
AGENDA
CORP & Master Plan Review Sub-committee
Village of Summit
Monday, March 14, 2022, 5:30 p.m.
At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTINGS
3. **Public Input** related to amending the CORP and Master Plan
4. Overview of Existing Master Plan
5. Summary of Public Comments from Open House and Online Submissions
6. Summary of Comments from October 2020 Joint Plan Commission/Village Board meeting
7. Discussion Related to Existing Goals, Objectives and Priorities
**We will not be updating goals/objectives at this time*
8. Discussion Regarding Master Plan Update Approach
9. Discussion and Recommendations related to Comprehensive Plan Elements
10. Establish future meeting date (April 4th meeting has been cancelled)
11. ADJOURN

Village of Summit Master Plan (Comprehensive Plan)

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What is a Master/Comprehensive Plan?

Guide to help communities plan and implement responsible growth with a long-term vision. The plan can include components for all aspects of government.

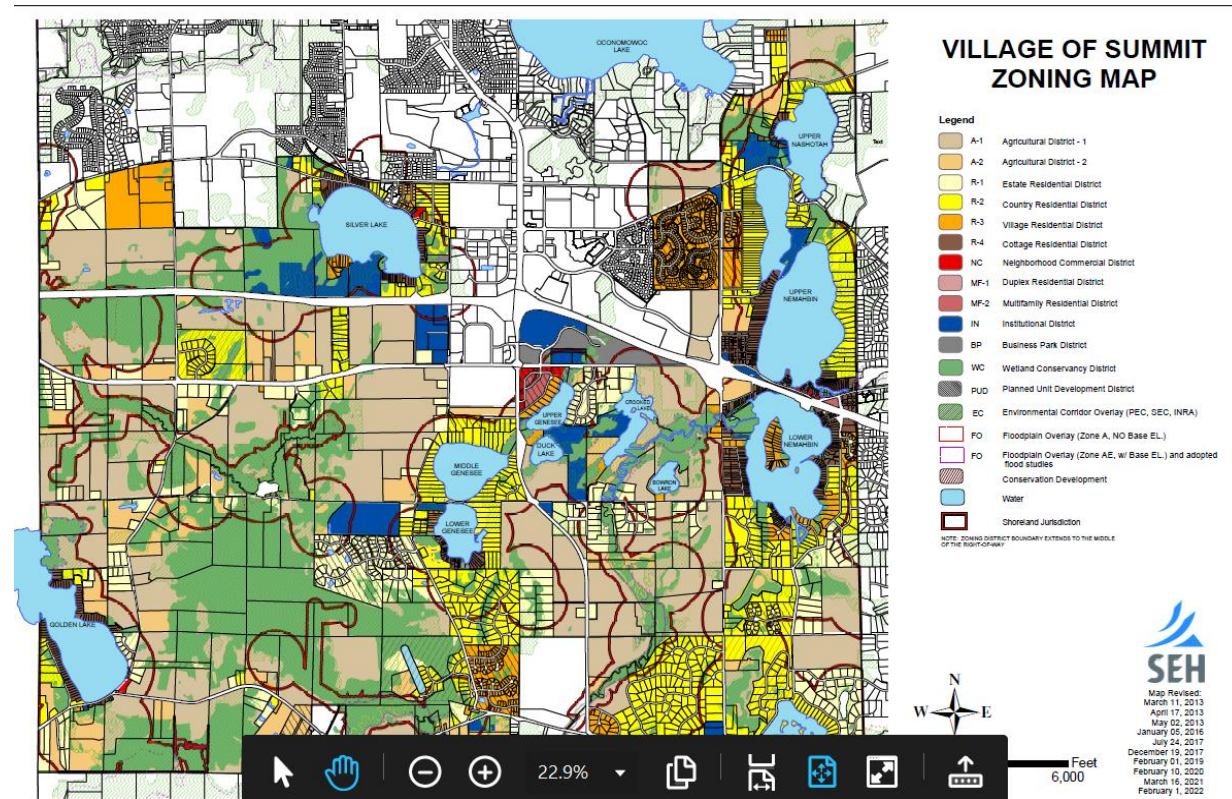
The Plan is a **guide**, it is **not regulatory**.



How does the Village regulate the guidelines of a Plan?

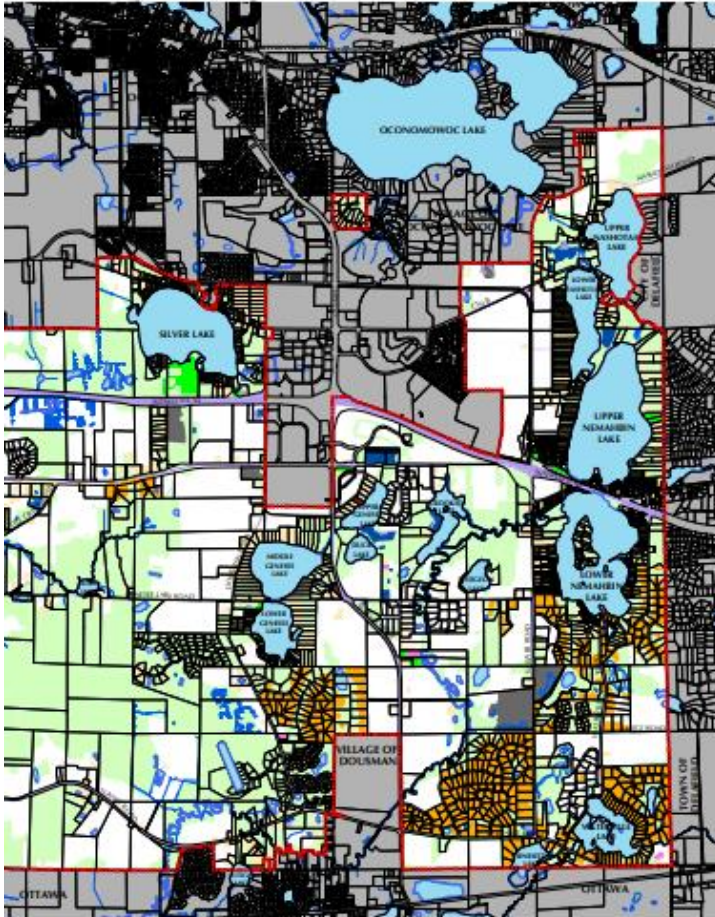
LOCAL ORDINANCES, CASE LAW, STATE STATUTES, & FEDERAL REGULATIONS

- Code of Municipal Ordinances
- Zoning & Shoreland Protection Ordinance
- Land Division Ordinance
- Village of Summit Road Map

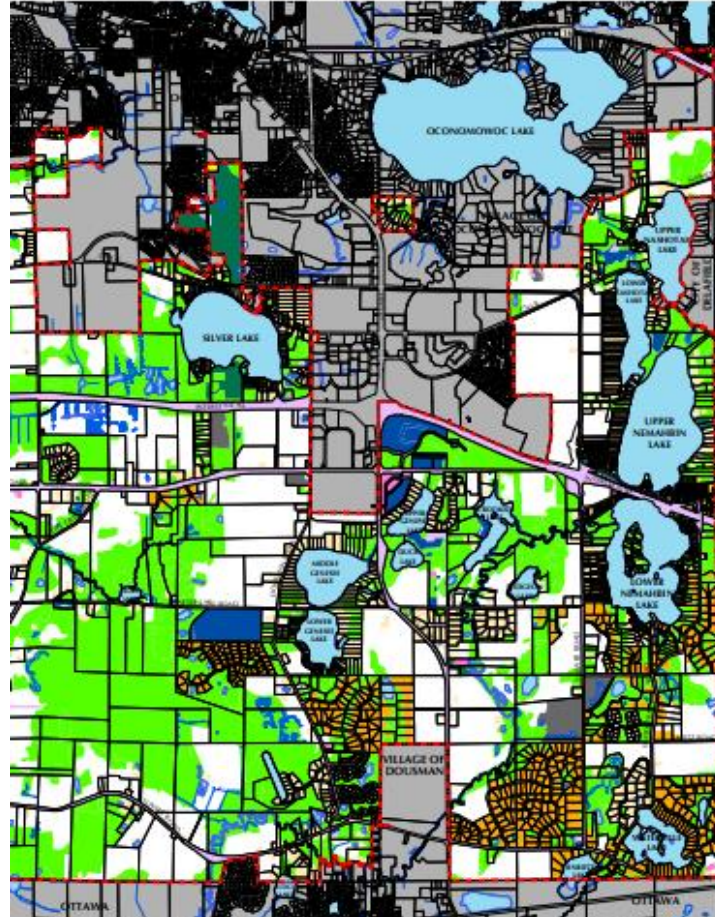


History of Village's Master/Comprehensive Plan

Land Use 2000



Land Use 2009



- First Plan adopted in 2001 (Town)
- Comprehensive Planning Law passed by WI Legislature in 1999 (Smart Growth)
s. 66.1001, Wis. Stats.
- Amended Plan in 2011 after 2010 Village Incorporation
- WI Law requires that plans be updated every 10 years

Elements of a Master/Comprehensive Plan

9 elements required per State Statutes

#1 Issue and Opportunities

- Community background & overall objectives, policies and goals that guide future

#2 Housing

- Plan to provide adequate housing supply that meets existing and forecasted housing demand in area

#3 Transportation

- Guides future development of transportation modes, including highways, transit, water, bicycles, walking, railroads, systems for disabled, etc.

Elements of a Master/Comprehensive Plan

9 elements required per State Statutes

#4 Utility & Community Facility

- Guide for future development of utility systems & community facilities (*sewer, water, stormwater management, solid waste disposal, recycling, telecommunications, cemeteries, health care, childcare, police, fire, libraries, schools, and other public facilities*)

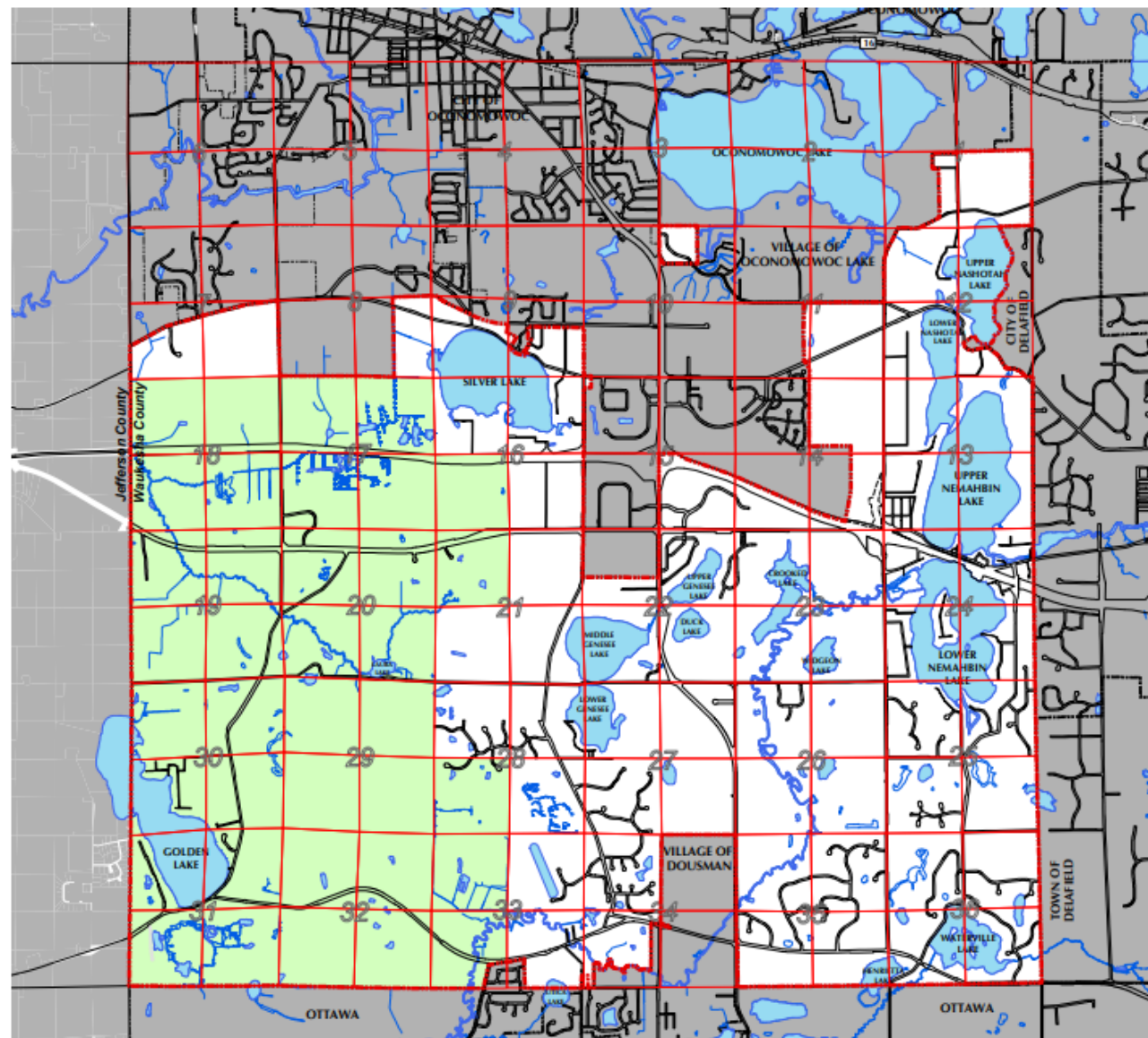
#5 Agricultural, Natural & Cultural Resource Element

- Conservation and management of resources

#6 Economic Development

- Promotion of stabilization, retention, expansion of economic base, employment opportunities

Groundwater Protection Zone



Elements of a Master/Comprehensive Plan

9 elements required per State Statutes

#7 Intergovernmental Cooperation

- Consideration of surrounding communities, and joint planning & decision making

#8 Land Use

- Plan for appropriate uses on private and public lands (*types and densities*)

#9 Implementation

- Specific actions taken to meet goals and objectives of all elements

Land Use Acreages

2010 Land Use acreages - 2010

Land Use Category	Estimated 2010 Acreage	Percentage of Total Acres	Rank by Acreage Size
2.4-Acre Density Factor	859	06.0%	4
1.6-Acre Density Factor	1,439	10.1%	3
0.8-Acre Density Factor	54	00.4%	9
0.6-Acre Density Factor	103	00.7%	7
Multi-Family Residential Use	3	00.0%	11
Mixed Use Residential	--	00.0%	12
Mixed Use Commercial	--	00.0%	13
Commercial/Office Use	31	00.2%	10
Industrial/Business Park Use	120	00.8 %	6
Institutional Uses	231	01.6%	5
Agricultural	9,572	67.3%	1
Water Bodies	1,752 *	12.3%	2
Park and Recreational Uses	60	00.4%	8
Total Village Lands (**)	14,224	100%	1-13

(*) Lake area calculations are estimates

(**) Excluding right-of-way estimated at 866 acres of land.

Projected Land Use acreage based on build-out of adopted Plan

Land Use Category	Estimated Buildable Acres	Estimated Total Acres	Percentage of Total Acres	Rank by Acreage Size
Single-Family Residential Use				
2.4-Acre Density Factor	4,771	7,608	51.9%	1
1.6-Acre Density Factor	2,016	2,372	16.2%	2
0.8-Acre Density Factor	837	1,009	6.9%	4
0.6-Acre Density Factor	278	290	2.0%	9
Multi-Family Residential Use	46	50	0.3%	11
Mixed Use Residential	27	30	0.2%	12
Mixed Use Commercial	95	102	0.7%	10
Commercial/Office Use	0	0	0.0%	--
Industrial/Business Park Use	297	317	2.1%	7
Institutional Uses	308	349	2.4%	6
Agricultural	390	483	3.3%	5
Water Bodies	1,752 *	1,752	12.0%	--
Park and Recreational Uses	136	293	2.0%	8
Total Village Lands (**)	10,956	14,655	100%	1-12

(*) Lake area calculations are estimates

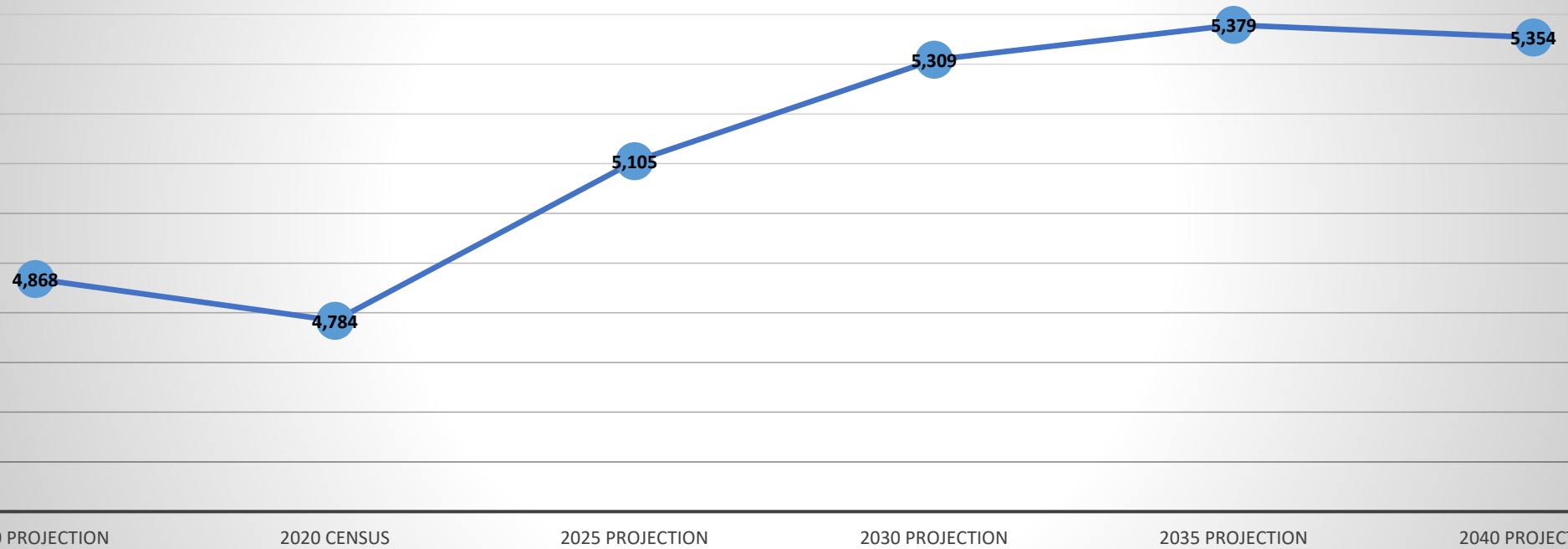
(**) Excluding right-of-way estimated at 866 acres of land.

Population

Village of Summit							
	1970 Census	1980 Census	1990 Census	2000 Census	2010 Census	2020 Census	Final Estimate 2021
Population	3,809	4,050	4,003	4,999	4,674	4,784	5,159
Source: Demographic Services Center, Wisconsin Department of Administration							

Projected Growth

Village of Summit Projected Population



Age

22.1% of Village population over age 65 vs 18.1% of County population

20% of Village population under age 18

57.8% of Village population in workforce age group (18-65)

20.2% of Village population between ages 55-64

42.3% of Village population 55 and over

52% of Village population 50 and over

Income

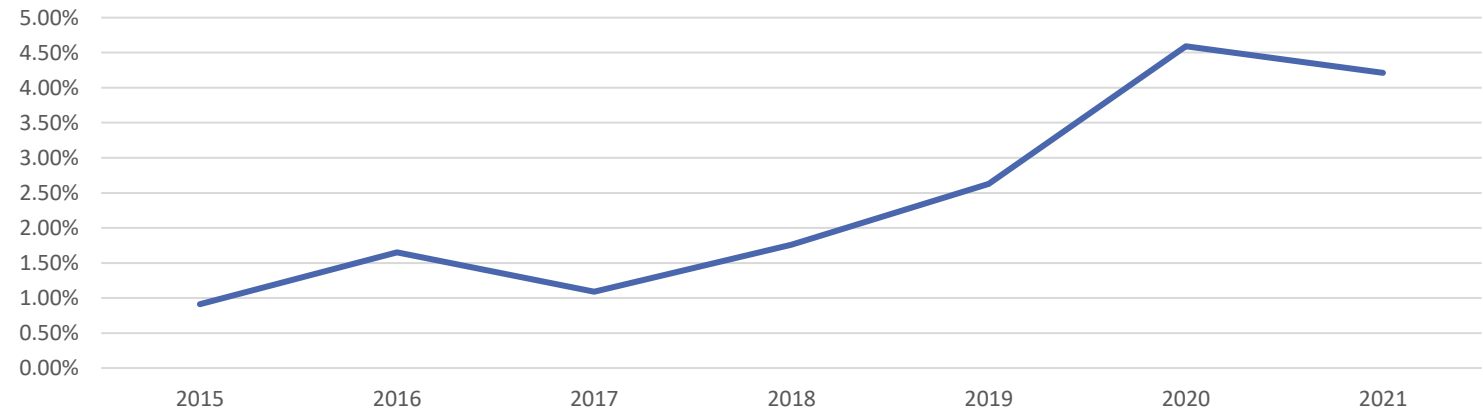
2019 Income & Benefits	Summit		Waukesha County	
	Number	Percentage	Number	Percentage
Less than \$10,000	16	0.8%	3,973	2.5%
\$10,000 to \$14,999	60	3.1%	3,554	2.2%
\$15,000 to \$24,999	49	2.5%	9,715	6.1%
\$25,000 to \$34,999	64	3.3%	9,678	6.1%
\$35,000 to \$49,999	111	5.7%	15,309	9.6%
\$50,000 to \$74,999	319	16.4%	25,645	16.1%
\$75,000 to \$99,999	237	12.2%	22,146	13.9%
\$100,000 to \$149,999	449	23.1%	33,200	20.9%
\$150,000 or more	637	32.8%	35,588	22.4%
Total	1,942	-	158,808	-
Median Household Income	\$113,854		87,277	
Mean Household Income	\$142,102		114,713	
Per Capita Income	\$56,624		\$44,892	
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates				

Growth

Net New Construction	2015	2016	2017	2018	2019	2020	Average (2015-2021)	
Summit	0.91%	1.65%	1.09%	1.76%	2.63%	4.59%	4.21%	2.4%
Oconomowoc (city)	1.89%	1.51%	1.88%	3.85%	3.92%	3.23%	2.27%	2.7%
Oconomowoc Lake	0.92%	2.48%	2.40%	0.68%	0.86%	2.19%	1.94%	1.6%
Delafield (city)	1.57%	1.61%	1.41%	1.23%	0.76%	1.23%	0.82%	1.2%
Delafield (town)	1.00%	2.25%	1.92%	1.49%	1.86%	1.76%	1.41%	1.7%
Dousman	0.57%	0.95%	0.54%	0.64%	1.59%	1.23%	0.98%	0.9%
Ottawa	0.31%	0.83%	0.82%	0.98%	0.62%	0.91%	0.68%	0.7%
Concord	0.17%	0.39%	0.11%	1.14%	1.01%	0.95%	0.98%	0.7%

Source: WI Department of Revenue

Summit Net New Construction Growth (2015-2021)



Land Value

Real Estate Class	Total Number of Acres	2021 Total Valuation	Value Per Acre
Residential	4,094	\$948,307,600	\$ 231,633.51
Commercial	247	\$95,292,800	\$ 385,800.81
Manufacturing	0	\$0	-
Agricultural	3,568	\$885,900	\$ 248.29
Undeveloped	2,035	\$5,475,400	\$ 2,690.61
Forest/Ag Forest	1,164	\$3,004,600	\$ 2,581.27
Other	65	\$5,237,600	\$ 80,578.46
Total	11,173	\$1,058,203,900	\$ 94,710.81
Source: WI Department of Revenue, Final - Equated Statement of Assessment for 2021			