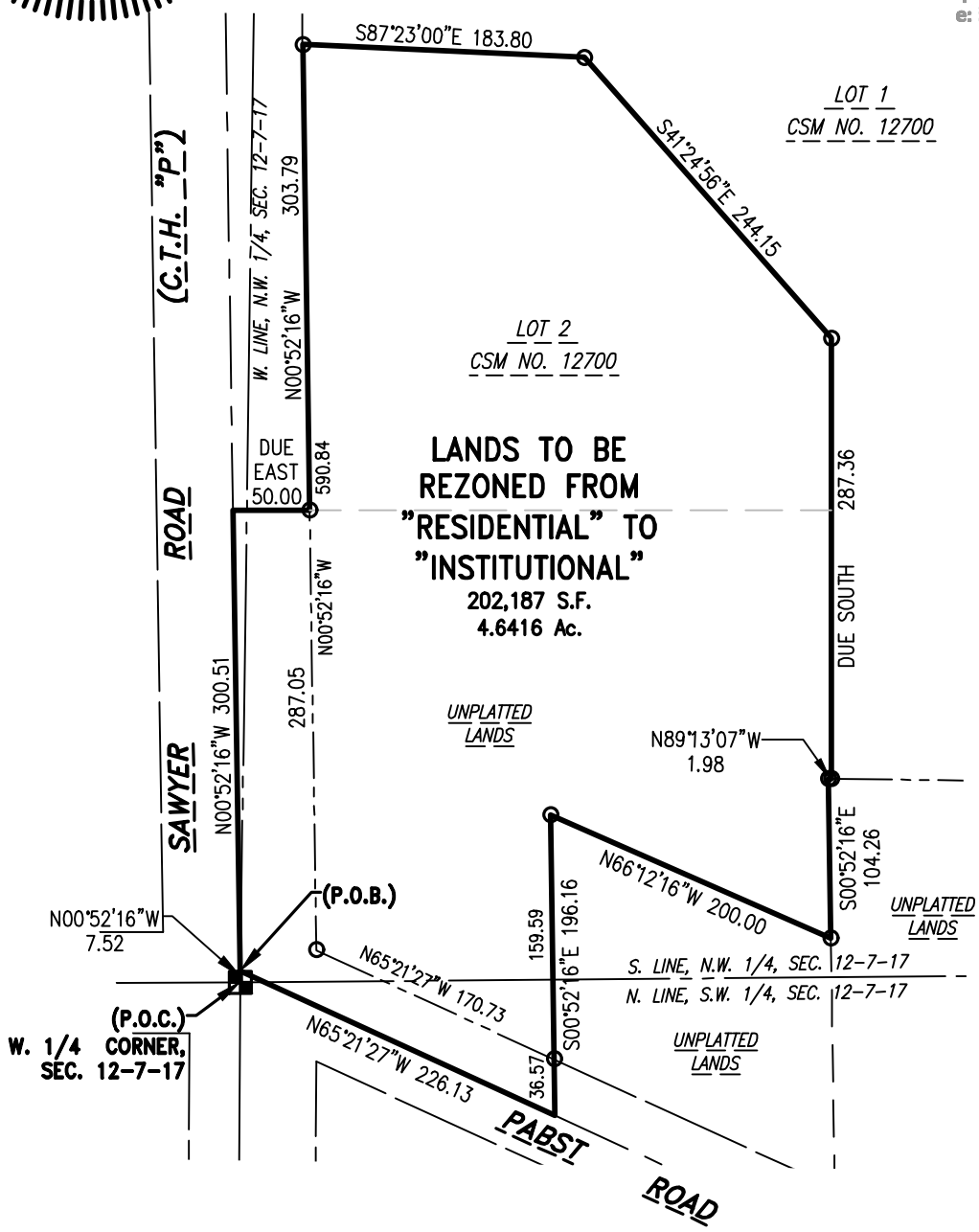
Grady L. Gosser

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

NORTH
SCALE:1"=120'
0 60 120 240

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

19035 W. Capitol Drive
Suite 200
Brookfield, WI 53045
p: (262) 790-1480
e: info@trioeng.com



THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 09/16/26

H:\C700\781\07005-02\Survey\ESMT-EXHIBITS\885DEX-REZONING-2026.dwg

REZONING EXHIBIT "B"

LANDS TO BE REZONED

LEGAL DESCRIPTION:

All that part of Lot 2 of Certified Survey Map No. 12700 and Unplatted Lands, being located in a part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 12, Town 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin now being more particularly bounded and described as follows:

Commencing at the West 1/4 Corner of the said Section 12; Thence North 00°52'16" West and along the centerline of "Sawyer Road" (C.T.H. "P"), 7.52 feet to the place of beginning of lands hereinafter described:

Continuing thence North 00°52'16" West and along said centerline, 300.51 feet to a point; Thence Due East, 50.00 feet to a point on the East Right-of-Way line of said "Sawyer Road" (C.T.H. "P"); Thence North 00°52'16" West and along the said East Right-of-Way line; 303.79 feet to a point; Thence South 87°23'00" East and along the North line of said Lot 2 of said Certified Survey Map No. 12700, 183.80 feet to a point; Thence South 41°24'56" East and along the Northeasterly line of said Lot 2, 244.15 feet to a point; Thence Due South and along the West line of Lot 1 of said Certified Survey Map No. 12700, 287.36 feet to a point; Thence North 89°13'07" West and along the North line of Unplatted Lands, 1.98 feet to a point; Thence South 00°52'16" East and along the West line of said Unplatted Lands, 104.26 feet to a point; Thence North 66°12'16" West and along the North line of Unplatted Lands, 200.00 feet to a point; Thence South 00°52'16" East and along the West line of said Unplatted Lands, 196.16 feet to a point on the centerline of "Pabst Road"; Thence North 65°21'27" West and along said centerline, 226.13 feet to the point of beginning of this description.

Said Parcel contains 202,187 Square Feet (or 4.6416 Acres) of land, more or less.

Date: 09/16/26



Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
19035 W. Capitol Drive, Suite 200
Brookfield, WI 53045
Phone: (262)790-1480

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO:	Village of Summit Plan Commission
FROM:	Amy Barrows, Village Planner *Planning & Zoning LLC*
MEETING DATE:	November 19, 2026
RE:	**Frane CSM** 2917 N Silver Cedar Road, SUMT0637031

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, including approval of the criteria of Article X of the Subdivision of Land Ordinance, 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.*

F. SHED REMOVAL. *The existing shed that extends over the north lot line shall be removed prior to the recording of the CSM. Once the shed is removed, the shed shall be removed from the CSM document.*

Property Description:

Lot Size: Approximately 0.5 acres

Zoning: R-4 Cottage Residential (20,000 sq. ft. lot size/26,000 sq. ft. density), with WC Wetland Conservancy, EC Environmental Corridor Overlay, and FO Floodplain Overlay

Land Use Plan: SF 0.6-acre residential density, Wetland & PEC

Summary:

The property owner would like to combine multiple nonconforming lots of record to accommodate the construction of a new single-family residence and attached garage on the combined acreage. A residence and detached garage were recently razed. Since the property includes land separated by N. Silver Cedar Road, the acreage across the street will need to be considered a separate lot of record (Outlot). The applicant has put a note on the CSM stating that the Lot and Outlot are permanently attached and must always be transferred together. Staff has requested that this note be modified but it will continue to state that the lots shall remain in common ownership and can't be sold separately.

The combined acreage, when consideration is given to Lot 1 and Outlot 1, is 21,234 sq. ft., which conforms to the minimum lot size requirements. The lot width is approximately 100 ft., whereas 120 ft. is required. Because the combined acreage will not comply with the lot width standards of the R-4 District, the criteria of Article X of the Subdivision of Land Ordinance apply. The Plan Commission in making its recommendation and the village board in making its determination shall give consideration, among others, to the following factors:

a. *Compatibility.* The size, quality, and character of existing lots and building development in the immediate area with a view to maintaining compatibility and protecting existing values. ***The lot will continue to be used in the same manner as it was historically used. The combination of lots removes the ability to divide the previous legal lots of record into multiple lots for development purposes***.

b. *Sewage disposal.* Where public sewer is not available, the lot size necessary to insure safe sewage disposal. ***Public sewer is available and has historically served the site.***

c. *Practicability.* The economic and engineering practicality of any possible redivision. ***The lots are being combined to accommodate the construction of a new home. However, the site previously had a single-family home and detached garage. Therefore, there is no greater economic impact. The Village Engineer has reviewed and approved a grading plan for the construction of a new home.***

d. *Hardship.* The degree of practical hardship which may be imposed upon the owner. ***The lot will continue to be used in the same manner as it was historically used. The combination of lots removes the ability to divide the previous legal lots of record into multiple lots for development purposes***.

Considerations:

Access and Frontage: The lot has frontage on N. Silver Cedar Road. The established road right-of-way width is 33 ft.

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

does not comply and the standards of Article X of the Subdivision of Land Ordinance apply.

Sanitary Sewer System: The lot is served by public sewer as part of the Silver Lake Utility District.

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

Natural Resources: There are wetland, floodplain, and Primary Environmental Corridor resources. These resources will be protected with restrictions requirements noted on the CSM.

Engineer/Surveyor Comments: The Engineer/Surveyor provided a review letter dated November 5, 2026. The letter is enclosed.

Planner Comments:

- The Village Administrator shall be replaced with Village Administrator-Clerk/Treasurer in the Plan Commission and Village Board signature blocks on sheet 3.
- A note shall be added to the CSM that states "The entire area of this CSM is located within the Village of Summit Shoreland Jurisdictional Boundary."
- The FEMA floodplain source and effective date shall be added to the face of the CSM.
- The CSM shall clearly identify the lot size taken to the ordinary high water mark and meander line. It is unclear if the current meander line measurement results in an addition or subtraction of 2,170 sq. ft.
- Note 4 on sheet 1 shall be modified to read "Lot 1 and Outlot 1 shall remain in common ownership and shall not be sold separately."
- Note 5 on sheet 1 shall be changed to include "Village of Summit approved a road right-of-way width reduction on January 6, 2005."
- The applicant shall identify the location of the wetland and Primary Environmental Corridor and add related restrictions to the CSM.
- The existing boathouse/shed near the lake will need to be relocated 5 ft. from the lot line and comply with all other ordinance requirements or be removed prior to recording the CSM. Following removal, the shed will need to be removed from the CSM document.

Building a Better World for All of Us®

November 5, 2026

RE: Village of Summit
Frane CSM Review
SEH No. 176551 Task 88

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

Dear Ms. Barrows:

We recently received a Certified Survey Map (CSM) prepared for Kathleen Frane of 2917 N. Silver Cedar Road and prepared by Jason Mayer, PLS. The map is dated October 25, 2026. We provide the following comments. Attached is the marked-up map to assist with revisions.

1. It appears there is "recorded as" data missing from the map with their being recorded CSMs on each side the property.
2. On the east line of Lot 1 there is a typo with the recorded information being labeled with a "P" instead of an "R".
3. The centerline of N. Silver Cedar Road should be shown.
4. The total distance between section corners should be shown.
5. The road name of N. Silver Cedar Road needs to be underscored.
6. The area measurement in the Surveyors Certificate should be to the ordinary high-water mark.
7. The POB of the metes and bounds description needs to be labeled on the map.
8. The bearings along the tie line for each description do not match what is on the map.
9. Verbiage should be added to the surveyor's certificate when listing the area of Lot 1 so it is understood that the area is only to the meander line.
10. The label of the "Ordinary High Water Line" should be changed to "Ordinary High Water Mark".
11. The datum should be provided for the elevations for the 100-year Flood Elevation and Ordinary High Water Mark. The datums are derived from 2 different sources, it should be verified that those sources are on the same datum.
12. The second to last bearing in the first paragraph of the description on sheet 2 is incorrect.
13. The descriptions for both Lot 1 and Outlot 1 do not close.

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

Kathleen Frane, Owner
Kristin Carey, Espire Homes

x:\pt\s\summv\176551\task 88 - frane grading plan review - 2917 n silver cedar rd\corr\review letters\summit csm review letter_frane_village of summit_2026-11-05.docx

CERTIFIED SURVEY MAP NO. _____

LOT 19 AND LOT 20 IN BLOCK D AND ALSO A PART OF BLOCK C, ALL IN THE PLAT OF THE CEDARS, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OWNER
KATHLEEN FRANE
2917 N. SILVER CEDAR ROAD
OCONOMOWOC, WI. 53066

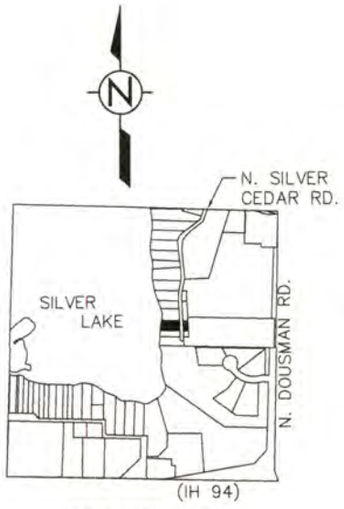
SURVEYOR
JASON T. MAYER
N7303 S WOODSVIEW DR.
SUSSEX, WI
262-424-7552

LEGEND
- ○ 1" IRON PIPE FOUND
- ● 3/4" REBAR FOUND
- (M) MEASURED
- (R) RECORDED
- (P) PLATTED
- TELEPHONE BOX
- POWER POLE

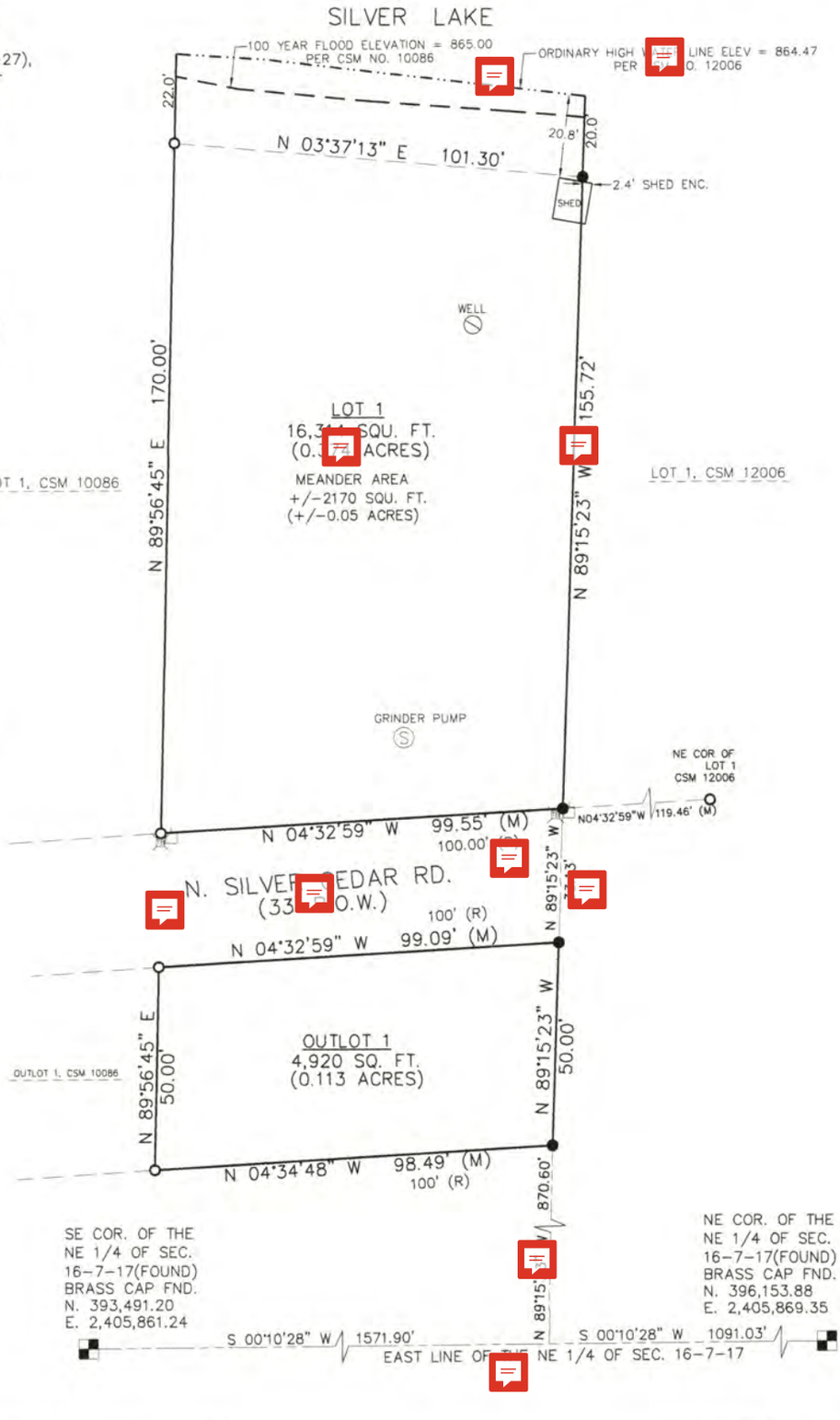
Scale: 1" = 40'

NOTES:

1. ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE EAST LINE OF THE NE ¼ OF SECTION 16-7-17 BEARS S 00°10'28" W.
2. ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINE AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS CERTIFIED SURVEY MAP SHALL BE PLACED UNDERGROUND.
3. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
4. LOT 1 AND OUTLOT 1 ARE PERMANENTLY ATTACHED AND MUST ALWAYS BE TRANSFERRED TOGETHER.
5. THE WAUKESHA COUNTY PARK AND PLANNING COMMISSION APPROVED A WAIVER REDUCING THE RIGHT OF WIDTH OF NORTH SILVER CEDAR ROAD ON 3-10-2005. (PER CSM NO. 10086)



LOCATION MAP
N.E. ¼ OF SEC. 16-7-17
NOT TO SCALE



WISCONSIN
JASON T. MAYER
S-2844
Menomonee Falls
10-25-26
LAND SURVEYOR

THIS INSTRUMENT WAS DRAFTED ON 10/25/2026 BY JASON T. MAYER

CERTIFIED SURVEY MAP NO. _____

LOT 19 AND LOT 20 IN BLOCK D AND ALSO A PART OF BLOCK C, ALL IN THE PLAT OF THE CEDARS, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JASON T. MAYER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE MAP IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT I HAVE SURVEYED, DIVIDED AND MAPPED A CONSOLIDATION OF LOTS 19 AND 20, IN BLOCK D AND ALSO A PART OF BLOCK C; ALL IN THE PLAT OF THE CEDARS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION; THENCE SOUTH 0°10'28" WEST, AND ALONG THE EAST LINE OF SAID NORTHEAST 1/4 SECTION 1091.03 FEET; THENCE NORTH 8[illegible]'32" WEST, 870.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°15'23" WEST, 50.00 FEET TO THE EASTERLY RIG[illegible]OF WAY LINE OF NORTH SILVER CEDAR ROAD; THENCE SOUTH 04°32'59" EAST ALONG SAID EASTERLY RIGHT OF WAY, 99.09 FEET; THENCE SOUTH [illegible]56'45" WEST, 50.00 FEET; THENCE NORTH 04°34'48" WEST, 98.49 FEET TO THE POINT OF BEGINNING.

THIS PORTION CONTAINS 4,920 SQUARE FEET, 0.113 ACRES MORE OR LESS.

ALSO, COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION; THENCE SOUTH 0°10'28" WEST, AND ALONG THE EAST LINE OF SAID NORTHEAST 1/4 SECTION 1091.03 FEET; THENCE NORTH 8[illegible]'32" WEST, 953.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°15'23" WEST, 155.72 FEET TO A MEANDER POINT, [illegible] POINT LYING SOUTH 89°15'23" EAST, 20.0 FEET FROM THE SHORELINE OF SILVER LAKE; THENCE SOUTH 03°37'13" WEST, ALONG THE MEANDER LINE OF SILVER LAKE, 101.30 FEET TO A POINT SOUTH 89°56'45" WEST, 22.0 FEET FROM THE SHORELINE OF SILVER LAKE AND THE POINT OF TERMINUS OF SAID MEANDER LINE; THENCE NORTH 89°56'45" EAST, 170.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NORTH SILVER CEDAR ROAD; THENCE NORTH 04°32'59" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 99.55 TO THE POINT OF BEGINNING.

THIS PORTION CONTAINS 16,314 SQUARE FEET, 0.374 ACRES MORE OR LES[illegible]

IN TOTAL CONTAINING 23,404 SQUARE FEET, 0.5373 ACRES MORE OR LESS AS MEASURED TO THE SHO[illegible]INE OF SILVER LAKE.

ALL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND POTENTIAL ROAD WIDENING AND GOVERNMENT RESTRICTIONS, IF ANY.

Jason T. Mayer

JASON T. MAYER, P.L.S. NO. S-2844
WISCONSIN PROFESSIONAL LAND SURVEYOR

WISCONSIN
JASON T. MAYER
S-2844
Menomonee Falls
WI
LAND SURVEYOR

DATED THIS 25th DAY OF October, 2026

OWNER'S CERTIFICATE:

AS OWNER ON BEHALF OF KATHLEEN FRANE, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH CHAPTER 236.34, OF THE WISCONSIN STATUES AND THE REGULATIONS OF THE VILLAGE OF SUMMIT AND WAUKESHA COUNTY.

_____
KATHLEEN FRANE

DATED THIS_____ DAY OF_____, 2026

STATE OF WISCONSIN)
:SS
_____ COUNTY)

PERSONALLY came before me this___ day of _____, 2026 the above named Candace Dingmann to be known to be the person who executed the forgoing instrument and acknowledged the same.

_____
Notary Public
State of Wisconsin
My Commission Expires _____

THIS INSTRUMENT WAS DRAFTED ON 10/25/2026 BY JASON T. MAYER

CERTIFIED SURVEY MAP NO. _____

LOT 19 AND LOT 20 IN BLOCK D AND ALSO A PART OF BLOCK C, ALL IN THE PLAT OF THE CEDARS, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

VILLAGE OF SUMMIT PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SUMMIT ON THIS _____ DAY OF _____ , 2026.

_____ JAMES P. SIEPMANN, CHAIRPERSON

_____ DEBRA J. MICHAEL, VILLAGE ADMINISTRATOR

VILLAGE OF SUMMIT BOARD APPROVAL:

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SUMMIT THIS _____ DAY OF _____, 2026.

_____ JACK RILEY, VILLAGE PRESIDENT

_____ DEBRA J. MICHAEL, VILLAGE ADMINISTRATOR

WISCONSIN
JASON T. MAYER
S-2845
Menomonee Falls WI
LAND SURVEYOR
10-25-26
Jason T. Mayer

THIS INSTRUMENT WAS DRAFTED ON 10/25/2026 BY JASON T. MAYER

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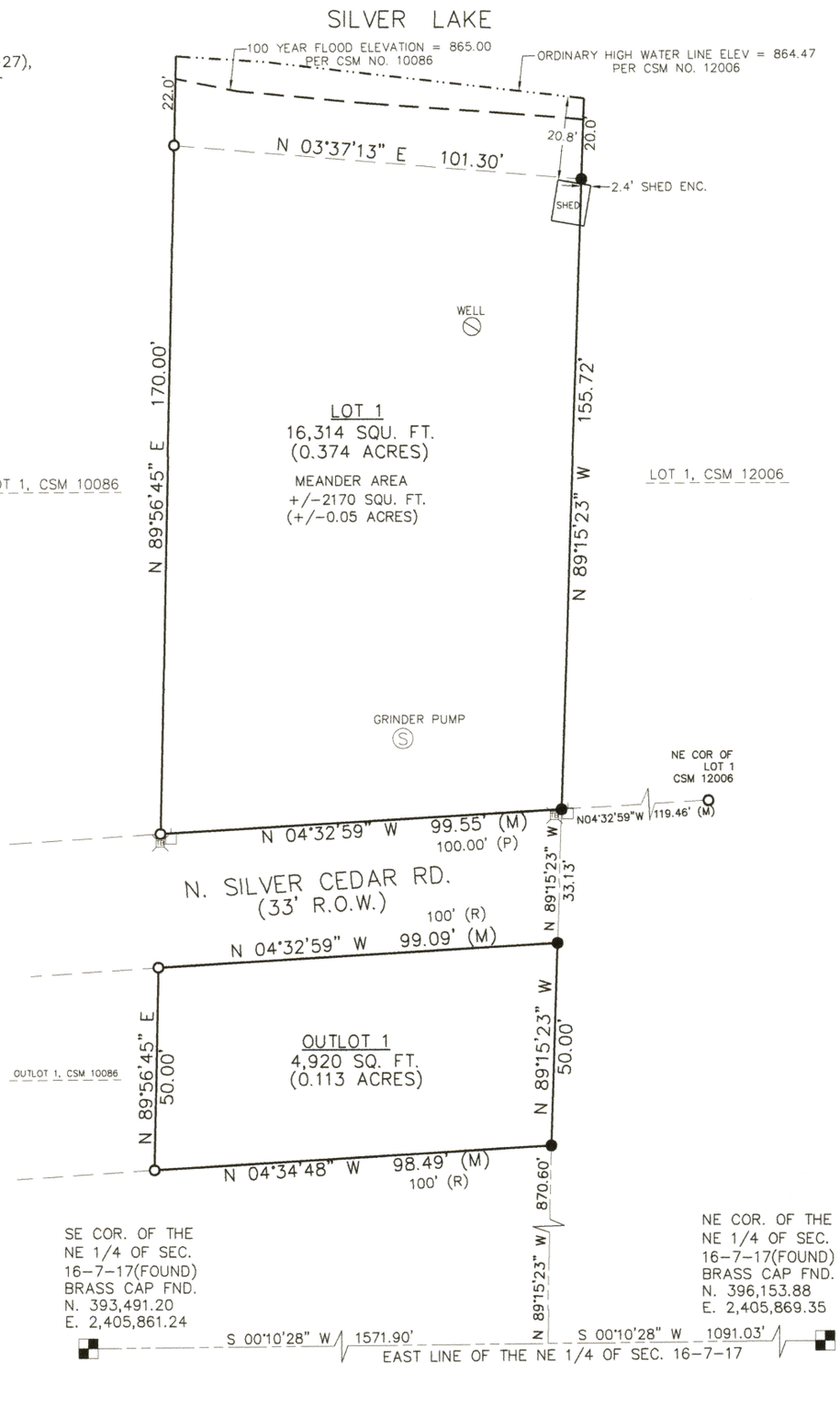
OWNER
KATHLEEN FRANE
2917 N. SILVER CEDAR ROAD
OCONOMOWOC, WI. 53066

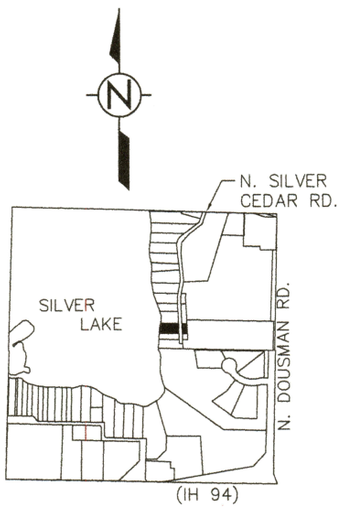
SURVEYOR
JASON T. MAYER
N7303 S WOODSVIEW DR.
SUSSEX, WI
262-424-7552

LEGEND
- O 1" IRON PIPE FOUND
- ● 3/4" REBAR FOUND
- (M) MEASURED
- (R) RECORDED
- (P) PLATTED
- TELEPHONE BOX
- POWER POLE

N
0 20 40
Scale: 1" = 40'

NOTES:
1. ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE EAST LINE OF THE NE ¼ OF SECTION 16-7-17 BEARS S 00°10'28" W.
2. ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINE AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS CERTIFIED SURVEY MAP SHALL BE PLACED UNDERGROUND.
3. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
4. LOT 1 AND OUTLOT 1 ARE PERMANENTLY ATTACHED AND MUST ALWAYS BE TRANSFERRED TOGETHER.
5. THE WAUKESHA COUNTY PARK AND PLANNING COMMISSION APPROVED A WAIVER REDUCING THE RIGHT OF WIDTH OF NORTH SILVER CEDAR ROAD ON 3-10-2005. (PER CSM NO. 10086)





LOCATION MAP
N.E. ¼ OF SEC. 16-7-17
NOT TO SCALE



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WISCONSIN PROFESSIONAL LAND SURVEYOR

WISCONSIN
JASON T. MAYER
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LAND SURVEYOR

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KATHLEEN FRANE

DATED THIS_____ DAY OF_____, 2026

STATE OF WISCONSIN)
:SS
_____ COUNTY)

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Notary Public
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My Commission Expires _____

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VILLAGE OF SUMMIT PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SUMMIT ON THIS_____DAY OF _____ , 2026.

_____ JAMES P. SIEPMANN, CHAIRPERSON

_____ DEBRA J. MICHAEL, VILLAGE ADMINISTRATOR

VILLAGE OF SUMMIT BOARD APPROVAL:

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JASON T. MAYER
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10-25-26
Jason T. Mayer

THIS INSTRUMENT WAS DRAFTED ON 10/25/2026 BY JASON T. MAYER

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;

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:

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.

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 ~~1~~5 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.

~~h~~i. 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~~ Pplan ~~C~~commission. If commercial vehicle parking or equipment will be stored on the property, the applicant shall seek a Commercial Vehicle Parking ~~c~~Conditional ~~u~~Use 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.~~

(7~~5~~) *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.

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)

(~~9~~6) *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.*

(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.

(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*

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

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 at 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

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 save 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

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

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

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

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

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

E. Any other use that the Department of Agriculture, Trade and Consumer Protection ("DATCP"), by rule, identifies as an agricultural use and that is determined to be compatible with the purpose and intent of ~~the Farmland Preservation Zoning District~~ maintaining productive agricultural land and open space areas by limiting encroachment of development and minimizing land use conflicts among incompatible uses.

POSSIBLE STANDARDS:

- Allow agri-businesses in the A-1 and A-2 Districts as a Conditional Use accessory to a principal permitted use.
- In addition to those uses allowed separately as a home occupation or limited family business, uses could include:
  - Commercial pumpkin patches, U-pick operations (unless meets definition of nursery), farm-to-table dinners, hayrides, farmers market or store (add definition from table), including the retail sale of products predominantly produced on the farm, seasonal product and craft/artisan shop, seasonal activities such as corn mazes and sleigh/hay rides accessory to a nursery, craft brewery, winery or distillery, beer, wine, or alcohol tasting (it was determined that these items in red should be discussed as part of the event/gatherings discussion), petting farm, commercial greenhouse,

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

- Rely on limited family business for health type uses
- Any question regarding whether a use meets the intent of the definition, determined by plan commission.

- Limits can be placed on hours of operation, frequency of operations, seasonal use only, maximum # of patrons, maximum # of employees, signage, lighting (no need for commercial scale lighting), parking as part of Site Plan review.
    - Could also be specific with hours, especially related to morning and evening hours. A recently approved commercial vehicle parking CU had hours limited to 7 am – 6 pm, Monday-Saturday. The subcommittee decided that hours, etc. for agricultural-oriented businesses that are not related to events/gatherings can be determined through the site plan process. Events/gatherings will need to be discussed by the Village Board.
- Min lot size, potential options:
    - 3, 5, 10, or 35 acres, or, must be conforming lot size (as small as 3 acres on lots zoned A-2).
- The property shall have direct access to arterial/collector street/State Highway, or US Highway, improvements may be required to ensure save ingress/egress to site and to improve traffic safety.
- Any commercial operations within buildings shall comply with commercial building and fire code requirements.
- Intended for small family business that doesn't necessitate relocation or rezoning, but protects interest of adjacent land owners and future development of area.
- All expansions in use require CU amendment.
- Limitations may be placed on whether any live or amplified music can be played, including hours and location on property (this could be a general statement or specific provisions could be added).
- Limitations may be placed on the #, type, and frequency of food & beverage trucks and trailers. The subcommittee did think that the scale needs to be managed carefully.
- Proper sewerage facilities shall be provided.
- Commercial vehicles transported to and from a job site shall comply with Section 111- xxx Commercial vehicle parking. Shall restrict # and type of machinery, vehicles and equipment, and Plan Commission may require that storage be inside.
- In the event a question arises, the plan commission shall make a determination if the proposed use meets the purpose and intent of an agricultural-oriented business.
- Structure shall be conforming in location, including setbacks and offsets.
- Restrictions may be placed to avoid adverse affects on adjoining residential properties, such as location and site requirements. Greater setback restrictions may apply.
- Village has the authority to determine the % of property that may be devoted to the use.
- CU automatically expires and terminates on the sale of the property or operation transfers to non-occupant.
- Shall comply with all other ordinance requirements.

AGRI-BUSINESS USES

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

- Limited customer traffic as determined by Village as part of Site Plan review, shall be compatible with surrounding neighborhood and village character. Factors such as lot size, location to major intersections, distance of residential neighborhoods may all impact the volume of traffic allowed.
- Require sufficient screening and buffer areas if any activities take place outside. Could require a setback for any outdoor activities and parking, such as 100 ft. Buildings used for commercial purposes should comply with setbacks.
- Provide for architectural review of building/structures. Plan Commission has the authority to require structural and cosmetic improvements to the building used for business purposes if the building is unkept, in disrepair, or does not comply with the building code.
- Refer to noise ordinance for residential districts.
- Any outdoor activities shall be reviewed by Plan Commission, not guaranteed for approval.
- If contractor's yards, home occupation, or commercial truck parking proposed, need to comply with those CU's and be in the A-1 or A-2 District. Plan Commission can limit the # of CU's on a single property.
- May require annual review.

Land Use	Community	Definition	Notes
Agriculture Support Services	Town of Mukwonago	A place primarily involved in (1) providing agricultural supplies, agricultural equipment, agricultural inputs, or agricultural services; (2) storing, processing, or handling raw agricultural commodities; (3) slaughtering livestock; (4) marketing livestock; and/or (5) processing agricultural byproducts or wastes.	https://library.municode.com/wi/mukwonago,_waukesha_co/codes/code_of_ordinances?nodeId=COOR_CH36ZO_APXALAUSMA_
Animal production, general	Town of Mukwonago	An agricultural operation where animals not exceeding 500 animal units are kept.	
Animal production, intensive	Town of Mukwonago	An agricultural operation where animals, 500 animal units or more, are kept.	
Aquaculture	Town of Mukwonago	A place where fish, bait, and other aquatic animals are produced for a commercial purpose.	
Crop production	Town of Mukwonago	A place where fruit, vegetables, agricultural crops and forage, and other plants are grown out of doors.	
Greenhouse	Town of Mukwonago	A place where fruit, vegetables, flowers, and other types of plants are grown within an enclosed building for commercial purposes, whether using sunlight or artificial lighting. Plants grown on site may be sold at retail along with other related merchandise provided the sale of such merchandise is clearly subordinate to the sale of plants.	
Horticulture	Town of Mukwonago	A place where trees, shrubs, vegetables, and flowers are grown out of doors for commercial purposes.	
Agro-ecology center	Town of Mukwonago	A facility designed for the purpose of providing training in the techniques of agro-ecology, sustainable agricultural systems, and similar disciplines. An agro-ecology center generally conducts (theoretical and applied) research and community outreach while offering academic education, practical experience/training, and public service/instruction opportunities for audiences ranging from local school children to international agencies. Such a facility may provide meals and overnight lodging facilities for faculty, staff, and/or students/apprentices.	
Bird hunting preserve	Town of Mukwonago	A place where game birds are released into the wild for commercial hunting purposes.	
Craft brewery, winery, or distillery	Town of Mukwonago	An establishment where beer, malt beverages, wine and/or spirits are made on the premises in comparatively small batches and then sold onsite and/or distributed off-site.	
Farm education	Town of Mukwonago	A place where farm tours and how-to clinics or classes are conducted which are directly related to farming, farm life, or food (e.g., gardening, cooking, canning produce, jam-making, candle making, soap making, flower arranging, quilting).	
Farm inn	Town of Mukwonago	A place where guest rooms are offered to agri-tourists who are able to observe or participate in farm chores and learn how a farm functions through practical day-to-day experience. Guests may work on the farm, for recreational purposes, in exchange for free or discounted accommodations. A farm inn may also include a common dining area for overnight guests and non-guests.	
Farm recreation	Town of Mukwonago	One or more of the following or similar activities: sleigh/hay rides, corn maze, haunted house, ropes course, pumpkin cannons, zip lines, paint ball courses, and obstacle courses.	
Farm restaurant	Town of Mukwonago	A place where food and beverages are offered for retail sale primarily for on-site consumption, and where the on-site consumption of fermented malt beverages, wine, or liquor, if any, is clearly secondary and subordinate to the sale of food and nonalcoholic beverages. A farm restaurant may also prepare food as part of a catering business.	
Farm store	Town of Mukwonago	A retail outlet that features agricultural products and goods derived from the farm on which the farm store is located and other farms in the region. Non-agriculturally related products such, as T-shirts, other clothing, and knick-knacks, may be offered so long as such products are clearly subordinate in number and scale to the featured agricultural products and goods.	
Fee fishing	Town of Mukwonago	An operation that provides the opportunity for anglers to pay a fee for the right to fish on a farm.	

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

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

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

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

VILLAGE OF SUMMIT ZONING MAP

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

Legend

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

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

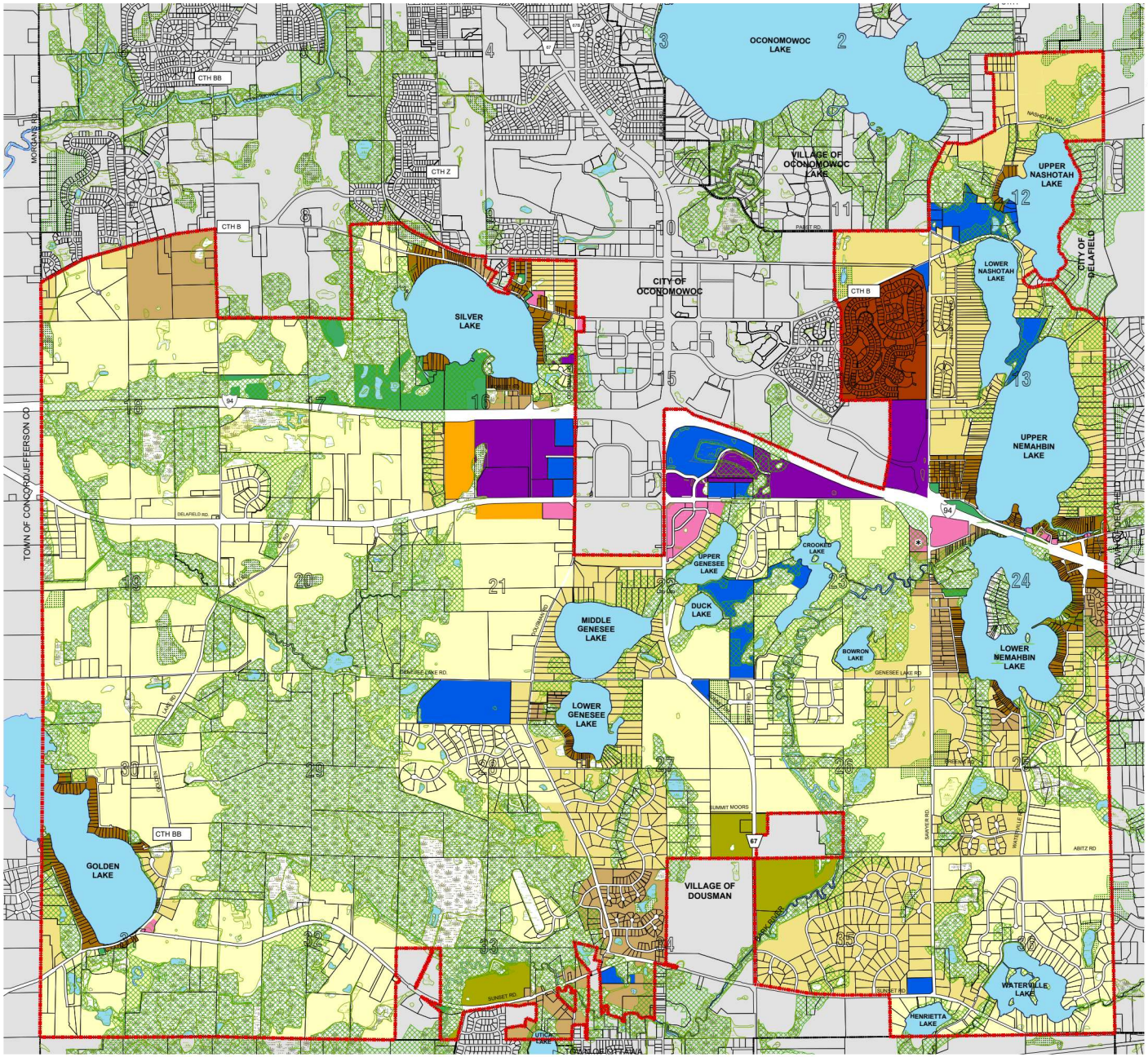
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0 1,500 3,000 6,000 Feet

SEH

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

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VILLAGE OF SUMMIT
2045 FUTURE LAND USE MAP

Legend

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

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

Cadastral data is from 2022 Waukesha County GIS Data.

Wetland data is from the 2022 WDNR Wetland Inventory.

Environmental Corridor Data is from SEWRPC's 2015 Planned EC dataset. Minor corrections have been made by the Village to EC on the Aurora hospital site in section15 to reflect known existing conditions.

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0 1,250 2,500 5,000 Feet

SEH

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

Document Path: C:\Users\bkasch\OneDrive - Short Elliott Hendrickson Inc\Documents\Recent Projects\Summit GIS\Summit County Trails\Summit County Trails.aprx

VILLAGE OF SUMMIT

JOINT PLAN COMMISSION-VILLAGE BOARD MEETING

MAY 29, 2025 LISTENING SESSION SUMMARY OF RESPONSES

EVENT FACILITIES & AGRI-TOURISM USES

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

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

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

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

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

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

Below is a summary of comments:

Reasons for opposition or concern

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

Reasons for support

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

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

10/29/2025

TO: Summit Village Board and Planning Commission

CC: Village Planner, Village Administrator

FROM: Brian Porter

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

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

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

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

Event Facility uses

- 76% of Residents opposed ....Planner report was 62%
- 21% of Residents supported ....Planner report was 32%

Agribusiness uses (not including event facilities)

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

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

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

- You may recall that at the meeting, people could fill out an opinion card provided by Village Staff. There were 32 people who indicated they are Village residents on the card, but did not speak at the meeting. Every single one of them is opposed to Event Facilities. My point here is that the "silent majority" is even more opposed to event facilities than those who spoke at the meeting. There is not some large group of quiet residents out there who support these event barns.

- Quite a few people submitted emails or letters but did not provide their addresses or residency. I found most of their addresses using a list of residents provided by Village Staff and the County GIS system. Some interesting results from looking how those people voted:

    - Every single one of those people who I found to be a NON-resident were in favor of event facilities. Perhaps those people should talk to THEIR elected officials to get event venues approved next door to their homes!

    - In addition, every single person who I could not find or were not in the Village list or County systems, and indicated an opinion about event facilities, were in favor of them. Given the other facts here, I think we can safely assume they don't live in the Village. (Also interesting to see that more than half of these people specifically mentioned WhiteStag's operations in their correspondence. Its obvious that they were recruited to provide input.)

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

- The Planner said that the Village can basically defined Agri-Tourism any way it wants to, yet presented no such Village definition. The obvious take-away from that statement is that the residents have no idea, or at least not a Consistent idea, of what it even means to us. Any data collected from people about how they feel about Agri-Tourism should largely be ignored, since everyone has their own idea what it means and the Village hasn't even decided what it is.

- Its clear that some in some areas Agri-Tourism includes Event Facilities on rural properties. The idea of possibly approving Agri-Tourism uses in our zoning code is nothing but a slippery-slope to approving event venues. Including it in the "listening session" without a definition was a poor idea. (Or perhaps it was a back-door into getting event venues approved, and still a poor idea.)

A few other thoughts:

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

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

Brian Porter
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