2045 Comprehensive Plan

Village of Summit

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Village of Summit 2045 Comprehensive Plan

Village of Summit Comprehensive Plan Update
(Formerly known as the Village of Summit Master Plan)

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Village of Summit

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The individuals above, along with many other Village staff, committee members, community leaders, and Village residents and business owners were instrumental in the creation of this Plan.

Short Elliott Hendrickson Inc. (SEH) was retained by the Village of Summit to assist in developing this Comprehensive Plan. SEH is a multi-disciplined, professional services firm comprised of 800 engineers, architects, planners and scientists in a full range of transportation, civil, environmental a d structural engineering services; urban design, community planning and architectural design; and technology and GIS services.

Contents

Title Page
Acknowledgements
Contents

1 Introduction 1
1.1 Background 1
1.2 Regional Context 2
1.3 Past Planning Efforts 3
1.4 Scope of the Summit Comprehensive Plan 3
1.5 Planning Process and Public Input 4

2 Issues and Opportunities Element 5
2.1 Introduction 5
2.2 Vision Statement 5
2.3 Public Involvement 5
2.4 Population and Demographics 7

3 Housing Element 19
3.1 Existing Conditions 19
3.2 Assessment of Future Conditions 25
3.3 Housing Programs 25
3.4 Goals, Objectives, Policies 27

4 Transportation Element 29
4.1 Introduction 29
4.2 Background Data/Existing Conditions 29
4.3 Relationship to State and Regional Transportation Plans 39
4.4 Assessment of Future Needs 40
4.5 Potential Funding Sources for Transportation 44
4.6 Goals, Objectives, and Policies 45

5 Utilities and Community Facilities Element 48
5.1 Introduction 48
5.2 Existing Conditions 48
5.3 Assessment of Future Needs 59
5.4 Potential Funding Sources for Utilities/Facilities 60
5.5 Goals, Objectives, and Policies 62

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Contents (continued)

6 Agricultural, Natural, and Cultural Resources Element 64

6.1 Introduction 64
6.2 Background Data/Existing Conditions 64
6.3 Existing Agricultural, Natural and Cultural Programs 83
6.4 Assessment of Future Needs 84
6.5 Goals, Objectives, and Policies 84

7 Economic Development Element 87

7.1 Introduction 87
7.2 Background Data/Existing Conditions 87
7.3 Assessment of Future Needs 88
7.4 Local Plans and Programs 88
7.5 Goals, Objectives, and Policies 91

8 Intergovernmental Cooperation Element 93

8.1 Introduction 93
8.2 Existing Intergovernmental Agreements and Partnerships 93
8.3 Opportunities for Collaboration 95
8.4 Goals, Objectives, and Policies 95

9 Land Use Element 97

9.1 Introduction 97
9.2 Land Use Summary 97
9.3 Existing Land Uses 98
9.4 Land Demand and Prices 100
9.5 Land Use Analysis 100
9.6 2045 Future Land Use Map 101
9.7 2045 Future Land Use Map Categories 103
9.8 Land Use Densities 109
9.9 Agencies and Programs 109
9.10 Goals, Objectives, and Policies 110
9.11 Land Use Implementation Recommendations 112

10 Implementation Element 113

10.1 Introduction 113
10.2 Action Plan 113
10.3 Plan Integration and Consistency 113
10.4 Plan Monitoring and Evaluation 114

Contents (continued)

10.5 Plan Amendments and Updates 114
10.6 Public Participation Methods 115

List of Tables

Table 1 – Summit Population (1970-2021) 8
Table 2 – Summit Population Projection (2020-2040) 9
Table 3 – Summit and Waukesha County Projected Increase in Population (2020-2040) 9
Table 4 – Summit and Waukesha County Age Distribution (2010-2019) 10
Table 5 – Summit and Waukesha County Average Household Size by Tenure (2015 & 2019) 11
Table 6 – Summit and Waukesha County Persons Per Household (2010-2040) 11
Table 7 – Summit and Waukesha County Number of Housing Units (2000-2019) 11
Table 8 – Summit and Waukesha County Household Projections (2010-2040) 12
Table 9 – Summit and Waukesha County Labor Force Employment Status (2010-2019) 12
Table 10 – Summit Residents Employment by Industry (2010-2019) 13
Table 11 – Summit Residents Employment by Occupation (2010-2019) 13
Table 12 – Summit Place of Work (2019) 14
Table 13 – Summit Travel Time to Work (2010-2019) 14
Table 14 – Summit Means of Transportation to Work (2010-2019) 15
Table 15 – Summit Household Income (2017) 15
Table 16 – Summit and Waukesha County Educational Levels (2019) 16
Table 17 – School Enrollment (2021-2022) 16
Table 18 – Summit Equalized Value by Real Estate Class (2014-2021) 17
Table 19 – Summit Real Estate Value by Real Estate Class (2015-2021) 17
Table 20 – Net New Construction Growth for Summit and Neighboring Communities 18
Table 21 – Median Home Value - Nearby Communities 19
Table 22 – Summit Housing Stock - Year Built 20
Table 23 – Summit and Waukesha County Housing Occupancy/Vacancy (2010-2020) 21
Table 24 – Summit and Waukesha County Housing Units by Tenure (2010-2019) 21
Table 25 – Summit and Waukesha County Units in Structure (2019) 22
Table 26 – Summit and Waukesha County Housing Value of Owner-Occupied Units (2019) 22
Table 27 – Summit and Waukesha County Owner-Occupied Housing Units with a Mortgage - Monthly Owner Costs as a Percentage of Household Income (2019) 23

Contents (continued)

Table 28 – Summit and Waukesha County Owner-Occupied Housing Units without a Mortgage - Monthly Owner Costs as a Percentage of Household Income (2019) 23
Table 29 – Summit and Waukesha County Renter-Occupied Housing - Gross Rent as a Percentage of Household Income (2019) 24
Table 30 – Summit Annual Average Daily Traffic (AADT) Counts 32
Table 31 – Village of Summit Natural Areas 77
Table 32 – Village of Summit Critical Species Habitat 78
Table 33 – Village of Summit Natural Heritage Inventory List 79
Table 34 – Wisconsin Architecture and History Inventory in Summit 81
Table 35 – Summit Land Uses for Assessment: 2021 98
Table 36 – Summit Land Use Acreage Comparison (SEWRPC). 99
Table 37 – Land Value Per Acre 100
Table 38 – Acreage Change Future Land Use Maps 102

List of Figures

Figure 1 – Summit, WI Location Map 3
Figure 2 – Summit Population (1970 - 2021) 8
Figure 3 – Village of Summit Population Projection (2020 - 2040) 9
Figure 4 – Summit Net New Construction Growth (2015-2021) 18
Figure 5 – Roadway Functions 29
Figure 6 – Waukesha County Rural Functional Classification Map (Village of Summit) 30
Figure 7 – Waukesha County Urban Functional Classification Map (Village of Summit) 31
Figure 8 – Wisconsin Railroads and Harbors 2020 36
Figure 9 – Wisconsin Long Truck Operator's Map 37
Figure 10 – Summit Bicycle Map 38
Figure 11 – Wisconsin Broadband Map - Village of Summit 53
Figure 12 – Ecological Landscapes of Wisconsin 66
Figure 13 – Wisconsin Geological Provinces 68
Figure 14 – Watersheds in the Village of Summit 71

List of Maps

- Map 1: Village of Summit Incorporated Lands
- Map 2: Overview of the Village of Summit
- Map 3: Roads in the Village of Summit
- Map 4: Village of Summit Ultimate Right of Way Map

Contents (continued)

- Map 5: Village of Summit 2021 Traffic Data
- Map 6: Village of Summit Trail Map
- Map 7: Utility Districts in the Village of Summit
- Map 8: Pabst Farms Joint Stormwater District
- Map 9: School Districts in the Village of Summit
- Map 10: Village of Summit Comprehensive Park and Open Space Plan
- Map 11: Village of Summit Groundwater Protection Zone
- Map 12: Hydric Soils in the Village of Summit
- Map 13: Infiltration Potential Based on Soil Types in the Village of Summit
- Map 14: Depth to Bedrock in the Village of Summit
- Map 15: Geology in the Village of Summit
- Map 16: Groundwater Contamination Potential in the Village of Summit
- Map 17: Lake Management Districts and Lake Associations in the Village of Summit
- Map 18: Floodplains in the Village of Summit
- Map 19: Environmental Corridors in the Village of Summit
- Map 20: Wetlands in the Village of Summit
- Map 21: Village of Summit Lands to be Transferred
- Map 22: Town of Summit Land Uses in 2000
- Map 23: Town of Summit Land Uses in 2009
- Map 24: Land Use in the Village of Summit 2020

List of Appendices

Appendix A	2045 Future Land Use Plan
Appendix B	Public Participation Plan
Appendix C	Summary of October 2020 Joint Plan Commission & Village Board Meeting
Appendix D	Summary of Public Open House Comments February 2022
Appendix E	Full Report of Public Comments Related to February 2022 Public Open House
Appendix F	Summary and Full Report of Public Open House Comments April 2023
Appendix G	Village of Summit Comprehensive Plan Adoption Documents
Appendix H	Summary of Goals, Objectives and Policies

2045 Comprehensive Plan

Village of Summit, WI

1 Introduction

1.1 Background

The Village of Summit, formerly the Town of Summit, lies in western Waukesha County, which is a suburban county just west of the City of Milwaukee in southeast Wisconsin. The Village is approximately 45 miles east of Madison, Wisconsin and approximately 120 miles northwest of Chicago, Illinois. The Village is known for its suburban residential neighborhoods and natural resources. The Village supplies approximately 84 acres of active and passive recreation facilities and additional recreational trails to its community residents. The Village is home to several major institutional uses, including Aurora Medical Center, Rogers Behavioral Health and Oconomowoc Developmental Training Center. These uses have converted Summit to a thriving employment center focused on medical and health care services. The Village relies on neighboring communities like City of Oconomowoc, City of Delafield, and Village of Dousman for its major commercial needs and strives to maintain its rural atmosphere. This atmosphere, along with the numerous lakes within the area, bring together farmers, residents, business owners and tourists to create a vibrant, cohesive community that fosters the highest quality of life.

One of the largest contributors to the quality of life is the existence of strong family ties throughout Summit's history. The original settlers and their descendants left a long-standing legacy that helped shape local events and development patterns over time. Summit was created following a survey that was completed by Increase Lapham in 1836, the same year that Wisconsin became its own territory. In 1837, Andrew Baxter and John McDonald, along with their families, settled in Summit. These first two families made history and continued to play an important role in the community for years to come. By the 1890's, the Summit-Oconomowoc area became an attraction to many tourists because of the many lakes. Wealthier families helped contribute toward road improvements so that they could travel the area in their cars instead of using horse-and-buggy. However, growth was limited due to the construction of a road that connected Milwaukee to Madison. The road passed north through Oconomowoc and the traffic became less frequent in Summit. In 1906, Frederick Pabst acquired land that eventually resulted in over 2,000 acres of land for farming. Mr. Pabst partially financed the original Summit schoolhouse in 1911, built the northerly linkage from the City of Oconomowoc to the original Highway 30 and donated the land currently comprising of the Summit Cemetery. The Pabst Farm has been subject to recent and ongoing development, which is playing a role in shaping the future of Summit.

Just prior to the Town becoming a Village, Summit adopted three major boundary agreements with six of the eight neighboring communities to solidify the boundaries of Summit. The Town became a Village after the citizens passed a referendum on June 15, 2010, approving Village status by a vote of 483 - 85. The State of Wisconsin certified the Village of Summit on July 29, 2010 and the new Village Board was elected on September 14, 2010. Village status allowed

Summit to officially lock in its boundaries. In November 2011. The existing Village Boundary Map is enclosed as Map 1: Village of Summit Incorporated Lands.

The Village adopted the Summit Master Plan 2020 which served as their primary comprehensive planning document after the Town became a Village. The Master Plan 2020, which was created in 2011, included all comprehensive plan elements required by Section 66.1001 of the Wisconsin State Statutes as part of the appendix.

This updated plan will combine the master plan and comprehensive plan into a single document and identify a shared vision among the community's residents, elected officials, and municipal staff for the next 20 years. In accordance with Wisconsin State Statutes, the plan is required to be updated every 10 years.

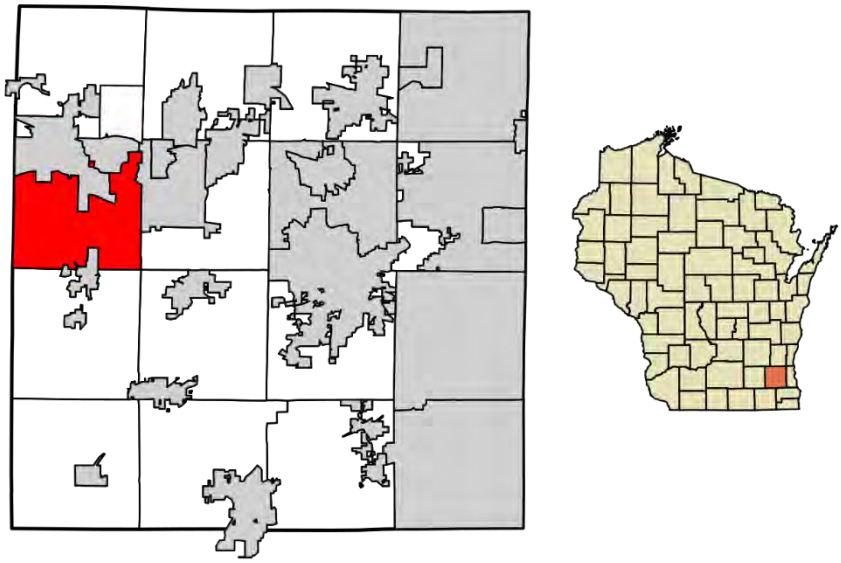
1.2 Regional Context

The Village of Summit is located in western Waukesha County and is bordered by the City of Oconomowoc and Village of Oconomowoc Lake to the north, City of Delafield and Town of Delafield to the east, Village of Dousman and Town of Ottawa to the south, and Town of Concord, Jefferson County to the west. Map 2: Overview of the Village of Summit illustrates the location of Summit and neighboring communities.

The Village's primary road network includes a number of county, state, US, and interstate highways. Most notably, I-94 runs on the north side of Summit and there are two access ramps to the interstate located in the Village. I-94 is a transportation route with regional significance. It serves as an important link between larger nearby cities including Madison, Milwaukee, and Chicago, and connects to major cities in neighboring regions including Detroit, Fargo, and Minneapolis-Saint Paul. I-94 also connects these major cities to many smaller and mid-sized places that lie in between. In many cases, I-94 serves as a major economic driver, and several locations along the corridor have experienced significant growth and development in recent years, including Waukesha County. Summit has taken advantage of the growth along the interstate by allowing commercial developments near the interstate. The Village recognizes the importance of having a recommended land use plan to help guide sustainable growth in these areas and throughout the Village.

STH 67 and USH 18 are two additional major highway systems that run through the Village. STH 67 runs north-south and USH 18 runs east-west along the south side of the municipal boundary. Both of these highways are receiving additional traffic based on regional economic growth. The Village is receiving new development pressures along these major highway corridors as a result of increased economic development in adjacent communities, primarily the City of Oconomowoc and Village of Dousman. The Village is faced with balancing the potential for controlled new development along these highways with their proximity and access to I-94 and nearby commercial centers. Summit's goal is to maintain its character and charm, while taking advantage of its location between Madison and the metro-Milwaukee area, by designating specific areas for responsible growth.

Figure 1 – Summit, WI Location Map



1.3 Past Planning Efforts

The first Master Plan was adopted by the Town of Summit in 2001. The plan provided the Town with a vision for its future and allowed the Town to grow responsibly and remain sustainable as a community. After the Town became the Village of Summit on July 29, 2010, the Village worked toward updating their plan. In November of 2011, the Village adopted the Summit Master Plan 2020, which served as the primary comprehensive planning document. The 2011 Master Plan included all comprehensive plan elements required by Section 66.1001 of the Wisconsin State Statutes as part of the appendix.

1.4 Scope of the Summit Comprehensive Plan

A comprehensive plan is a local government's guide to its community's physical, social, and economic development. A comprehensive plan provides a rational basis for local land use decisions with a future vision in mind for planning and community decisions. The recommendations in this document have been prepared as a general guide for the pace and pattern of overall economic development and community growth. Recommendations from this Plan are based upon community goals and future trend data that have been researched and explored throughout this planning process.

According to Wisconsin Statutes, comprehensive plans shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the community. In accordance with existing and future needs, comprehensive plans will promote public health, safety, and general welfare of the entire community. Wisconsin Statutes require

that zoning, official mapping, and subdivision regulations be consistent with a municipal comprehensive plan.

Wisconsin Statutes also identify the nine elements of a comprehensive plan that must be addressed within the document which are as follows:

A. Issues and Opportunities
B. Housing
C. Transportation
D. Utilities and Community Facilities
E. Agricultural, Natural and Cultural Resources
F. Economic Development
G. Intergovernmental Cooperation
H. Land Use
I. Implementation

This material is a snapshot of Summit's vision of itself. It is also a description of the direction that residents, businesses, and leaders want to take in the future. Finally, this document is a statement of objectives and policies which are needed to achieve the vision.

The Comprehensive Plan update is being prepared through the guidance of the Plan Commission, Comprehensive Outdoor Recreation and Master Plan Review Subcommittee, and from public input. Through this process, the Village of Summit has reviewed and evaluated the existing Recommended Future Land Use Map. The existing land use categories have been reviewed and revised. Zoning ordinance updates have been recommended as steps towards implementation of this Comprehensive Plan. The purpose of this plan is to establish a framework for the Village to help guide its growth and development through the 2045 planning horizon.

This updated plan will combine the master plan and comprehensive plan into a single document and identify a shared vision among the community's residents, elected officials, and municipal staff for the next 20 years. In accordance with Wisconsin State Statutes, the plan is required to be updated every 10 years.

1.5 Planning Process and Public Input

The Village of Summit is committed to open public involvement that invites participation in the decision-making process from all Village residents along every step of the process. The Village engaged the community at all phases in the development of land use planning related items that are discussed in the Comprehensive Plan. The Village Board also appointed a subcommittee that reviewed public comment and provided recommendations.

2 Issues and Opportunities Element

2.1 Introduction

The Issues and Opportunities Element section is designed to be the primary source of background information for the Comprehensive Plan. This element will be referred to throughout the document and much of the information contained in the Issues and Opportunities Element section will be utilized when considering goals, objectives, and policies for the plan. A complete summary of goals, objectives, and policies for the plan is listed in Appendix H.

2.2 Vision Statement

Based on the public input received and discussion at the subcommittee meetings throughout this planning process, a vision statement has been created for the Village of Summit to be used as a guide for the community for the next 20 years.

The Village of Summit is dedicated to maintaining its community-oriented rural residential environment in a manner that supports a strong educational system, preserves its outstanding natural resources, provides cost effective village services, and balances its tax base through responsible development along the I-94 and CTH DR corridor, all while generating civic pride and encouraging active citizen participation.

2.3 Public Involvement

Early in this process, the Village of Summit identified public participation as a critical component of this Comprehensive Plan update. The Village outlined its public engagement strategy in a Public Participation Plan which was adopted by the Village Plan Commission and Village Board in 2022. The adopted Public Participation Plan and associated Resolution (22-434) are found in Appendix B.

To inform the update of the Comprehensive Plan, the Village:

- Held a joint Plan Commission and Village Board meeting in October of 2020 to begin the discussion related to updating the plan. *Note: The project was delayed after this meeting because of planning staff changes at the Village.*
- Hosted a public open house on February 7, 2022, to hear citizen comments related to the existing plan and suggestions for change.
- Held seven subcommittee meetings, each lasting approximately two hours, to discuss and make recommended plan updates.
- Hosted a public open house on April 18, 2023, to receive public comment regarding the recommended updates suggested by the subcommittee.
- Dedicated a webpage on the Village's website to provide information on the progress of the project, promoted a press release, and posted meeting notices.
- Held a joint public hearing with the Plan Commission and Village Board on July 13, 2023.

Each of these public involvement efforts provided unique insights which helped to guide the development of the Comprehensive Plan update.

2.3.1 Plan Commission and Village Board meeting – October 22, 2020

The Plan Commission and Village Board met jointly to review the issues established in the 2020 plan, identify potential new issues and opportunities, and discuss possible elements of the process for the plan updates. Each member was provided an opportunity to address the topics that they felt were important to address as part of the update process. A summary of the topics identified by the meeting participants is found in Appendix C. The summary documents were provided to the subcommittee members for reference to help them as they made their recommendations.

2.3.2 Public Open House – February 7, 2022

There were 74 people that signed in at the Open House meeting and 51 written submissions were provided. There were an additional 65 online submissions that were accepted following the open house. Additional comments were provided after the comment period deadline, which are also incorporated in the summary document. A summary of the Public Open House comments is included in Appendix D. A complete list of comments from the open house is included in Appendix E. Comments were related to the Comprehensive Outdoor Recreational Plan and Comprehensive Plan updates.

Major themes that were mentioned in the comments included:

- Need for park amenities, with pickleball being the most frequently amenity requested
- Suggestions for trail connections
- Management of parking, garbage, and bathroom use for kayak users
- Upgrade internet access and speed in particular areas of the Village
- Control densities and uses along STH 67
- Concerns related to 10 units per acre on property west of Village Hall (SUMT0639998)
- Concerns with multi-family, high density, and commercial uses in the Village
- Traffic concerns related to trucks and the expansion from 2 to 4 lanes on STH 67
- Concerns with industrial use in the northwest corner of I-94 and Sawyer Road (SUMT0629998011 & SUMT0629998012)

2.3.3 Comprehensive Outdoor Recreation Plan (CORP) & Master Plan Review Subcommittee

The subcommittee met 7 times for approximately 2 hours each meeting to provide recommendations for updates to both the CORP and Master Plan (which is now the Comprehensive Plan). The members included:

- Jack Riley, Village Board Representative
- Jeff Lee, Village Board Representative
- Sandra Murray, Plan Commission Representative
- Jim Siepmann, Plan Commission Representative
- Lisa Ann Carrao, Village Resident

- Lisa Mellone, Village Resident
- Annette Kaja, Village Resident
- Letha Ramiah-Joseph, Village Resident
- Nate Rice, Village Resident
- Matt Schmitz, Village Resident

The recommendations that were provided by the subcommittee are summarized in a single document included in Appendix E.

2.3.4 Public Open House – April 18, 2023

There were 23 people that signed in at the Open House meeting, excluding Plan Commission and Village Board members. Two written comments were submitted at the meeting and an additional three online submissions were submitted following the open house. A summary and complete list of the Public Open House comments is included in Appendix F. Comments were related to the Comprehensive Outdoor Recreational Plan and Comprehensive Plan updates.

2.3.5 Plan Commission/Village Board Public Hearing – July 13, 2023

The Village's Plan Commission and Village Board held a Public Hearing to seek formal comments on the draft Comprehensive Plan on July 13, 2023. A 30-day public notice was published in advance of the Public Hearing. Following the Public Hearing, the Village Board adopted the 2045 Comprehensive Plan, as presented by the Plan Commission as Resolution # 23-451. There were no public comments at the public hearing.

2.3.6 Other Public Involvement Efforts

In addition to the methods discussed previously, the Village maintained a webpage on their website with the subcommittee meeting agendas and materials. All meetings were posted and the public was given an opportunity to provide input at each of the meetings. There were several comments provided at the open houses, public hearing, and subcommittee meetings. The Village did post a notice of the public open houses in the local newspaper.

2.4 Population and Demographics

This section will review data and other available information about the Village of Summit's residents and businesses, to describe existing conditions and projections for the future.

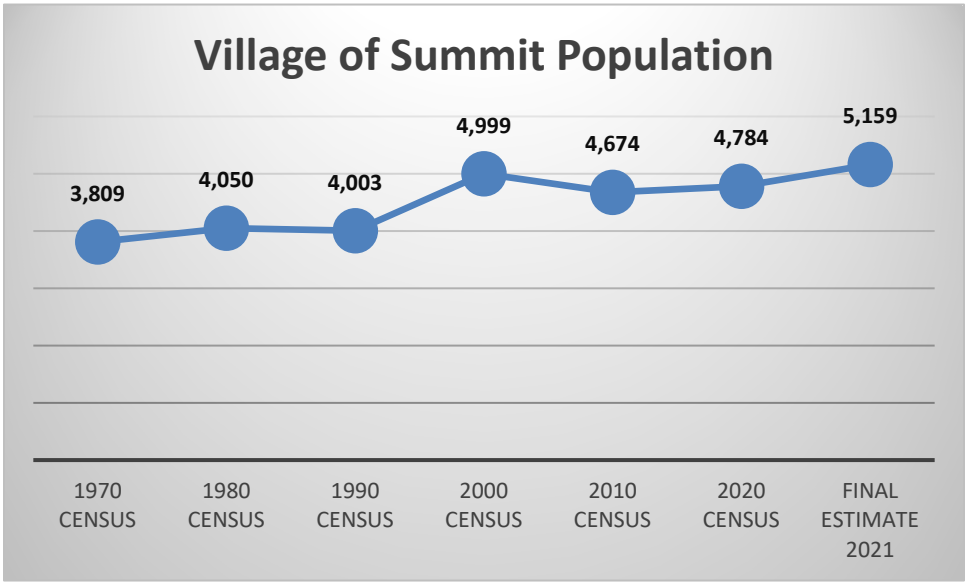
2.4.1 Population

Summit has a population of 4,784, according to the 2020 census. This is an increase of 2.3% from the 2010 census. The Wisconsin Department of Administration (DOA) estimated the 2021 population estimate of the Village of Summit to be 5,159. Summit's population has not grown as fast as projected. According to DOA, Summit's population is expected to grow until 2035 and slowly decline in 2040.

Table 1 – Summit Population (1970-2021)

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							

Figure 2 – Summit Population (1970 - 2021)



2.4.2 Population Projections

Population projections are used to assess development prospects and community facility needs created by population growth. Population forecasts can be used to evaluate potential residential development, economic conditions, and the level of demand for public facilities and services. This estimate of future growth is also valuable information for establishing management techniques in order to provide for orderly growth and development.

The DOA population projections are, by State Statutes, the official population projections for Wisconsin. The DOA's projections predict that the Village's population will be 5,525 by 2040, which is an increase of 741 residents from the 2020 census, approximately a 15.5% increase. This projected increase is higher than Waukesha County's projected increase (11.9%).

Figure 3 – Village of Summit Population Projection (2020 - 2040)

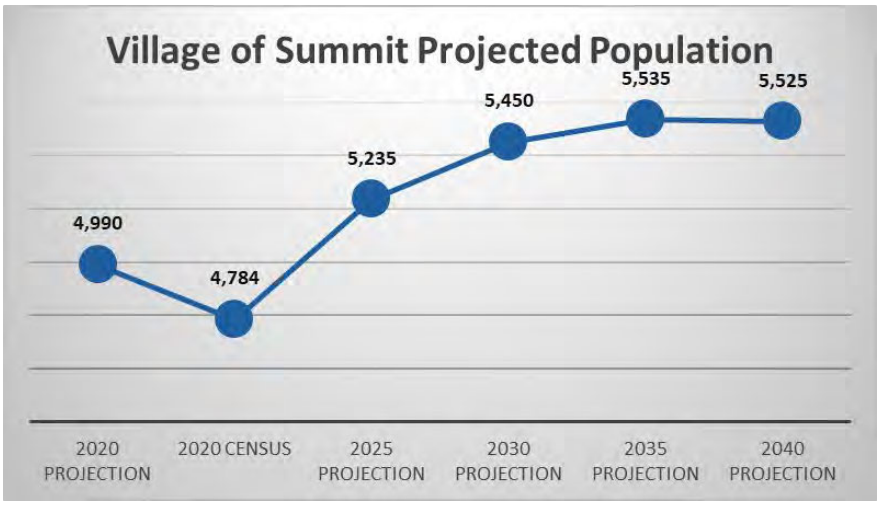


Table 2 – Summit Population Projection (2020-2040)

Village of Summit						
	2020 Projection	2020 Census	2025 Projection	2030 Projection	2035 Projection	2040 Projection
Population	4,990	4,784	5,235	5,450	5,535	5,525
Source: Demographic Services Center, Wisconsin Department of Administration						

Table 3 – Summit and Waukesha County Projected Increase in Population (2020-2040)

Population Projection							
	2020 Census	2030 Projection	Percentage Change (2020-2030)	2030 Projection	2040 Projection	Percentage Change (2030-2040)	Percentage Change (2020-2040)
Summit	4,784	5,450	13.9%	5,450	5,525	1.4%	15.5%
Waukesha County	406,978	451,470	10.9%	451,470	455,720	0.9%	11.9%
Source: Demographic Services Center, Wisconsin Department of Administration							

2.4.3 Age & Gender

The age of residents in a community is important in identifying current and future needs of a community. Table 4 shows Summit and Waukesha County age distributions. The median age in Summit (51.1) is older than Waukesha County's (43.2). Summit has slightly less residents under the age of 18 (20%) than Waukesha County (21.7%). Similarly, Summit has slightly more residents over the age of 65 (22.1%) than Waukesha County (18.1%). It will be important for the Village to plan for an aging population. Over 66% of the population in Summit is 50 years or

older. Looking at gender, the population of the Village of Summit is approximately 52.6% male and 47.4% female, based on the 2019 American Community Survey 5-Year Estimate.

Table 4 – Summit and Waukesha County Age Distribution (2010-2019)

	Village of Summit		Waukesha County	
	2019 Estimate		2019 Estimate	
	Number	Percent	Number	Percent
Under 5	134	2.7	20,420	5.1
5 to 9	163	3.3	21,975	5.4
10 to 14	427	8.7	26,962	6.7
15 to 19	393	8	25,596	6.3
20 to 24	190	3.9	22,153	5.5
25 to 29	141	2.9	20,542	5.1
30 to 34	138	2.8	21,973	5.4
35 to 39	141	2.9	25,857	6.4
40 to 44	317	6.4	24,261	6
45 to 49	312	6.3	25,550	6.3
50 to 54	478	9.7	28,589	7.1
55 to 59	562	11.4	32,797	8.1
60 to 64	434	8.8	29,678	7.3
65 to 69	402	8.2	24,591	6.1
70 to 74	286	5.8	19,614	4.9
75 to 79	214	4.4	13,548	3.4
80 to 84	113	2.3	9,039	2.2
85 and over	72	1.5	11,053	2.7
Under 18	984	20	86,890	21.7
Over 65	1,087	22.1	72,414	18.1
Total	4,917		404,198	
Median Age	51.1		43.2	
Source: 2015-2019 American Community Survey 5-Year Estimates				

2.4.4 Household Size

According to the 2015-2019 American Community Survey (5-Year Estimates), the average household size in the Village of Summit is 2.48 persons per housing unit which is about the same as Waukesha County's average (2.49 persons). The average household size broken down by housing tenure is located in Table 5.

Table 5 – Summit and Waukesha County Average Household Size by Tenure (2015 & 2019)

Average Household Size by Tenure				
	2015	2015	2019	2019
	Owner-Occupied Unit	Renter-Occupied Unit	Owner-Occupied Unit	Renter-Occupied Unit
Village of Summit	2.82	2.27	2.54	1.82
Waukesha County	2.67	1.98	2.66	1.95
Source: U.S. Census Bureau, 2011-2015 and 2015-2019 American Community Survey 5-Year Estimates				

By 2040, Summit is projected to have an average household size of 2.44 compared to 2.33 for Waukesha County, as shown in Table 6. Both are anticipated to continue to decrease in size, as has been the trend since the 2010 census. These projections are provided by the Wisconsin Department of Administration (2013).

Table 6 – Summit and Waukesha County Persons Per Household (2010-2040)

	2010 Census	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
Summit	2.65	2.57	2.53	2.5	2.48	2.46	2.44
Waukesha County	2.52	2.45	2.41	2.38	2.36	2.34	2.33
Source: Demographic Services Center, Wisconsin Department of Administration, 2013							

2.4.5 Household and Housing Unit Projections

The number of total housing units in the Village of Summit grew about the same rate as Waukesha County between 2000 and 2019. However, between 2010 and 2019 the Village grew at a rate of 19% while the County experienced a slower rate of 2.9%. Growth in Summit over the last several years is largely attributed to the Lake Country Village Development in Pabst Farms located in the southwest corner of CTH B and CTH P where 305 lots were created between 2018 and 2022 in this development alone.

Table 7 – Summit and Waukesha County Number of Housing Units (2000-2019)

	2000	2010	2019	2000-2019 Percent Change
Village of Summit	1,886	1,934	2,245	19.03%
Waukesha County	140,309	160,949	165,664	18.07%
Source: U.S. Census Bureau, 2000 & 2010 Census and 2015-2019 American Community Survey 5-Year Estimates				

Housing projections are helpful to estimate how much land will be consumed by future development. As housing units and households increase, there is an increased demand for public facilities and services. According to DOA projections, The Village of Summit will continue growth in the number of households. The projection estimates an increase of 486 households or roughly 10% growth from the 2020 to 2040 projections as shown in Table 8. Waukesha County is expected to see a 13.4% increase during the same time frame.

Table 8 – Summit and Waukesha County Household Projections (2010-2040)

	2010 Census	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
Summit	1,727	1,788	1,921	2,040	2,142	2,187	2,192
Waukesha County	152,663	157,942	169,355	179,460	188,251	191,990	192,110
Source: Demographic Services Center, Wisconsin Department of Administration, 2013							

Household and housing unit projections are intended to provide an estimate of the number of housing units that will be developed in future years. The Village will continue to experience growth in residential development to meet market needs and to accommodate the projected increase in 271 households between 2020 and 2040.

2.4.6 Labor Force

The labor force participation rate in the Village of Summit has been relatively stable since 2010. Additionally, as identified in Table 9, the Village of Summit has a lower unemployment rate than the state average.

Table 9 – Summit and Waukesha County Labor Force Employment Status (2010-2019)

Summit	2010	2010 Percentage	2019	2019 Percentage
Persons Age 16 and Over	3,707	-	4,125	-
In Labor Force	2,748	74.1	2,707	65.6
Employed	2,596	70	2,633	63.8
Unemployed	152	4.1	74	1.8
Unemployment Rate	-	5.5	-	2.7
Waukesha County	**2010**	**2010 Percentage**	**2019**	**2019 Percentage**
Persons Age 16 and Over	304,218	-	325,101	
In Labor Force	216,283	71.1	221,519	68.1
Employed	205,653	67.6	214,839	66.1
Unemployed	10,376	3.4	6,480	2
Unemployment Rate	-	4.8	-	2.9
Wisconsin	**2010**	**2010 Percentage**	**2019**	**2019 Percentage**
Percent Unemployed	-	6.7	-	3.2
Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates				

2.4.7 Employment & Income

Summit residents work in a variety of industries with the manufacturing industry providing 18.8% of all jobs for Summit residents. Table 10 identifies industries and the percentage of employment by Summit residents for each. The top two occupation categories in which Summit residents are employed are management, business, science, and arts occupations (46.3%) and sales and office occupations (20.8%). All occupational categories are identified in Table 11.

Table 10 – Summit Residents Employment by Industry (2010-2019)

Industry	2010		2019	
	Number	Percentage	Number	Percentage
Agriculture, forestry, fishing, hunting, and mining	0	0.0%	0	0.0%
Construction	87	5.1%	179	10.3%
Manufacturing	329	19.4%	325	18.8%
Wholesale trade	173	10.2%	125	7.2%
Retail trade	135	7.9%	207	12.0%
Transportation and warehousing, and utilities	37	2.2%	32	1.8%
Information	27	1.6%	23	1.3%
Finance, insurance, real estate, and rental and leasing	188	11.1%	176	10.2%
Professional, scientific, management, administrative, and waste management services	187	11.0%	237	13.7%
Educational, health and social services	342	20.1%	237	13.7%
Arts, entertainment, recreation, accommodation and food services	43	2.5%	37	2.1%
Other services, except public administration	101	5.9%	100	5.8%
Public administration	51	3.0%	53	3.1%
Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates				

Table 11 – Summit Residents Employment by Occupation (2010-2019)

Occupation	2010		2019	
	Number	Percentage	Number	Percentage
Management, business, science, and arts occupations	1,037	39.9%	1,218	46.3%
Service occupations	262	10.1%	432	16.4%
Sales and office occupations	864	33.3%	547	20.8%
Natural resources, construction, and maintenance occupations	230	8.9%	168	6.4%
Production, transportation, and material moving occupations	203	7.8%	268	10.2%
Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates				

Table 12 shows that most Summit residents work within Waukesha County (73.6%), but roughly 2% work outside the state of Wisconsin.

Table 12 – Summit Place of Work (2019)

Place of Work	2019
Worked in state of residence	98.2%
Worked in county of residence	73.6%
Worked outside county of residence	24.5%
Worked outside state of residence	1.8%
Source: 2015-2019 American Community Survey 5-Year Estimates	

The majority of Summit residents (63.6%) travel less than 30 minutes to work, with 17.9% commutes less than 15 minutes. The mean travel time to work by Summit residents is 27.6 minutes, as compared to the 24.0 minutes mean travel time for Waukesha County residents, as determined by the 2019 American Community Survey. Detailed travel times to work are identified in Table 13.

Table 13 – Summit Travel Time to Work (2010-2019)

Travel Time to Work	2010	2019
Less than 10 minutes	9.2%	7.2%
10 to 14 minutes	18.7%	10.7%
15 to 19 minutes	13.9%	11.3%
20 to 24 minutes	15.1%	18.7%
25 to 29 minutes	6.9%	15.7%
30 to 34 minutes	12.5%	16.5%
35 to 44 minutes	8.4%	9.5%
45 to 59 minutes	8.2%	6.7%
60 or more minutes	7.1%	3.8%
Mean travel time (minutes)	26.00	27.60
Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates		

The vast majority of Summit residents travel to work by car, truck, or van (90.3%) and most are driving alone (83.8%). Since 2010, fewer workers are carpooling to work. These statistics were released prior to the COVID-19 pandemic. The percentage of residents working from home is expected to be higher due to an increase in companies allowing workers to work remotely. Table 14 identifies the means by which residents travel to work.

Table 14 – Summit Means of Transportation to Work (2010-2019)

Means of Transportation to Work	2010	2019
Car, truck, or van	88.2%	90.3%
Drove alone	79.4%	83.8%
Carpooled	8.8%	6.4%
In 2-person carpool	6.8%	5.7%
In 3-person carpool	1.9%	0.5%
In 4-person carpool	0.0%	0.3%
Public transportation (excluding taxicab)	0.0%	1.5%
Walked	0.9%	0.7%
Bicycle	0.0%	0.5%
Taxicab, motorcycle, or other means	1.2%	0.4%
Worked at home	9.7%	6.6%
Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates		

According to the 2019 American Community Survey, the mean and median household income and the per capita income metrics for Summit are above Waukesha County and the State of Wisconsin. Household income for Summit residents is detailed in Table 15.

Table 15 – Summit Household Income (2017)

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				

2.4.8 Educational Attainment

The U.S. Census Bureau provides estimates on educational attainment levels, which are summarized in Table 16. Village of Summit residents, have a slightly higher level of education compared to residents of Waukesha County. According to the 2019 American Community Survey, the percent of residents, age 25 and over, who have earned a high school diploma or higher in the Village of Summit (98.6%) is higher than Waukesha County (96.2%) and significantly higher than Wisconsin (92.7%) as a whole.

The Village of Summit also is ahead of Waukesha County and Wisconsin when measuring higher education attainment. Estimates show that 46% of Summit residents have earned a bachelor's degree or higher which surpasses both Waukesha County (44.4%) and Wisconsin (37.2%) as a whole.

Table 16 – Summit and Waukesha County Educational Levels (2019)

Highest Education	Summit 2019		Waukesha County 2019	
	Number	Percent	Number	Percent
Less than 9th grade	9	0.2%	3,427	1.2%
9th to 12th grade, no diploma	43	1.2%	7,210	2.6%
High school graduate (includes equivalency)	688	19.1%	63,919	22.7%
Some college, no degree	910	25.2%	54,980	19.5%
Associate's degree	297	8.2%	27,146	9.6%
Bachelor's degree	1,034	28.6%	82,156	29.1%
Graduate or professional degree	629	17.4%	43,301	15.3%
Note: Population 25 years and over. Source: 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates				

2.4.9 Schools

Summit residents are served by Kettle Moraine School District and Oconomowoc Area School District. Children within the Village limits are predominantly served by 6 public schools. The enrollment size for each school can be found in Table 17 below.

Table 17 – School Enrollment (2021-2022)

School Name	School Type	School District	Grades	2021-2022 Enrollment
Summit	Elementary	Oconomowoc Area	K-4	449
Silver Lake	Intermediate	Oconomowoc Area	5-8	604
Oconomowoc	High School	Oconomowoc Area	9-12	1,679
Dousman	Elementary	Kettle Moraine	K-5	368
Kettle Moraine	Intermediate	Kettle Moraine	6-8	781
Kettle Moraine	High School	Kettle Moraine	9-12	909
Source: Wisconsin Information System for Education				

2.4.10 Municipal Growth in Net New Construction and Equalized Value

The Village of Summit has experienced significant growth in its total equalized value in the past 8 years. Between 2014 and 2021, real estate and personal property within the Village increased $345,741,900, which is approximately a 37.5% increase, according to WI Department of Revenue data and as shown in Table 18. Looking at this growth in value by land use category/real estate classification, the largest increase was the residential real estate class which grew by $327 million (about 40%) while commercial increased by $19 million (24%). The real estate portion of the Village of Summit's total equalized value is composed of several different land use types, as shown in Table 19. The residential class provides approximately 90.6% of the total equalized value in the Village and the commercial class provides approximately 8%.

Table 18 – Summit Equalized Value by Real Estate Class (2014-2021)

Real Estate Classes	2014	2015	2016	2017	2018	2019	2020	2021	Change between 2014-2021	
Residential	$819,540,300	$842,319,300	$860,739,200	$878,585,200	$894,060,700	$973,900,900	$1,064,995,800	$1,146,710,800	39.9%	$327,170,500
Commercial	$80,619,500	$80,663,400	$88,459,000	$88,897,200	$90,832,700	$94,175,100	$96,639,600	$99,897,000	23.9%	$19,277,500
Manufacturing	$0	$0	$0	$0	$0	$0	$0	$0	-	$0
Agricultural	$976,900	$988,200	$999,500	$1,000,600	$987,100	$1,018,600	$1,025,800	$1,029,900	5.4%	$53,000
Undeveloped	$3,535,200	$3,540,100	$3,549,900	$3,599,700	$3,907,200	$3,846,500	$2,961,800	$3,059,800	-13.4%	-$475,400
Forest/Ag Forest	$5,246,200	$5,246,200	$5,246,200	$5,373,600	$7,504,000	$7,214,400	$8,032,500	$8,436,000	60.8%	$3,189,800
Other	$6,219,700	$6,221,800	$6,280,800	$6,358,300	$6,358,300	$6,708,800	$6,471,700	$6,353,800	2.2%	$134,100
Real Estate Total	$916,137,800	$938,979,000	$965,274,600	$983,814,600	$1,003,650,000	$1,086,864,300	$1,180,127,200	$1,265,487,300	38.1%	$349,349,500
Real Estate Percent Change	-	2.5%	2.8%	1.9%	2.0%	8.3%	8.6%	7.2%	-	-
Personal Property Total	$5,270,400	$3,941,100	$3,787,000	$3,511,800	$3,459,300	$3,158,300	$1,874,700	$1,662,800	-68.5%	-$3,607,600
Personal Property Percent Change	-	-25.2%	-3.9%	-7.3%	-1.5%	-8.7%	-40.6%	-11.3%	-	-
Aggregate Equalized Value	$921,408,200	$942,920,100	$969,061,600	$987,326,400	$1,007,109,300	$1,090,022,600	$1,182,001,900	$ 1,267,150,100	37.5%	$345,741,900
Aggregate Equalized Value Percent Change	-	2.3%	2.8%	1.9%	2.0%	8.2%	8.4%	7.2%	-	-

Source: WI Department of Revenue, Statement of Merged Equalized Values

Table 19 – Summit Real Estate Value by Real Estate Class (2015-2021)

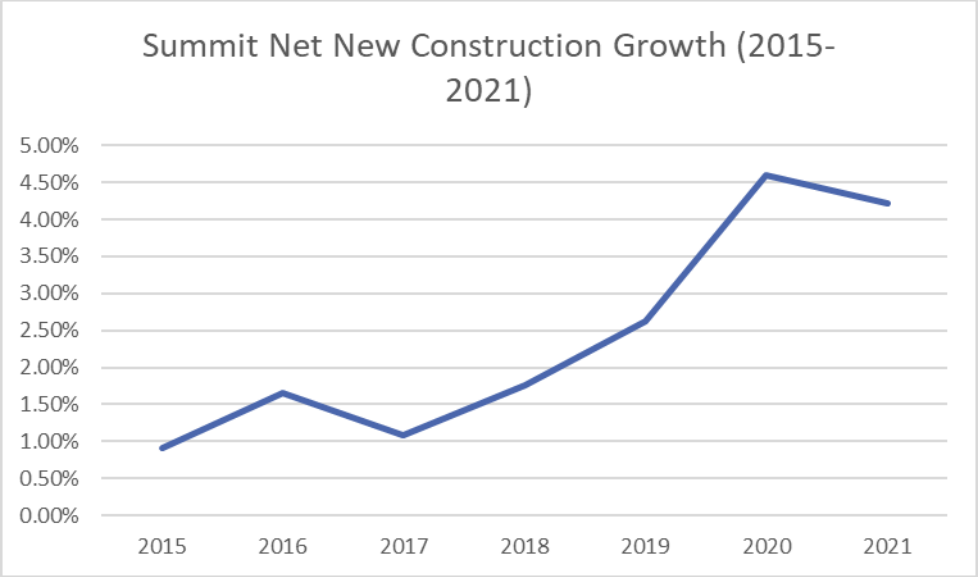
Real Estate Classes	2015	Percent of Total Real Estate	2018	Percent of Total Real Estate	2021	Percent of Total Real Estate
Residential	$842,319,300	89.7%	$894,060,700	89.1%	$1,146,710,800	90.6%
Commercial	$80,663,400	8.6%	$90,832,700	9.1%	$99,897,000	7.9%
Manufacturing	$0	0.0%	$0	0.0%	$0	0.0%
Agricultural	$988,200	0.105%	$987,100	0.1%	$1,029,900	0.08%
Undeveloped	$3,540,100	0.4%	$3,907,200	0.4%	$3,059,800	0.2%
Forest/ Ag Forest	$5,246,200	0.6%	$7,504,000	0.7%	$8,436,000	0.7%
Other	$6,221,800	0.7%	$6,358,300	0.6%	$6,353,800	0.5%
Real Estate Totals	$938,979,000	-	$ 1,003,650,000	-	$1,265,487,300	-
Personal Property Total	$3,941,100	-	$3,459,300	-	$1,662,800	-
Aggregate Equalized Value	$942,920,100	-	$1,007,109,300	-	$1,267,150,100	-

Source: WI Department of Revenue, Statement of Changes in Equalized Values by Class & Item

New residential construction was the biggest driver of growth in the Village's equalized value. Over each of the last seven years, the Village of Summit has experienced growth in new

construction with three of the past seven years growth was greater than 2.5% annually. Comparing net new construction to neighboring municipalities, Summit's average net new construction rate was the second highest, only trailing City of Oconomowoc by 0.3%. This data is illustrated in Figure 4 and Table 20 below. New residential growth is largely due to the development of Lake Country Village, as stated previously, with 305 new lots created between 2018-2022.

Figure 4 – Summit Net New Construction Growth (2015-2021)



Source: WI Department of Revenue

Table 20 – Net New Construction Growth for Summit and Neighboring Communities

Net New Construction	2015	2016	2017	2018	2019	2020	2021	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								

3 Housing Element

Housing is an essential component to a healthy and vibrant community. Providing safe, affordable, and diverse housing is a common community goal. An analysis of housing conditions will help the Village gain a better understanding of the changes which have occurred over the past decade. It will also provide insight into future change that can be anticipated. This information will create a foundation from which decisions regarding future housing development can be based. Demographic information presented in Section 2: Issues and Opportunities Element is not repeated here. Below is a summary of the existing housing conditions in the Village of Summit and Waukesha County.

3.1 Existing Conditions

When change and development take place, it will be important for the Village to manage this growth and maintain the character of the community. Many individuals and families who choose to live in Summit do so because of its community character, location, quality of life and proximity to jobs.

- According to the 2020 census, the Village has 2,102 housing units with 1,802 of those units occupied.
- Since 2010, the Village has experienced a 6.7% increase in housing units.
- In 2020, 91.6% of all housing units were owner-occupied and 8.4% were renter-occupied.
- The median value of owner-occupied homes in Summit was $406,900. Table 21 shows the median home value in nearby communities as a comparison.

Details for the number of households and housing unit projections are located in Section 2.4.5: Households and Housing Unit Projections.

Table 21 – Median Home Value - Nearby Communities

Municipality	Median Home Value (Owner-Occupied Units)
Summit (Village)	$406,900
Oconomowoc (City)	$271,700
Oconomowoc Lake (Village)	$1,010,000
Delafield (City)	$374,900
Delafield (Town)	$448,100
Dousman (Village)	$275,700
Ottawa (Town)	$341,100
Genesee (Town)	$355,800
Concord (Town)	$253,000
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates	

3.1.1 Housing Stock Age Characteristics

The age of the local housing stock is an important component to be considered when preparing for the future. If there is a significant amount of older housing units among the housing supply,

they will most likely need to be replaced, rehabilitated, or abandoned for new development within the planning period. Allowing for a new housing supply also requires planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other public services to address community needs that are affected by new development.

- Almost half of all housing units in the Village of Summit are less than 40 years old.
- Information gathered from the U.S. Census Bureau in 2019 identified that 51% of homes were built before 1980 (and are at least 40 years old).
- Approximately a third of all homes were built pre-1960, and almost 20% were built before 1940.
- Almost 20% of Summit's homes were built since 2000.
- Only 4% of homes were constructed in the last 7 years. Table 22 categorizes the amount of housing by year built.

Table 22 – Summit Housing Stock - Year Built

	Summit		Waukesha County	
	2019		2019	
Year Structure Built	Total Housing Units	Percentage	Total Housing Units	Percentage
Built 2014 or later	94	4%	3,715	2%
Built 2010 to 2013	0	0%	3,460	2%
Built 2000 to 2009	338	15%	22,048	13%
Built 1990 to 1999	516	23%	32,928	20%
Built 1980 to 1989	128	6%	19,937	12%
Built 1970 to 1979	292	13%	27,295	16%
Built 1960 to 1969	143	6%	19,528	12%
Built 1950 to 1959	235	10%	18,397	11%
Built 1940 to 1949	62	3%	5,169	3%
Built 1939 or earlier	437	19%	13,187	8%
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates				

3.1.2 Occupancy and Structural Characteristics

Housing occupancy is a measure to determine whether the housing supply is adequate to meet demand. A stable housing market is one where the availability of new and existing housing units roughly matches the needs of the population. According to the U.S. Department of Housing and Urban Development (HUD), an overall vacancy rate of 3% is considered to be optimal. Vacancy rates under the 3% standard may imply a tight housing market where demand exceeds supply, causing housing prices to rise. Conversely, a vacancy rate greater than 3% may indicate an over-supply of housing units, causing stagnation in housing prices.

- The vacancy rate in Summit has increased over the last decade. The current estimates show vacancy at approximately 14.3%, while Waukesha County is at about 4.4%. This is likely the result of the number of people living in Summit on a seasonal basis only.

Table 23 shows the vacancy rates in 2010 and 2020 in the Village of Summit and Waukesha County.

Note: The total number of housing units listed in Table 23 will not match the other tables in this chapter due to the data being obtained through the census data and the other tables being obtained through the American Community Survey.

Table 23 – Summit and Waukesha County Housing Occupancy/Vacancy (2010-2020)

2010					
	Occupied Housing Units	Percentage	Vacant Housing Units	Percentage	Total Number of Housing Units
Summit	1,748	90.4%	186	9.6%	1,934
Waukesha County	152,663	94.9%	8,201	5.1%	160,864
2020					
	Occupied Housing Units	Percentage	Vacant Housing Units	Percentage	Total Number of Housing Units
Summit	1,802	85.7%	300	14.3%	2,102
Waukesha County	164,537	95.6%	7,640	4.4%	172,177
Source: US Census Data 2010 & 2020					

Table 24 shows that between 2010 and 2019 the percentage of owner-occupied homes in Summit has increased slightly from 90.1% (2010) to 91.9% (2019). Overall, the number of owner-occupied housing units has increased by 210 units and the number of renter-occupied units has decreased by 16 units.

Table 24 – Summit and Waukesha County Housing Units by Tenure (2010-2019)

2010					
	Owner Occupied	Percentage	Renter Occupied	Percentage	Total Number of Occupied Housing Units
Summit	1,575	90.1%	173	9.9%	1,748
Waukesha County	117,491	77.7%	33,670	22.3%	151,161
2019					
	Owner Occupied	Percentage	Renter Occupied	Percentage	Total Number of Occupied Housing Units
Summit	1,785	91.9%	157	8.1%	1,942
Waukesha County	121,146	76.3%	37,662	23.7%	158,808
Source: 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates					

Table 25 displays the number of units per structure in the Village of Summit and Waukesha County in 2019. Almost all housing units in Summit (97.8%) are one-unit detached structures, commonly referred to as single-family homes. Detached housing units are one-unit structures that are detached from any other house, with open space on all four sides. Structures are considered detached even if they have an attached garage or contain a business unit. Attached housing units are structures with one or more walls extending from ground to roof, separating them from adjoining structures. Waukesha County also has a majority of single-family structures.

Table 25 – Summit and Waukesha County Units in Structure (2019)

	Summit		Waukesha County	
	Number	Percent	Number	Percent
1-unit, detached	1,900	97.8%	112,056	70.4%
1-unit, attached	13	0.7%	11,018	6.9%
2 units	0	0.0%	3,555	2.2%
3 or 4 units	10	0.5%	4,614	2.9%
5 to 9 units	0	0.0%	8,638	5.4%
10 or more units	19	1.0%	18,469	11.6%
Mobile home	0	0.0%	767	0.5%
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates				

3.1.3 Housing Value Characteristics

Providing affordable housing that meets the needs of current and future Village residents is an important element in planning for the future. A lack of quality affordable housing has impacts on population migration patterns, economic development, and the tax base.

An owner-occupied housing unit is a unit where the owner or co-owner lives, even if it is mortgaged or not fully paid for. The U.S. Bureau of the Census determines value by the respondent's estimates of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. The figures presented may differ from assessed housing values as calculated by an assessor.

The median value of owner-occupied homes in Summit was $406,900, while it was $293,500 in Waukesha County. The breakout of housing values follows in Table 26.

Table 26 – Summit and Waukesha County Housing Value of Owner-Occupied Units (2020)

	Summit		Waukesha County	
	Number	Percent	Number	Percent
Less than $50,000	0	0.0%	1,772	1.5%
$50,000 to $99,999	8	0.5%	1,324	1.1%
$100,000 to $149,999	59	3.5%	5,029	4.1%
$150,000 to $199,999	117	6.9%	13,995	11.5%
$200,000 to $299,999	331	19.5%	41,596	34.2%
$300,000 to $499,999	602	35.5%	42,951	35.3%
$500,000 to $999,999	460	27.1%	12,973	10.7%
$1,000,000 or more	119	7.0%	2,133	1.8%
Median (dollars)	$ 406,900	-	$ 293,500	-
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates				

3.1.4 Housing Affordability

The HUD defines affordable housing as housing which does not cost a household more than 30% of its monthly or annual income. This affordability benchmark is not an underwriting standard and it does not address the ability to pay for housing. Households may choose to pay more to get the housing it needs or wants.

- Almost 80% of Summit residents in owner-occupied housing (with a mortgage) pay less than 30% of their monthly household income on housing costs.
- 20.5% of Summit residents are paying 30% or more on owner-occupied housing costs (with a mortgage), which is slightly less than Waukesha County (21.1%).

A breakout of costs is listed in Table 27.

Table 27 – Summit and Waukesha County Owner-Occupied Housing Units with a Mortgage - Monthly Owner Costs as a Percentage of Household Income (2019)

	Summit		Waukesha County	
	Number	Percent	Number	Percent
Less than 20.0%	516	43.8%	41,787	50.8%
20.0 to 24.9%	296	25.1%	14,693	17.9%
25.0 to 29.9%	124	10.5%	8,352	10.2%
30.0 to 34.9 %	53	4.5%	5,010	6.1%
35.0% or more	189	16.0%	12,339	15.0%
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates				

The majority of Summit residents in owner-occupied housing without a mortgage (76.8%) pay less than 20% of their monthly household income on housing costs. In fact, 85.7% of Summit residents in owner-occupied homes without a mortgage pay less than 30% of their monthly household income on housing costs. Table 28 includes a full breakout of costs.

Table 28 – Summit and Waukesha County Owner-Occupied Housing Units without a Mortgage - Monthly Owner Costs as a Percentage of Household Income (2019)

	Summit		Waukesha County	
	Number	Percent	Number	Percent
Less than 10.0%	240	39.5%	16,858	43.7%
10.0 to 14.9%	162	26.7%	7,806	20.2%
15.0 to 19.9%	64	10.5%	4,300	11.2%
20.0 to 24.9%	28	4.6%	2,793	7.2%
25.0 to 29.9%	26	4.3%	1,624	4.2%
30.0 to 34.9 %	16	2.6%	1,049	2.7%
35.0% or more	71	11.7%	4,130	10.7%
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates				

Approximately 40% of renters in Summit spend more than 35% of their monthly household income on rent, which is significantly higher than renters in Waukesha County%. Table 29 includes a full breakout of costs.

Table 29 – Summit and Waukesha County Renter-Occupied Housing - Gross Rent as a Percentage of Household Income (2019)

	Summit		Waukesha County	
	Number	Percent	Number	Percent
Less than 15.0%	21	15.1%	5,877	16.1%
15.0 to 19.9%	8	5.8%	5,998	16.4%
20.0 to 24.9%	18	12.9%	5,235	14.3%
25.0 to 29.9%	36	25.9%	4,234	11.6%
30.0 to 34.9 %	0	0.0%	2,531	6.9%
35.0% or more	56	40.3%	12,633	34.6%
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates				

3.1.5 Assisted and Senior Living

The Aging and Disability Resource Center (ADRC) of Waukesha County, located at 514 Riverview Avenue, Waukesha, Wisconsin, is a central source of reliable and objective information about programs and services available to older adults and people with physical or intellectual/developmental disabilities. They help people find resources in their communities and evaluate the various long-term care options available to them. Below are definitions of types of assisted and senior living.

Senior apartments are multifamily residential properties for persons age 55 years or older. Senior apartments do not have central dining facilities and generally do not provide meals to residents, but many offer community rooms, social activities, and other amenities. Most offer both Conventional or “Market Rate” apartments and apartments subsidized by Wisconsin Housing and Economic Development Authority (WHEDA), Rural Development, or HUD.

Independent living communities are age-restricted multifamily properties with central dining facilities that provide residents as part of their monthly fee with access to meals and other services such as housekeeping, linen service, transportation, and social and recreational activities.

Residential Care Apartment Complexes (RCAC) are places where five or more adults reside that consists of independent apartments (each of which has an individual lockable entrance and exit, a kitchen including a stove, an individual bathroom, sleeping and living areas) and that provides, to a person who resides in the place, not more than 28 hours per week of supportive, personal, and nursing services.

Adult Family Homes (AFH) are places where three or four adults, who are not related to the licensee, reside and receive care, treatment, or services that are above the level of room and board, but include no more than seven hours of nursing care per week per resident.

Community Based Residential Care Facilities (CBRF) are places where five or more adults, who are not related to the operator or administrator and do not require care above intermediate level nursing care, reside and receive care, treatment, or services that are above the level of room and board, but include no more than three hours of nursing care per week per resident.

Assisted Living Facilities within the Village of Summit include:

- **Lake Country Landing**, 2255 Summit Village Way, a Residential Care Apartment Complex, with a total of 60 units. The facility includes on-site medical and personal attention, social activities, transportation, a meal program, and worship services.

There are limited senior living facilities within the Village of Summit. The demand for independent senior living and assisted living will likely continue to grow as the population ages in the Village of Summit.

3.2 Assessment of Future Conditions

Age and family status are closely related to housing, and people follow a typical pattern in their housing selection. People live with their parents as children and then tend to move out to rental housing as they enter adulthood. A first-time home purchase will typically occur as they begin to form households. According to Zillow, the average age of a first-time home buyer in the United States is 33 years, which follows an average period of six years during which Americans typically rent. The first home purchase is often followed by a move to "upgrade" during the prime earning years. Retirement brings yet another move. This may be to a final home, or for some older retirees, to retirement housing or nursing care.

This cycle is important in that it creates turnover in the housing stock, freeing up properties for other buyers. Most of the homes purchased are existing homes. However, it is also important to understand how generational preferences for housing vary. The future desirability of neighborhoods and communities is going to be influenced by the degree to which the existing housing stock meets the desires of future home buyers.

The projection for households in the Village of Summit is an increase of 72 households by 2030. Reviewing Summit's age distribution in Table 4, indicates that much of this future growth will be by households headed by someone at retirement age looking to downsize and by mid-aged buyers wanting newer homes on large rural lots. New rental housing will likely include various types of assisted living for Summit's aging population.

3.3 Housing Programs

Wisconsin Comprehensive Planning legislation requires governments completing plans to compile a list of programs available to help provide an adequate supply of housing that meets existing and forecasted housing demand in their jurisdiction. Below is a partial listing of programs that are available.

Community Development Block Grant (CDBG) Small Cities Housing Program

The Wisconsin CDBG program, administered by the Wisconsin Department of Administration, provides grants of federal funds to local governments (with a population under 50,000) for housing programs which principally benefit low to moderate income (LMI) households. These funds are primarily used for rehabilitation of housing units, homebuyer assistance, and small neighborhood public facility projects. CDBG dollars are flexible and responsive to local needs.

Housing Choice Voucher Program (Section 8)

The Section 8 federal housing choice voucher program provides rent assistance to eligible low-income households so that family payment does not exceed 20% of annual income. Housing can

include single-family homes, townhouses and apartments and is not limited to units located in subsidized housing projects. Housing choice vouchers are administered locally by Public Housing Agencies (PHA). A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Low Income Housing Tax Credit (LIHTC)

The LIHTC Program is the most important resource for creating affordable housing in the United States. This program was created in 1986 by the Tax Reform Act. Federal housing tax credits are awarded to developers of qualified projects. Developers then sell these credits to investors to raise capital for their projects, which reduces the debt the developer would otherwise have to borrow. A tax credit property can then offer more affordable units because the debt is lower.

Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.

Wisconsin Property Tax Deferral Loan Program (PTDL)

This state program offers loans to Low-to-Moderate Income (LMI) elderly homeowners (65 years old with a spouse at least 60 years old, unless one is disabled) to help pay local property taxes so the elderly can afford to stay in their homes. The program is administered through WHEDA.

Housing Cost Reduction Initiative

Funds through this program provide a one-time forgivable grant of up to $8,000 to assist with upfront entry cost for the purchase of a primary residence in Racine, Waukesha, Kenosha, Milwaukee, Walworth, Washington, and Ozaukee Counties. The program is administered through Housing Resources, Inc. in Waukesha.

Family Care Partnership (Partnership)

The Family Care Partnership (Partnership) program is administered by the Wisconsin Department of Health Services. The Partnership is a comprehensive program of services for frail elders and adults with developmental or physical disabilities in Wisconsin. The program integrates health and long-term support services and includes home and community-based services, physician services, and all medical care. Services are delivered in the member's home or a setting of his or her choice.

Program of All-Inclusive Care for the Elderly (PACE)

The Program of All-Inclusive Care for the Elderly (PACE) program is administered by the Wisconsin Department of Health Services. PACE provides a full range of long-term care, health care, and prescription drugs services to older people with chronic needs who live in Kenosha, Milwaukee, Racine or Waukesha County.

Waukesha Housing Authority

The Housing Authority is located in Waukesha and is a non-profit organization that provides housing to low-income residents. The organization operates an apartment and provides housing

throughout the City of Waukesha, provides Section 8 rental assistance, and has other programs designed to help low-income families and disabled individuals.

3.4 Goals, Objectives, Policies

The Village has identified a number of goals, objectives, and policies that when implemented together will help achieve Summit's community vision for 2045. These goals, objectives, and policies will help guide accomplishments and priorities for future investment both for publicly maintained systems and for property owners who will invest in and change Summit's landscape over time.

These goals, objectives, and policies provide the Village with a means to measure the performance of implementation of this Comprehensive Plan, and as necessary, an opportunity to reassess, revise, and/or supplement the desires of the community.

- Goals are general statements of desired outcomes of the community or what is to be achieved.
- Objectives are more specific and are a subset of goals, providing measurable strategies towards achieving a goal.
- Policies are operational actions that a community will undertake to meet the goals and objectives.

The following goals, objectives, and policies are not ranked or presented in order of importance or need.

Housing Goal: Strengthen and support existing Summit neighborhoods.

Objectives:

1. New developments shall be compatible with or enhance the character of existing adjacent residential neighborhoods.
2. Maintain buffering (i.e., transitional land uses, open space, fencing, landscaping, berming) between residential and non-residential uses. In particular, ensure that residential neighborhoods are protected from the negative impacts of future business park/industrial uses.
3. Protect neighborhoods from incompatible land uses through effective land use and design controls.
4. Improve transportation connections where warranted, including bicycle paths/routes and pedestrian facilities.
5. Encourage and support the maintenance and rehabilitation of older housing stock.

Policies:

1. Enforce site design controls (i.e., buffering as defined above, landscaping standards, architectural standards) through the Village's site plan and development review process.
2. Ensure the site plan and development review process considers long-range transportation infrastructure needs, including bicycle paths/routes and pedestrian facilities, and implement incremental solutions as sites are built out.

3. Support housing programs that provide funding for maintenance and rehabilitation including the CDBG-Small Cities Housing Program and USDA-Rural Development programs.
4. Enforce the implementation of the Comprehensive Outdoor Recreation Plan as part of new developments.

Housing Goal: Promote a balanced supply of housing types and prices throughout the Village to meet the changing needs of Summit's residents.

Objectives:

1. Support new residential development that is compatible with existing land uses.
2. Encourage the development of senior and assisting living facilities in the Village as Summit's population ages.
3. Support workforce housing to maintain Summit's population and support the needs of a successful economy.

Policies:

1. Encourage the private sector to provide diverse senior housing options so that the long-term residents and retirees may continue to live in the Village.
2. Support housing programs that will provide financial assistance to Summit residents who are paying more than 30% of their household income on monthly housing costs.
3. Inform residents about housing ownership programs to allow for increased owner occupancy for all Summit residents, including the Housing Cost Reduction Initiative.
4. Work with property owners and developers to identify locations appropriate for new subdivisions which will enhance the character of Summit's existing land uses.

4 Transportation Element

4.1 Introduction

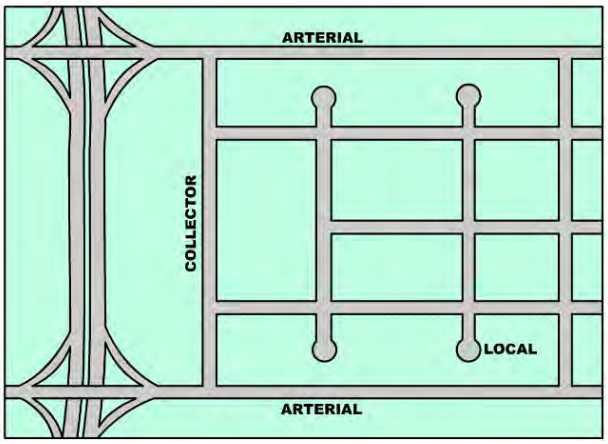
Transportation planning can be used as a tool to help guide and accommodate the growth a community envisions. Like the other elements in this Plan, transportation is interconnected, especially with land use. Transportation decisions, such as construction of new roadways or upgrading existing roads, can impact accessibility, land values, and land use development. The Village of Summit's transportation system is largely focused on vehicular travel; however, feedback was provided at the initial open house that there is an interest in creating a walking trail at Village Park and interlinking subdivisions with recreational trail systems. There was also a comment requesting that local paths connect to the Glacial Drumlin Trail and Lake Country Trail.

4.2 Background Data/Existing Conditions

4.2.1 Roads

Roads can be generally classified into three categories – arterials, collectors, and local roads. Road classification is determined by the type of service it provides. Typically, arterials provide the least amount of access and highest level of mobility, while local streets provide the most access and lowest level of mobility. Collector roads provide a combination of access and mobility. A demonstration of the function of these roadways is shown in Figure 5.

Figure 5 – Roadway Functions



The Village of Summit has an adequate and comprehensive system of federal, state, county and local roads as shown on Map 3: Roads in the Village of Summit. Interstate 94 is a four-lane divided freeway, which traverses from east and west across the northern 1/3 of the Village, with interchanges at Sawyer Road (CTH P) and Summit Avenue (STH 67). The interchanges provide economic development opportunities as shown by the Aurora Medical Center and Summit Village Commons, which includes Lake Country Health Services and Lake Country Landing, and the new residential development known as Lake Country Village. The I-94 freeway provides direct access to the Milwaukee and Madison Metropolitan areas and employment centers. STH 67 is the primary north-south route through the Village. Sunset Drive (USH 18), Delafield Road (CTH DR), Sawyer Road (CTH P) and Valley Road (CTH B) are also important travel routes between the Village and neighboring communities.

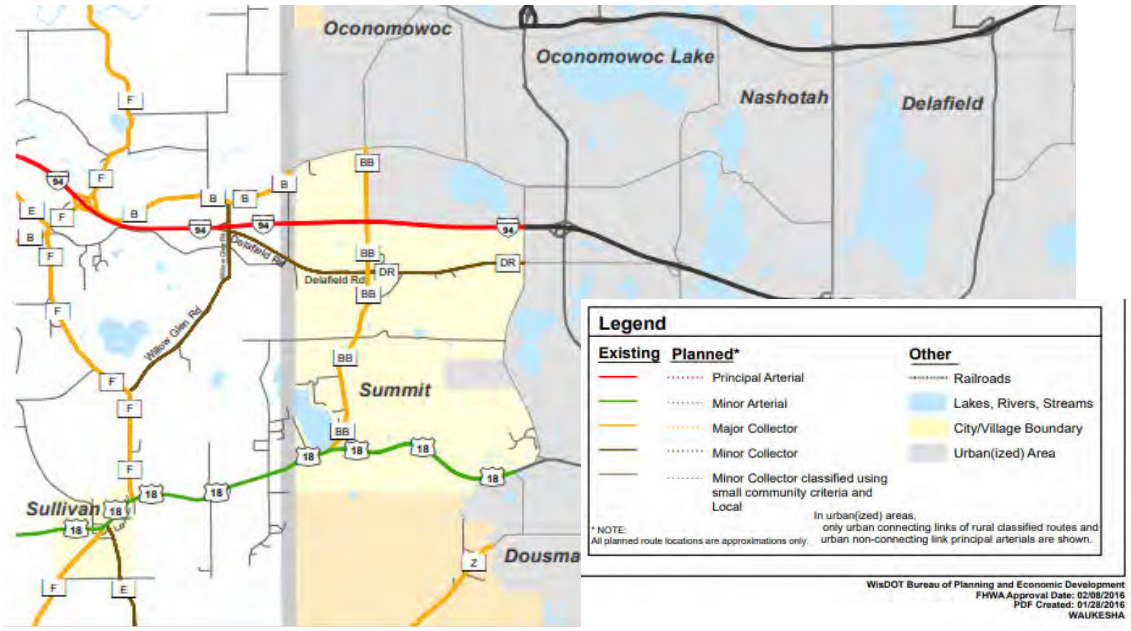
Four County Trunk Highways (CTHs) serve Summit, including Delafield Road (CTH DR), Valley Road (CTH B), Golden Lake Road (CTH BB) and Sawyer Road (CTH P). The number of County Trunk Highways is not unusual given the geographic size and location of the Village. County roads are designated as collectors and connecting roads through and between communities. Direct access to County and State roads is regulated closely by Waukesha County and the Wisconsin Department of Transportation (WisDOT) to minimize adverse impacts to traffic on these roadways.

There are 12.65 miles of public collector roads and 42.55 miles of public local roads that are owned and maintained by the Village of Summit. Local roads are low-capacity roads that provide access to individual lots and developments, while collector roads are low-to-moderate capacity roads that serve to move traffic from local roads to arterial roads. There are also 11 private roads within the Village that are owned and maintained by abutting property owners or other private entities. In general, these private roads do not conform with Village road standards for construction, width, or traffic control devices.

Delafield Road (CTH DR) is and will remain the road with access to most commercial operations in the Village of Summit. On-going studies and roadway improvements have mitigated traffic congestion and safety as critical issues, and the Village continues to review new proposals to assure that these issues will be addressed in the future.

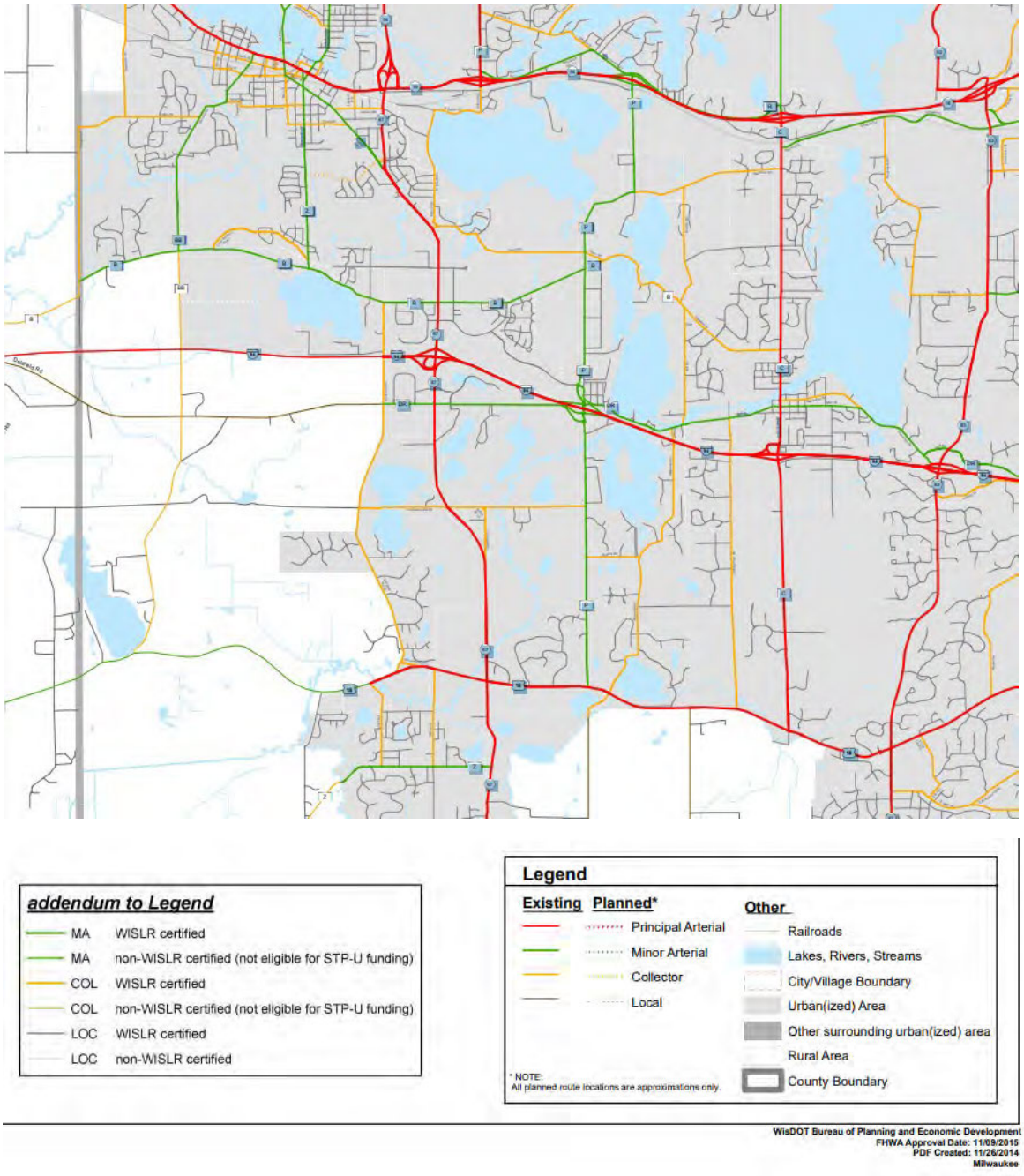
WisDOT updates a functional classification map for each county every 10 years. These classification maps are used for general transportation planning, when referencing highway and street construction standards and to determine eligibility for the rural or urban surface transportation program. The Village of Summit contains rural and urban classification areas. Maps shown in Figures 6 and 7 show these classification areas.

Figure 6 – Waukesha County Rural Functional Classification Map (Village of Summit)



Source: WisDOT https://wisconsindot.gov/Documents/projects/data-plan/plan-res/functional/rural/waukesha.pdf

Figure 7 – Waukesha County Urban Functional Classification Map (Village of Summit)



Source: WisDOT https://wisconsindot.gov/Documents/projects/data-plan/plan-res/functional/urban/milwaukee.pdf

Map 4: Village of Summit Ultimate Right of Way Map illustrates all roads within Village limits.

4.2.2 Traffic Counts

Annual average daily traffic (AADT) counts have been gathered from several locations throughout Summit. This value is based on short duration traffic count, usually 48 hours, taken at

the location. The count is then adjusted for the variation in traffic volume throughout the year and the average number of axles per vehicle. Traffic counts are conducted to collect information about the movement of people and vehicles across specific points along given roadways. This information is often used as the basis for transportation planning studies, but it also has a wide variety of applications and uses. Traffic volumes can be used to evaluate the current performance characteristics of existing roadway segments, identify the need for additional transportation facilities to reduce congestion, and to gauge the effectiveness of new businesses that rely on pass-by traffic (i.e., convenience stores, gas stations, and retail establishments). One of the most important uses of traffic count information is to identify trends in traffic volumes to assist in the development of seasonal adjustment factors and future growth rates, which is used as the basis for future traffic projections used in transportation planning studies.

Map 5: Village of Summit 2021 Traffic Data shows the 2021 Traffic Data for Waukesha County. Table 30 shows the AADT for various roadways within Village limits.

Table 30 – Summit Annual Average Daily Traffic (AADT) Counts

Location	2009	2012	2015	2018	2019	2020	2021
I-94 - between STH 67 & CTH P	55,100	52,800	54,900		55,000		
I-94 - west of STH 67	41,100	41,800	45,100	49,900	50,400	39,700	47,300
I-94 off-ramp - west bound to STH 67	9,700	10,200	8,200	10,100	9,700		
I-94 on-ramp - east bound from STH 67 north bound	3,400	3,900	4,400	4,400	3,800		
I-94 on-ramp - west bound from STH 67	3,500	2,900	2,900	4,200	3,300		
I-94 off-ramp - east bound to STH 67	3,100	2,900	2,800	3,300	3,200		
I-94 on-ramp - east bound from STH 67 south bound	6,500	5,800	4,700	6,600	6,200		
STH 67 - between I-94 & Pabst Farms Farms Blvd	22,900	24,200		21,600	27,000		
STH 67 - south of I-94	14,100	19,500		18,800	18,700		
CTH DR - between Dousman Rd & STH 67	4,900		7,500				
CTH DR - east of STH 67	3,600	1,400		2,100			
STH 67 - between Griffith & Genesee Lake Rds	9,600	9,000					
USH 18 - east of STH 67	7,700	7,900	7,000				
USH 18 - west of STH 67	7,000	7,200	6,300	7,500			
CTH P - between Breens Rd & Genesee Lake Rd	2,900		2,900				
USH 18 - east of CTH BB	2,600	2,600		2,500			
CTH B - east of CTH Z	5,300	5,900		5,500			
CTH P - north of Genesee Lake Rd	3,100	2,700		3,100	3,000		
CTH P - south of CTH B	3,400	3,500		4,000			
Source: WisDOT Traffic Counts TCMap							

4.2.3 Bus Transit

Badger Coach, Greyhound, Coach USA, and Lamers Bus Lines provide intermunicipal bus service within the Region, with their major terminals in the City of Milwaukee. Badger Coaches

provides daily round trips between Madison, downtown Milwaukee, and Mitchell International Airport. Badger Coaches has pick-up/drop off locations in Madison, Johnson Creek, Pewaukee (Goerkes Corners Park N Ride), and Milwaukee. A historical pick-up/drop off location was located at the STH 67/I-94 interchange Park N Ride, but this location was eliminated when the Park N Ride at the CTH P/I-94 interchange was built.

Coach USA provides commuter bus service between Summit and downtown Milwaukee, with stops at Goerke's Corners in Waukesha County. There riders can connect to routes serving Chicago O'Hare International Airport and General Mitchell International Airport. Other employee-related bus services are also provided by various employers in Waukesha County to meet transportation needs for employees travelling from outside of Waukesha County.

Waukesha Metro Transit oversees the operation of thirteen bus routes that travel throughout Waukesha County and parts of Milwaukee County. Waukesha Metro Transit directly operates ten routes to provide bus service within the City of Waukesha and its environs. Waukesha Metro Transit also administers for Waukesha County the County's service contracts with the Milwaukee County Transit System and Wisconsin Coach Lines, Inc. for three bus routes comprising the Waukesha County Transit System. Wisconsin Coach Lines and the Milwaukee County Transit System operate these three routes for Waukesha Metro Transit. Paratransit service is provided to disabled individuals that cannot use fixed route service in accordance with the Federal Americans with Disabilities Act (ADA) of 1990. All transit vehicles that provide conventional fixed-route transit service must be accessible to persons with disabilities, including those persons using wheelchairs.

4.2.4 Specialized Transportation

RideLine is a program subsidized by the Aging and Disability Resource Center of (ADRC) Waukesha County. It provides lift-equipped vans for disabled and older persons. Non-driving or limited-driving Waukesha County residents age 60 and older and individuals under age 60 who use a cane, walker, crutches, wheelchair or scooter, or are legally blind are eligible for this program. RideLine does provide transportation between communities for an additional fee. Transportation services vary depending on the community in which residents live and whether the individual needs ambulatory or non-ambulatory transportation. Fares for one-way trips are subsidized depending on the person's income, the distance traveled, the transportation program used, and the subsidy rate established by the ADRC.

The shared-fare taxi program, a program also subsidized by the ADRC of Waukesha County, provides reduced fares to taxi service between Summit and the communities of Oconomowoc, New Berlin, Waukesha, Elm Grove, Brookfield, Butler, Hartland, Nashotah, Delafield, Mukwonago, Merton, and Muskego. Waukesha County residents age 65 or older or Waukesha County residents, non-drivers, ages 18 to 64 who receive SSI or SSDI, are eligible.

4.2.5 Bridges

There are a total of 24 bridges in Summit that appear in the WisDOT bridge structures database. Three of these bridges are owned by the Village of Summit, three are owned by Waukesha County, and eighteen are owned by WisDOT.

State and local bridges are inspected at least once every two years. WisDOT is responsible for all inspections of bridges along the state highway system. Municipalities complete the inspections for bridges along the local roadway system with coordination from Waukesha County. The Village

is responsible for the following local bridge structures: Genesee Lake Road over Bark River (B-67-011), Mill Road over Bark River (B-67-291), and Delafield Road over Battle Creek (B67-670).

Bridges are rated and categorized in terms of their functional and structural condition. A functionally obsolete bridge is typically older and no longer meets geometric standards, such as having narrow lanes or shoulders. However, this classification does not mean the bridge is unsafe. A structurally deficient bridge generally has an element that needs attention, such as potholes or rust. The Village has one bridge structure, Delafield Road over Battle Creek (B-67-670), that is structurally deficient and has been restricted to a 20-ton weight limit. Design of a new structure is underway at the time of this plan update, and the new structure is scheduled for construction in 2024.

4.2.6 Bicycle and Pedestrian Facilities

A “bikeway” is a general term that includes any road, path, or way that may legally be used for bicycle travel. Types of bikeways include “bike paths” which are physically separated from motor vehicle travel, “bike lanes” which are portions of roadways that are designated by striping, signing, and pavement markings for the exclusive use of bicycles; and “shared roadways” which are roadways that do not have designated bicycle lanes, but may be legally used for bicycle travel. A “bike route” is a bikeway designated with directional and information markers, and may consist of a combination of bike paths, bike lanes, and shared roadways.

The Village classifies bikeway facilities as either “on-road” or “off-road.” On-road bikeways include (1) bikeways that share traffic lanes with motor vehicles, (2) designated bike lanes located on the road adjacent to traffic lanes, and (3) a shared-use path that is not located on or adjacent to the traffic lane but is located within the road right-of-way. Off-road pedestrian and bicycle paths are travel routes that are reserved exclusively for use by pedestrians, cyclists, and users of other forms of active transportation that are located fully outside of a roadway right-of-way.

Share-use paths are largely non-motorized facilities that are located within exclusive rights-of-way with relatively few vehicle crossings. Shared-use paths are a system of off-road, two-way transportation routes for bicyclists, pedestrians, and others that serve as a necessary extension of the roadway network, and they should supplement a system of on-road bike lanes, wide outside lanes, paved shoulders, and bike routes.

The bicycle and pedestrian facilities element in the VISION 2050 report for Southeastern Wisconsin is intended to promote safe accommodation of bicycle and pedestrian travel and encourage bicycle and pedestrian travel as an alternative to personal vehicle travel. Recognizing the benefits of encouraging active transportation, VISION 2050 recommends a well-connected bicycle and pedestrian network that improves access to activity centers, neighborhoods, and other destinations in the Region. VISION 2050 includes providing on-street bicycle facilities (such as bike lanes or paved shoulders), enhanced bicycle facilities (such as protected bike lanes or a separate path within a road’s right-of-way), off-street bicycle paths, and accessible pedestrian facilities. The regional plan recommends that as the surface arterial street system of approximately 3,300 miles in the Region is resurfaced and reconstructed, accommodations for bicycle travel should be implemented, if feasible, through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths.

The longest current shared-use trail is the Glacial Drumlin Trail that is owned and managed by the Wisconsin Department of Natural Resources (WDNR). Developed on a former railroad bed,

this trail system extends 51 miles from Waukesha to Cottage Grove in Dane County. A daily or annual State Trail Pass is required for trail system bicycle users aged 16 and over. This facility is accessible to Summit residents at the trail-head connection in Dousman, less than one mile from the southern Village boundary. WisDOT has published a map of bicycling conditions for Waukesha County.

Waukesha County currently owns and manages the Lake Country Recreational Trail shared-use trail on the former Milwaukee-Watertown Interurban Railway. This trail system is a major element of the Waukesha County Park and Open Space Plan and the Village of Summit Comprehensive Outdoor Recreation Plan (CORP). This 11-mile recreation trail utilizes the Wisconsin Electric Power Company right-of-way. It stretches between the Landsberg Center trailhead (just north of I-94 on Golf Road, west of CTH T) and Roosevelt Park in the City of Oconomowoc.

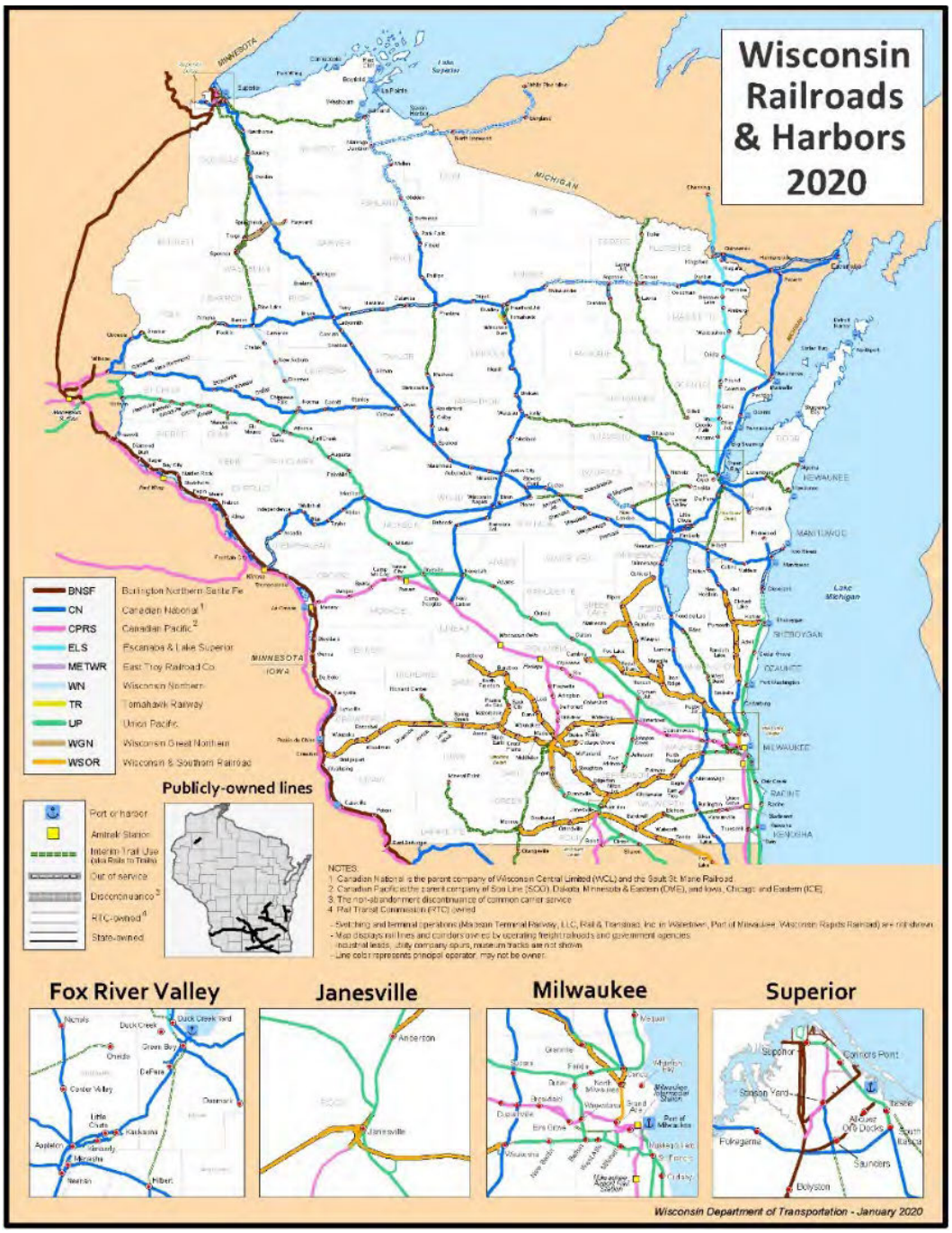
A critical section was completed and paved in 2010 in the Village of Summit proceeding from Mill Road and Delafield Road (CTH DR) to Sawyer Road (CTH P) and into the City of Oconomowoc through lands along Valley Road (CTH B). The Waukesha County Development Plan recommends that this trail be extended four miles west to Roosevelt Park in the City of Oconomowoc. Jefferson County has identified the segment of the Wisconsin Electric Company right-of-way between Oconomowoc and Watertown as a high priority for conversion to a multi-use trail in their County bike plan.

The Village has incorporated bicycle and pedestrian components into the Village of Summit Trail Map. The initial elements of this plan have been included in the approvals for Aurora Medical Center, Summit Village Commons, Pabst Farms Lake Country Village Subdivision, Interlaken Village, and the Roundy's Distribution Center project. Future plans include the Dousman Road corridor for trails and bikeway locations, which are identified in detail in the Village's Comprehensive Outdoor Recreation Plan.

4.2.7 Railroads

Figure 8 shows Wisconsin's railroads. Intercity passenger rail service in the Region is provided by Amtrak with stops at the downtown Milwaukee Amtrak depot, Mitchell International Airport, and Sturtevant. Currently, there are no stops provided in Waukesha County. Amtrak operates two passenger train services in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops including Milwaukee, and the Hiawatha Service that carries nearly 600,000 people each year in the Chicago-Milwaukee rail corridor. Amtrak's Hiawatha Service runs weekday roundtrips daily between Chicago and Milwaukee. In a quick 90-minute trip, a passenger can be in the middle of either city. Hiawatha Service is funded in part through funds made available by the Illinois and Wisconsin Departments of Transportation. In addition, the Empire Builder runs once a day in each direction between Chicago, Milwaukee, St. Paul-Minneapolis, and Seattle. Commuter rail service to southeastern Wisconsin is provided between Kenosha and Chicago by Metra with intermediate stops between Kenosha and downtown Chicago in the northeastern Illinois north shore suburbs.

Figure 8 – Wisconsin Railroads and Harbors 2020



Source: WisDOT

4.2.8 Air Transportation

Airports, aviation, and aviation-related industries play a significant role in the economic success of Wisconsin communities. Commercial air passenger service and light freight service is available at the General Mitchell International Airport located approximately 35 miles from Summit in Milwaukee (MKE), and a full-service airport is located at Waukesha County Airport located

approximately 15 miles from Summit. Capitol Airport is another nearby private airport in Brookfield that is open to public use. This facility is typically used by smaller businesses and for individuals with personal and recreational aircraft.

4.2.9 Trucking

According to the WisDOT Wisconsin Long Truck Operator's Map, updated in August 2017, I-94 is the only designated long truck route within the Village limits. Designated long truck routes are routes that are safe to operate vehicles and combinations of vehicles with overall lengths that cannot be limited. Figure 9 visually represents Wisconsin's long truck routes.

Figure 9 – Wisconsin Long Truck Operator's Map

Source: WisDOT (https://wisconsindot.gov/Pages/dmv/com-drv-vehs/mtr-car-trkr/truck-routes.aspx)

4.2.10 Water Transportation

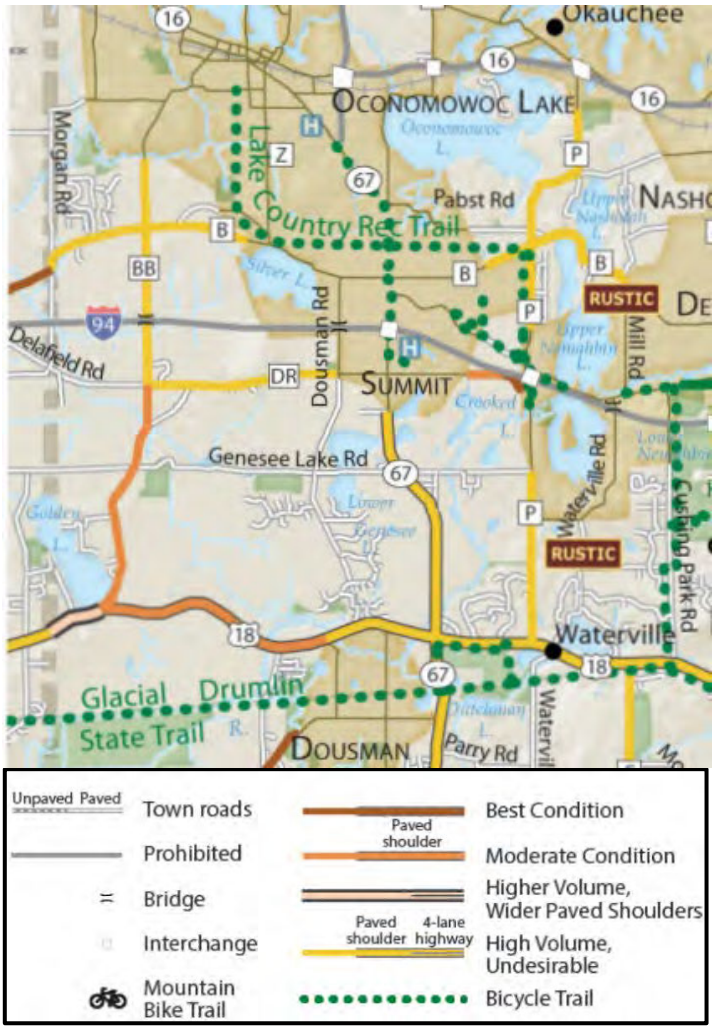
The Village of Summit is not located on a commercial waterway. The nearest port is located 33 miles east of Summit in Milwaukee, Wisconsin. This harbor contains docks, fleeting areas for barges, coastal breakwater harbor, and medical facilities. Additionally, there is a high-speed ferry service provided between Milwaukee and Muskegon, Michigan by Lake Express. This ferry service operates from April to October each year and handles automobiles, small trucks, and passengers.

4.2.11 Trails

Bicycle Trails

WisDOT has identified roads most suitable for biking in all 72 counties in the State. WisDOT has identified some roads in Summit as undesirable for biking. These roads are identified in Figure 10 below. There are designated bike trails located in the Village limits.

Figure 10 – Summit Bicycle Map



Source: http://wisconsindot.gov/Pages/travel/bike/bike-maps/county.aspx

Recreational Trails

The Village of Summit has constructed multi-use recreational trails for public use and designates areas for future multi-use recreational trails. These existing and proposed trails are shown on Map 6: Village of Summit Trail Map and are part of the Village of Summit Comprehensive Outdoor Recreation Plan.

4.3 Relationship to State and Regional Transportation Plans

Several state, regional, and county organizations and agencies have developed plans and programs for the management and systematic update of transportation facilities in the area. Based on a review of these plans and programs, no land use conflicts or policy differences were identified.

4.3.1 Connections 2050

WisDOT developed a long-range transportation plan for the state, recently updated as Connections 2050. This plan addresses all forms of transportation such as highways, local roads, air, water, rail, bicycle, pedestrian, and transit. The overall goal of the planning process is to identify a series of policies to aid transportation decision makers when evaluating programs and projects.

As part of the previous planning process (Connections 2030), WisDOT identified 37 system-level priority corridors, each with its own recommendations for how the plan can be implemented over its 20-year horizon. The Capitol corridor (Madison to Milwaukee) runs through Summit, and several other corridors are located nearby.

Plans in these corridors generally include maintaining adequate airport and highway service, increasing intercity bus and rail connections, and improving bicycle and pedestrian accommodations.

4.3.2 Wisconsin State Airport System Plan 2030

The Wisconsin State Airport System Plan 2030 establishes a vision, develops and evaluates system goals for the Wisconsin Airport System, and provides a framework to meet current and future needs for the preservation and enhancement of the airport system. According to the plan, General Mitchell and Waukesha County Airport are expected to see slight increases in total operations, based aircraft, and enplanements between 2010 and 2030.

4.3.3 Wisconsin Statewide Pedestrian Policy Plan 2020

WisDOT developed the Wisconsin Pedestrian Policy Plan 2020 to provide a long-range vision addressing Wisconsin pedestrian needs.

The Pedestrian Plan provides a basic description of existing and emerging pedestrian needs over the next 20 years, with a set of recommendations to meet those needs. WisDOT's efforts ensure that this plan complements both existing and future long-range transportation plans.

4.3.4 Wisconsin Bicycle Transportation Plan 2020

WisDOT encourages planning for bicyclists at the local level and is responsible for developing long-range, statewide bicycle plans. Guidelines for accommodating travel by bicycles when existing roadways are reconstructed, or new roads are built, are available and their use is encouraged.

The development of WisDOT's statewide long-range bicycle plan, Wisconsin Bicycle Transportation Plan 2020, involved many people, including an advisory committee. This bicycle planning document is intended to help communities and individuals in developing bicycle-friendly facilities throughout Wisconsin.

4.3.5 Wisconsin Rail Plan 2030

Wisconsin Rail Plan 2030 identifies rail issues statewide and is meant to serve as a guide for decision makers through 2030, with updates occurring every five years. The Plan identifies the Local Transportation Alternatives Program (TAP) as a potential funding source for the conversion of abandoned railway corridors to non-motorized use. This program allows the state's transportation history to be preserved while facilitating increases to tourism and economic opportunities for Wisconsin's communities.

There are no passenger rail stations in the Village of Summit, but there is a station in downtown and south Milwaukee. The Amtrak Hiawatha Route is the only passenger rail service travels between Chicago and Milwaukee. The Empire Builder travels between Chicago, Illinois, and Seattle, Washington, but does not stop in Waukesha County. This is Amtrak's most popular long-distance train. It provides one daily round-trip between Chicago, Milwaukee, Minneapolis/St. Paul, and Seattle/Portland. Since 2002, the Empire Builder has experienced growing ridership. In 2010, Empire Builder ridership to and from Wisconsin stations was more than 95,000. This represents a 16% increase during the five-year period from 2005 to 2010.

Specific projects noted in the 2030 plan include infrastructure improvements, the addition of round trips on the Empire Builder corridor between Chicago and Minneapolis/St. Paul, and improvements to accommodate six to eight daily intercity passenger trains between Minneapolis/St. Paul and Milwaukee using the existing Empire Builder Amtrak route.

The State of Wisconsin is currently in the process of replacing the Wisconsin Rail Plan 2030 with the Wisconsin Rail Plan 2050. This planning process is still underway. The Wisconsin Rail Plan 2050 will focus on freight rail, rail crossing safety, and passenger rail, through the year 2050.

4.3.6 Wisconsin DOT: Six Year Highway Improvement Program

The Wisconsin DOT: Six Year Highway Improvement Program plan identifies all construction projects scheduled for Wisconsin roads for the next six years. The projects change frequently, and updates are made monthly. The only projects currently planned in the Village of Summit include various bridge improvements. Improvements were recently made to USH 18.

4.4 Assessment of Future Needs

As we look at future needs, reinvestment is needed to maintain and improve existing transportation systems. Future infrastructure needs identified by the Village include:

4.4.1 Expansion of I-94 from a four-lane divided freeway to a six-lane divided freeway as proposed in the SEWRPC 2035 Transportation Plan

The SEWRPC 2035 Transportation Plan, as updated in 2014, identifies the expansion of I-94 to a six-lane divided freeway from STH 67 to CTH SS to provide additional capacity. The Village should participate in preliminary planning and design efforts related to this project to maintain communication with WisDOT on Village resident needs related to the project. The Village should be involved in public hearings and consider holding its own to facilitate communication with Village residents and the WisDOT.

4.4.2 Expansion of STH 67 from a two-lane highway to a four-lane divided highway as proposed in the SEWRPC 2035 Transportation Plan

The SEWRPC 2035 Transportation Plan, as updated in 2014, identifies the expansion of STH 67 to a four-lane divided highway between CTH DR and USH 18 to provide additional capacity. It is strongly recommended that the Village participate in preliminary planning and design efforts related to this project. Special attention should be given to mitigation of adverse impact to neighboring properties and the connection to local municipal roads to STH 67. The Village should be involved in public hearings and consider holding its own to facilitate communication with Village residents and the WisDOT.

4.4.3 Review of Rustic Road Designation Opportunities

Currently, there are two segments of the Wisconsin Rustic Road program within the Village. Rustic Road 10 includes portions of Valley Road (CTH B) and Mill Road between Sawyer Road (CTH P) and Main Street, and Rustic Road 115 includes Waterville Road from Delafield Road (CTH DR) to USH 18. There are additional roadways within the Village that may meet the qualifications of a Rustic Road, including, but not limited to, Genesee Lake Road, Golden Lake Road (CTH BB), Delafield Road, Dousman Road, and additional sections of Waterville Road and Valley Road (CTH B). Benefits to Rustic Road designation include minimizing traffic impacts by restricting speed limits and discouraging thoroughfare use, providing additional protections to natural areas and rural residential areas, and providing safer facilities for bicycle and pedestrian activities.

4.4.4 Implementation of Road Improvement Program

The Village Department of Public Works is responsible for completing visual inspections of and reporting PASER ratings for all Village roadways on odd years, as required by State Statute. As part of the Capital Improvement Plan and Village annual budget preparation process, a five-year road improvement and preventative maintenance program is established and adopted by the Village Board each year. This program includes a road resurfacing and reconstruction schedule and identifies prescriptive pavement preventative maintenance activities. It is recommended that the Village continue to utilize PASER pavement ratings, annual visual inspections, and other pertinent information to update the road improvement program on an annual basis and to maintain a five-year schedule for all road improvements and prescriptive maintenance activities. Transportation projects that impact other jurisdictions or shared facilities should be coordinated with the appropriate agencies well in advance.

Many of the existing roads in the Village, particularly those older roads located near or around lakes, do not meet Village road standards. As these roads are improved, consideration should be given to bring these roads up to current standards to the greatest extent possible to facilitate Village operations and emergency services.

4.4.5 Maintenance Responsibilities of Sawyer Road/I-94 Park N Ride

The Village entered into a two-party agreement with the WisDOT in 2016 related to the installation, operation, and maintenance responsibilities for the Sawyer Road (CTH P)/I-94 Park N Ride facility constructed in 2017. As part of the agreement, the Village is required to perform surface maintenance of the facility, including snow plowing, grass mowing, crack filling, restriping, and trash removal. In addition, surface maintenance of the multi-use path is the responsibility of the Village. It is recommended that the Village provides these maintenance activities to maintain

the facility in good operating condition. The agreement will expire in February of 2026, and a new agreement should be established based upon current needs and issues with respect to the maintenance of the facility.

4.4.6 Intersection Design Standards & Safety Improvements

There are several intersections of local, Village roads with State or County highways that pose safety hazards due to their configuration and visibility issues. In particular, the local roads do not meet within the recommended intersecting angle guidelines established by the Federal Highway Administration (FHWA). The following intersections are of primary concern:

- N Battle Creek Road at CTH BB (N Golden Lake Road)
- Genesee Lake Road at CTH BB (N Golden Lake Road)
- S Dousman Road at USH 18 (Sunset Drive)
- Genesee Lake Road at STH 67 (N Summit Ave)
- N Morgan Rd (southern segment) at CTH B (Valley Rd)

In addition, there is an intersection where three roads meet in relatively close proximity, creating a unique safety issue:

- Breens Road, N Breens Bay Road at N Waterville Road

It is recommended that the Village work with the County and WisDOT to realign intersections as major roadway projects are planned. The Village should also identify ways to improve safety at intersections where visibility is inhibited, as well as to ensure any new intersections meet FHWA and WisDOT guidelines and requirements for design.

4.4.7 Create a Traffic Impact Ordinance

The Village should update the Zoning Ordinance to require developers proposing a project above a certain size or density to conduct a traffic impact analysis for their proposed development prior to rezoning or other action by the Plan Commission. This analysis should include traffic count projections, traffic control device needs, establishment of proper speed limits, on- and off-street parking requirements, pavement load requirements, establishment of truck routes (if necessary), inclusion of bicycle lanes or trails, identification of key intersections, recommendations for pavement markings, projection of maintenance schedules and costs, and any other special transportation-related requirements that the development may require.

4.4.8 Create a Private Road Ordinance

The Village should create a private road ordinance that regulates the location, construction, and perpetual maintenance of any future private road that will connect to any public road in the Village of Summit. The ordinance will set forth a procedure for obtaining a permit for construction of a private road and the responsibilities of the beneficial users regarding maintenance and/or improvement of an existing or new private road.

4.4.9 Identify Funding Opportunities for Transportation-related Projects

During early planning stages of transportation-related projects, identify applicable funding programs from the County, State, and Federal governments that are available for the type of project. Many of these programs are very competitive and have application deadlines that are

well in advance of the award, and ensuring that sufficient time is allowed to prepare a complete application is critical.

4.4.10 Recreational Trails for Bicycling and Pedestrian Use

Recreational trails provide an alternative means of transportation that connect Village neighborhoods to other recreational facilities and points of interest, including schools, commercial areas, and parks and open spaces. A comprehensive list of proposed recreational trail development projects is located in the Village Comprehensive Outdoor Recreation Plan. The Plan should be implemented as part of any new site development.

4.4.11 Building Electric Vehicle (EV) Charging Infrastructure

There has been an increased use of electric vehicles recently, and trends suggest that this increase will continue into the future as gas prices remain high, EV battery technology expands, new EV vehicle models become available, and federal EV tax credits continue to fuel demand. Nationally, there is a trend to increase the availability of charging stations. This is likely something the Village will need to consider as part of the development review process for new developments. Private businesses and industries are also voluntarily supplying these charging stations. The Village will continue to monitor the development of electric vehicles and make appropriate considerations as development occurs.

4.4.12 Consideration of Infrastructure Needs to Support Autonomous Vehicles

Autonomous vehicles are a “futuristic” approach to driving that is already being implemented in specific locations throughout the United States. Estimates vary greatly as to when this technology will be widespread and available, ranging from five to 20 years. Companies like Google, Tesla, and Uber are actively creating their versions of autonomous vehicles. Some of the pros and cons to this technology include:

- Pros: fewer serious accidents, better traffic flow, convenience
- Cons: increase in vehicles, lack of privacy, and people may commute longer distances

While widespread use is not anticipated in Summit within the planning horizon, it is important to consider the future impacts of this technology and to stay tuned-in to the infrastructure needs that these transportation improvements will require.

Few planning elements will impact how connected a community is more than transportation. Having a designed, accessible, and maintained transportation network – both motorized and non-motorized – is an important component to maintain economic vibrancy, attractive neighborhoods, and creating steady market-demand throughout the community. Particularly in higher density areas or reasonably confined geographic areas, having non-motorized options, including pedestrian/on-street trails, sidewalks and/or bicycle options, available will help to increase the social cohesion and integration and will lead to a more engaging quality of life as neighbors interact with one another more.

4.5 Potential Funding Sources for Transportation

Several transportation aid, loan, and grant funding programs may be available to help the Village of Summit fund municipal infrastructure projects, including the following:

- **Connecting Highway Aids** – This program provides municipalities with assistance for costs associated with increased traffic and maintenance on roads that connect segments of the State Highway System.
- **Disaster Damage Aids** – Local governments may apply to receive financial assistance to repair any highway that has significant damage due to a disaster event.
- **Emergency Relief** – This program assists local governments with replacing or repairing roadways or roadway structure damage on all federal-aid highways (including roads functionally classified as major collectors and above) resulting from a catastrophic failure or natural disaster.
- **Facilities Repeatedly Requiring Repair and Reconstruction (F4R)** – The federal government requires all states to identify and conduct evaluations of facilities that have had catastrophic damage resulting in state emergency declarations on two or more occasions.
- **General Transportation Aids** – Return of approximately 25 percent of all state-collected transportation revenues (fuel taxes and vehicle registration fees) to help offset the cost of county and municipal road construction, maintenance, traffic and other transportation-related costs.
- **Carbon Reduction Program** – The Bipartisan Infrastructure Law of 2021 establishes this program, which provides federal funding for projects that reduce transportation emissions and requires states to develop comprehensive carbon reduction strategies.
- **Congestion Mitigation and Air Quality Improvement Program (CMAQ)** – Program that encourages transportation alternatives in southeast Wisconsin that improve air quality, such as public transit enhancements, bicycle and pedestrian facilities, ridesharing programs and facilities, and technologies that improve traffic flow and vehicle emissions.
- **Highway Safety Improvement Program (HSIP)** – Program that funds highway safety projects at sites that have experienced a high crash history, emphasizing low-cost safety improvements that can be implemented quickly.
- **Local Bridge Improvement Assistance** – Program that allocates federal and state funds to help local governments rehabilitate and replace the most seriously deficient existing federal-aid-eligible local structures on Wisconsin's local highway system.
- **Local Roads Improvement Program (LRIP)** – Program that assists local governments in improving seriously deteriorating highways, town roads, and city and village streets. The program has three basic components: County Highway Improvement (CHI); Town Road Improvement (TRI); and Municipal Street Improvement (MSI). Three additional discretionary programs (CHID, TRID, and MSID) allow municipalities to apply for additional funds for high-cost road projects.
- **Surface Transportation Program – Local (STP-Local)** – Federal funding program for improvement of eligible roadways, which include roads functionally classified as rural minor collectors, rural local roads, and urban local roads that are located in urban areas with populations under 50,000. *This is a new WisDOT program that was implemented in 2021 to allocate supplemental funding resulting from the Bipartisan Infrastructure Law for awarded projects in Federal Fiscal Years 2022 – 2026.*

- **Surface Transportation Program - Rural (STP-Rural)** – Federal funding program for improvement of eligible highways outside of urban areas, which include roads functionally classified as principal arterial, minor arterial, or major collector, and highways outside of urban areas (usually for county highways). *Program funding levels were significantly increased as a result of the Bipartisan Infrastructure Law for Federal Fiscal Years 2023 – 2027.*
- **Surface Transportation Program – Urban (STP-Urban)** – Federal funding program for improvement of eligible roads and streets in urban areas, which include roads functionally classified as principal arterial, minor arterial, or major collector. *Program funding levels were significantly increased as a result of the Bipartisan Infrastructure Law for Federal Fiscal Years 2023 – 2027.*
- **Transportation Alternatives Program (TAP)** – Program that allocates federal funds to transportation improvement projects that "expand travel choice, strengthen the local economy, improve the quality of life, and protect the environment."
- **Transportation Economic Assistance (TEA)** – Program that provides matching state grants to governing bodies for road, rail, harbor, and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state.
- **Recreational Trails Aids Program (RTP)** – Funding program for:
  - Maintenance and restoration of existing trails;
  - Development and rehabilitation of trailside and trailhead facilities and trail linkages;
  - Construction of new trails (with certain restrictions on federal lands); and
  - Acquisition of easements and fee simple title to property for recreational trails or recreational trail corridors (must comply with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended).

4.6 Goals, Objectives, and Policies

Transportation goals, objectives, and policies reflect a vision of what the Village of Summit's transportation system should provide. They will also help guide priorities for future investment either as a publicly-maintained local system or in partnership with regional or state transportation agencies.

These transportation goals, objectives, and policies provide the Village with a means to measure the performance of the transportation system over time, and as necessary, an opportunity to reassess, revise and/or supplement the desires of the community.

- Goals are general statements of desired outcomes of the community or what is to be achieved.
- Objectives are more specific and are a subset of goals, providing measurable strategies towards achieving a goal.
- Policies are operational actions that a community will undertake to meet the goals and objectives.

The following goals, objectives, and policies are not ranked or presented in order of importance or need.

Transportation Goal: Provide a complete, multi-modal transportation system that offers a range of transportation alternatives and options.

Objectives:

1. Work cooperatively with neighboring communities (i.e., City of Oconomowoc, City of Delafield, Village of Dousman, Village of Oconomowoc Lake, Town of Ottawa, Town of Delafield, etc.) and Waukesha County to ensure a comprehensive transportation network that provides efficiency in travel.
2. Work cooperatively with Waukesha County during the development review process to ensure their goals, objectives, and requirements are met during the development review process.
3. Work cooperatively with WisDOT to ensure future transportation decisions include consideration of land use impacts on state and federal highways.
4. Review new development and encourage compliance with WisDOT guidelines for future roadway network and access road objectives during the development review process.
5. Incorporate additional recreational considerations within the transportation network where appropriate.

Policies:

1. Encourage development that incorporates bicycle and pedestrian transportation alternatives where appropriate. The Village's Comprehensive Outdoor Recreation Plan and adopted Trail Map shall be considered at time of development.
2. Support the City of Oconomowoc's efforts to complete Oconomowoc Parkway between CTH Z (S Silver Lake Street) and the existing parkway dead end approximately 650 feet west of Saint Andrews Drive, including any stormwater, traffic control, and biking/pedestrian infrastructure related to the project, to relieve excessive traffic congestion on CTH B (Valley Road) within the Village of Summit.
3. Evaluate trail access for ATV and snowmobiles, as well as additional trail development consideration.
4. Bring existing public roads up to current Village standards to the greatest extent possible as road improvement projects are completed.
5. Ensure that all new public roads are constructed according to Village standards, depending on the anticipated use and functional classification of the road.
6. Ensure that all new private roads are constructed according to the Village's Code of Ordinances.

Transportation Goal: Ensure transportation networks are safe and accessible.

Objectives:

1. Coordinate with regional and state agencies to facilitate efficient and cooperative planning, design, operation and maintenance of transportation facilities and programs.
2. Require adequate right-of-way dedication for existing and future land uses when rezoning and land divisions occur.

Policies:

1. Work cooperatively with neighboring communities (i.e., City of Oconomowoc, City of Delafield, Village of Dousman, Village of Oconomowoc Lake, Town of Ottawa, Town of Delafield etc.) and Waukesha County on shared or interconnected-roadway and infrastructure maintenance.
2. Ensure safety features are incorporated into the design of all transportation facilities.
3. Encourage interconnected streets and patterns of development to create more convenient multi-modal travel options for residents that will also foster a sense of neighborhood.
4. Review and update road right-of-way standards. Update the Village of Summit Official Right-of-Way Map to reflect updated standards and to ensure transparency. The map title is anticipated to change to Village of Summit Ultimate Right-of-Way Map.

5 Utilities and Community Facilities Element

5.1 Introduction

Wisconsin comprehensive plans are required to describe current utilities and public facilities and provide guidance concerning the future need for new services or the rehabilitation of existing ones. Residents and businesses in the Village of Summit are served by a diverse set of utilities and services, both privately and publicly owned. Summit's quality of life is enhanced by reliable utilities and services that help to make Summit a good place for residents and businesses alike. The Village will continue to maintain a high standard of service for those utilities, services, and facilities under its direct management, and will continue to work with other providers to ensure that they are supported in continuing to deliver quality service to their customers.

5.2 Existing Conditions

Municipal Sewer, Water, and Storm Sewer Services

The Village currently has a wide variety of sewer and water service levels, based on intensity of use and potential impact on waters of the State. A majority of the commercial acreage is in Utility District #3: Pabst Farms Utility District. The Village currently coordinates development projects with three wastewater treatment facilities, all owned by separate municipalities outside the Village's control.

The properties not within organized utility districts are currently serviced by private sanitary systems and private wells. Until 2006, new residential development occurred primarily in the unsewered portions of the Village. However, the Village's Land Use Plan adopted in 2011 was and continues to be designed to accommodate new commercial and residential development in areas where sanitary sewer and municipal water service are available.

The Village first fell under the DNR MS4 permitting requirements in 2008 when the Village was a Town. The Village Engineer completed the base mapping necessary for permitting and annual reporting, along with regulations required by the DNR rules and regulations. In November of 2008, the Town Board adopted local stormwater and erosion control ordinances. These have continued to be implemented and enforced by the Village after incorporation. All new development is subject to these regulations, including studies for pre- and post-construction runoff limitations.

Urban-type storm sewer is still a relative rarity in the Village and considered unnecessary due to the high permeability of the local soils. Storm sewer is discouraged in the Village except for wetland areas and in commercial development that may have higher concentrations of pollutant loads. Otherwise, Summit policy encourages temporary detention facilities in residential or commercial developments and shoulder/ditch designs on local roadways to recharge the groundwater as close as possible to the location where the rainfall occurs.

Summit provides sanitary sewer service through three Utility Districts, which are separate governmental units, formed under §66.0827 of the Wisconsin statutes. A fourth Utility District, the Genesee Lake Utility District, was created as a long-term solution to control the high water levels on Middle and Lower Genesee Lakes. Detailed information about the Utility Districts are included below. Map 7: Utility Districts in the Village of Summit illustrates the boundaries of those districts.

Summit Utility District #1 (Silver Lake)

Summit Utility District #1 (Silver Lake Utility District) was approved by the Town Board in 2001 based on a petition filed by the residents of the proposed District. This utility district provides sanitary sewer service for 169 dwelling unit equivalents. 143 equivalents are for single-family homes and 26 dwelling unit equivalents are for commercial, multi-family, or institutional uses. The facilities are owned by the City of Oconomowoc and maintained as part of a sewer service agreement approved in 2003 as part of the 2000 City/Town boundary agreement. The system includes approximately 22,270 lineal feet of two-to-six-inch diameter pressure sewer and individual grinder pump stations at each home or business location. The system connects to the existing City of Oconomowoc municipal wastewater system in two places: at Silver Lake Street north of Valley Road, and through a private easement to Commerce Drive east of Dousman Road.

The system was completed and available for use in January of 2006. All of the occupied properties in this district are connected and paying monthly charges for the sanitary sewer service. The system includes connections to SUMT0637007 (former Summit Town Hall), SUMT0638999001 (Indian Mound Boy Scout Reservation), SUMT0612010 (Kingdom Hall of Jehovah's Witnesses), SUMT0612963001 (Lucky Chucky's Beach Bar and Grill) and 143 residences. The service agreement requires that property owners comply with all State and City regulations for sanitary sewer connection. Billings and administration are completed by the Village Clerk's office staff in coordination with the City of Oconomowoc.

Summit Utility District #2

Summit Utility District #2 was approved by the Town Board in 1998 as a Sanitary District based on a petition filed by the residents of the proposed District. In 2003, upon completion of the system and connection of all but one property, the Sanitary District was converted to a Utility District by the Town Board. This Utility District currently provides sanitary sewer service for 783.25 dwelling unit equivalents. The collection system and facilities are owned by the Utility District, while the treatment plant is owned and operated by the Delafield-Hartland Wastewater Facility Commission (Del-Hart). The utility commission and Del-Hart have an approved sewer service agreement as part of the 1976 study that approved the creation of the Del-Hart Commission.

The system includes approximately 41,100 lineal feet of low-pressure sewer, 24,500 lineal feet of force main, 26,600 feet of gravity sewer, six public lift stations and 390 individual grinder pump stations at home or business locations within the system. The system connects to the existing Del-Hart Wastewater Treatment Facility in the City of Delafield.

The system was completed and available for use in January 2002. As of July 1, 2009, all occupied properties in this district are connected and paying monthly charges for the sanitary sewer service. The system includes connections to the Rogers Hospital campuses (SUMT0625998, SUMT0622982, SUMT0622980004, SUMT0622977002, SUMT0622980005, SUMT0622979002, SUMT0622014, SUMT0624999002, SUMT0622986, SUMT0622978, SUMT0622985), businesses along Delafield Road (CTH DR) at the Nemahbin Lakes crossing (SUMT0669017, SUMT0669053, SUMT0669031001), and about 607 residences. The service agreement requires that property owners comply with all State and Del-Hart regulations for sanitary sewer connection. Billings and administration are completed by the Village Clerk's staff in coordination with the Del-Hart office.

Summit Utility District #3 (Pabst Farms)

Summit Utility District #3 (Pabst Farms Utility District) is designed for both municipal water and sanitary sewer services from the City of Oconomowoc for various properties located within the District boundaries within the Village of Summit. This utility district was originally established by the Town Board in 2007 based on a request of property owners of Pabst Farms Development. Lake Country Village subdivision is nearly fully developed. There is still vacant land in the northeast corner of I-94 and CTH P. The District also includes the Summit Village Commons and Pabst Farms triangle properties located south of I-94 and east of STH 67, serving the commercial operations at Aurora Medical Center, developments in Summit Village Commons and other smaller operations. The utility facilities are owned by the City of Oconomowoc and maintained as part of a sewer service agreement approved in 2003 and water service agreement approved as part of the 2000 City/Town boundary agreement. The system connects to the existing City of Oconomowoc municipal wastewater system at the intersection of STH 67 and CTH DR (Delafield Road).

The system as it currently exists was completed in October 2008. Since this system includes water service and water meters, the monthly billings are handled directly by the City of Oconomowoc with annual budget administration and coordination with the Utility District No. 3 Commission completed by the Village Clerk's office.

Genesee Lake Utility District

The Genesee Lakes Utility District was created in 2009 as a long-term solution for controlling high water levels on the Middle and Lower Genesee Lakes, including the conveyance of floodwaters through an overflow control structure located within Lower Genesee Lake to an outlet system which would convey the water to the wetlands located southwest of the lakes.

There was a history of localized flooding of the homes around the lakes, as well as flooding and extended pumping in the Genesee Lake Farms subdivision. The severe flooding that occurred in 2008, and then again in 2010, caused the Town (later Village) to request a solution. Prior to the outlet structure being installed, there was no natural outlet for the lake to overflow and drain without causing flooding to the surrounding homes. The nearby Genesee Lake Farms subdivision was also affected by the seasonal flooding and a solution to improve their situation was also desired. To address the on-going problem, a grated concrete storm structure was designed and installed along Lower Lake Road. A drainage easement was obtained on a lot that allowed the lake to overflow into the outlet structure when the lake levels reached a certain elevation, prior to causing flooding damage to the surrounding area. The captured water travels, via gravity, thru a storm pipe several thousand feet to the southwest to a drainage swale that flows to a large, existing wetland that eventually drains to the Bark River. The storm sewer piping also collects storm water from the Genesee Lake Farms Subdivision to help divert overflow and reduce the amount of recirculated sump pump discharge during times of higher groundwater.

The floodwater conveyance system was completed and placed into service in the winter of 2011. In 2017, a request was received from district residents requesting that additional flow be allowed to flow through the outlet structure. Modifications to the outfall structure were approved and implemented in 2019. Capital and operations costs of the district are levied annually to the property owners within the District by the Genesee Lakes Utility District Commission.

Pabst Farms Joint Stormwater Management District

The Village of Summit is involved in a significant intergovernmental agency for review and approval of all stormwater plans and facilities in the Pabst Farms development. This District was established in June of 2003 to cover the entire 1,500-acre Pabst Farms project. The district facilities and developments are designed and approved based on a study approved by the DNR, Waukesha County, SEWRPC, City of Oconomowoc, and Town of Summit. A District Board is made up of two representatives of the City of Oconomowoc, two from Summit and one from the property owners. Map 8 shows the location of the Pabst Farms Joint Stormwater District.

The annual tax levy for this District is allocated between the district properties within the City of Oconomowoc and the Village of Summit, based on a calculation that accounts for the impervious surface area of each individual property. The levy for the Village is applied by the Village Clerk's office for properties in the Village.

Future Municipal Sewer, Water, and Storm Sewer Services

Although the previous section identified areas of the Village that currently have municipal water, sanitary sewer, and storm sewer services, a significant portion of the community has opportunities for these services in the future. Under approved and accepted boundary plans, the Village of Dousman and City of Oconomowoc have agreed to provide services to all or parts of Sections 11, 14, 15, 16, 26 – 34 of the Village at some time in the future. This would allow for over two-thirds of Summit's land area to access these public facilities with future projects based on existing agreements. As a result, although existing development outside the core is served by private sanitary systems and private wells, the Village has made provisions for most of these areas to be served by public utility systems in the future.

The Village also anticipates changes to the MS4 Urbanized Area Map based on the 2020 Census. These changes will bring additional portions of Summit under direct regulation of the Village's existing stormwater control ordinances. The Plan Commission has already begun to implement these regulations on new development that will likely be in the Urbanized Areas after the updated map is published. While urban-type storm sewer is still not widely used throughout the Village due to the high permeability of the local soils, storm sewer is utilized in commercial development that may have higher concentrations of pollutant loads.

Stormwater Management

The majority of stormwater drainage in the Village of Summit occurs through roadside ditches and natural watercourses as well as formal stormwater management facilities, including curb and gutter storm sewer systems with catch basins, inlets, and detention, retention, and infiltration basins. In addition to these systems, new development is encouraged to capture stormwater on-site and then slowly release it downstream.

Electrical Power and Natural Gas Utilities

We Energies provides natural gas service to customers in Summit. Electricity is provided by We Energies by way of several substations located throughout Waukesha County.

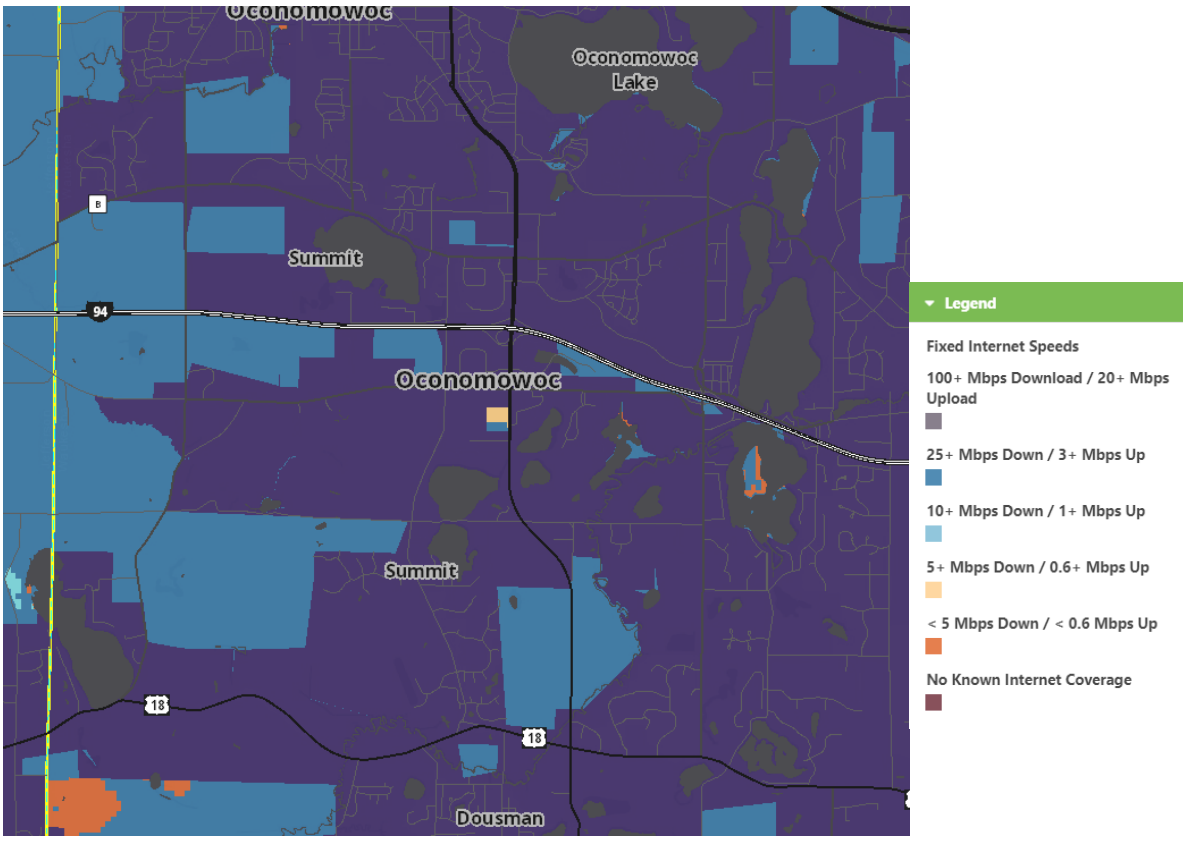
Telecommunications

Private companies provide numerous options for conventional, cellular, and VOIP telephone services within the Village of Summit. Internet services are provided to most customers by companies offering DSL, cable, or Wi-Fi services. These companies include T.D.S. Telecom, CenturyLink, and other providers. There were a few public comments raised during the public

open house in February of 2022 regarding a general lack of reliable service to rural, residential areas of the Village.

Figure 11, a map from the Wisconsin Public Service Commission (PSC), identifies where broadband services are available in the Village along with the level of speed available. Generally, the majority of Summit has sufficient internet coverage.

Figure 11 – Wisconsin Broadband Map - Village of Summit



Map taken from [Wisconsin Broadband Map - Public Service Commission of Wisconsin]

Police Protection

The Village of Summit Police Department, located in Village Hall, provides police services in the Village of Summit. The department also provides contracted police services to the Village of Dousman. Service to the Village of Dousman started on December 1, 2011, with a formal contract in place since 2012. The Summit Police Department consists of 11 full-time officers, including a Detective, Supervisors, and various specialty trained personnel (Evidence Technicians, Narcotics Officer, Sensitive Crimes Investigators, Community Outreach, etc.) that provide 24-hour service to the community. The Department also employs 3 part-time officers and 2 Community Service Officers which provide water patrol duties, as well as staffing at special events. The support staff consists of one full-time Administrative Assistant. The mission of the Summit Police Department is to ***enhance the quality of life in our village by working in partnership with the community to preserve peace, enforce the laws, and solve problems. The Department will do so while meeting the highest ethical standards and treating everyone with respect and compassion to preserve individual dignity.***

Fire Protection and Emergency Services

The Western Lakes Fire District was formed on March 3, 2017 through an Intermunicipal Agreement between the City of Oconomowoc, Village of Summit, Village of Dousman, and Town of Ottawa. The formation of the Western Lakes Fire District consolidated the former Dousman Fire District and City of Oconomowoc Fire Department into the Western Lakes Fire District. A name change was completed of the Dousman Fire District to the Western Lakes Fire District at

that time. In January of 2013 the Village of Summit fully joined the Dousman Fire District through an intermunicipal agreement which consolidated the Summit Fire District into the Dousman Fire District. The joint Dousman Fire District was established in 1965 through Intermunicipal Agreement between the Village of Summit, Village of Dousman, and Town of Ottawa.

Today, the Western Lakes Fire District serves eleven municipalities in three counties. The coverage area includes 215 square miles which are served by six stations. The annual call volume is currently 6,500 calls annually including Emergency Medical Services, Fire, Rescue, and Water Rescue. In 2015 the District upgraded the EMS Service Level from Advanced EMT to Paramedic. Again, in 2019 the District upgraded its EMS service level to the highest in Wisconsin to Critical Care Paramedic. The six stations are staffed daily with a combination of full-time, part-time, and apprentice staffing which is enhanced by local resident paid-on-call staff.

The Western Lakes Fire District is committed to providing the highest level of protection of life and property to those they serve. The Western Lakes Fire District's professional and dedicated staff are devoted to promoting an environment that encourages teamwork, safety, problem solving, and creativity, while maintaining a positive public image.

Road Maintenance and Snowplowing

The Summit Department of Public Works (DPW) is responsible for all road maintenance and repairs, road resurfacing and reconstruction, traffic control maintenance and repairs, right-of-way maintenance, nuisance weed control, tree trimming and removals, snow and ice control operations, public facilities maintenance and groundskeeping, and fleet maintenance. The DPW is also responsible for all storm water related activities, including street sweeping, culvert repair and replacements, storm sewer maintenance and repairs, ditch cleaning, erosion problems, waterways monitoring, pond inspections, and response to flooding. For normal winter operations, the Village is divided into 4 snow and ice control routes. Plowing and de-icing chemical/abrasive application to roads, depending on the conditions of an event, are the primary activities in response to adverse winter weather conditions. As of December 2022, the department is comprised of one director position, 3 full-time crew members, and 2 temporary/seasonal employees. DPW services are located at Village Hall.

Municipal Administrative Facilities

The Village's administrative services are located at the Summit Village Hall located at 37100 Delafield Road. The Village administrative office includes two full-time employees, (an Administrator-Clerk/Treasurer and Deputy Clerk). The Village is in the process of hiring a part-time Administrative Assistant. The Village also contracts for certain municipal services, including a Building Inspector, general engineering services, Planning & Zoning Administrator, Assessor, and Village Attorney.

Schools

The Village of Summit is home to a public charter school and several specialized educational facilities. The public charter school operates out of Abundant Life Church located at 995 South Sawyer Road and is known as Adeline Montessori School. The school serves students 6 weeks – 9th grade.

The Village has licensed educational facilities at the Oconomowoc Developmental Training Center and Rogers Memorial Hospital. Both of these facilities are described in detail as part of the medical services section of this document.

Local residents are part of two school districts: Oconomowoc Area School District and Kettle Moraine School District. Map 9: School Districts in the Village of Summit shows the boundaries for each school district. For the 2022-2023 school year, the Oconomowoc School District levied a total of $1,061,912,536 in taxes, of which residents and property owners in Summit paid 13.5% ($8,765,737.31). The Kettle-Moraine School District levied $396,956,164, of which 7.9% was paid by Summit property owners and residents ($3,090,387).

The Oconomowoc Area School District covers roughly the northern two-thirds of the Village. No school buildings are located within the Village. Other primary, middle, and high schools are located in the City of Oconomowoc, Town of Oconomowoc and Town of Ixonia. The Summit Elementary School and Silver Lake Intermediate School are located along Valley Road in property that was in the Village until the 2001 boundary agreement transferred these properties to the City of Oconomowoc. School enrollment has been increasing from year to year.

The remainder of the Village is served by the Kettle Moraine School District (KMSD), principally serving portions of Sections 26, 27, 28, 29, 31, and 32 and all of Sections 33-36. None of the Kettle Moraine school buildings are located in the Village. Children in the Village who attend the Kettle Moraine School District go to Dousman Elementary School and all students in the District attend Kettle Moraine Middle School (6^{th} – 8^{th} grade) and Kettle Moraine High School. Enrollment at Kettle Moraine has been consistently dropping. There are 781 students enrolled at the Middle School, whereas 1,000 students were enrolled in 2010. There are 909 students enrolled at the High School compared to 1,445 in 2010. There are 368 students enrolled at Dousman Elementary School compared to 507 in 2010.

2021-2022 school enrollment for both school districts is illustrated in Table 17, Section 2.4.9.

Higher Education Facilities

Summit is served by nearby college campuses. These include:

- University of Wisconsin - Milwaukee at Waukesha
- Waukesha County Technical College - Pewaukee
- Carroll University - Waukesha
- Herzing University - Brookfield
- Cardinal Stritch University - Milwaukee
- Ottawa University - Milwaukee

Solid Waste and Recycling

Starting January 2022, the Village of Summit has contracted with Green For Life (GFL) for solid waste, recycling, and yard waste services. The contract is for curbside pickup, either fully automated or manual pickup. There is an option to have up-the-drive for an added fee.

Parks and Recreation

The Village of Summit's DPW oversees the Village's park and open space system, with a total of approximately 84 acres of parkland and 0.3 miles of multi-use trails. The system has four parks:

- **Genesee Lake Road Park (Village Park),** 77.0-acre community park
- **Peter Prime Park,** 1.6-acre neighborhood park
- **Atkins-Olson Memorial Park,** 3.8-acre special purpose park
- **William Jones Park,** 1.4-acre undeveloped park

There are a number of local, regional, and state parks located within 5 – 30 miles of the Village that are easily accessible to Summit residents. Detailed information regarding Village park and open spaces and other park and recreational facilities in the area is included in the Village Comprehensive Outdoor Recreation Plan. Map 10: Village of Summit Park and Open Space Plan identifies existing and proposed parks. The Village of Summit Trail Map was previously referenced in this document as Map 6.

Health Care Facilities

There are several hospitals located in or adjacent to Village of Summit. Residents are serviced by the following facilities:

Rogers Memorial Hospital - Rogers Memorial Hospital was founded in 1907 as the Oconomowoc Health Resort by Dr. Arthur Rogers. Within six months, the original structure was destroyed by fire. Dr. Rogers then formed a new corporation, referred to as the Oconomowoc Health Resort Corporation, and together with proceeds from fire insurance and stock sold in the corporation, built what is now referred to as the main building of the Hospital. In or about 1935, Dr. Rogers personally purchased all the outstanding stock in the corporation and converted it into a non-profit corporation in honor of his then-deceased wife. At this time, the property consisted of fifty acres of land facing Lower Nashotah Lake together with some shoreline on Upper Nashotah Lake. In 1937, Dr. Rogers died suddenly of a heart attack. The hospital continued to operate as an independent hospital until 1970 when it was merged with Oconomowoc Memorial Hospital, and then later was re-established as a freestanding, not-for-profit hospital. The hospital continues to operate as a licensed, freestanding, Joint Commission on the Accreditation of Healthcare Organizations (JCAHO) approved, not-for-profit, psychiatric hospital.

Over the years, the treatment programs and specialties have evolved into a mental health treatment facility that now occupy approximately 41.5 acres of land in Section 12, along the west shore of Upper Nashotah Lake. The property is located in Utility District #2. This facility operates under a conditional use permit. This permit was considered for renewal most recently in 2020 when the organization proposed an updated Master Plan for the entire premises. The newest facility that recently opened is the Ladish Co. Foundation Center, a family research center intended as a comfort, resource, and education center for family members of patients. A new entryway on Valley Road and revised parking were installed in 2022. These new improvements follow the 2008 construction of the Herrington Recovery Center. The facility employs over 350 people and includes several mental health treatment related services as detailed in the Conditional Use Permit.

Rogers Community Based Residential Facility – Rogers purchased additional property located at the south end of Cedar Ridge Road containing 22 acres with frontage on Lower Nashotah Lake and Upper Nemahbin Lake. The property is located in Utility District #2. In 2013, the Village granted Conditional Use approval to operate the property as a Community-Based Residential Facility (CBRF). Rogers provides residential care and the treatment and support services for treatment of anxiety disorders at the property. The facility has multiple buildings and is provided a maximum of 48 beds and support activities. The requirements related to the use are specified in the Conditional Use Permit. The property was formerly occupied by the Cedar Ridge Foundation Retirement Center as a senior citizen retirement community sponsored by the Christian Science community. Cedar Ridge has operated in Summit since 1965.

Aurora Medical Center – The Aurora Medical Center – Summit, is a regional medical center that opened in October 2009 on a 52-acre site at I-94 and STH 67. This facility was initially proposed in May of 2004 and the approval process included two Summit public hearings attended by over 1,000 people each time, and a Waukesha County Board public hearing held at the Waukesha County Exposition Center attended by over 1,500 people. Final approval of this project required a Memorandum of Understanding between the City of Oconomowoc, Aurora Medical Group, Pabst Farms Development Group, and the Town of Summit in October 2006.

The facility is approved as a permitted use by the Village of Summit. Extensive stormwater, groundwater, and potable water systems planning was needed and completed for this project to protect the nearby Genesee Lakes basins and to comply with the requirements of the Pabst Farms Joint Stormwater Management District.

The facility employs more than 950 people in the following uses;

- Aurora Hospital – Summit inpatient and outpatient facility with 110 beds
- 180,000 square foot Wilkinson Clinic and Vince Lombardi Cancer Clinic
- Retail pharmacy
- Heliport for Flight-for-Life transfers
- 1,480 parking spaces

Oconomowoc Developmental Training Center – The Oconomowoc Developmental Training Center is a private, non-profit, state-licensed child welfare institution that provides residential and medical care as well as academic, educational and prevocational/vocational treatment programs and job training for children, adolescents, and young adults with various mental, emotional, learning, behavioral and developmental disabilities, syndromes, disorders, and handicapping conditions. The facility has been located and operating in Summit since 1984, approximately 10 years after beginning operation in another location outside of the Village. The variety of treatment programs serve to encourage less restrictive and more independent or transitional living in a community-based residential setting as a viable alternative to institutionalization. The program serves both Wisconsin residents and others from across the country.

The property is located on Genesee Lake Road east of STH 67 on 68 acres of land. The operation is entitled to a maximum of 120 children as full-time residents. The petitioner is allowed to increase the number of day treatment children and day treatment adults serviced at the premises, provided the total number of individuals served on the premises in any 24-hour period not exceed 250 people. The facility includes the following uses:

- 90-bed residential child-care institution (dormitory)
- 10-bed community-based residential facility and workshop
- 8-bed children's group home
- Greenhouses for vocational training
- Gymnasium, offices, and infirmary
- Administrative offices and food service facilities

Lake Country Health Services – Summit approved the Lake Country Health and Rehabilitation Center as a Conditional Use on April 17, 2008, following a series of proposals for the non-commercial areas of the Summit Village Commons project. The facility is built on about 14 acres of land south of the intersection of STH 67 and Delafield Road (CTH DR). The area is included in the boundary agreement with the City of Oconomowoc for sanitary sewer and water service and has coordinated development plans with the surrounding mixed use commercial retail center known as Summit Village Commons.

The operation is a for-profit facility. The 100-bed skilled nursing facility offers long-term and rehabilitative care to community seniors. Specialized rehabilitative therapy services offer physical, occupational, and speech therapies. Internal spaces include various activities, lounges, and dining, as well as private residence rooms.

The Lake Country Landing 60-unit assisted living facility offers assistance with daily living activities to seniors and serves as a residential alternative to skilled nursing care. Living units are provided in large one-bedroom and two-bedroom units. Amenities include full meal services, various activities, lounges, wellness center, and a fitness spa.

Child Care Facilities

Wisconsin began to require licensing of childcare centers in 1949. The Wisconsin Department of Children and Families currently licenses no child care facilities in the Village of Summit. There are nearby facilities in the Oconomowoc and Delafield area.

The State provides certification to family childcare providers who are not required to be licensed but who wish to care for fewer than 3 children under 7 years of age. Families who receive a childcare subsidy may select either certified or licensed child care programs. There does not appear to be any of these providers in the Village of Summit.

Senior Care Facilities

Assisted and Senior Living Facilities are identified in Section 3.1.5.

Churches

Churches within the Village of Summit include:

- Abundant Life Church, 995 South Sawyer Road
- Hope Church, 2431 N Dousman Rd
- Whitestone Community Church, 2517 Dousman Road
- Emmanuel United Church of Christ, 36821 Sunset Drive
- Faith Baptist Church, 36007 Genesee Lake Road
- Kingdom Hall of Jehovah's Witnesses, 38230 Valley Road
- Redemptorist Retreat Center, 1800 North Timber Trail Lane

These churches offer a myriad of support services that contribute to the fabric of the community, even beyond the typical religious services and programs. These include blood drives, rummage, food distribution services/community outreach, sales, and education. These activities represent a sense of community.

Cemeteries

The Summit Cemetery is located on 18.5 acres on the north side of CTH DR (Delafield Road), southeast of the Aurora Medical Center. The cemetery has existed prior to 1847, although it did not have an official name prior to then. Historical Town Hall records indicate that the first known burial is listed as 1836, which makes the cemetery 186 years old. The cemetery has a chapel and a maintenance/storage building on the grounds.

The Village DPW maintains the cemetery grounds and cemetery business, including sales and burials with direction from the three-member Cemetery Board and, ultimately, the Village Board. A Cemetery Sexton, currently a crew member of the Village DPW, is the primary point of contact for cemetery business. Village Administrative staff handles accounting and clerical support.

5.3 Assessment of Future Needs

Properly assessing future needs of community facilities and services requires not only an understanding of existing conditions and critical issues, but also an appreciation of broader utility and community facility trends. With advancements in technologies over time and population growth, services and facilities may need to be reviewed to ensure they are adequately providing the services to the populations needing them. It will be important to continue to monitor developments and their impact to the facilities and services that residents and businesses depend on.

Over time, local reinvestment is needed to maintain existing community facilities and services with the objective of maintaining the delivery of cost-effective services. Future infrastructure needs identified by the Village include:

- Upgrade of aging Summit Utility District No. 2 infrastructure.
- Connect Village Hall to City of Oconomowoc sanitary sewer service.
- Preventative maintenance for new Village Hall facility and grounds.
- Improvement and preventative maintenance of the aging Village road system and related traffic control devices.
- Implementation of liquid chemical anti-icing and de-icing technology in snow and ice control operations.
- Expansion of park and open space facilities and recreational opportunities, including acquisition of new parks, replacement of aging equipment, addition of amenities to existing parks, and installation of new recreational trails.
- Implementation of a GIS-based asset management system for management of various Village assets.
- Implementation of an accounting system that manages all aspects of Village financial information and is accessible to Village staff.
- Maintain Summit Cemetery infrastructure, including roads and facilities.

5.4 Potential Funding Sources for Utilities/Facilities

Several loan and grant funding programs may be available to help the Village of Summit fund municipal infrastructure projects including the following:

Wisconsin Department of Natural Resources (WDNR) Programs

- **Clean Water Fund (CWF)** – Program provides financial assistance to municipalities for sanitary sewer collection systems, wastewater treatment, and stormwater infrastructure projects. The CWF program is a revolving loan program that combines federal grants and state funding to provide financial assistance to municipalities in the form of subsidized loans. Some municipalities may also be eligible for funding in the form of principal forgiveness (PF). Applications are due September 30th of each year with award notifications expected in November. An Intent to Apply (ITA/PERF) is required to be submitted by October 31 for consideration the following year. Plans and specifications (biddable) are needed at the time of submittal.
- **Safe Drinking Water Loan Program (SDWLP)** – Program provides financial assistance to municipalities for drinking water infrastructure projects, including transmission and distribution, storage, source supply, and treatment facilities. The SDWLP is a revolving loan program that combines federal grants and state funding to provide financial assistance to municipalities in the form of subsidized loans. Some municipalities may also be eligible for funding in the form of principal forgiveness (PF). Subsidized loan funds may also be available at a current rate of 1.65% for 20 years (rate adjusted quarterly). Applications are due June 30th of each year with award notification is expected in August. An Intent to Apply (ITA/PERF) is required to be submitted by October 31 for consideration the following year. Plans and specifications (biddable) are needed at the time of submittal.

Wisconsin Economic Development Corporation (WEDC) Programs

- **Community Development Investment Grant (CDIG)** – This program's primary goal is to incentivize development primarily in a community's downtown. The Village of Summit does not have a downtown but has a few commercial areas that could potentially be eligible. Eligible activities include: building renovation, historic preservation, demolition, new construction, infrastructure investment, and project or site development planning. Eligible projects include: development of significant destination attractions, rehabilitation and reuse of underutilized or landmark buildings, infill development, historic preservation, infrastructure efforts including disaster prevention measures providing substantial benefit to downtown residents/property owners, and mixed-use developments. Focus is on shovel-ready projects. Program funding should lead to measurable benefits in job opportunities, property values and/or leveraged investment by local and private partners. The maximum grant amount of up to $250,000. Grant recipients must provide a minimum of 3:1 match investment in project costs, except if projects are located in a opportunity zone. No more than 50% of the match investment may consist of other state and/or federal grant sources.

Wisconsin Department of Transportation (WisDOT) Programs

- **WisDOT Transportation Alternatives Program (TAP)** – Program allocates federal funds to transportation improvement projects that "expand travel choice, strengthen the local economy, improve the quality of life, and protect the environment." Program provides funding to local governments for construction and planning and design of on-road and off-road trail facilities for pedestrians, bicyclists and other non-motorized forms of transportation. Also, it may provide funding for inventory, control, or removal of outdoor advertising, historic preservation, and rehabilitation of historic transportation facilities (including access improvements to historic sites and buildings), vegetative management practices in transportation rights-of-way, and archaeological activities pertaining to a transportation project. Projects that meet eligibility criteria for the Safe Routes to School Program, Transportation Enhancements, or the Bicycle & Pedestrian Facilities Program are eligible TAP projects. Projects must meet WisDOT policy for bicycle and pedestrian facilities that it serves at least some utilitarian trips, such as commuting to work or school that might otherwise be made by automobile. Trails that do not meet this criteria are encouraged to consider WDNR Recreational Trails Program funding. Non-infrastructure projects are required to have a minimum project cost of $50,000. Infrastructure projects are not required to have a minimum or maximum project amount; however, ideal project costs are between $300,000 and $1 million. Match of 20% of approved costs is required.
- **WisDOT Transportation Economic Assistance Program (TEA)** – Program provides 50% state grants to governing bodies, private businesses, and consortiums for road, rail, harbor, and airport projects that help attract employers to Wisconsin or encourage business and industry to remain and expand in the state. Goal of program is to attract and retain business firms in Wisconsin and thus create or retain jobs. Businesses cannot be speculative and local communities must assure that the number of jobs anticipated from the proposed project will materialize within 3 years from the date of the project agreement and remain after another 4 years. Grants of up to $1 million are available for transportation improvements that are essential for an economic development project. Project must begin within 3 years, have the local government's endorsement, and benefit the public. Program is designed to implement an improvement more quickly than normal

state programming processes allow. Local match of 50% required and can come from any combination of local, federal, or private funds or in-kind services.

- Additional transportation-related aid, loan, and grant opportunities are listed in Section 4.5 (Chapter 4) of this plan document.

5.5 Goals, Objectives, and Policies

Utilities and community facility goals, objectives, and policies reflect a vision of what the Village of Summit's public and private infrastructure systems should provide. They will also help guide priorities for future investment as publicly maintained local systems, in partnership with regional or state agencies, or in partnership with private entities.

These utility and facility goals, objectives, and policies provide the Village with a means to measure the performance of the infrastructure system over time, and as necessary, an opportunity to reassess, revise, and/or supplement the desires of the community.

- Goals are general statements of desired outcomes of the community or what is to be achieved.
- Objectives are more specific and are a subset of goals, providing measurable strategies towards achieving a goal.
- Policies are operational actions that a community will undertake to meet the goals and objectives.

The following goals, objectives, and policies are not ranked or presented in order of importance or need.

Utilities/Facilities Goal: Maintain Summit's community-oriented suburban environment with a high quality of life.

Objectives:

1. Maintain the Village as a safe community where neighbors know each other.
2. Provide an adequate and efficient level of governmental services and facilities to Village residents.
3. Provide adequate police and fire protection and emergency services to all areas of the Village.
4. Promote health and medical facilities and social services to meet the needs of all residents.
5. Promote opportunities for active recreation.
6. Consider the needs of all citizens and public welfare within the Village.

Policies:

1. Evaluate and prioritize upcoming Village needs and necessary infrastructure improvements.
2. Update, maintain, and follow a Capital Improvements Plan to ensure long range financial planning for anticipated public improvements.

3. Update impact fee calculations as necessary based on a current Impact Study Analysis. If an analysis indicates and the Village Board finds that additional impact fees are needed, the Village of Summit should update the impact fees for all new developments as shown in that analysis and findings.
4. Consider partnerships with providers, adjacent municipalities, and funding agencies on methods to expand broadband service throughout the Village.
5. Update the Institutional Zoning District provisions of the Zoning Code to accommodate educational and day care facilities.

6 Agricultural, Natural, and Cultural Resources Element

6.1 Introduction

This element of the Comprehensive Plan is meant to document and discuss conditions and trends, and to formulate goals, objectives, and policies with regard to several attributes of the community, including:

- Agriculture and agricultural lands;
- Natural resources, including metallic and non-metallic mining;
- Historic resources; and
- Cultural resources.

These features are important on their own but are often interrelated with other elements of the Comprehensive Plan. Agriculture, non-metallic mining, and water resources play a key role in the regional economy. Floodplains and wetlands may impact land use patterns or lead to related infrastructure needs (i.e. storm water conveyance). This chapter will attempt to define these relationships through its analysis of existing conditions.

6.2 Background Data/Existing Conditions

Agriculture

While farmland still exists in the Village, it is largely located in the Groundwater Protection Zone (GPZ). The land use plan does not attempt to preserve these agricultural lands long-term. The limited agricultural lands outside of the GPZ are already rapidly disappearing. There are no operating dairy farms within the Village, only one cattle farm, and the remaining lands are in field crops or hay fields. As area farmers continue to age, they are turning to more hay, alfalfa, corn and soybeans for local horse enthusiasts and cattle farmers outside of, and west of the Village limits. Ultimately, agricultural lands will be converted to large lot single-family residential development except certain areas within Pabst Farms which will be Business Park.

Agricultural and open space uses accounted for about 4,960 acres in 2020 compared to 5,041 acres in 2010. This equals about 7.75 square miles, 32.7% of a 23.7 square mile area. Wetlands are not included in this category as they are designated separately. Agricultural and open space areas will continue to decline as residential and commercial development occurs, especially since the Village limits the agricultural land use designation to those areas being detached to the Village of Dousman. Agricultural and agricultural/forested parcels account for less than 1% of the overall Village 2020 tax base.

Given the comparatively high cost of land in Summit as compared to other areas of the state of Wisconsin, the unique challenges of the wetland and groundwater recharge area, and the fact that residential areas are located throughout the community, the Village is not a highly desirable location for large-scale farming operations and can be a challenging environment for traditional, smaller family farms.

Agriculture remains an important element of the regional economy but is not as prevalent in Summit due to its location in the Greater Milwaukee Area. The economy benefits from approximately 3,568 acres of agricultural production in Summit, according to the Wisconsin Department of Revenue (2021). As of 2017, there were 574 farms and 97,460 acres in farms in Waukesha County. About 73% of this total (Approximately 71,150 acres) is cropland. Soybeans, corn, forage, and wheat are the primary crops. Cattle and calves are the most common livestock farmed in Waukesha County, followed by chickens and sheep/lamb. In December 2017, reported inventories of livestock included 7,765 cattle and calves, 2,566 layers, 2,747 broilers, 1,640 horse and ponies, and 1,041 sheep and lamb.

Waukesha County farmers own and manage 97,460 acres, or 26.2%, of the county’s land. This includes cropland, rangeland, pasture, tree farms and farm forests. As stewards of the land, farmers use conservation practices, such as crop rotation, nutrient management, and integrated pest management, to protect environmental resources and provide habitat for wildlife. The majority of farms are considered family farms in Waukesha County (96%).

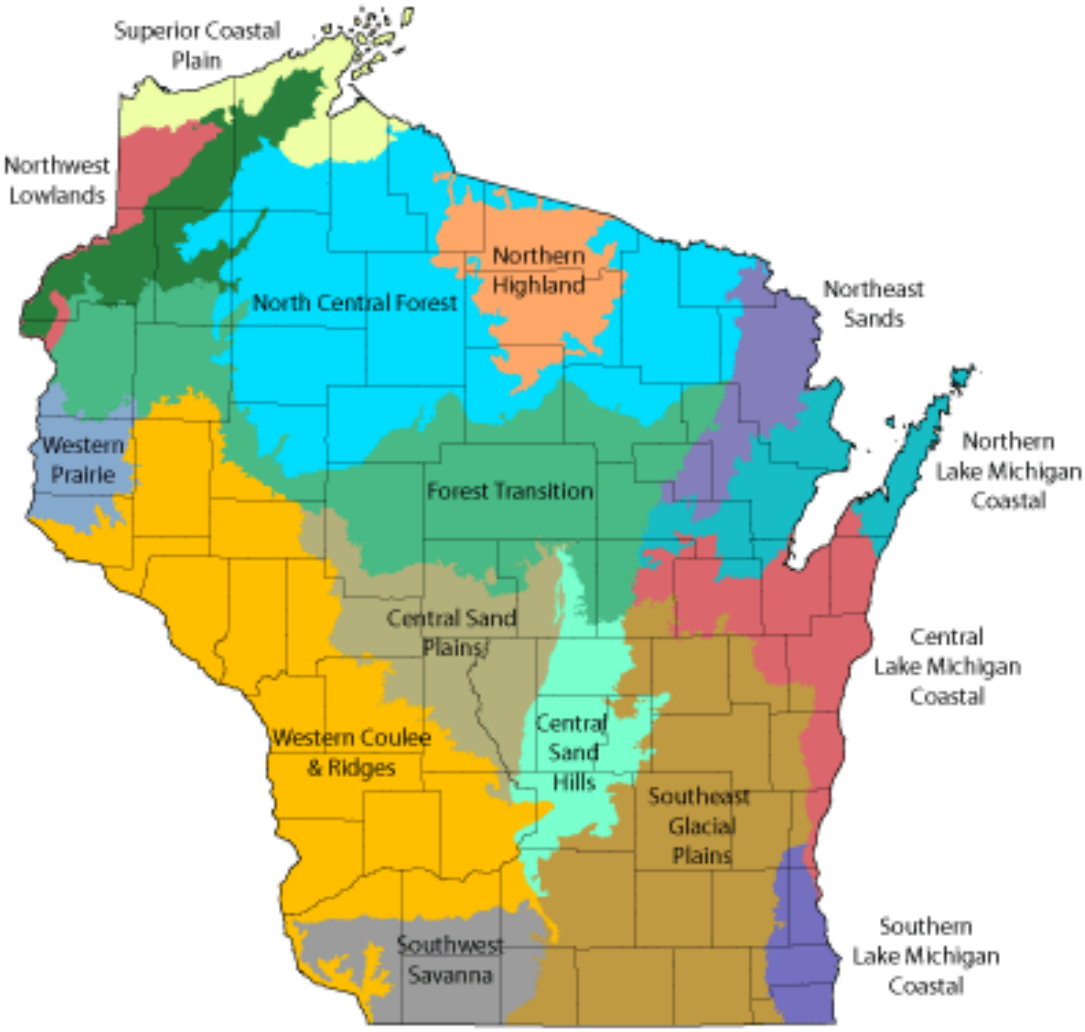
Topography

The topography of Summit is mostly level to gently rolling. While western Waukesha County is famous for its hilly "Kettle Moraine" terrain and parks, the Village has only a touch of such terrain in a few of the eastern Sections, and to a lesser degree southwest of the City of Oconomowoc. As described in the Soils Section of this Plan, the characteristics within the Groundwater Protection Zone are markedly different from other areas of western Waukesha County. The land is very level in the middle reaches of the community with an elevation of 800 - 900 feet above mean sea level per the national geodetic vertical datum. With the Village's gravel subsoils, much of the rainwater does not run off but soaks downward. The results of this remarkably flat terrain are some extensive marsh areas.

Ecological Landscapes

The ecological landscape of Summit is shown in Figure 12. The Village of Summit is located in the Southeast Glacial Plains landscapes.

Figure 12 – Ecological Landscapes of Wisconsin



Bedrock Geology & Soils

Soil properties exert a strong influence on the manner in which land is used since soil properties affect the cost and feasibility of building site development and the provision and performance of both on-site sewage treatment and disposal and centralized sanitary sewerage facilities. A need, therefore, exists to carefully consider not only how land and the attendant soils are currently used, but how they can be best used and managed.

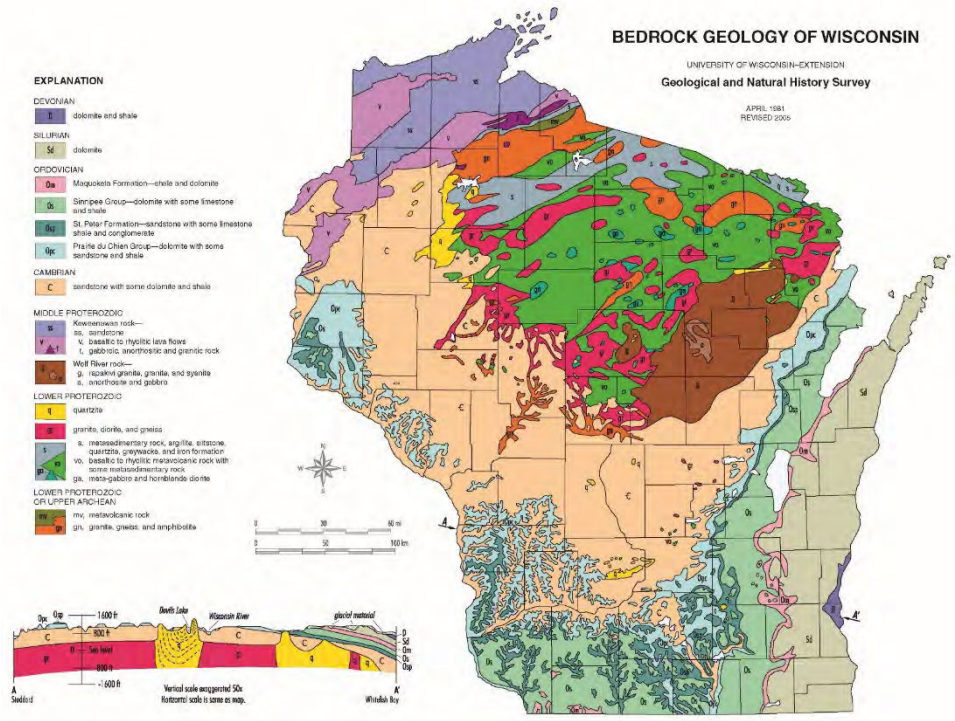
The U.S. Conservation Service, under contract with the Southeastern Wisconsin Regional Planning Commission, has completed detailed, operational soil surveys of the entire seven county Southeastern Wisconsin planning region including the Village. The soil surveys provide definitive data on the physical, chemical, and biological properties of the mapped soils; and, more importantly, provide interpretations of the soil properties for planning and engineering purposes. Therefore, the soil survey can be used to prepare suitability maps for various land uses and engineering applications.

The Village's main surface form is nearly level glacial outwash plain with the southwest corner described as level organic. A portion of the Village, identified in this document as the Groundwater Protection Zone as illustrated on Map 11: Village of Summit Groundwater Protection Zone, has significantly different soil conditions which require tighter restrictions on development. As noted previously, this area has major groundwater recharge characteristics and the need for restrictions and local regulations of development. Map 12: Hydric Soils in the Village of Summit and Map 13: Infiltration Potential Based on Soil Types in the Village of Summit both indicate that a majority of the soils in the Village that have high groundwater and have poor infiltration capabilities are located within the Groundwater Protection Zone. These soil characteristics further justify the need to place restrictions on development to ensure stormwater can be managed and to ensure basements are not subject to flooding.

The glacial deposits in the area are generally deep, and there are no known areas of shallow bedrock or bedrock out crop in the area. Bedrock can be found at between 20-50 feet in the southeast corner of the Village. In the rest of the Village, bedrock can be found anywhere from 100 to 400 feet. The bedrock depth runs in bands in a general northeast to southwest direction. The potential for sand and gravel deposits are great throughout the Village. The depth to bedrock is shown on Map 14: Depth to Bedrock in the Village of Summit.

The bedrock geology of Waukesha County is primarily dolomite. The Village encompasses a portion of the Maquoketa Formation, which includes shale and dolomite. Dolomite with limestone and shale exist west of the formation. The shale is a confining layer that prevents the penetration of groundwater. Map 15 shows the Geology in the Village of Summit. Figure 13 shows bedrock geology of Wisconsin Geological Provinces.

Figure 13 – Wisconsin Geological Provinces



Groundwater Resources

The groundwater resources within Summit are its most precious natural resource, providing most of the potable water needs for eastern Waukesha County. The layer of Maquoketa Shale underlying the eastern portions of the Southeastern Wisconsin region is mostly missing in this area. This means that the Village is located in the recharge area of the deep sandstone aquifer underlying Waukesha County and the Southeastern Wisconsin region. This aquifer is an important source of high-quality municipal and industrial water supply within the region. This aquifer is highly susceptible to contamination in its recharge area by infiltration of pollutants, and this factor must be an important consideration in any development planning effort. Summit has the statutory authority to enact and enforce ordinances to preserve and protect these vital wetlands resources.

The majority of the Village is located in an area of generally shallow depths to the groundwater table, between 10 to 30 feet. The groundwater reservoir provided by the glacial till deposits and the underlying Platteville, Decorah, and Galena limestone bedrock formations is the source of supply for the on-site wells used in the area as a source of potable water. These wells are also susceptible to pollution from the infiltration of surface water and from on-site sewage treatment and disposal systems.

Groundwater is available from three aquifers. From the surface downward, they are: the sand and gravel glacial drift aquifer, part of the shallow system; the Niagara aquifer, also part of the shallow system; and the sandstone aquifer, comprising the deep artesian system. The glacial drift aquifer, consisting of water-bearing sand and gravel, ranges from zero to 300 feet in thickness. It is generally thickest in the northwestern quarter and along the southern one-fourth of the County and thinnest or nonexistent where bedrock is near the surface. The Niagara aquifer thickness

ranges from zero feet in the western and south-central portions of the County, where dolomite bedrock is absent, to more than 300 feet in the Menomonee Falls and Butler area. This aquifer underlies the eastern two-thirds of the County at shallow depths of approximately 50 feet or less. The sandstone (deep) aquifer ranges from about 400 feet thick, in the northwest corner of the County, to about 2,400 feet in thickness, in the southeast corner of the County, and is from 200 to 400 feet below the surface of the ground.

The source of groundwater recharge in the County is from precipitation and snow melt. Each year, between one and two inches of precipitation and snow melt infiltrate and recharge the groundwater reservoir. The amount that infiltrates at any locality depends mainly on the permeability of the surficial soils and rock materials, including the extent of urban development and its attendant impervious surfaces. Most of the recharge water circulates only within the shallowest aquifer system, which generally includes the glacial drift and underlying shallow bedrock (Niagara dolomite), before it is discharged as seepage to the surface waters or evaporates. Only a small part of the recharge reaches the deeper parts of the groundwater system. Recharge to the sandstone aquifer occurs mainly as vertical leakage through the glacial drift in the western part of the County, where the Maquoketa shale is absent. A smaller amount is also induced as vertical leakage through the Maquoketa shale; a still smaller amount occurs through deep wells that are open to the Niagara and glacial drift aquifers. The recharge area of the sandstone aquifer also includes large portions of neighboring Jefferson and Dodge Counties.

Potable water sources are generally from the sandstone aquifer in Waukesha County and occur mainly through wells, with little or no natural acquisition from surface water sources. Pumping from the sandstone aquifers has altered its potentiometric surface over the past century. Prior to intensive pumping from the aquifer, the potentiometric surface was located just below the ground surface, and in some instances was actually above the surface, as evidenced by flowing artesian wells. Since 1880, the original potentiometric surface of the sandstone aquifer has been markedly altered, primarily as a result of municipal and industrial pumpage in southeastern Wisconsin and northeastern Illinois.

Draw downs of up to 350 feet have occurred in the Milwaukee-Waukesha area, while draw downs in excess of 275 feet have occurred at the Wisconsin-Illinois state line. The continued draw down of the sandstone aquifer may be tempered by conversion of use of surface waters, particularly from Lake Michigan, by former heavy users of the sandstone aquifer in northeastern Illinois. Potential impacts of draw down include higher pumping and construction costs for deeper wells.

Groundwater in the County is of good quality and is suitable for most uses, but most of the water is very hard and requires softening for some uses. Estimated well yields, or the quantity of water flowing per unit of time, are generally lowest in the Niagara aquifer and highest from the sandstone aquifer. The glacial drift aquifer generally yields water at half the rate of the sandstone aquifer. The largest users of groundwater in the County are its incorporated municipalities, with most of the groundwater pumpage concentrated in the northeast quarter of the County and around the City of Waukesha. Large water users generally pump from the sandstone aquifer, while smaller and domestic users utilize the shallower Niagara and glacial drift aquifers.

Groundwater quality conditions can be impacted by such sources of pollution on the surface as landfills, agricultural fertilizer, pesticides, manure storage and application sites, chemical spills, leaking surface or underground storage tanks, and onsite sewage disposal systems. The potential for groundwater pollution in the shallow water table aquifers is dependent on the depth

to groundwater, the depth and type of soils through which precipitation must percolate, the location of groundwater recharge areas, and the subsurface geology. Most of Waukesha County exhibits moderate to high potential for contamination of groundwater in the shallow glacial drift and Niagara aquifers. Generally, the areas of the County most vulnerable to groundwater contamination are where both Niagara dolomite and the water table are near the surface.

The Village has significant areas designated as having a high potential for groundwater contamination, as shown on Map 16: Groundwater Contamination Potential in the Village of Summit. Compared to the deep aquifer, the shallow aquifers are more susceptible to pollution from the surface because they are nearer to the source in terms of both distance and time, thus minimizing the potential for dilution, filtration, and other natural processes that tend to reduce the potential detrimental effects of pollutants.

In parts of the western third of the County, there is no confining impermeable layer of rock between the glacial drift and the sandstone aquifer. This is cause for concern in planning for the future development of that area. Urban development adversely affects both the quantity and quality of recharge water, especially where the aquifer is overlaid by outwash, end moraine, or other highly permeable glacial material. An increase in the area of impervious surfaces such as pavement affects the recharge of the sandstone aquifer by diverting larger amounts of precipitation into surface drainage courses as runoff, rather than allowing it to percolate into the ground.

On December 1, 2010, Southeastern Wisconsin Regional Planning Commission adopted a regional water supply plan for the Southeastern Wisconsin Region. The plan is identified as Planning Report Number 52, titled “A Regional Water Supply Plan for Southeastern Wisconsin”.

One of the principal findings of the study states as follows:

> “A groundwater recharge area protection component would preserve areas classified as having a high or very high recharge largely through implementation of the adopted year 2035 regional land use plan. The plan recommends preservation of the environmental corridors, isolated natural area, prime and other agricultural areas that benefit groundwater recharge by allowing precipitation to infiltrate or soak into the ground. About 74 percent of the highly rated and very highly rated recharge areas are thus expected to be preserved. Careful design of new development and stormwater management practices should increase this amount.”

The rural, largely undeveloped areas of the Village fall into the above-described condition. The area is comprised almost exclusively of wetlands, agricultural lands and undeveloped open

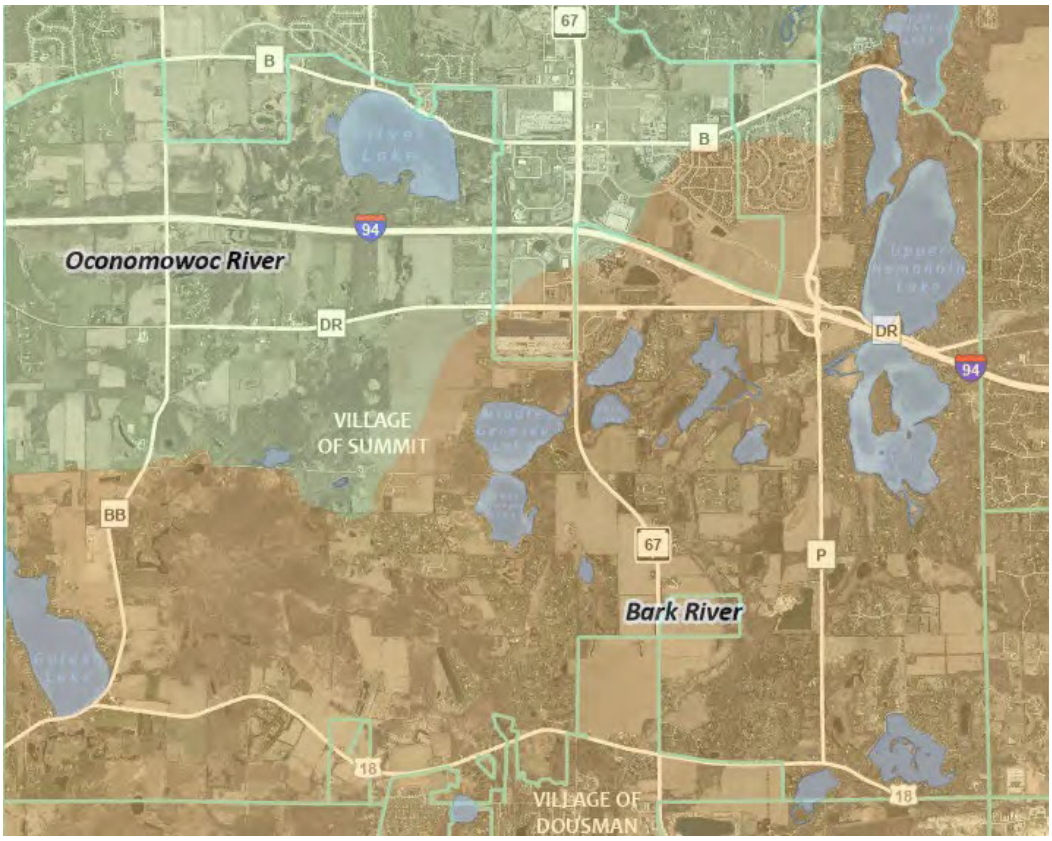
spaces. The Summit GPZ is generally comprised of the western quarter of the Village, and in the future will be maintained in this rural state due to the environmental conditions. This results in tighter restrictions on development. This is addressed in more detail in other parts of this document as it relates to topography, soils, and geology.

Watersheds and Surface Water

Lakes, ponds, rivers, streams, intermittent waterways, and natural drainage ways make up the surface waters of Summit and Waukesha County. These resources are all water bodies, standing still or flowing, navigable and intermittent, including natural drainage ways that collect and channel overland rainwater or snowmelt runoff. Natural drainage ways are characterized by intermittent streams, threads, rills, gullies, and dry washes that periodically contribute water to first-order streams. There are also many artificial drainage ways where the natural drainage ways have been altered by human activity. All of these features have the ability to transport sediment and pollutants and are affected by their watersheds and the land that surrounds them.

The Village of Summit is located in the Rock River Basin. Summit is divided by two watersheds: the Oconomowoc River watershed in northwest Summit and the Bark River Watershed in the remainder of Summit. Water from both watersheds ultimately flows into the Mississippi River.

Figure 14 – Watersheds in the Village of Summit



There are 19 major and minor surface water bodies within the Village that cover approximately 1,634 acres of land. This calculates to over 2½ square miles of water, or 10.8% of a 23.7 square

mile area. Additionally, the Bark River, Oconomowoc River and Battle Creek flow between some of the water bodies, as well as separately.

The Oconomowoc River flows through areas northwest of the Village. This river is both a perennial and navigable stream tributary to the Rock River.

The Bark River is the main drainage system for the Village. The river flows from the central portion of the Village on the east at the Nemahbin Lakes to the south and west, draining about 50% of the Village lands. This river is both a perennial and navigable stream tributary to the Rock River. The location and extent of the floodlands along this river have been updated by the Federal Emergency Management Agency and Wisconsin Department of Natural Resources multiple times in the last few decades.

Scuppernong Creek is a major tributary to the Bark River, forming at the edge of the moraines in central Waukesha County. The creek flows in a westerly direction, entering into the southeastern corner of the Village to feed Waterville Lake and exiting the Village south of the lake.

Battle Creek flows through the west-central portion of the Village. This waterway originates in the large wetland complex in the Village's western area. Battle Creek is the smallest system in the Village but remains both a perennial and navigable stream tributary to the Oconomowoc River.

The FEMA floodplain maps were updated in 2014 for all of these waterways, with additional recent updates to the Genesee Lakes and Bark River. There are federal and state floodplain regulations that the Village is required to enforce to protect lands from impacts that may result from development in the floodplain.

The Village includes the following nineteen named lakes: Upper Nashotah, Lower Nashotah, Upper Nemahbin, Lower Nemahbin, Waterville, Crooked, Upper Genesee, Middle Genesee, Lower Genesee, Silver, Sybil, Bowron, Buth, Duck, Egg, Laura, Henrietta, Golden and Utica Lake. Four of these lakes have formal lake management districts approved and are described below. Many other lakes have informal associations made up of adjacent property owners.

Lake Management Districts, Lake Associations and Homeowners Associations

Wisconsin State Statutes (Section 33.21) authorizes Districts to be created for the purpose of undertaking a program of lake protection and rehabilitation of a lake or parts thereof within the district. The Lake Management Districts and Lake Associations that exist in the Village of Summit are shown on Map 17. Under Section 33.29 of the Statutes, Lake Management Boards shall be responsible for:

(a) Initiating and coordinating research and surveys for the purpose of gathering data on the lake, related shorelands and the drainage basin;
(b) Planning lake protection and rehabilitation projects;
(c) Contacting and attempting to secure the cooperation of officials of units of general purpose government in the area for the purpose of enacting ordinances deemed necessary by the board as furthering the objectives of the district; and
(d) Adopting and carrying out lake protection and rehabilitation plans and obtaining any necessary permits therefore.

Lake Management Districts

Upper Nemahbin Lake Management District includes properties in Sections 13 and 24. This District was created in 1992 by Town Board resolution. The District has not been expanded since

that time, although various grant applications and studies have included work on Lower Nashotah and Lower Nemahbin Lakes and upstream portions of the Bark River. The District includes 151 parcels with a 2022 assessed value of $113,503,959.

Middle Genesee Lake Management District includes properties in Sections 21 and 22. This District was created in 1994 by Town Board resolution. The District has not been expanded since that time, although various grant applications and studies have included work on Upper Genesee Lake and Lower Genesee Lake. The District includes 44 parcels with a 2022 assessed value of $41,451,600.

Lower Genesee Lake Management District includes properties in Sections 26 and 27. This District was created in 2004 by Town Board resolution. The District has not been expanded since that time, and has only recently begun to apply for grants to fund additional studies. This group was instrumental in the 2008 Federal Disaster Response applications to FEMA and the Wisconsin Department of Military Affairs. Several project proposals have been completed to address the seasonal water level changes in this area. The District includes 62 parcels with a 2022 assessed value of $30,498,000.

The Silver Lake Management District includes properties in Sections 9 and 16. This District was created in 2007 following a property-owner sponsored petition to the Waukesha County Board. This District was formed by the County since lands within the watershed also included land outside the control of the Village of Summit, in the City of Oconomowoc. All lands in the District are within the Village of Summit. The District includes 132 parcels with a 2022 assessed value of $80,600,100.

Lake Associations

Lake Associations in the Village exist independent of any formal approval by either the Village or Department of Natural Resources. These groups do not have taxing authority but do assess membership dues and maintain a fund in separate accounts. Usually made up of concerned property owners, these groups often use the Village Hall for their meetings to gather information, and as a conduit for addresses and names of property owners to maintain their group. Most meet on a biannual basis, although some are meeting monthly due to water use issues.

Although organized in a formal capacity as a “Lake Association,” these organizations represent and function similar to formally created neighborhood associations that are usually found in cities and villages. There are five known Lake Associations in the Village of Summit.

- Golden Lake Advancement Association
- Upper Nashotah Lake Association
- Lower Nashotah Lake Association
- Lower Nemahbin Lake Association
- Crooked Lake Association.

Other local lakes are overseen by adjacent property owners. Since the lakes have no specific public access points, these groups function as homeowner associations for the various named lakes. This situation would exist on the following lakes: Henrietta Lake, Waterville Lake, Widgeon/Bowron Lake, Duck Lake, Laura Lake and Utica Lake.

Impaired Waters

Battle Creek is included on the Wisconsin Department of Natural Resources (WDNR) 303(d) impaired waters list for phosphorus and total suspend solid levels, which has resulted in degraded habitat that does not support aquatic life. These determinations indicate when water bodies are not meeting state or federal water quality standards and are used to establish a method to protect and restore the quality of Wisconsin's surface waters.

Improving groundwater is a critical component of long-term sustainability and resiliency. Efforts which are often largely enforcement and/or educational in nature can result in the common use of best management practices to protect our waterways. Having infrastructure designed to collect and treat stormwater before it enters waterways helps, as does public education to encourage reduced use of pollutants and better vegetation maintenance to help capture pollution before it finds its way into our waterways which will help mitigate possible groundwater contamination.

Point Sources Discharges

The WDNR regulates the discharge of pollutants to waters of the state through the Wisconsin Pollutant Discharge Elimination System (WPDES) program. This limits and sets forth a process to monitor discharges for pollutants. Summit Sewer Utility District No. 1 and the Village of Summit are the only listed WPDES permit holders in Summit. There are no listed industrial permit holders in Summit.

Nonpoint source pollution, or polluted runoff, is a primary cause of water quality issues throughout Wisconsin. Educational efforts and promotion of best management practices can help to reduce runoff impacts to our waterways by limiting fertilizers, oil, grease, sediment and bacteria in agricultural, urban and residential areas. Major urban contributors include roads, parking lots, construction sites, industrial storage areas, and residential manicured lawns.

Stormwater Management

The Village Board adopted a comprehensive storm water ordinance that establishes storm water runoff management requirements that act to diminish the threats to public health, safety, welfare, and the aquatic environment. The Village Department of Public Works oversees the installation and maintenance of storm water facilities, including, but not limited to, surface and underground drainage facilities, inlets, access structures, catch basins, sewers, channels, watercourses, retaining walls, ponds, detention and retention basins, infiltration facilities, streets, roads, curbs, gutters, ditches, and such other facilities to support the storm water management system.

The Village operates under a general permit to discharge storm water under the Wisconsin Pollutant Discharge Elimination System (WPDES Permit No. WI-S050075-3) in compliance with the provisions of ch. 283 Wis. Stats., and chs. NR 151 and 216, Wis. Adm. Code. Permit conditions include maintaining public outreach and education, maintaining a public involvement and participation program, maintaining a MS4 map within the permitted area boundaries, and implementing and enforcing the following programs: illicit discharge detection and elimination (IDD), construction site pollutant control, post-construction storm water management, pollution prevention, and storm water quality management. In addition, an annual report for each calendar year must be submitted to the WDNR to display compliance with permit requirements.

Area High-Capacity Wells

Many of Wisconsin municipalities utilize deeper aquifers for obtaining water supply. A high capacity well can be a private or public well that has the capacity to withdraw more than 100,000

gallons per day, or a well that, together with all other wells on the same property, has a capacity of more than 100,000 gallons per day. Residential wells and fire protection wells are excluded from this definition. There are approximately 29 active high-capacity wells located in or near the Village of Summit. None of the wells are municipal wells owned or operated by the Village.

Shorelands

Shorelands provide valuable habitat for both aquatic and terrestrial animals and vegetation, and also act as buffers and thus serve to protect water quality. In order to maintain the environmental, recreational, and economical quality of our water resources, the State of Wisconsin requires counties to adopt and enforce a shoreland ordinance for unincorporated areas of the state. When the Village of Summit was a Town, Waukesha County was in charge of administering and enforcing shorelands. Incorporated municipalities are allowed to create and enforce their own shoreland zoning ordinances that differ from the State's regulations. There are some minimum provisions that must be met if a municipality incorporated after May 7, 1982, if the municipality was previously subject to a county shoreland ordinance (2013 Wisconsin Act 80). Since the Village of Summit values the vast natural resources that are provided within its municipal boundaries, the Village has continued to enforce shoreland provisions similar to those of Waukesha County after incorporation.

As required by the State, shorelands are defined as:

- All land within 1,000 feet of the ordinary high water mark of a lake, pond, or flowage; or
- All land within 300 feet of the ordinary high water mark of a river or stream or to the landward side of the floodplain, whichever is greater.

Floodplains

Floodplains are the flood-prone lands adjacent to water bodies. Floodplains can be desirable development areas due to the proximity to lakes, rivers, and streams, but pose additional problems by possibly putting residents and property at risk. Development in floodplains can also affect the environmental quality of the waterway.

Floodplains are mapped by FEMA and regulated throughout the Village of Summit. Mapped floodplains are further identified and regulated as an overlay district on the Village of Summit Zoning Map. The Village has an adopted Floodplain Ordinance that complies with Wisconsin Department of Natural Resources (WDNR) and Federal Emergency Management Agency (FEMA) standards.

It is important to remember that these maps are not a substitute for site specific analysis. Natural and man-made changes in the landscape and the age and accuracy of flood insurance maps have in some cases limited their reliability for the identification and designation of floodplains.

Map 18: Floodplains in the Village of Summit illustrates the floodplain as mapped by FEMA.

Environmental Corridors and Wetlands

Southeastern Wisconsin Regional Planning Commission has identified 5,075 acres of the Village in the environmental corridor, which is inclusive of Primary Environmental Corridor, Secondary Environmental Corridor, and Isolated Natural Resource Area. These areas include wetlands; floodplains; woodlands; prairies; wildlife habitat areas; wet, poorly drained and organic soils; and rugged and steep topography. Waterways are included in the corridor designation but are not included in the above calculation. Other features are considered, including existing park and open spaces sites; potential park and open space sites; historic sites; scenic areas and vistas; and natural areas and critical species habitat sites. Map 19 illustrates Environmental Corridors in the Village of Summit. Wetland areas alone include approximately 3,392 acres of land in the Village. This would calculate to over 5.3 square miles of wetland, 22.4% of a 23.7 square mile area.

Wetlands are defined by State Statute as “an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.” Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, or bogs. Wetland plants and soils have the capacity to store and filter pollutants, replenish groundwater supplies, store floodwaters, and maintain stream flows, making them a valuable community resource.

If urban development is permitted to intrude into wetlands, these limitations may result in flooding, wet basements, unstable foundations, failing pavements, excessive infiltration and inflow of clear water into sanitary sewers, and failing sewers. Wetlands, therefore, are an important consideration in any community development planning effort.

All wetland areas within the Plan area are currently designated to be retained in their natural state. Such retention is assured by local regulation. There are also State and Federal regulations in place that are intended to protect wetlands. Map 20 illustrates Wetlands in the Village of Summit.

Wildlife, Wildlife and Aquatic Habitat and Open Space

An inventory of wildlife habitat in the Southeastern Wisconsin planning region and in the Village was conducted jointly by the Wisconsin Department of Natural Resources and the Regional Plan Commission in 1985. Three classes of wildlife habitat were identified in the inventory:

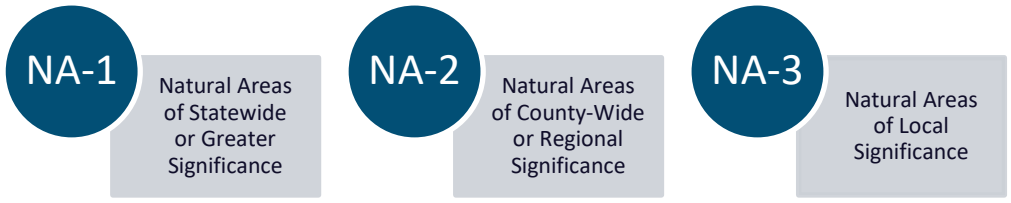
Class I, high value; Class II, medium value, and Class III, other.

Wildlife in the area generally includes such upland game and non-game species as rabbit, squirrel and woodchuck; predators such as fox and raccoon; game birds; and marsh furbearers such as muskrat. Non-game species include songbirds and marsh and shore birds. Waterfowl are present and deer may be found in some areas.

The remaining wildlife areas provide important opportunities for recreational, educational and scientific activities as well as an aesthetic asset. As such, these areas deserve careful consideration for preservation in any development planning effort. Any disturbance of wildlife habitat areas will be minimized through primary environmental corridor zoning protections.

There are no federally protected species, State or Federal Parks, or State Natural Areas (SNAs) identified in the Village of Summit. SEWRPC has defined several natural areas in the Village. A natural area is a tract of land or water that is so minimally modified by human activity, or has sufficiently recovered from the effects of such activity, that they can intact native plant and animal

communities believed to be representative of the landscape present to European settlement. These natural areas have been classified into the three following categories:



There are several natural areas within the Village of Summit boundaries, as depicted in Table 31.

Table 31 – Village of Summit Natural Areas

Native Areas Summary			
Native Area Name ***Description***	**Location**	**Natural Area Category**	**Protective Status (Recommended Ownership)**
Genesee Lake Road Bog ***Good-quality acid sphagnum bog lake and tamarack relict. Contains a number of species with more northern affinities.***	R7N R17E Sections 20, 29; Genesee Lake Rd, west of CTH BB/N Golden Lake Rd and west of Laura Lake	NA-2	Partially protected (County government)
Sawyer Rd Sedge Meadow ***Marsh and sedge meadow wetland with scattered, small tamaracks.***	T7N R17E Section 36; East of CTH P/Sawyer Rd, just north of STH 18 and northwest of Waterville Lake		Partially protected (County government)
Bark River Marsh ***Deep and shallow cattail marsh along Bark River.***	T7N R17E Section 23; Bark River, east of Upper and Lower Nemahbin Lakes		Partially protected (County government)
Crossroads Bog ***Disturbed tamarack swamp surrounding small pond and bog mat. Cest area, dominated by wiregrass sedge, is on east side. A number of calciphilic species are present at low densities.***	North of Golden Lake Park Rd, east of CTH BB/N Golden Lake Rd and south of Battle Creek	NA-3	Partially protected (Private conservancy organization)
Dousman Road Fen-Meadow ***Sedge fen (approximately 3 acres), located within primary environmental corridor.***	T7N R17E Section 36; S Dousman Rd north of USH 18		Unprotected (Local government)

Laura Lake Swamp ***Large, disturbed wooded wetland interspersed with dry-mesic forested islands. Area includes Battle Creek and small developed lake.***	T7N R17E Sections 20, 21; Laura Lake, north of Genesee Lake Rd and east of CTH BB/N Golden Lake Rd		Partially protected (Private conservancy organization)
Breens Bay Sedge Meadow ***Calcerous sedge meadow at south end of Lower Nemahbin Lake. Contains Ohio goldenrod (Solidago ohioensis), a State-designated special concern species.***	T7N R17E Section 25 South of Lower Nemahbin Lake		Unprotected (Local government)

Source: Amendment to the Natural Areas and Critical Species Habitat Protection and Management Plan for the Southeastern Wisconsin Region (December 2010), SEWRPC

In addition, SEWRPC has identified various critical species habitats throughout southeastern WI. Critical species habitats are defined as tracts of land or water which support Federally or State-listed rare, threatened, and/or endangered plant or animal species as defined by State or Federal Agencies. A summary of the critical species habitats within the Village of Summit are listed in Table 32.

Table 32 – Village of Summit Critical Species Habitat

Critical Species Habitats Summary		
Habitat Name	**Location**	**Protective Status (Recommended Ownership)**
Genesee Lake Road Tamaracks	T7N R17E Section 29; Southeast of Laura Lake, south of Genesee Lake Rd	Unprotected (Private conservancy organization)
Dousman Road Low Woods	West of S Dousman Rd, North of Still Waters Subdivision	Unprotected (Private conservancy organization)
Duck Lake	T7N R17E Section 22; Duck Lake, east of STH 67 and south of Upper Genesee Lake	Unprotected (Private conservancy organization)
Massaro Woods	T7N R17E Section 13; West of Upper Nemahbin Lake	Unprotected (Private conservancy organization)

Source: Amendment to the Natural Areas and Critical Species Habitat Protection and Management Plan for the Southeastern Wisconsin Region (December 2010), SEWRPC

The Village's natural resources are considerable, providing an attractive character to the Village and opportunities for a variety of recreational activities. Animal, plant, and marine biodiversity maintains functional, healthy ecosystems and enhance recreation. Conservation and protection of wildlife should be an important consideration in park and open space planning.

Table 33 – Village of Summit Natural Heritage Inventory List

Rare Species Inventory Data for Township 07N, Range 17E			
Common Name ***Scientific Name***	**WI Status**	**Federal Status**	**Group**
Blanchard's Cricket Frog ***Acris blanchardi***	Endangered		Frog
Blanding's Turtle ***Emydoidea blandingii***	Special Concern (fully protected)	Species of Concern	Turtle
Ellipse ***Venustaconcha ellipsiformis***	Threatened		Mussel
Forked Aster ***Eurybia furcata***	Threatened		Plant
Glade Fern ***Homalosorus pycnocarpos***	Special Concern		Plant
Kitten Tails ***Besseya bullii***	Threatened		Plant
Lake Chubsucker **Erimyzon sucetta**	Special Concern (no regulation)		Fish
Least Darter **Etheostoma microperca**	Special Concern (no regulation)		Fish
Lilypad Forktail ***Ischnura kellicotti***	Special Concern (no regulation)		Dragonfly
Northern Bobwhite ***Colinus virginianus***	Special Concern (fully protected)		Bird
Ozark Minnow ***Notropis nubilus***	Threatened		Fish
Pugnose Shiner ***Notropis anogenus***	Threatened		Fish
Salamander Mussel ***Simpsonaias ambigua***	Threatened	Species of Concern	Mussel
Slaty Skimmer ***Libellula incesta***	Special Concern (no regulation)		Dragonfly
Slender Madtom ***Noturus exilis***	Endangered		Fish
Slippershell Mussel ***Alasmidonta viridis***	Threatened		Mussel
White Camas ***Anticlea elegans ssp. glaucus***	Special Concern		Plant
Yellow-headed Blackbird ***Xanthocephalus xanthocephalus***	Special Concern (fully protected)		Bird

Yellow Bumble Bee ***Bombus fervidus***	Special Concern (no regulation)		Bee
Big Brown Bat* ***Eptesicus fuscus***	Threatened		Mammal
Little Brown Bat* ***Myotis lucifugus***	Threatened		Mammal

**Sensitive Species listed as present in Waukesha County. Source: WDNR Natural Heritage Inventory data for Township 07N, Range 17E*

The Bark River, Lower Nemahbin Lake, and the SW wetlands of the Village are home to a majority of these threatened and endangered species. Whereas, the DNR and environmental advocacy groups historically have concentrated on identifying and protecting individual Threatened and Endangered species, recent conservation efforts have changed to be more macro in focus, concentrating more on the entire habitat or ecosystems surrounding Threatened and Endangered species. Simply put, you cannot improve the chances of a Threatened and Endangered species surviving and growing without ensuring that the habitat it thrives upon is protected and enhanced. Therefore, it is important to preserve the natural areas and other habitats to the greatest extend possible.

Cultural Resources

Preservation of historic and cultural resources is important to the vitality of any community. The area now known as the Village of Summit was part of the Michigan territory until 1834 when Milwaukee County was formed. A man by the name of Increase Lapham did the first surveying of the area in 1836, the same year that Wisconsin became its own territory. This surveying resulted in the creation of 16 unnamed six mile by six mile towns, one of which became the current-day Village of Summit. Mr. Lapham's work allowed settlers to find their way to the area for the first time. The Village was originally part of Milwaukee County until Waukesha County was formed in 1846. Barbera & David Barquist authored The Summit of Oconomowoc: 150 Years of Summit Town, Published 1987. This publication documents the history of Summit in detail.

There are currently 3 properties in the Village that are listed on the National and State Register of Historic Places. These include:

- George N. Cobb House – 1505 North Golden Lake Road
- Gustave Pabst Estate – 36100 Genesee Lake Road
- Dr. Alfred L. Castleman House – 975 South Waterville Road.

There are 77 listings for the community of Summit in the Wisconsin Architecture and History Inventory. This is a database of historic buildings, structures, and objects throughout the state. The database (Table 34) can be found on the Wisconsin Historical Society's website. A property's inclusion on this list does not convey any special status; however, preservation of these sites should be considered at time of development proposals. Also, please note that some of structures may have been removed.

Table 34 – Wisconsin Architecture and History Inventory in Summit

Address	Historic Name	Other Name	Reference Number	Historic Use
516 S SUMMIT AVE	-	-	234050	Barn
SW CORNER OF VALLEY RD AND DOUSMAN RD	Higgins Summit Creamery		7466	Dairy
3222 COUNTY HIGHWAY B (VALLEY RD)	Summit Valley Cheese Factory	-	7447	Cheese Factory
W39443 US HIGHWAY 18	-	-	43070	House
W39435 US HIGHWAY 18	-	-	43071	House
W38500 US HIGHWAY 18	-	-	43086	House
302 S WATERVILLE RD	-	-	7493	House
2919 N MILL RD	-	-	239195	House
W39501 US HIGHWAY 18	-	-	43069	House
1201 S WATERVILLE RD	Barnard House - Screened Porch	-	230027	-
W38518 US HIGHWAY 18	-	-	43073	House
W37390 US HIGHWAY 18	-	-	43087	House
4262 N SILVER LAKE RD	-	-	7443	House
37213 STATE HIGHWAY 18	-	-	7481	House
1201 S WATERVILLE RD	Barnard House - Garage	-	230024	Garage
1201 S WATERVILLE RD	Bardnard House - Privy	-	230028	Privy
W36919 US HIGHWAY 18	-	-	43089	House
1647 N BATTLE CREEK RD	Battle Creek School	-	7468	-
35218 STATE HIGHWAY 18	-	-	7485	House
1201 S WATERVILLE RD	Barnard House - Site Features	-	230025	-
2405 N MILL RD	Hermitage	-	239194	House
W37336 US HIGHWAY 18	-	-	43088	House
W34936 US HIGHWAY 18	-	-	43091	House
W34650 US HIGHWAY 18	-	-	43093	House
E SIDE OF COUNTY HIGHWAY BB	-	-	7475	House
34100 STATE HIGHWAY 18	-	Stonehenge Stables	7495	House
N SIDE OF DELAFIELD RD .4 MILES EAST OF STATE HIGHWAY 67	-	Summit Cemetary Chapel	7462	Cemetery Building
W420 US HIGHWAY 18	-	-	43058	House

W38001 US HIGHWAY 18	-	-	43072	House
W36847 US HIGHWAY 18	-	-	43090	House
3919 N SILVER LAKE RD	-	-	7449	House
39511 STATE HIGHWAY 18	-	-	7478	House
1201 S WATERVILLE RD	Barnard House - Cottage	-	230023	Carriage House
1123 S UTICA RD	-	-	7480	House
1201 S WATERVILLE RD	Barnard House - Ice House	-	230026	Ice House
COUNTY HIGHWAY DR AND VENICE BEACH RD, NE CNR	-	-	26708	House
4133 N SILVER LAKE RD	-	-	7442	House
36728 VALLEY RD	-	-	7450	House
35714 VALLEY RD	-	-	7455	House
34146 JENKINS DR	-	-	7473	House
E SIDE OF COUNTY HIGHWAY BB AT KRUEGER RD	-	-	7474	House
S SIDE OF STATE HIGHWAY 18 JUST E OF GENERAL STORE	-	-	7489	House
329 S COUNTY HIGHWAY BB	-	-	12632	Garage
NW CNR OF ALLEN AND REDDELIEN RDS	-	-	7444	House
36617 VALLEY RD	-	-	7460	House
35100 GENESEE LAKE RD	Falk House	-	7470	House
W35057 US HIGHWAY 18	James M. and Clara Crummey House	-	43092	House
W39351 US HIGHWAY 18	-	-	7477	House
37342 DELAFIELD RD	Antel Stone House	-	7465	House
36520 VALLEY RD	-	-	7453	House
39740 VALLEY RD	-	-	7448	Silo
34625 SUNSET DR	Captain Stephen Hubbell House	-	7494	House
COUNTY HIGHWAY DR (DELAFIELD RD), 34734	-	-	26707	House
SW CNR OF STATE HIGHWAY 67 AND COUNTY HIGHWAY B	-	Mr. Slow	7461	Retail Building
1226 S WATERVILLE RD	Reed House	-	7490	House
S END OF CEDAR RIDGE RD	-	-	7459	House
34604 STATE HIGHWAY 18	-	-	7487	Inn
S SIDE OF COUNTY HIGHWAY P .3 MILES W OF SAWYER RD	-	-	7454	Agricultural Complex
N SIDE OF VALLEY RD .2 MILES E OF PABST RD	-	Rogers Memorial Hospital	7456	Hospital
W SIDE OF STATE HIGHWAY 67 .2 MILES N OF DELAFIELD RD	-	-	7463	House
329 S COUNTY HIGHWAY BB	-	-	7479	House
1234 WATERVILLE RD	-	Waukesha County Biology Field Greenhouse #1554	8492	Agricultural Complex
3543 COUNTY HIGHWAY BB	District School #5	-	7446	-
S SIDE OF STATE HIGHWAY 18 .1 MILES E OF COUNTY HIGHWAY BB (GOLDEN LAKE LN)	-	-	12505	Root Cellar
S SIDE OF STATE HIGHWAY 18 .1 MILES E OF COUNTY HIGHWAY BB (GOLDEN LAKE LN)	-	-	7476	House
34401 VALLEY RD	-	Thomas and Hedy Manak House	7457	House
34742 STATE HIGHWAY 18	Charles Morgan Neff House	Abbott's Folly	7491	House
1201 S WATERVILLE RD	Barnard House	-	8493	House
1505 N GOLDEN LAKE RD	George N. Cobb House	-	7467	House
VALENTINE RD OVER OCONOMOWOC RIVER	Valentine Road Bridge	-	148041	Concrete Bridge
36118 VALLEY RD	Frederick Pabst Estate	Pabst Farms #3	7452	House
36225 STATE HIGHWAY 18	Elisha Edgerton Farm	Wisconsin Masonic Home	7483	Outbuildings
36100 GENESEE LAKE RD	Gustave Pabst Estate	Genesee Lake School	7469	Monastery, Convent, and Religious Retreat
DELAFIELD RD (COUNTY HIGHWAY DR) AND PENINSULA RD, NE CNR	Edwin and Adeline Holle House	La Casa del Holle	7472	House
36014 SUNSET DR	St. Mary's Episcopal Church	Chapel of Santa Maria	7482	Church
975 S WATERVILLE RD	Dr. Alfred L. Castleman House	-	7830	House
E SIDE OF STATE HIGHWAY 67 .4 MILES N OF STATE HIGHWAY 18	-	Lurvey Realty	7484	House
Source: Wisconsin Historical Society (https://www.wisconsinhistory.org/Records/Article/CS15309)				

6.3 Existing Agricultural, Natural and Cultural Programs

Numerous Federal, State, regional, local, and private plans and programs exist which contribute to the preservation, conservation, or management of agricultural, natural, and cultural resources in Waukesha County. Although no list can be exhaustive, a partial list is shown below.

Farmland Value Use Assessment

Wisconsin's use value assessment law taxes farmland at the value of its use as opposed to its market value if sold. The law is intended to keep land in production agriculture rather than be developed. Prior to the enactment of this law, agricultural lands with a high potential for development would often see significant increases in property value and would also result in higher property taxes. These relatively high taxes, in conjunction with relatively low farm incomes, would often put pressure on farmers to sell land to developers, especially in growing suburban areas surrounding cities.

Wisconsin Farmland Preservation Program

Wisconsin farm owners are eligible to receive a state income tax credit, provided their county has a Farmland Preservation Plan in place. Waukesha County has adopted a Farmland Preservation Plan.

Waukesha County Farmland Preservation Plan

This plan identifies land in productive agriculture, and that that has the potential to be in productive agriculture and recommends policies to preserve those lands for agricultural purposes to the extent feasible, while still balancing additional development and growth.

Forest Land Tax Program

These programs are run by the WDNR and encourage sustainable forestry on private lands by offering tax incentives to landowners.

Wisconsin Pollutant Discharge Elimination System Permits (WPDES)

This WDNR operated program regulates municipal and industrial operations discharging wastewater to surface or groundwater.

Wisconsin Historical Society & Wisconsin's Historical Preservation Plan

The Historical Society was founded in 1846 and helps people connect with the past by maintaining and collecting stories and items. This organization also has grant funding available to help local communities identify and preserve historical features. Wisconsin's State Historical Preservation Plan outlines specific goals and objectives to protect and enhance the state's cultural resources.

Healthy Watersheds, High-Quality Waters Action Plan (Wisconsin)

The *Healthy Watersheds, High-Quality Waters Action Plan* provides a road map for how to strike an improved balance between restoration and protection, all while emphasizing and celebrating the wonderful waters of Wisconsin. This comprehensive statewide plan and program requires partnerships between federal, state, regional, and local entities to successfully protect Wisconsin's water resources.

Waukesha County Land and Water Resource Management Plan

This program provides cost-share funding to landowners for the installation of best management practices, including but not limited to grassed waterways and ditch bank sloping and seeing.

Village of Summit Ordinances

Ordinances have been adopted to aid in the effort of conserving resources and protecting landowner rights, land values, and the public health and safety.

6.4 Assessment of Future Needs

Summit's natural resources contribute to the Village's unique sense of place but also proves difficult for land use development in certain areas, including Summit's abundant wetlands, floodplains, and environmental corridor. The area of the Bark River that feeds into Upper Nemahbin Lake has a history of flooding that has historically impacted homes and other improvements. Venice Beach Road periodically floods after significant rain events. This area of the Bark River also fills with sedimentation and is subject to periodic dredging activities in order to promote navigation.

- The Village has seen significant redevelopment on lake properties, including the conversion of cottages to large year-round homes, new boathouse construction, and manipulation of the shoreline and adjacent steep slopes, all of which have impacted the natural beauty and water quality of the Village's lakes.
- There is concern over the water quality of Silver Lake from a pipe that was installed decades ago on the north side of the lake, known as Paganica Pipe. There is a file related to the pipe in Village records and potential solutions provided by Southeastern Wisconsin Regional Planning Commission.
- The Village continues to face challenges pertaining to the long-term maintenance of private stormwater ponds and other facilities. Regulatory solutions and/or expanding the Village's stormwater infrastructure should be considered.
- Cultural resources such as the sites identified by the Wisconsin Historical Society as architectural and historic resources will continue to be subject to development pressure. With the assistance from the Wisconsin Historical Society, the Village could complete an updated historical inventory and prioritize sites for preservation.
- Although the Village still has land in agricultural production, it is anticipated that these lands will be converted to other land uses in the future based on development pressures of adjacent communities, increased land values, succession planning, and market force challenges.

6.5 Goals, Objectives, and Policies

The goals, objectives, and policies in this section reflect on how the Village's natural and cultural environments will be developed and utilized to further influence the growth and development of the Village. These provide the Village with a guide for future investments as well as methods to develop and grow that not only protect these valuable resources, but also find unique and creative ways to utilize them in creating inviting atmospheres.

- Goals are general statements of desired outcomes of the community or what is to be achieved.
- Objectives are more specific and are a subset of goals, providing measurable strategies towards achieving a goal.
- Policies are operational actions that a community will undertake to meet the goals and objectives.

The following goals, objectives, and policies are not ranked or presented in order of importance or need.

Natural Resources Goal: Protect important natural resources, including the vast lakes, rivers, streams, wetlands, floodplains, and environmental corridors.

Objectives:

1. Work with new developments to adequately plan stormwater infrastructure to capture, temporarily store, infiltrate, and slowly release rainwater from more frequently occurring larger rain events.
2. Maintain the quality of surface and groundwater and minimize soil erosion.
3. Work with new developments to provide additional public spaces for recreation in accordance with the Village of Summit's Comprehensive Outdoor Recreation Plan.
4. Encourage environmentally sensitive development to minimize negative impacts on the environment, including water quality and soil integrity.
5. Encourage residential development to occur in conservation subdivisions that are designed and contoured around important environmental resources.

Policies:

1. Identify, prioritize, and address local soil erosion and nonpoint pollution problems, especially near Battle Creek, which is identified by WDNR as an impaired waterway.
2. Cooperate with Waukesha County on updates to and implementation of the Land and Water Resource Management Plan.
3. Implement the Village of Summit's Comprehensive Outdoor Recreation Plan.
4. Review and modify existing regulatory documents (e.g. zoning ordinance and subdivision ordinance) to incorporate green infrastructure elements to reduce pollution from urban runoff. Such elements would include grassed swales, infiltration basins, bioretention facilities, native landscaping, and porous pavement.
5. Review and modify existing regulatory documents (e.g. zoning ordinance, floodplain ordinance, and subdivision ordinance) to ensure shoreland and floodplain regulations protect our water resources, life, safety, and welfare.
6. Educate residents regarding regulatory documents and policies that are intended to protect the Village's natural resources.
7. Coordinate with WDNR and Wisconsin Emergency Management to identify mitigation opportunities to prevent future flooding of developed areas.

Cultural Resources Goal: Promote and encourage identification, appreciation, and protection of historic and cultural resources.

Objectives:

1. Support the preservation of sites identified by the Wisconsin Historical Society as architectural and historic resources.
2. Maintain the Village's identity by promoting its history and cultural resources.
3. Maintain the Village's rural/suburban character.

Policies:

1. In coordination with the Wisconsin Historical Society, complete an updated inventory of properties with architectural, historical or site-specific historic significance.
2. Educate eligible property owners on the availability of state and federal tax credits, and loan programs through mailings, website, brochures, etc.
3. Consider establishing regulations that protect architectural and historic resources.
4. Promote the use of buffers between highways, residences, and businesses where appropriate.
5. Review and update the existing lighting standards.

7 Economic Development Element

7.1 Introduction

Economic development is an important function for the Village of Summit. Without a strong tax base, there is insufficient revenue to make the types of investments successful communities require, including investments in education, transportation, safety, clean water, and compatible neighborhoods. The Economic Development Element section provides a framework for public investment in economic development activities consistent with the overall goal of pursuing economic development that brings good, living wage jobs to the Village and supports the long-term growth and vitality of the Village's neighborhoods, commercial areas and industrial parks.

7.2 Background Data/Existing Conditions

The labor force is that portion of the population that is 16 years or older who are employed, or unemployed but actively seeking employment opportunities. As a business, it is helpful to know information about the population that will be depended on to fill open positions in the future.

Summit's population has grown steadily over the past several decades. Over the next 20 years, the Wisconsin Department of Administration (DOA) projections predict an 15.5% increase in the Village of Summit's population, which amounts to 741 additional residents from the 2020 projected population, not actual population. This projected percentage increase is higher than the expected increases in Waukesha County (11.9%). The 2015-2019 American Community Survey (ACS) shows Summit had a labor force participation rate of 65.6%, which is slightly less than Waukesha County's rate (68.1%).

As shown in the Issues and Opportunities Element Section, the 2015-2019 ACS shows Summit had a median age of 51.1, which is significantly older than 43.2 in Waukesha County.

Educational Attainment

A good indicator of the economic potential of an area is the education attainment of its residents. Generally, a population with a higher level of education reflects a more skilled workforce with higher earning potential. A more skilled population can be seen as an attractive quality for businesses relocating as well. Approximately 98.6% of Summit residents age 25 and over had at least a high school diploma in the 2015-2019 ACS. 46% of Summit residents that are 25 years or older have attained a Bachelor's degree or higher. This number is comparable with Waukesha County (44.4%), but much higher than the state average (31.3%).

Income

In the Issues and Opportunities Element, the income for Summit and Waukesha County residents is identified. The median household income in Summit is $113,854, while Waukesha County's is $87,277. Summit's per capita income is higher than Wisconsin's and Waukesha County's.

Economic Base

The Issues and Opportunities Element indicates prominent industries and occupations in Summit. Approximately 46.3% of Summit residents are employed in the Management, Business, Science, and Arts Occupations, while 20.8% are employed in Sales and Office Occupations. Many of these opportunities are provided outside of the Village boundaries.

Economic Strengths and Weaknesses

The Village of Summit's economy has both strengths and weaknesses which can continue to be improved to benefit the community's businesses and labor force.

Strengths

- Quality educational systems.
- Excellent access to the I-94 transportation corridor and close proximity to Milwaukee and Madison and General Mitchell International Airport.
- Potential vacation home destination.
- Proximity to shopping, amenities for families, healthcare, and senior living.
- High quality living with recreational opportunities.

Weaknesses

- Relatively few properties available and ready for development.
- No additional geographic growth opportunities because the municipal boundaries are established through boundary agreements.
- Development pressure from surrounding municipalities.
- Limited land suitable for industrial purposes. Industrial land uses cost the community the least to serve.
- Budget and funding sources for growing infrastructure needs.
- Aging population and decline in younger population.

Opportunities

- Housing development for elderly
- New business opportunities along CTH DR and within the Pabst Farms development.

Threats

- Growing infrastructure improvement needs and costs.
- Lack of diverse land uses and housing types. The areas currently planned for commercial and business uses are largely vacant.

7.3 Assessment of Future Needs

Designated Economic Development Sites

Economic development sites and projects should be evaluated on a case-by-case basis. Of foremost importance is to determine if the proposed project is consistent with the Village's vision and Plan and infrastructure capabilities.

Tax Increment Financing

The Village does not have any Tax Increment Financing Districts (TID). The use of TIF dollars in a sensible manner to promote and encourage private sector economic investments may be a viable option if the Village needs to encourage additional and responsible economic growth.

7.4 Local Plans and Programs

There are a variety of local, regional, and statewide economic development plans and tools available to municipalities to assist them with supporting existing businesses and recruiting new

businesses. In addition, there are programs available for individual businesses to assist in start-up and expansion. At the state level, economic development takes on the form of creating a strategic framework that refines the state's priorities, renews commitment to existing programs, and presents new programs.

Economic development tools include tax increment financing (TIF), low-interest business loans, and business incubators. Effectively using these tools requires an investment by the community to provide resources such as staff to organize and manage these tools, foster partnerships, and secure and manage funding.

Numerous other economic development plans and programs exist including:

Wisconsin Housing and Economic Development Administration (WHEDA)

WHEDA offers many financial assistance programs to assist small businesses with low-interest loans and grants.

Wisconsin Department of Administration (DOA)

The DOA offers some financial assistance programs to assist small businesses with low-interest loans and grants, and communities with grants to build infrastructure necessary to accommodate business development.

Wisconsin Economic Development Corporation (WEDC)

The WEDC offers programs that help with many areas of business development, including business planning, initial capitalization, site selection, permitting, regulations, employee training programs, economic development tax credits, and expansion programs.

Wisconsin Department of Transportation (WisDOT)

WisDOT has many programs that provide grants and loans to businesses and local communities for transportation related needs. The Transportation Economic Assistance and Development (TEA-Grant) Program, operated by WisDOT, offers grant money to communities or private businesses for transportation projects that will attract and retain businesses and jobs in the state of Wisconsin.

Wisconsin Public Service Corporation

Wisconsin Public Service Corporation offers programs to companies that are looking to expand, relocate, or start-up in its service area. It also maintain lists of available land and marketing resources for communities in which it provides service.

Competitive Wisconsin, Inc.

Competitive Wisconsin is a nonpartisan coalition that engages business, higher education, agriculture, and labor and provides analysis and recommendations for action on issues affecting Wisconsin's economy and quality of life.

Waukesha County Business Alliance

The Waukesha County Business Alliance is a private, member-driven organization that serves as the countywide chamber of commerce for Waukesha County. There are 1,200 member organizations that represent more than 75,000 employees. The Waukesha County Business Alliance's goal is to strengthen the economy in the county by advocating on behalf of the business community, developing organizations and their employees, facilitating networking opportunities to build strong business relationships and promoting their member businesses. The

Alliance works to strengthen the county economy through four pillars: advocate, develop, engage, and grow.

Waukesha County Center for Growth

The Waukesha County Center for Growth was created in 2016 with the intent to generate capital investment, create jobs, and grow Waukesha County's economic base. The Waukesha County Center for Growth is Waukesha County's economic development organization and offer services such as: business consulting, business attraction and expansion, site selection, financing, and workforce development. This organization was created in partnership with the City of Waukesha, Waukesha County Business Alliance, the Wisconsin Small Business Development Center and local municipalities with the mission for the Center for Growth to serve as the central point of contact for businesses looking to grow in Waukesha County.

The Center for Growth offers a $2 million economic development fund which supports business expansion and innovative housing solutions in Waukesha County. The Generating Resources and Opportunity in Waukesha County (GROW) Fund has been created to give businesses access to financial resources, while allowing contributing banks to meet federal lending guidelines. The Fund offers gap financing during construction or business expansion, competitive interest rates, and a customized financial loan plan for business projects/developments.

Extension Waukesha County – Community Development

Extension Waukesha County provides educational support for communities and organizations. This organization utilizes university specialists and partner with community stakeholders, funding agencies, and other organizations to develop and deliver educational outreach. The Extension provides services such as community engagement assistance, strategic planning, downtown market analysis, and education for small businesses.

7.5 Goals, Objectives, and Policies

Economic development is an important function for the Village of Summit. Without a strong tax base, there is insufficient revenue to make the types of investments successful communities require. Increasing sustainable tax base is necessary in order to maintain adequate services and provide the residents and visitors with the amenities and services they expect.

The economic development goals, objectives, and policies for the Village of Summit are shown below.

- Goals are general statements of desired outcomes of the community or what is to be achieved.
- Objectives are more specific and are a subset of goals, providing measurable strategies towards achieving a goal.
- Policies are operational actions that a community will undertake to meet the goals and objectives.

The following goals, objectives, and policies are not ranked or presented in order of importance or need.

Economic Goal: Continue to diversify the Village's economic base to improve resiliency to economic shocks and transformations that are outside the Village's control.

Objectives:

1. Foster an atmosphere that encourages and supports small business and entrepreneurial activity.
2. Encourage commercial, business and industrial manufacturing development that will provide a benefit to the community, such as long-term employment, services to the community, supply chain benefits, or other methods businesses can contribute to the Village of Summit's quality of life.
3. Provide for commercial and industrial development in areas most suitable based on traffic, infrastructure, and related site improvement needs.

Policies:

1. Communicate with local businesses, educational institutions, and the Waukesha County Center for Growth to identify skills gaps and training opportunities or other methods to close the skills gaps.
2. Review local regulations pertaining to home occupations and consider a process to encourage small business and entrepreneurial growth while protecting the character of existing neighborhoods.
3. Work with local Summit organizations, including churches and non-profits, to organize events and make available otherwise underutilized facilities to small businesses for entrepreneurship if a need arises.
4. Work with Waukesha County Center for Growth to target commercial, industrial, manufacturing developments that are synergistic to existing businesses and community infrastructure.

5. Manage the bulk, appearance, and architecture of large-scale developments through zoning code provisions and design guidelines within the Village.
6. Promote quality mixed uses at the Pabst Farm development, including open space, residential, and commercial/office/business park development.
7. Direct higher density development to lands served by municipal water and/or sanitary sewer systems and encourage low density development in the remaining areas of the Village to minimize air, noise, and light pollution.
8. Establish development criteria that will target high quality development in selected areas.
9. Encourage buffered views of differing uses.
10. Establish maximum noise levels and building requirements for industrial uses.

Economic Goal: Work to ensure current local employers remain viable and competitive in Summit.

Objectives:

1. Work with local businesses to proactively address street and utility improvements and their impacts to business operations.
2. Promote regional conglomeration of local businesses. Market availability of vacant commercial or business park sites.

Policies:

3. Foster key relationships with organizations seeking to improve the business climate in Summit, including the Waukesha County Center for Growth. Develop strategic directions with regard to promoting Summit's business environment.
4. Consider development of additional, regularly timed events to draw people to Summit from other communities. Examples to consider include Farmer's Market, Food Trucks, local music, craft/flea market, car show, etc.

8 Intergovernmental Cooperation Element

8.1 Introduction

Intergovernmental cooperation is an important tool needed to operate municipalities in an efficient and cost-effective manner, as well as to control and promote growth in an orderly fashion for Village of Summit residents and businesses along with the adjacent units of government.

The Village of Summit has been a leader in Waukesha County regarding the use of intergovernmental agreements, cooperative boundary plans, and shared services. The Village adopted agreements with neighboring communities for utility services, extraterritorial land division review, road maintenance and snow plowing, salt and sand purchases, storage and deliveries, recreational programming, fire protection, police protection, land use and utility planning and lake use regulations.

8.2 Existing Intergovernmental Agreements and Partnerships

Intergovernmental Plans, Agreements, and Relationships

Summit has been involved in intergovernmental planning and service provision since the early 1960's with the agreement to establish the Summit Fire District with the Village of Oconomowoc Lake. That agency was established to serve the northern portion of the Town of Summit and the newly incorporated Village of Oconomowoc Lake. This action was followed by Summit's involvement in creation of the Delafield-Hartland Water Pollution Control Commission (Del-Hart) in 1976. In that agreement the Town of Summit agreed to provide an outfall location into the Bark River in Section 26 in exchange for future sewage treatment services for Summit residents. In 1998, this agreement was the basis for the creation of Summit Sanitary District #1 (now Utility District #2) – a district that provides sanitary sewer service for over 600 properties in the Village.

Most recently, the Western Lakes Fire District was formed on March 3, 2017 through an intermunicipal agreement between the City of Oconomowoc, Village of Summit, Village of Dousman, and Town of Ottawa. The District serves the entire Village.

In 2000, the Town of Summit and City of Oconomowoc adopted a cooperative boundary plan for their common boundary and the development and management of the Pabst Farms lands. This resulted in the establishment of permanent borders between the communities and on-going cooperative planning of over 1,500 acres of land, and a transfer of approximately 3½ square miles of territory from Summit to Oconomowoc. In exchange the City provides sanitary sewer service to Village properties in the Silver Lake Utility District and water and sanitary sewer service to commercial and business park developments at I-94 and STH 67. As part of these discussions, the Village of Oconomowoc Lake and Town of Summit also completed a boundary plan.

In early 2008, the Summit Town Board approached five neighboring communities about a long-term boundary plan. This process required local board members to meet one-on-one with officials from the adjacent communities, work cooperatively for long-term solutions, and began discussions that will continue over the 40-year implementation time period of the plan. With the adjacent village boards and town boards, the Summit Board resolved utility service, planning, boundary and right-of-way issues in this multi-jurisdictional document. This plan covers 11 miles of common boundary areas. This Plan includes land transfers, deletion of remnant Summit islands, and sewer and water service provisions. Map 21: Village of Summit Lands to be

Transferred illustrates lands that have either been or are planning to be transferred to other municipalities.

A joint public hearing held on January 29, 2009, was attended by over 28 elected officials to receive input on the multi-jurisdictional boundary plan. There was only one speaker at this hearing – the County Supervisor that represents part of the area. Her comments related to the amazement that this Agreement was reached and that no opposition was present from the combined population of these six communities. With only minor modifications, the plan was approved by all six communities and referred to the Wisconsin Department of Administration for final approval on October 2, 2009. Adoption effectively granted Summit a firm platform from which to proceed to incorporation, with the full support of each of its neighbors. As mentioned previously in this report, full incorporation of the Village of Summit occurred on July 29, 2010.

The Village maintains a cordial working relationship with the Town of Concord in Jefferson County and works with them on maintenance issues for Morgan Road on their common boundary.

Schools

The Villages' relationship with the school districts is cooperative. The Village has been supportive of the school districts needs when they have arisen and will continue to work with the school districts on future needs as they arise. The Village leases a portion of Genesee Lake Road Park (Village Park) to the Kettle Moraine School District for lacrosse. Portions of the park are also leased for baseball purposes. However, this is not associated with a school district specifically.

Waukesha County

The Village of Summit is located in Waukesha County. The Village has participated in funding arrangements with Waukesha County for the joint dispatch center and 911 emergency communications facilities and equipment. The Village of Summit continues to contract with Waukesha County for selected erosion control and stormwater management educational and public relations projects; residents participate in the countywide recycling contract; and county road crews maintain County and State highways.

Regional Agencies

The Southeastern Wisconsin Regional Plan Commission (SEWRPC) represents seven counties in southern Wisconsin including Waukesha County. SEWRPC was established in 1960 as the official area-wide planning agency for the southern region of the State. Public Works projects that the organization assists with planning and design include: highways, transit, sewerage, water supply, and parks/open space facilities. Other regional projects include: flooding, air and water pollution, natural resource base deterioration, and changing land use.

State Agencies

The WDNR and WisDOT are the primary state agencies the Village of Summit must coordinate with to achieve the goals and objectives of this Plan.

WDNR has a lead role in waterway and wildlife protection and the protection and sustained management of woodlands, wetlands, and other natural wildlife habitat areas.

WisDOT is a key player in the planning and development of transportation facilities in the Village of Summit. WisDOT is responsible for the maintenance of federal and state highways. The Village will continue to coordinate with WisDOT with respect to decisions regarding all roadways

under WisDOT jurisdiction. Maintaining open communication and participation in land use and transportation decisions, which may impact the Village, is an important priority for intergovernmental cooperation in the future.

8.3 Opportunities for Collaboration

Moving forward, an open and continuous dialogue between the Village of Summit, Waukesha County, and other governmental jurisdictions will result in cooperative and mutually beneficial efforts. These efforts are critical to the future planning and development of public and shared services. Without the coordination and cooperation of local governmental jurisdictions, decisions critical to preserving and enhancing local and regional characteristics, activities, and natural resources will be compromised.

As growth and land use changes continue in the area, development in the Village of Summit may be a contentious topic to neighboring property owners and surrounding communities due to several factors including compatibility with surrounding lands, limited growth opportunities and impacts related to infrastructure needs and increased traffic. Collaboration with communities in the region to attract new development and retain existing businesses is vital to the local economy. Continued collaboration with adjacent jurisdictions will reduce contention and potential conflict.

The Village of Summit will seek to cooperate with all neighboring municipalities, the County, State agencies, and the school districts for mutual benefit. To ensure compatibility with the planning goals and objectives identified in the Village of Summit's Comprehensive Plan, the Village will share their plan with adjacent communities and agencies and would like to participate in future planning efforts with these entities.

Conflict Resolution Procedures

The Village of Summit recognizes the importance of coordinating with neighboring communities. If conflicts arise, initial attempts to resolve such conflicts could involve written or face-to-face communication between elected or appointed community officials. If these efforts do not result in a mutually satisfactory agreement, more formal conflict resolution methods could be explored, such as mediation or arbitration. Alternative dispute resolution techniques are available as described in Wisconsin State Statutes 802.12.

8.4 Goals, Objectives, and Policies

The goals, objectives, and policies in this Section reflect on how intergovernmental cooperation can be used to help the Village achieve its vision.

Intergovernmental Cooperation Goal: Communicate and collaborate with adjacent municipalities.

Objectives:

1. Seek ways to work to improve quality of life in Summit, including coordinated economic development strategies and cost-effective services and facilities.
2. Continue to support multi-jurisdictional and non-profit efforts to implement best management practices intended to improve natural resources that extend into the Village of Summit.

Policies:

1. Work with adjacent jurisdictions to protect surface and groundwater quality.
2. Adopt a policy for notifying Village of Summit officials of projects in surrounding municipalities and inform adjacent municipalities of Village of Summit development projects.
3. Coordinate with adjacent municipalities, Waukesha County, and the State of Wisconsin on the extension and connection of local and regional trails and bike paths.

9 Land Use Element

9.1 Introduction

The Land Use Element is intended to provide important background data, analyze trends, and define future needs related to land use. This information will serve as the foundation for the development of goals, objectives, polices, and actions. This element must be defined and utilized in conjunction with the other eight comprehensive planning elements and will serve as a guide to future growth and development in the Village of Summit.

Defining appropriate land uses involves more than making ecological and economical choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect rights of the individuals and to give landowners, citizens, and local communities the opportunity to define their own destiny.

Many Wisconsin communities are facing problems due to unplanned growth such as pollution, a loss of community character, traffic congestion, and sprawling development. Infrastructure and maintenance costs continue to burden local units of government and negatively impact taxpayers. By giving communities the opportunity to define the way they wish to grow and by developing a vision to reach that target, the extent of these problems can be reduced.

This section contains a listing of the amount and type of existing uses of land and discusses opportunities for development within the Village of Summit. This section analyzes existing trends with land uses and contains a Future Land Use Map that identifies the Village of Summit's vision for the future land uses.

9.2 Land Use Summary

A majority of the Village of Summit is planned for low density residential purposes, either Single Family Residential 1.6 or 2.4 acres per residential unit. A majority of the areas designated as Single Family Residential 0.6 or 0.8 acre per unit exist in developed areas along the lake. The Village of Summit designated an area in the southwest corner of CTH B and CTH P as Single Family Residential 0.5 acre per unit to accommodate a 305-lot residential subdivision known as Lake Country Village. This subdivision is largely built out. This designation differs substantially from the balance of the Village of Summit residential development since they are uniquely served by sanitary sewer and water from the City of Oconomowoc. Business Park and Mixed-Use Commercial are primarily planned along the CTH DR and I-94 corridor. Over the next 20 years, it is anticipated that overall density will remain fairly constant, with a focus on encouraging planned commercial growth near the CTH DR and I-94 corridor and new residential conservation subdivision development.

9.3 Existing Land Uses

According to the Wisconsin Department of Revenue, land use within the Village of Summit is predominantly residential by area (4,094 acres). Summit has 3,568 acres assessed as agricultural land and over 2,035 acres of undeveloped land. 27 parcels are assessed for commercial purposes encompassing 247 acres. The Village also includes numerous areas with protected environmental and recreational resources, which are officially designated on the Land Use Plan as Primary Environmental Corridor, Secondary Environmental Corridor, Isolated Natural Resource Areas, Wetland, and Park/Recreational.

Table 35 – Summit Land Uses for Assessment: 2021

Real Estate	2021		
	Parcel Count (Total Land)	No. of Acres	Percentage of Total Acres
Residential	2,313	4,094	37%
Commercial	27	247	2%
Manufacturing	0	0	0%
Agricultural	171	3,568	32%
Undeveloped	197	2,035	18%
Forest/Ag Forest	97	1,164	10%
Other	23	65	1%
Total - All Classifications	2,828	11,173	100.00%
Source: WI Department of Revenue, Final-Equated Statement of Assessements for 2021			

For historical record purposes, the following maps are included:

Map 22 shows the Town of Summit Land Uses in 2000 as determined by the Southeastern Wisconsin Regional Planning Commission.

Map 23 shows the Town of Summit Land Uses in 2009 as determined by the Southeastern Wisconsin Regional Planning Commission.

Map 24 shows the Village of Summit Land Uses in 2020 as determined by the Southeastern Wisconsin Regional Planning Commission.

Table 36 – Summit Land Use Acreage Comparison (SEWRPC)

Land Use Category	Acres on 2000 Land Use	Acres on 2010 Land Use	Acres on 2020 Land Use Map	Percentage Change (2010 to 2020)
Agricultural	6,025	4,669	3,756	-24.3%
Single Family Residential	2,152	2,130	2,310	7.8%
Two Family Residential		0	-	-
Multi-Family Low Rise		1	2	49.7%
Residential Land Under Development		3	6	51.8%
Commercial	24	28	32	13.0%
Industrial	101	109	110	1.1%
Transportation Related	896	878	888	1.1%
Communication and Utilities		23	19	-23.8%
Government & Institutional	83	120	162	25.8%
Recreation	189	70	89	20.7%
Open Lands	7,557	7,110	7,768	8.5%
Total Village of Summit Lands	17,027	15,140	15,140	-

9.4 Land Demand and Prices

Land sales and prices can indicate changes in an economy and land use patterns. Particularly when agricultural and forested lands are sold and converted to alternative land uses, it is important to see if there is a desire to shift some of these lands to more intense uses, such as residential, commercial, or industrial.

Table 18 in Section 2.4.10 compares equalized values by real estate class from 2014 to 2021. Surprisingly, the biggest change during this period was in the growth of forest/ ag forest land uses, the value of which increased by 61%. The value of residential land uses grew by almost 40% and commercial land use value grew 24% during this time period.

Looking at the equalized value of land per acre, the table below identifies value by land use category. By acreage, Summit is composed primarily of residential land uses, which has an equalized value per acre at $231,633. However, the Village's commercial land uses are valued the highest, at about $385,800 per acre.

Table 37 – Land Value Per Acre

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			

9.5 Land Use Analysis

A majority of growth in the Village of Summit continues to occur near the I-94 corridor. This area is adjacent to more urbanized areas in adjacent communities, such as the City of Oconomowoc and City of Delafield. Pabst Farms Development, located north of I-94 and between STH 67 and CTH P, is a significant development in the City of Oconomowoc and Village of Summit. The development includes neighborhood businesses, a business park, mixed uses, and residential uses (single family and condominium style). Lake Country Village and Interlaken Village are two single-family residential subdivisions within the development and are located in the Village of Summit. There are community amenities, including a public trail system within these developments. There is still vacant land available in the northwest corner of CTH P and I-94 reserved for industrial/business park uses. As Oconomowoc develops and has less developable acreage, the Village is likely to receive pressure to develop the acreage designated as industrial/business park in the northwest corner of CTH P and I-94 and along CTH DR, west of Village Hall and east of Aurora Hospital.

In accordance with the Cooperative Boundary Plan Between Town of Summit and Towns of Delafield, Oconomowoc and Ottawa and the Villages of Dousman and Oconomowoc Lake (April

23, 2009), several Village of Summit parcels will be transferred to the Village of Dousman (Map 21). These parcels can be transferred under certain conditions or no later than 2028 or 2048, as specified in the plan. A majority of these parcels are designated on the Village of Dousman's Plan as business park, mixed use, and higher density multi-family residential. Some of the lots on the west end of the area to be transferred are designated as single-family residential (15,000-29,000 sq. ft. density/unit). The northern most lots along STH 67 that will be transferred are designated as large-lot single-family (more than 45,000 sq. ft. density/unit). Upon development of these areas, the Village of Summit will likely receive development pressure along STH 67. Requests for commercial development have already been made in 2022. However, the Land Use Plan is not currently conducive for the proposed development activities.

A majority of lands in the Village are envisioned to continue with existing low density residential uses and environmental corridors. Over the next 20 years, it is anticipated that overall density will remain fairly constant. According to WI DOA projections, the Village of Summit is projected to see an increase of 221 households (11.5%) from the 2020 projections to the 2030 projections as detailed in Section 2.4.5. New residential development will need to occur in a manner that is compatible with existing natural resources.

9.6 2045 Future Land Use Map

9.6.1 Land Use Map Update

The Village's land use related decisions, such as zoning and land division, should all be consistent with Appendix A: Village of Summit 2045 Future Land Use Map, in addition to the recommendations provided throughout this document. As part of this update, the Village carefully considered how vacant lands should be developed over the next 20 years. There are several land use designation changes that have occurred as part of this updated land use map, which are described in more detail in the following section.

9.6.2 Summary of 2045 Future Land Uses

The 2045 Future Land Use Map categorizes lands in the Village into 12 land use categories with additional natural resource overlay designations. The Mixed-Use Residential and Multi-Family Residential categories were removed from the previous plan. These areas are now designated as SF/MF Residential 0.25-acre density. The definition was modified accordingly. A summary of acreage by land use category follows in the table below. Significant changes between the 2020 Future Land Use Map and the 2045 Future Land Use Map include the following:

- Removal of Mixed-Use Residential and Multi-Family Residential and replaced with SF/MF Residential 0.25-acre density. It was determined that ten (10) units per acre was too dense for the Village in most areas. A maximum of ten residential (10) units per acre is now limited to two properties in the Village as specified in Section 9.7 below.
- The term "Commercial" was removed from the Mixed-Use Commercial category from the previous plan. Commercial must be present for residential to be allowed.
- Modified the future residential density of properties located west of Village Hall, known as the Payne & Dolan site (SUMT0639998 and a portion of SUMT0657999002), from ten (10) units per acre to 0.25-acre per unit or four (4) units per acre. A portion of SUMT0657999002 was converted to a maximum residential density of 2.4-acres per unit.
- Increased the area of Mixed-Use on property in the northeast corner of the CTH BB and USH 18 intersection, located at 39402 Sunset Drive (SUMT0697998005).

- Replaced Mixed-Use Residential and SF Residential 2.4-acre density with SF Residential 0.6-acre residential density on properties located in the northeast corner of S. Golden Lake Lane and USH 18 (SUMT0698980, SUMT0698987, and SUMT0698987001).
- Replaced Mixed-Use Commercial with SF Residential 2.4-acre density on property located south of CTH DR and west of CTH P (SUMT0665998). The Village Board may consider the Mixed-Use category at such time public sewer is available.
- Removed the previous note that suggested additional density may be provided if sewer is available on property west of CTHP and west of Shakerville Subdivision (SUMT0677999005).
- Replaced SF Residential 0.8-acre density with SF Residential 1.6-acre density on properties located east and south of Bowron Lake (portion of SUMT0668998002, SUMT0677997, SUMT0677998, and SUMT0677998001) and replaced a portion of SUMT0668998002 from SF Residential 2.4-acre density to the 1.6-acre density designation.
- Replaced SF Residential 0.8-acre density with SF Residential 1.6-acre density on a property in the northwest corner of CTH P and CTH B (SUMT0619997002)
- Data from the WDNR and SEWRPC was used to update the environmental corridors, wetland, floodplain, and surface water.

Table 38 – Acreage Change Future Land Use Maps

Land Use Category	Acres on 2020 Land Use Map from 2020 Master Plan (lands transferred to V. Dousman not included)	Acres on 2045 Land Use Map	Percentage Change
SF Residential 2.4-acre	7,509	7,963	6.0%
SF Residential 1.6-acre	2,418	2,452	1.4%
SF Residential 0.8-acre	954	543	7.4%
SF Residential 0.6-acre	283	287	2.2%
SF Residential 0.5-acre	-	199	-
SF/MF Residential 0.25-acre	-	201	-
MF Residential 10 D.U.A	50	-	-
Mixed Use Residential	30	-	-
Mixed Use Commercial	99	-	-
Mixed Use	-	80	-
Commercial/Office	3	-	-
Industrial/Business Park	320	298	-6.9%
Institutional	300	347	15.7%
Agricultural	484	210	-56.6%
Park/Recreational	437	308	-29.5%
Totals	12,887	12,887	-

9.7 2045 Future Land Use Map Categories

The following land use categories were utilized for the 2045 Future Land Use Map. All of these land use categories were used in the Village's 2020 Land Use Plan and were incorporated into this Comprehensive Plan to maintain consistency, with the following exceptions as described in Section 9.6.2:

- Mixed Use Residential and Multi-Family Residential were combined and are newly defined as SF/MF 0.25-acre density. The maximum density allowed was reduced from 10 units per acre to 0.25-acre per unit.
- Mixed Use Commercial was modified to Mixed Use because the land use classification may result in a combination of commercial and residential uses.

Future land use areas and zoning districts are different. Zoning districts contain specific requirements and standards for the development of land, such as minimum lot size, height limitations, setbacks, and types of uses. The land use classifications are meant to be more general, allowing for greater flexibility in making land use and zoning decisions.

9.7.1 Agricultural

Areas designated as Agricultural produce on-going agricultural field crops and/or raising of livestock. This use is identified on properties that are designated for transfer to the Village of Dousman at some time in the future and currently have active agricultural uses.

9.7.2 Residential Land Uses

Residential land uses include the following land use designations:

Single-Family Residential (SF) – Areas designated for development to be occupied by one "family" per residential structure. This area excludes residential structures with more than one unit. Typical single-family lots will have only the residential structure and will not have additional permanent outbuildings other than sheds and smaller accessory buildings. Estate single-family lots will allow larger lot sizes and may include permanent outbuildings such as barns, stables, or guest houses. Land development that includes environmental corridors may require estate zoning. Additional development restrictions may be placed on lands in the Groundwater Protection Zone (Map 11).

The Single-Family Residential designation includes five (5) subcategories that relate to the maximum density allowed, including:

- SF Residential 2.4-acre per unit density
- SF Residential 1.6-acre per unit density
- SF Residential 0.8-acre per unit density
- SF Residential 0.6-acre per unit density
- SF Residential 0.5-acre per unit density

Brightwater Subdivision - SF Residential 2.4-acre per unit density

Picture taken from www.siepmannrealty.com

Lake Country Village Subdivision - SF Residential 0.5-acre per unit density

Picture taken from www.timobrianhomes.com

Single-Family/Multi-Family Residential (SF/MF) 0.25-acre density – Areas in which multiple types of residential uses (single-family, duplex, and/or multi-family) are designed as part of an overall planned development. This designation includes rental apartments and/or owner-occupied condominiums. This use often serves as a buffer between single-family residential and more intensive uses. This land use classification replaces Multi-Family Residential and Mixed Use Residential from the 2020 Future Land Use Plan. The maximum residential density allowed has been reduced from ten (10 units per acre) to four (4) units per acre.

- Density under this land use classification is limited to 0.25 acre per unit (4 units/acre).
- Development at this density would only be allowed if public sewer is available unless the Village Board determines that it is unnecessary, and the developer can demonstrate that sewage can be properly managed otherwise.
- If municipal water is available within 1,000 linear feet and provided by the City of Oconomowoc, then water must be extended and included in the development. This requirement may be waived by Village Board if they deem it is unnecessary to accommodate the development and the developer can demonstrate that there is sufficient and safe water supply that will accommodate the development and not impact surrounding properties.

– The Village of Summit Design Guidelines should be consulted with all new development in this land use classification, especially as it relates to the aesthetics and character of the development.

9.7.3 Commercial/Office

The commercial/office category is designated for light intensity business development including limited retail uses and administrative/office uses. This area does not include manufacturing, production facilities, gas/convenience stores, warehousing, strip malls, or car dealerships.

- Development under this land use would only be allowed if public sewer is available.
- If municipal water is available within 1,000 linear feet and provided by the City of Oconomowoc, then this must also be extended and included in the development.

9.7.4 Mixed-Use

The mixed-use category is designated for areas appropriate for multiple types of commercial/office uses (with limited retail) and various residential uses (single-family, duplex, or multi-family), designed to develop as part of an overall planned development. Residential density in these areas shall not exceed a net four (4) units per acre, with exceptions specified herein. These areas do not include Industrial/Business Park uses, manufacturing, production facilities, gas/convenience stores, warehousing, strip malls, or car dealerships.

- Development under this land use would only be allowed if public sewer is available.
- If municipal water is available within 1,000 linear feet and provided by the City of Oconomowoc, then this must also be extended and included in the development.
- The property located in the southwest corner of CTH DR and CTH P (SUMT0665999) is not located in a sewer service area. In order for development to occur as Mixed-Use, the Village must amend the sanitary sewer service area allowance per SEWRPC Community Assistance Planning Report No. 172, 2nd Edition. A logical provider of service would be the Summit Utility District #2.

- Lands located in the northeast corner of STH 18 and CTH BB (SUMT0697998005 and SUMT0697990) are included in this category to allow for redevelopment of this area in combination with the existing commercial uses. Due to the length of time for utility service, the Village Board may waive the sewer requirement based on the plan proposed.
- The Village Board may consider an amendment on a portion of property located at 35535 Delafield Road (SUMT0665998) along CTH DR from the SF 2.4-acre density classification to the Mixed-Use classification at such time sewer is available to the property.
- Residential uses are only allowed if commercial uses are present within the same development. More intensive commercial/office uses should be placed closer to the exterior roadways, with any residential component and site buffering the adjacent uses.
- Residential density is limited to four (4) units per acre, with the exception of two properties, which are limited to ten (10) units per acre:
  - Summit Village Commons property identified as SUMT0661977, 3.89 acres. This property was transferred into the previously designated Multi-Family Residential Development classification in 2020 to accommodate a condominium development. Since that land use classification has been replaced with a residential density of 0.25-acres per unit, the property has been reclassified as part of this comprehensive plan update to the Mixed-Use classification. Since the Summit Village Commons development includes a mix of uses and remainder of the development is identified as Mixed-Use, this classification is more appropriate.
  - 2133 N. Sawyer Road, SUMT0670997, 18.1 acres.

9.7.5 Industrial/Business Park

The industrial/business park land use category is designated for areas with light to medium intensity business uses such as corporate office facilities, light manufacturing and warehousing. Medium to heavy intensity uses such as large manufacturing facilities or chemical processing are not permitted.

- Development under this land use would only be allowed if public sewer is available.
- If municipal water is available within 1,000 lineal feet and provided by the City of Oconomowoc, then this must also be extended and included in the development.
- Zoning Code text changes should be considered to ensure building size, design, height and lot size are appropriate with consideration given to adjacent developments.
- Lands within the Pabst Farm development east of STH 67 are identified with this land use classification based on utility service agreements with the City of Oconomowoc.
- The lands west of Dousman Road and north of CTH DR are shown with this land use classification based on the boundary agreement and utility service agreements with the City of Oconomowoc. These lands may not have utility extensions from the City until 80% of the Corporate Center east of this property is developed.
- The property located at 2911 N. Dousman Road (SUMT0637007) was included in this land use classification on March 8, 2018, based on available sewer from the City of Oconomowoc as part of the Silver Lake Utility District, existing building design and layout on the site, and the ability to redevelop the site in coordination with development already on the property.

9.7.6 Institutional

The institutional land use category includes areas of governmental, educational, religious, or medical uses.

- Zoning code amendments should be considered to ensure that the uses identified in this classification are allowed as permitted and/or conditional uses within the Institutional Zoning District.

9.7.7 Park/Recreational

The park/recreational land use category is designated as public access recreational areas. These include boat access points, recreational playground equipment, picnic areas, natural areas, and other open spaces to be used for outdoor activities. This category does not distinguish ownership from Village, County, or State parks/trails. Some quasi-public areas like the Boy Scout Camp are also included in this category. The Village Park system is more specifically defined in the Village of Summit Comprehensive Outdoor Recreation Plan, which should be implemented as part of this plan.

9.7.8 Environmental Corridors

These areas include Primary Environmental Corridor, Secondary Environmental Corridor, and Isolated Natural Resource Areas. These areas have been mapped due to their environmental diversity and importance to the natural ecosystems of the Village of Summit. Corridors are more specifically defined in Chapter 6.

All new single-family residential development that occurs on parcels with Primary Environmental Corridor, Secondary Environmental Corridor, or Isolated Natural Resource Area shall be provided a density credit of 1 unit per 5 acres for the acreage with these resource designations. It is recommended that density credit from these areas be transferred to non-corridor lands on the same property. Lots that include environmental corridor as part of the building envelope shall be at least 2 acres in size and the limits of disturbance shall be established as part of the zoning code. Lowland portions, areas that are floodplains and wetlands, are recommended to not be filled and be kept free from future development.

Primary Environmental Corridor - SEWRPC defines Primary Environmental Corridors as concentrations of significant natural resources at least 400 acres in size, two miles long, and 200 feet in width.

Secondary Environmental Corridor - Secondary Environmental Corridors are defined by SEWRPC as concentrations of significant natural resources being at least one mile long and 100 acres in area.

Isolated Natural Resource Areas - Isolated natural resource areas consist of remaining significant natural resources that are isolated from environmental corridors. They are areas at least five acres in size and at least 200 ft. in width.

9.7.9 Wetlands

Wetlands are defined in the Wisconsin Statutes as “an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.” These areas are unsuitable for development due to

flooding and are sensitive ecological habitats that are often subject to preservation efforts. Wetlands are not provided any density credit. Wetlands can be included in private lots but are not included in the calculations for minimum lot size or maximum impervious surface.

9.7.10 Surface Water

This land use category includes surface water resources such as lakes, ponds, rivers, streams, creeks or any permanent bodies of water. These areas are not provided any density credit.

9.8 Land Use Densities

The plan recommends maintaining the current zoning standards for density calculations. Under the standards that have existed since 2011, all road right-of-way, surface water, wetland, and floodplain lands are deleted from the gross land area prior to calculation of the permitted density. **The reader is advised that all density factors included in this plan are to be interpreted under a "net area" standard, not the gross area of an undeveloped parcel. For purposes of estimation in the plan, a 20% reduction in gross area has been assumed for right-of-way on all properties.**

The Plan does not recommend thinning out the Single-Family (SF) residential lots that are around area lakes. The Plan recommends keeping the existing zoning, density and lot size in developed areas. All specific design regulations for each land use category will be established by the adopted Zoning Ordinance of the Village of Summit as they apply to each specific parcel within the Village.

9.9 Agencies and Programs

There are a number of available agencies and programs to assist communities with land use projects. Below are brief descriptions of a couple agencies and programs.

University of Wisconsin – Extension

The UW-Extension can provide research and outreach planning services to Wisconsin communities. The Community, Natural Resources and Economic Development (CNRED)program brings skills and expertise to address local issues including community development, economic development, local leadership training, public policy issues, natural resource education, land-use planning, shared decision-making and consensus building, and access to information technologies.

Southeastern Wisconsin Regional Planning Commission (SEWRPC)

Regional Plan Commissions can provide planning assistance, assist local interests in responding to state and federal programs, serve as a coordinating agency for programs, and provide other technical and advisory assistance to local governments. (SEWRPC) was established in 1960 as the official area-wide planning agency for the southeastern region of the State. SEWRPC serves the seven counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. SEWRPC was created to provide objective information and professional planning initiatives to help solve problems and to focus regional attention on key issues of regional consequence.

9.10 Goals, Objectives, and Policies

Land Use goals, objectives, and policies will guide future land development in the Village of Summit. They will also help guide priorities for future investment in local systems and infrastructure, in partnership with regional or state agencies, or in partnership with private entities.

These land use goals, objectives, and policies provide the Village with a means to measure the development of land use over time, and as necessary, an opportunity to reassess, revise, and/or supplement the desires of the community.

- Goals are general statements of desired outcomes of the community or what is to be achieved.
- Objectives are more specific and are a subset of goals, providing measurable strategies towards achieving a goal.
- Policies are operational actions that a community will undertake to meet the goals and objectives.

The following goals, objectives, and policies are not ranked or presented in order of importance or need.

Land Use Goal: Maintain a land use plan and map that reflects the current values of the community and identifies appropriate areas for growth and redevelopment.

Objectives:

1. Guide future growth in a manner that preserves and enhances the quality of life and character of Summit.
2. Ensure that future developments consider future park and recreational trail needs provided in the Village of Summit Comprehensive Outdoor Recreation Plan.
3. Encourage land development in locations where existing infrastructure is available.
4. Encourage low density development in most areas of the Village to minimize air, noise, and light pollution. Direct higher density development in areas served by municipal water and/or sanitary sewer systems.
5. Ensure future developments are designed and constructed in a manner that is compatible with adjacent land uses (i.e., buffering, landscaping architectural design, site aesthetics, access, traffic circulation, setbacks, noise controls).

Policies:

1. Utilize this Plan, Future Land Use Map, Comprehensive Outdoor Recreation Plan, and other plans, ordinances, and policies to make sound land use decisions.
2. Periodically complete major updates, at least every ten years and maintain the Land Use Plan so that it identifies existing and potential areas for growth and redevelopment.
3. Work cooperatively with neighboring communities to ensure new developments are compatible with and complementary to surrounding land uses.
4. Continue to work cooperatively with WisDOT to ensure future transportation decisions include consideration of land use impacts and Summit's community vision, especially as it relates to STH 67.

5. Continue to encourage public participation that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.
6. Maintain minimum and maximum lot size requirements for residential developments.
7. Target and control the development of multi-family housing through zoning controls.
8. Continue oversight of all land divisions within the Village.
9. Implement the changes recommended in Section 9.7.2 of this Plan.

Land Use Goal: Encourage cluster or conservation developments and other land division tools that preserve open space/green space/environmental corridors.

Objectives:

1. New developments should be planned as conservation developments or Planned Developments to keep environmental corridors, wetlands, floodplain, and continuous open spaces for the benefit of wildlife, flora, fauna, and human recreation/trail network. Using these standards will connect open spaces from one neighborhood to another.
2. Ensure all land divisions have aesthetic landscaping to provide lot identity and character, especially on open agricultural lands.
3. Ensure development is guided properly to locations that minimize potential impacts to natural resources and to protect investments from flood hazards.

Policies:

1. Maintain conservation subdivision provisions and the residential density calculations provided in the Zoning Code, which are designed to provide development incentives for preserving important environmental resources and providing connectivity throughout the Village via connecting recreational trail systems.
2. Require a site design that addresses soil characteristics and subsurface geological conditions. Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. The location of building and other improvements should take advantage of stream, lake, and wetland views. Site design should also consider the impact of new structures on views from off-site. This will ensure the rural character of the Village.
3. Consider measures that reduce flooding along Venice Beach Road and CTH DR, south of Upper Nemahbin Lake.
4. Modify the land division ordinance to incorporate landscape requirements for land divisions, including Certified Survey Maps and Subdivision Plats.
5. Support long-range planning that considers changes in local and regional climate conditions.

Land Use Goal: Utilize existing infrastructure to guide new development.

Objectives:

1. Encourage commercial and business park development along the I-94 and CTH DR corridor.

2. Encourage commercial and business park development that will provide a benefit to the community, such as long-term employment and services to the community, or other methods the businesses can contribute to the Village of Summit's quality of life. Be mindful of the type and amounts of public services each development will require of the Village to ensure that the Village has the appropriate resources that will be required by the new development (i.e., fire, police, utilities).
3. Encourage shared driveways along highway corridors wherever feasible to minimize the amount of impervious surface. Limit direct access to arterial roads in the Village.

Policies:

1. Facilitate pre-development conversations between the Village and developers to discuss future land goals, compatibility with existing land uses and utility availability.
2. Ensure that new development is aesthetically and architecturally consistent with the Village of Summit's Design Guidelines.
3. Ensure that new development is complying with WisDOT or County guidelines for future roadway network and access road objectives during the development review process.
4. Work with new developments to adequately plan stormwater infrastructure to capture, temporarily store, infiltrate and slowly release rainwater from more frequently occurring larger rain events. Site design should consider minimal disturbance.
5. Update, maintain, and follow a Capital Improvements Plan to ensure long-range financial planning for anticipated public improvements.

9.11 Land Use Implementation Recommendations

Following the adoption of this Land Use Plan, it is recommended that the Village of Summit review its ordinances and zoning map for consistency with this planning document and implement changes to achieve consistency between these documents. For example, the MF-1 and MF-2 Zoning Districts will need to be modified to compliment the newly created SF/MF Residential 0.25-acre density designation. As a general policy, as specific developments are proposed, the existing zoning designation for the underlying property will need to be rezoned to be made consistent with the 2045 Recommended Land Use Map.

10 Implementation Element

10.1 Introduction

This section serves as a “priority” list for implementing and realizing the vision of this Comprehensive Plan. It prescribes those actions necessary to realize the goals and objectives highlighted in previous sections of the Plan. The Plan addresses many important components critical to sustaining a healthy community while preserving the community character and resources residents enjoy. As change is inevitable, the Plan may need to be amended to appropriately reflect land use changes.

If there is a question regarding a decision that is not clearly conveyed in the details of this Comprehensive Plan, then the decision should be based on the interpretation of the Plan Commission and/or Village Board. All nine comprehensive planning elements included in this Plan work to achieve the desired future for the Village of Summit.

10.2 Action Plan

The Village of Summit Comprehensive Plan is intended to help guide the decisions within the Village. The Plan is an expression of the Village of Summit’s preferences and provides a series of policies for assisting the community in attaining its goals and objectives. The Plan is not an attempt to predict the future, but rather an attempt to document the Village’s values and philosophies that citizens of Summit share. The Plan guides a variety of community issues including housing, transportation, utilities and community facilities, economic development, intergovernmental cooperation, and land use.

The Village of Summit’s Plan Commission, Village Board, Village staff, Village consultants, and citizens should utilize the Comprehensive Plan in reviewing all proposals pertaining to development in the Village. Development proposals should be examined to determine whether they are consistent with Village preferences as expressed in the Plan. As part of the development review, a thorough review of the Plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the Plan provides relevant direction and whether the requested action is in conformance with the Plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

10.3 Plan Integration and Consistency

Within this Implementation Element, Wisconsin Comprehensive Planning legislation requires a description of “how each of the elements of the Comprehensive Plan will be integrated and made consistent with the other elements of the Comprehensive Plan.” As a result of the Comprehensive Plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements. In the future, as plan amendments occur, it is important that the Village of Summit Plan Commission and Village Board conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated approach to planning.

To ensure consistency across jurisdictional boundaries, the Village of Summit encourages early dialogue between adjoining and overlapping jurisdictions as they develop or revise their Comprehensive Plans and ordinances. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

10.4 Plan Monitoring and Evaluation

As a part of the comprehensive planning process, a number of goals, objectives, and policy items were developed that, when implemented, are intended to build stronger relationships and give direction to the Village Board as well as other Village committees and residents.

- The goals are the “purpose or end” that provides direction for the Village and other governmental organizations.
- Objectives are statements that are measurable benchmarks the community works to achieve.
- Policies are more specific statements that set preferred courses of action to carry out the objectives in the future.

While many of the objectives and policies can be accomplished in the short term, several others will be continuous or ongoing and do not have a specific implementation target date. A Comprehensive Plan must be updated at least once every ten years. However, in order to ensure that the Village’s Plan is an effective management tool, review may be needed before a ten-year update. This mid-term review may help identify areas where additional resources or actions are needed to help realize the Village’s vision. Part of this effort will also include addressing conflicts which may arise between the elements of the Plan.

10.5 Plan Amendments and Updates

Evaluating the Comprehensive Plan is an ongoing process and will, at some time, lead to the realization that the Plan requires updating and amendments. The time that elapses between the completion of the Plan and the need to amend the Plan will depend greatly on evolving issues, trends, and land use conditions. Periodic updates will allow for updates to statistical data, and to ensure the Plan’s goals, objectives, and policies reflect the current conditions, needs, and concerns. The Comprehensive Planning legislation requires that the plan be updated at least every ten years. The Village of Summit will remain flexible in determining when and how often the Plan should be updated. Generally, a Comprehensive Plan update should not be expected more often than once every five years. A tremendous amount of change can occur in a community over just a couple of years and the Village will be prepared to address changing conditions with timely plan updates. Amendments to the plan will follow the requirements of State law and will be evaluated for consistency with the existing plan, including all elements.

To ensure residents are involved in plan amendments, the following public participation methods and protocol should be followed to allow public involvement and comment. The Village of Summit Plan Commission shall undertake a review of the Plan and shall consider the necessary amendment(s) to the Plan resulting from property owner requests and changes to social and economic conditions. Upon Plan Commission review, recommended changes to the Plan shall be forwarded to the Village Board. The Village Board will hold a public hearing after the public has had time to review and comment on recommended Plan changes. The public hearing may be

held jointly with Plan Commission. A public hearing shall be advertised in accordance with the Village's public meeting notice procedures and Wisconsin's Comprehensive Planning legislation. Based on public input, Plan Commission recommendations, and other facts, the Village Board will then formally act on the recommended amendment(s). The Village Board does not have the authority to change Plan Commission's recommendations. Any changes will need to be taken back to Plan Commission for reconsideration of their recommendations.

10.6 Public Participation Methods

Public participation is an important part of the Village's planning process. For a plan to develop, decision makers need to hear ideas, thoughts, and opinions from their citizens and stakeholders. The public participation plan outlines procedures to give citizens the opportunity to participate and learn about their community.

Section 66.1001(4)(a) of the Wisconsin Statutes identifies, in part: "The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has bene provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide every opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

The Village Board and Plan Commission for the Village of Summit intend to be responsive with the state mandate to include public participation throughout the planning process of any amendment proposed to this plan. Public input is encouraged as plan review occurs. Amendments will include the following methods of public participation:

Method 1: Comprehensive Plan Update Committee

The Village of Summit Village Board will appoint a Comprehensive Plan Update Committee if the proposed amendments are significant or comprehensive in nature, such as the ten-year plan updates required by state statute. The creation of a committee, number of committee members, availability of public input during the meetings, and the responsibilities of the committee will be at the Village Board's discretion. Any recommendations by the committee would require approval of the Plan Commission and Village Board prior to being implemented. Individual property requests for amendments to the 2045 Land Use Plan Map will not require the appointment of a committee.

Method 2: Village Plan Commission/Board Meetings

The Village opens all Plan Commission and Village Board meetings to the public. Village staff post all agendas on the Village Posting Board. Village staff also post agendas and meeting minutes through the Village of Summit website at www.summitvillage.org and residents can sign up to receive notification of meeting agendas and minutes. Time will be set aside at each Plan Commission and Village Board meeting for public input as it relates to any amendment to this plan.

Method 3: Communication to Affected Properties

The Village of Summit staff will provide individual notification to all property owners and residents directly affected by proposed changes to this plan and residents within 500 feet of any area included in proposed amendments to this plan. Notification will not be provided to property

owners that are impacted by changes in wetland, floodplain, or environmental corridor boundaries. These boundaries are established by other governmental entities. Affected properties are provided notification of floodplain amendments as part of Floodplain Ordinance requirements and FEMA's Letter of Map Revision process. This notification will outline the major issues and areas of the Village that may change, along with the meeting schedule. The owner list will come from official Waukesha County files. Failure to provide notice does not invalidate any amendments made to this plan unless failure of notice violates state statutes.

Method 4: Newspaper Reports

Newspaper reports can effectively keep both the public and the press informed about the planning process. Village staff will communicate with the local paper and distribute information that can expand public awareness of the planning process.

Method 5: Open Houses

If the proposed amendments are significant or comprehensive in nature, such as the ten-year plan updates required by state statute, the Village of Summit will sponsor at least one open house to provide an informal setting for residents to interact with the commissioners, board members, committee members, and village staff. The open house gives citizens the opportunity to gather information, ask questions, react to information and provide both written and verbal feedback.

Method 6: Public Hearing

The Village will hold at least one public hearing near the end of the plan update process, consistent with the requirements established in s.66.1001 Wisconsin Statutes. The hearing allows residents to receive information and provide public input on the plan. The public hearing consists of a presentation summarizing and highlighting the major parts of the planning process and the final draft of the plan. Participants have the opportunity to ask questions and provide comment. An official public record of the presentation and all comments will be established. The Village will make a draft of the Plan update available for review at the Village Hall at least 30 days before any public hearing. The Village will also provide notice of the draft plan to surrounding municipalities and governments at least 30 days before any public hearing.

Chapter 66.1004(4)(a) states: "The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.' To satisfy this statutory requirement, the Village will provide information on the planning process directly to the owners of these properties in the Village.

VILLAGE OF SUMMIT INCORPORATED LANDS

Map 1

LEGEND

- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

Source: Waukesha County, Jefferson County

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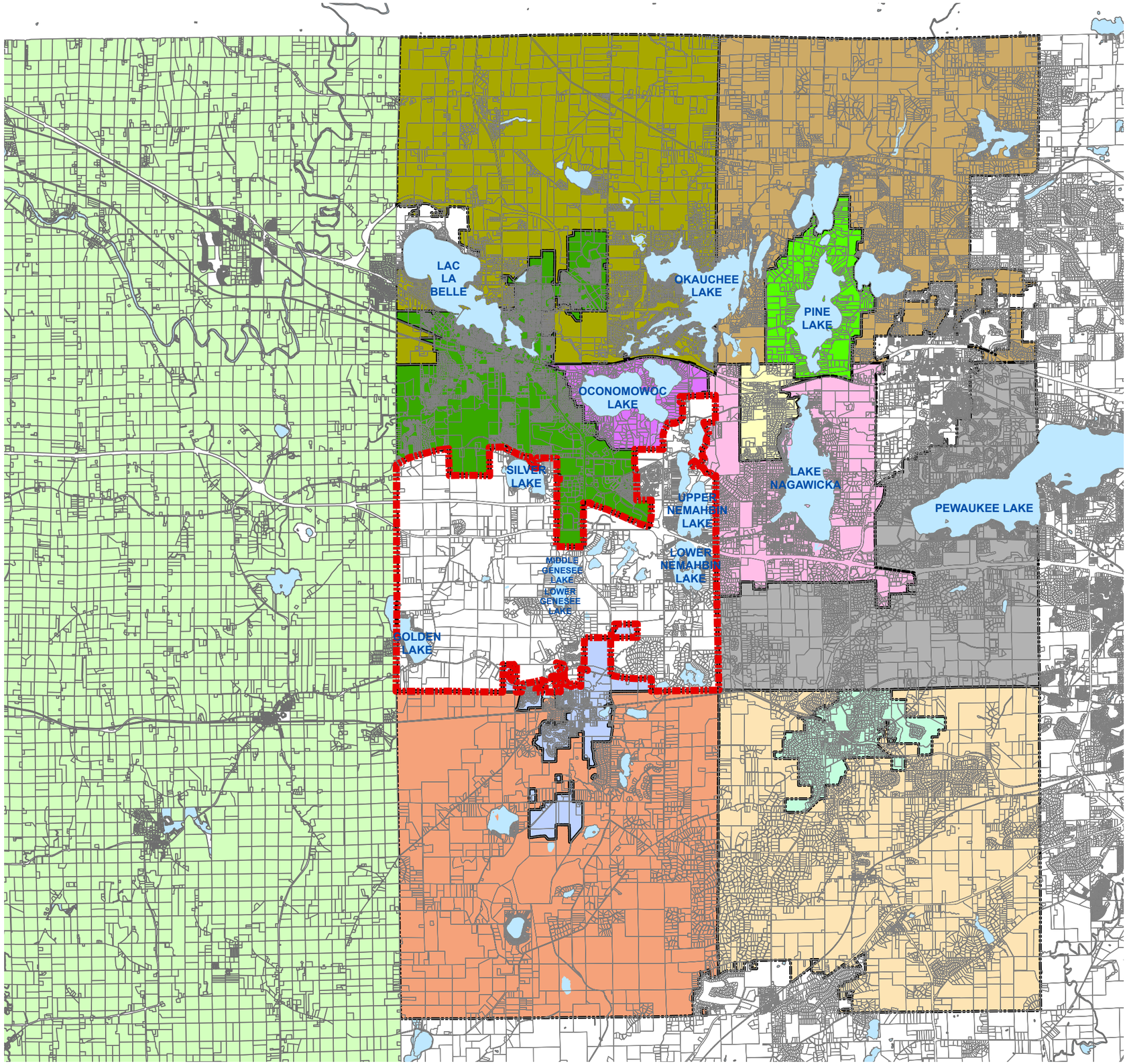
OVERVIEW OF THE VILLAGE OF SUMMIT

Map 2



LEGEND

- VILLAGE OF SUMMIT
- CITY OF DELAFIELD
- CITY OF OCONOMOWOC
- TOWN OF DELAFIELD
- TOWN OF GENESEE
- TOWN OF MERTON
- TOWN OF OCONOMOWOC
- TOWN OF OTTAWA
- VILLAGE OF CHENEQUA
- VILLAGE OF DOUSMAN
- VILLAGE OF NASHOTAH
- VILLAGE OF OCONOMOWOC LAKE
- VILLAGE OF WALES
- JEFFERSON COUNTY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

Source: Waukesha County, Jefferson County

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ROADS IN THE VILLAGE OF SUMMIT

Map 3

LEGEND

- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- 34 SECTION NUMBERS
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

ROAD CLASSIFICATIONS (CENTERLINES)

- Interstate
- US
- State
- County
- Local Major
- Local
- Private

Source: Waukesha County, Village of Summit

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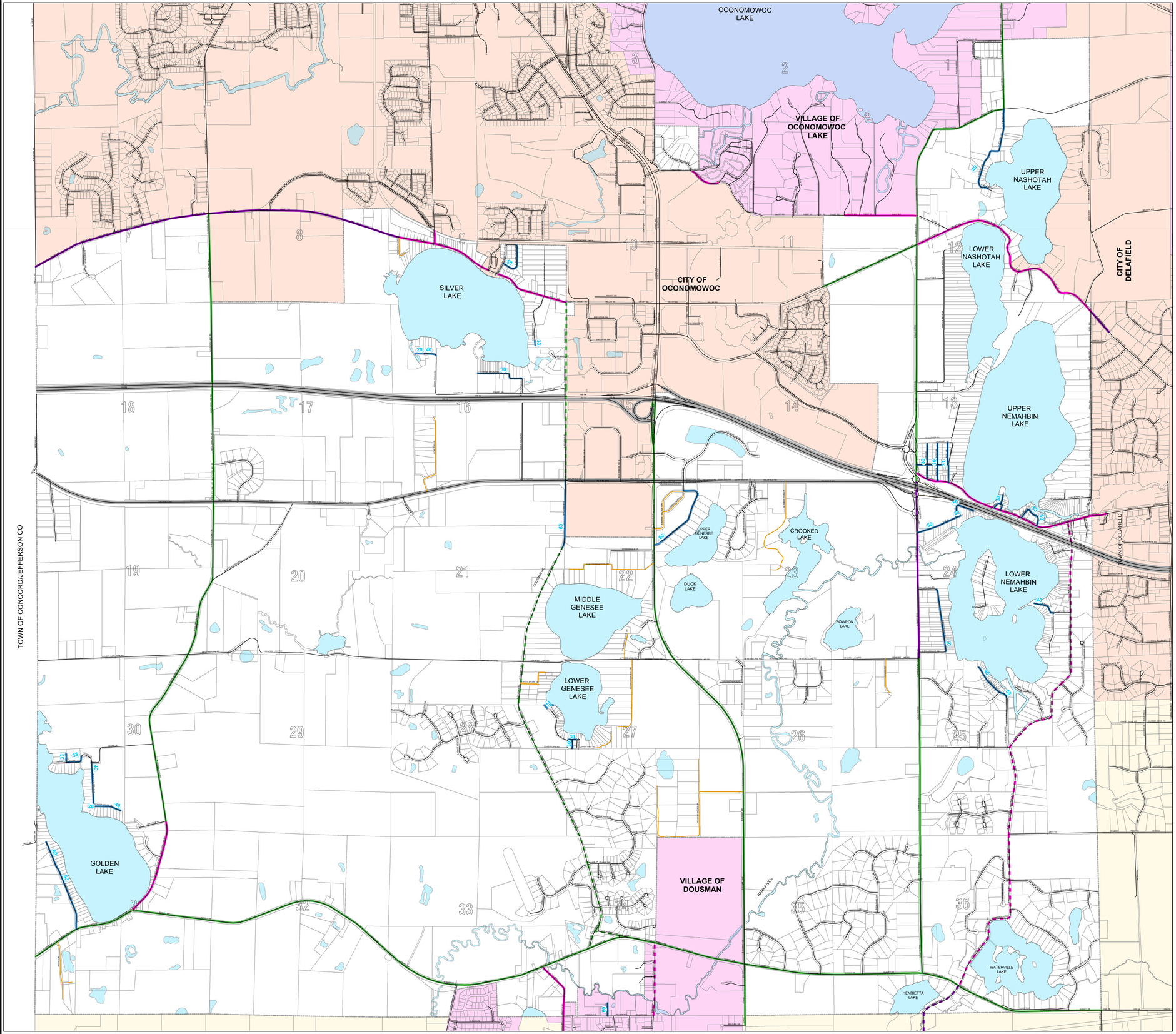
VILLAGE OF SUMMIT
OFFICIAL RIGHT-OF-WAY MAP
Map 4



Legend
VILLAGE OF SUMMIT
PLANNED RIGHT-OF-WAY WIDTH

- 0, Purchase
- 66, Purchase
- 60/66 Arterial
- 80, Arterial
- Private Road
- 100, Arterial
- 66, Collector
- 80, Collector
- 100, Collector
- Amended Width

Referred to as ULTIMATE RIGHT-Of-WAY MAP IN THE 2045 COMPREHENSIVE PLAN

Village of Summit Road Right-of-Way Widths

Note: Any road not listed has a standard right-of-way width of 66 feet

Municipality	*Road Type*	*Jurisdiction*	*Road Name*	*Secondary Name*	*Planned Width*	*Amendment Date*
VILLAGE OF SUMMIT	Arterial	County	B	VALLEY RD	66	
VILLAGE OF SUMMIT	Arterial	County	B	VALLEY RD	80	
VILLAGE OF SUMMIT	Arterial	County	B	VALLEY RD	100	
VILLAGE OF SUMMIT	Arterial	County	BB	GOLDEN LAKE RD	66	
VILLAGE OF SUMMIT	Arterial	County	BB	GOLDEN LAKE RD	100	
VILLAGE OF SUMMIT	Arterial	County	DR	DELAFIELD RD	66	
VILLAGE OF SUMMIT	Arterial	County	P	SAWYER RD	80	
VILLAGE OF SUMMIT	Arterial	County	P	SAWYER RD	100	
VILLAGE OF SUMMIT	Arterial	County	Z	SILVER LAKE ST	66	
VILLAGE OF SUMMIT	Arterial	Local	PABST RD		66	
VILLAGE OF SUMMIT	Arterial	Local	S CONCORD RD		66	
VILLAGE OF SUMMIT	Arterial	Local	S UTICA RD		66	
VILLAGE OF SUMMIT	Arterial	State	16	WISCONSIN AVE	60	
VILLAGE OF SUMMIT	Arterial	State	16	WISCONSIN AVE	66	
VILLAGE OF SUMMIT	Arterial	State	67	SUMMIT AVE	100	
VILLAGE OF SUMMIT	Arterial	US	18	SUNSET DR	100	
VILLAGE OF SUMMIT	Collector	Local	S DOUSMAN RD		100	
VILLAGE OF SUMMIT	Collector	Local	N DOUSMAN RD		60	
VILLAGE OF SUMMIT	Collector	Local	N DOUSMAN RD		100	
VILLAGE OF SUMMIT	Collector	Local	N WATERVILLE RD		66	
VILLAGE OF SUMMIT	Collector	Local	S DOUSMAN RD		100	
VILLAGE OF SUMMIT	Collector	Local	S WATERVILLE RD		66	
VILLAGE OF SUMMIT	Collector	Local	S WATERVILLE RD		80	
VILLAGE OF SUMMIT	Purchase	County	DR	DELAFIELD RD	0	
VILLAGE OF SUMMIT	Purchase	County	R	WISCONSIN AVE	0	
VILLAGE OF SUMMIT	Purchase	Interstate	94		0	
VILLAGE OF SUMMIT	Purchase	Local	DELAFIELD RD		0	
VILLAGE OF SUMMIT	Purchase	State	16		0	
VILLAGE OF SUMMIT	Purchase	State	67	SUMMIT AVE	0	
VILLAGE OF SUMMIT	Purchase	State	67 BYP		0	
VILLAGE OF SUMMIT	Local	Local	N BREEN'S BAY RD		40	October 2, 2003
VILLAGE OF SUMMIT	Local	Local	N BREEZELAND RD		50	September 2, 2004
VILLAGE OF SUMMIT	Local	Local	ELM STREET		50	
VILLAGE OF SUMMIT	Local	Local	N VENICE BEACH RD		50	May 4, 2006
VILLAGE OF SUMMIT	Local	Local	OAK GROVE RD		30	June 3, 2004
VILLAGE OF SUMMIT	Local	Local	OAK GROVE RD		23'x85'	July 1, 2004
VILLAGE OF SUMMIT	Local	Local	NORTH DRIVE		30	May 6, 2004
VILLAGE OF SUMMIT	Local	Local	DOUSMAN RD		66	March, 2004
VILLAGE OF SUMMIT	Local	Local	N SILVER CEDAR RD		33	January 6, 2005
VILLAGE OF SUMMIT	Local	Local	SILVER CIRCLE DRIVE		50	February 1, 2007
VILLAGE OF SUMMIT	Local	Local	SILVER LAKE DRIVE		50	April 5, 2007
VILLAGE OF SUMMIT	Local	Local	SILVER MAPLE LANE		60	October 4, 2007
VILLAGE OF SUMMIT	Local	Local	LAKE DRIVE		40	March 6, 2008
VILLAGE OF SUMMIT	Local	Local	GOLDEN CEDAR LANE		20	June 4, 2009
VILLAGE OF SUMMIT	Local	Local	GOLDEN CEDAR LANE		50	June 4, 2009
VILLAGE OF SUMMIT	Local	Local	DOUGLAS DRIVE		30	September 3, 2009
VILLAGE OF SUMMIT	Local	Local	HILL COURT		30	June 7, 2012
VILLAGE OF SUMMIT	Local	Local	WILLIAMS ST		30	June 7, 2012
VILLAGE OF SUMMIT	Local	Local	PENINSULA RD		30	April 5, 2012
VILLAGE OF SUMMIT	Local	Local	2ND LANE		30	March 7, 2013
VILLAGE OF SUMMIT	Local	Local	3RD LANE		30	March 7, 2013
VILLAGE OF SUMMIT	Local	Local	CEDAR LANE		33	August 7, 2014
VILLAGE OF SUMMIT	Local	Local	PARKWAY DRIVE		30	December 4, 2014
VILLAGE OF SUMMIT	Local	Local	FIRST LANE		30	December 4, 2014

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1 inch = 1,333.33 feet

0 1,300 2,600 5,200 Feet

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SEH #3308-178
Created November 2015

VILLAGE OF SUMMIT
2021 TRAFFIC DATA

Map 5

LEGEND

- WAUKESHA COUNTY BOUNDARY
- INTERSTATE HIGHWAY
- US HIGHWAY
- STATE TRUNK HIGHWAY
- COUNTY TRUNK HIGHWAY
- LOCAL ROADS

TRAFFIC COUNT

7000 = 2021 **7000^ = 2017**
7000# = 2020 **7000~ = 2016**
7000* = 2019 **7000x = 2015 or older**
7000@ = 2018

Character following traffic count value designates year of traffic count. A count of 7000 is used as an example.

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VILLAGE OF SUMMIT TRAIL MAP

Map 6

LEGEND

- MUNICIPAL BOUNDARIES
- VILLAGE OF SUMMIT BOUNDARY
- WETLANDS (9/16/2022)
- PARCEL BOUNDARIES (4/31/2022)

EXISTING TRAILS
- STATE
- COUNTY
- LOCAL - VILLAGE OF SUMMIT
- LOCAL - OTHER MUNICIPALITIES

PROPOSED TRAILS
- STATE
- COUNTY
- LOCAL - VILLAGE OF SUMMIT
- LOCAL - OTHER MUNICIPALITIES

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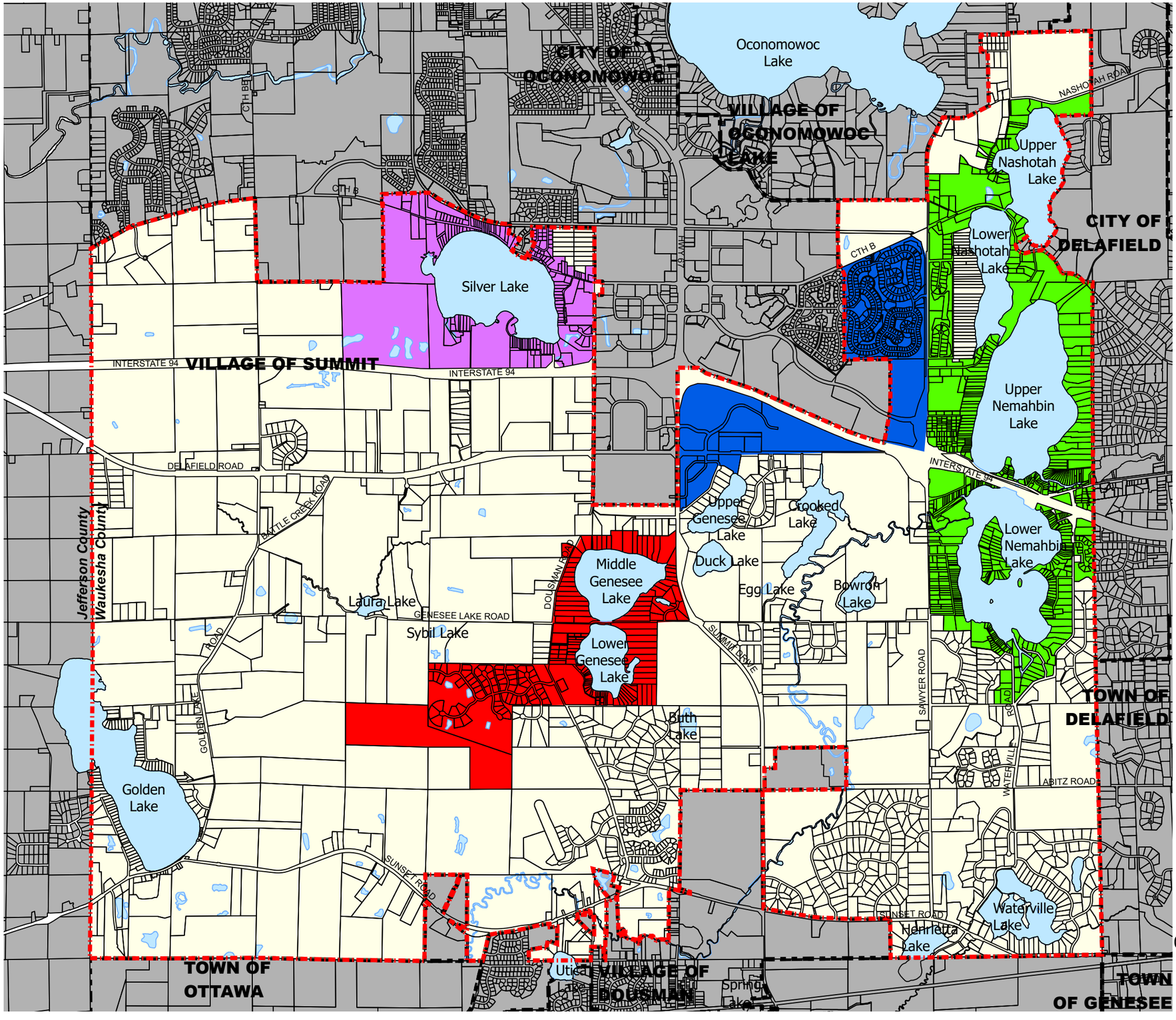
Adopted June 8, 2023

UTILITY DISTRICTS IN THE VILLAGE OF SUMMIT

Map 7



LEGEND

- VILLAGE OF SUMMIT
- MUNICIPAL BOUNDARY
- PARCEL AND ROW LINES
- SURFACE WATER

UTILITY DISTRICTS:

- Utility District #2
- Utility District #3
- Silver Lake Utility District
- Genesee Lake Utility District

Source: Waukesha County and The Village of Summit

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Project #3308-245
Map Created: August 17, 2009
Map Revised: December 19, 2017
January 12, 2023

PABST FARMS JOINT STORMWATER DISTRICT

Map 8

FACILITY LOCATION MAP

LEGEND

- PABST FARMS JOINT STORMWATER DISTRICT BOUNDARY
- DELINEATED WETLAND
- PUBLIC STORMWATER FACILITY
- PRIVATE STORMWATER FACILITY
- (110) REGIONAL STORMWATER FACILITY
- (10) SUBDIVISION STORMWATER FACILITY
- DISTRICT STORM SEWER

PABST ROAD
PABST ROAD
S.T.H. "67"
SILVER LAKE
C.T.H. "B" VALLEY ROAD
SUMMIT ELEMENTARY SCHOOL
YMCA
C.T.H. "B" VALLEY ROAD
MARKET PLACE
M&I
VILLAGE SQUARE (310)
PABST FARMS BLVD
PABST FARMS CIRCLE
EASTLAKE VILLAGE
LAKE COUNTRY VILLAGE
HENNING DR.
INTER LAKEN VILLAGE
INTERLAKEN DRIVE
UPPER NASHOTA LAKE
LOWER NASHOTA LAKE
TOWN CENTRE (110)
I.S.H. "94"
SAWYER ROAD - C.T.H. "F"
INTERLAKEN DR.
UPPER NEMAHBIN LAKE
COMMERCE CENTER NORTH (220)
ACE PRECISION
GREAT LAKES GOLF COURSE PRODUCTS
DOUSMAN ROAD
BLUE RIBBON CIRCLE
COMMERCE CENTRE (FORMERLY SOUTHWEST BUSINESS PARK)
HARLEY
BLUE RIBBON DRIVE
RECONFIGURED BORROW PIT
COMMERCE CENTRE SOUTH (230)
I.S.H. "94"
C.T.H. "DR"
DELAFIELD ROAD
PABST FARMS DISTRIBUTION CENTER
S.T.H. "67"
UPPER GENESEE LAKE
CROOKED LAKE
LOWER NEMAHBIN LAKE

N

GRAPHIC SCALE
500 0 250 500 1000 2000
(IN FEET)
1 inch = 500 ft.

PABST FARMS

National Survey & Engineering
SITEBUILDER
Telephone 262-781-1000
Facsimile 262-781-8466
18745 W. Bluemound Road
Suite 200
Brookfield, WI 53045-5938
www.nsee.com

NSE PROJECT NO.: 3050341	SHEET NO.
DATE: JUNE 7, 06 SCALE: 1"=500'	1 OF 1

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SCHOOL DISTRICTS IN THE VILLAGE OF SUMMIT

Map 9

LEGEND

- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

SCHOOL DISTRICT:

- Oconomowoc Area School District
- Kettle Moraine School District

Source: Waukesha County

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VILLAGE OF SUMMIT COMPREHENSIVE PARK AND OPEN SPACE PLAN

Map 10

Legend

- Existing Village Parks
- Primary Environmental Corridor (2015)
- Existing Village Parks
- Subdivision Parks and Open Space
- Parcel Boundaries (4/31/2022)
- Existing Village Park
- Proposed Park (Approximate Location)

Boat/Kayak Launch

- Existing
- Proposed

- Municipal Boundaries
- Village of Summit Boundary

List of Village Parks		
Number	Village Park Name	Park Type
1	Peter Prime Park	Neighborhood
2	William Jones Park	Undeveloped
3	Atkins Olson Memorial Park	Special Purpose
4	Genesee Lake Road Park (Village Park)	Community
5-14	Proposed Park/Recreational Facility	To Be Determined

*Trails in the Village of Summit Map - separate map

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Original Adoption June 4, 2001
Revisions: June 5, 2014
Approved by WI DNR June, 2014
April 11, 2017
September 13, 2022
June 8, 2023

VILLAGE OF SUMMIT GROUNDWATER PROTECTION ZONE

Map 11

LEGEND

- GROUNDWATER PROTECTION ZONE (GPZ)
- QUARTER-SECTION LINES
- 34 SECTION NUMBERS
- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

Source: Waukesha County, Village of Summit

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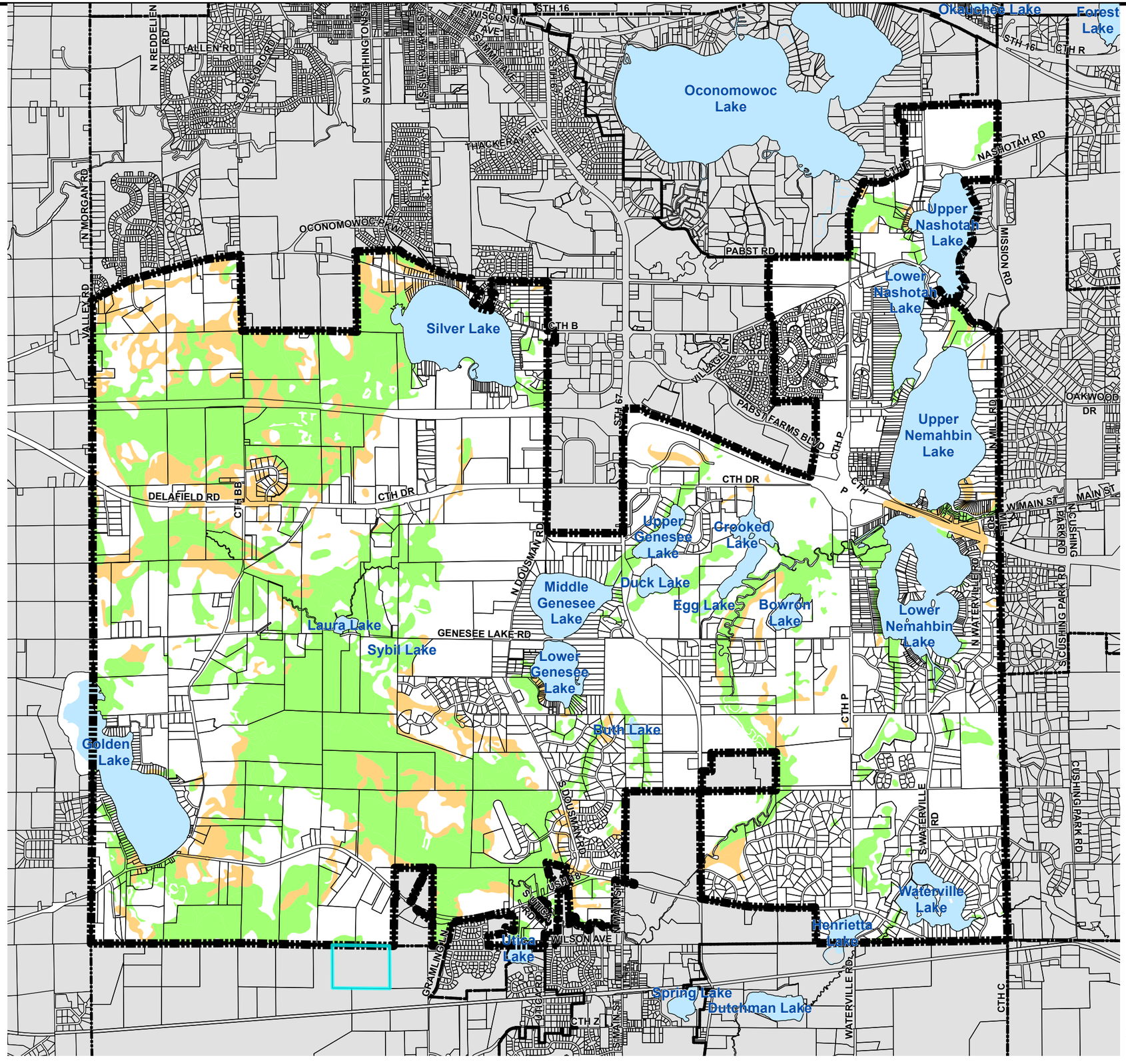
HYDRIC SOILS IN THE VILLAGE OF SUMMIT

Map 12



LEGEND

- HYDRIC SOILS
- SOILS WITH HYDRIC INCLUSIONS
- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

Source: Waukesha County

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INFILTRATION POTENTIAL BASED ON SOIL TYPES IN THE VILLAGE OF SUMMIT

Map 13

LEGEND

INFILTRATION POTENTIAL
BASED ON SOIL TYPES

- Excessively High
- Very High
- High
- Moderate
- Low

- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

Source: Waukesha County

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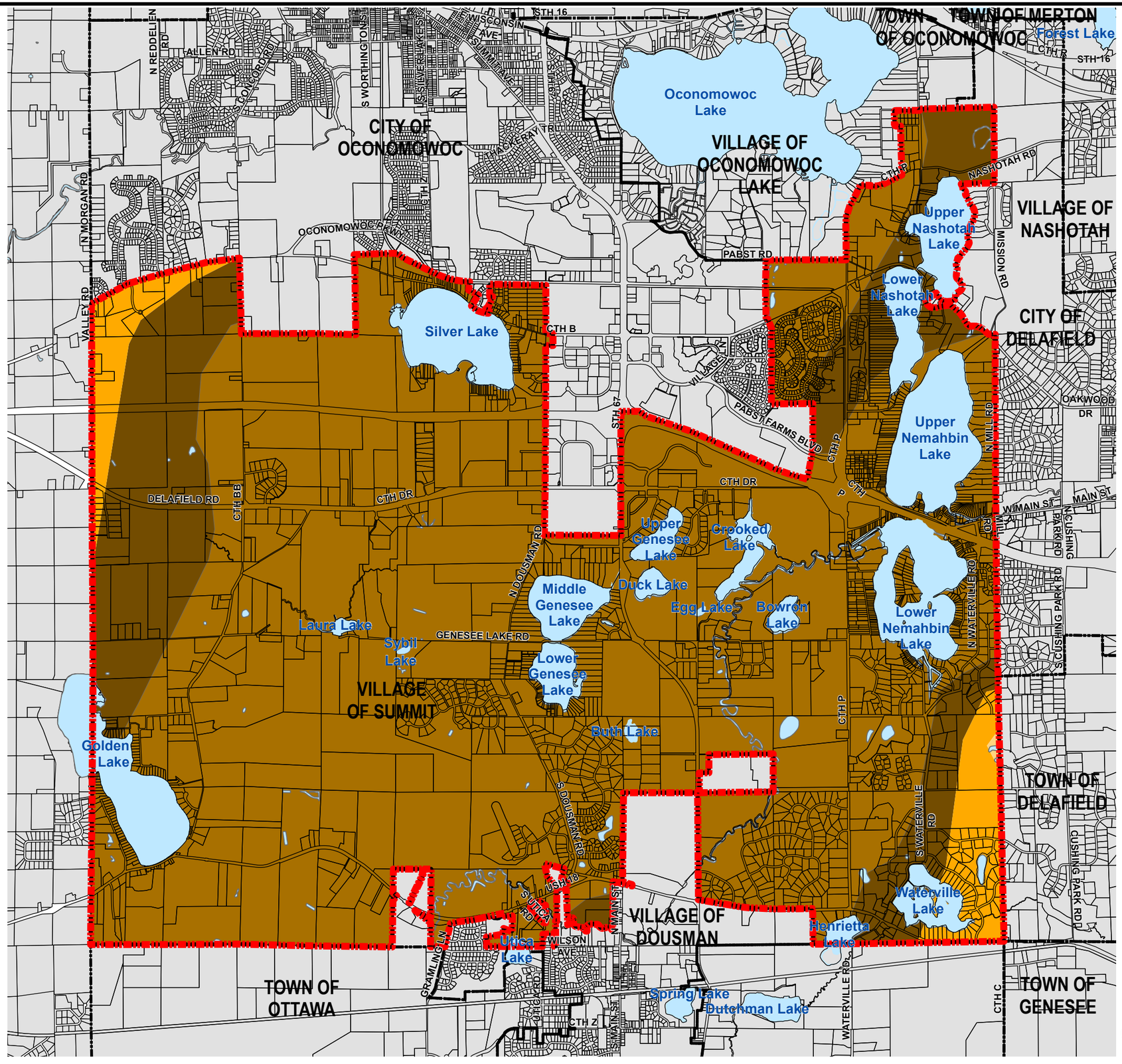
DEPTH TO BEDROCK IN THE VILLAGE OF SUMMIT

Map 14

Map 14



LEGEND

DEPTH TO BEDROCK

- Greater than 70% of the area has bedrock within 5 feet of the ground surface
- Bedrock is between 5 and 50 feet of the ground surface
- Bedrock is between 50 ft and 100 feet of the ground surface
- Bedrock is greater than 100 feet below ground surface

- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

Source: Waukesha County, Wisconsin DNR

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GEOLOGY IN THE VILLAGE OF SUMMIT

Map 15

LEGEND

Glacial Sediment

- Glacial Sediment in Steep Hillslopes
- Glacial Sediment of the Holy Hill Formation with Generally Low-Relief Topography
- Glacial Sediment of the Holy Hill Formation with Hummocky Topography
- Glacial Sediment of the Oak Creek Formation

Offshore Sediment

- Uncollapsed Offshore Sediment of Proglacial Lakes
- Offshore Sediment of Holocene Lakes
- Offshore Sediment of Pleistocene Lakes
- Offshore Sediment of Ice-Walled Lakes
- Collapsed Offshore Sediment of Proglacial Lakes

Stream Sediment

- Uncollapsed Meltwater-Stream Sediment
- Modern Stream Sediment
- Collapsed Meltwater-Stream Sediment

- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

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0 3,500 7,000 Feet

Source: Waukesha County, Wisconsin Geological and Natural History Survey

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GROUNDWATER CONTAMINATION POTENTIAL IN THE VILLAGE OF SUMMIT

Map 16

LEGEND

- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

GROUNDWATER CONTAMINATION POTENTIAL:

- <High Contamination Potential
- <Medium Contamination Potential
- <Low Contamination Potential

Source: Wisconsin Department of Natural Resources

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LAKE MANAGEMENT DISTRICTS & LAKE ASSOCIATIONS IN THE VILLAGE OF SUMMIT

Map 17

LEGEND

LAKE MANAGEMENT DISTRICTS

- Upper Nemahbin Lake Management District
- Middle Genesee Lake Management District
- Lower Genesee Lake Management District
- Silver Lake Management District

LAKE ASSOCIATIONS

- Upper Nashotah
- Lower Nashotah
- Lower Nemahbin
- Duck Lake
- Crooked Lake
- Widgeon/Bowron Lake
- Waterville Lake
- Henrietta Lake
- Utica Lake
- Laura Lake
- Golden Lake Advancement Assoc.

VILLAGE OF SUMMIT INCORPORATED BOUNDARY

OTHER MUNICIPAL BOUNDARY

PARCEL BOUNDARIES (8/31/2022)

SURFACE WATER

Source: Waukesha County

0 3,500 7,000 Feet

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FLOODPLAINS IN THE VILLAGE OF SUMMIT

Map 18

LEGEND

FEMA Floodplain (11/28/2022)

- AE, Floodway
- 1% Chance Flood Area (Zone AE w/Base El.)
- 1% Chance Flood (Zone A No Base El.)
- 0.2% Chance Flood

- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

Source: Waukesha County, Federal Emergency Management Agency

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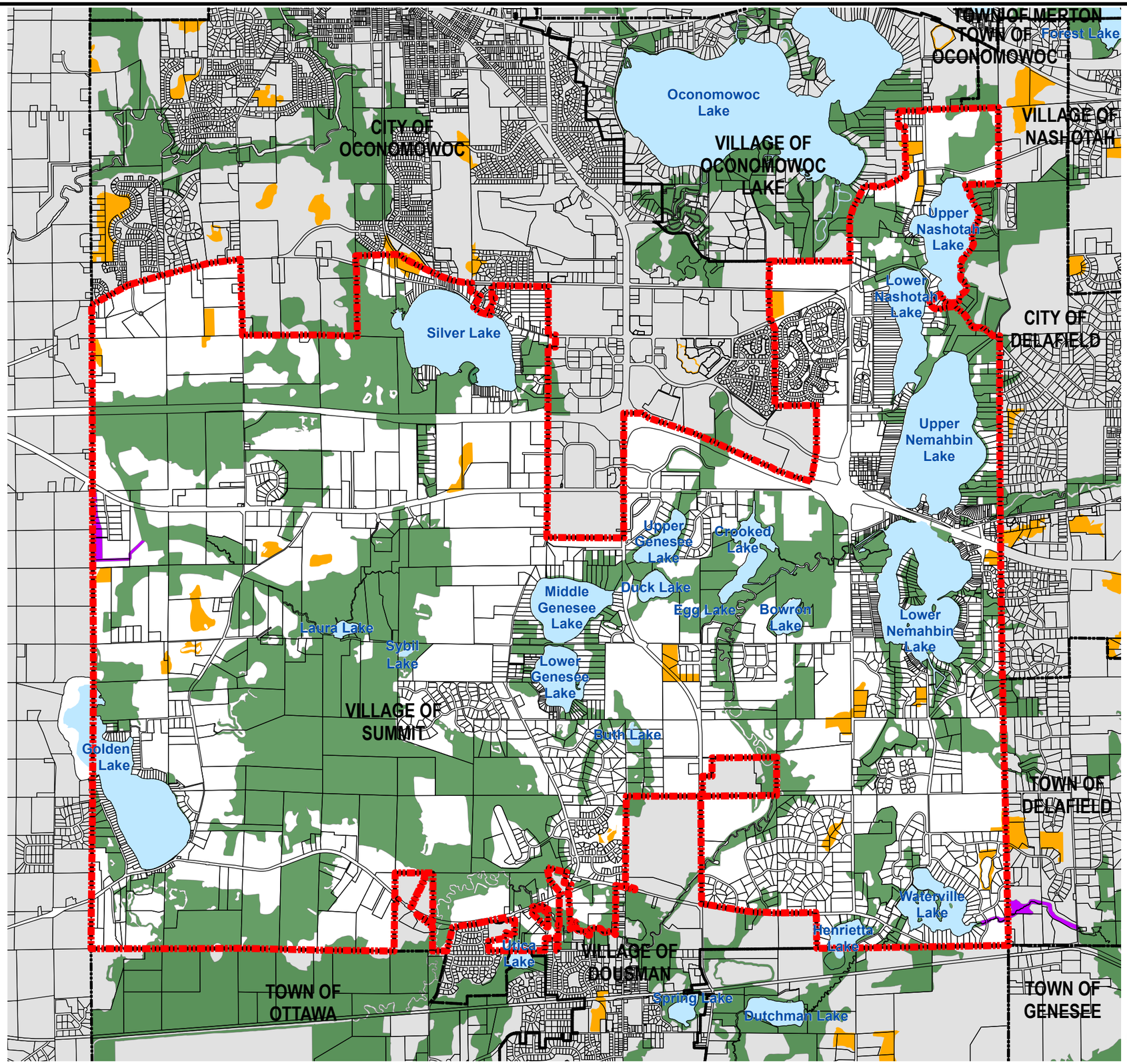
ENVIRONMENTAL CORRIDORS IN THE VILLAGE OF SUMMIT

Map 19



LEGEND

ENVIRONMENTAL CORRIDORS (2015)

- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

Source: Waukesha County, Wisconsin DNR

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WETLANDS IN THE VILLAGE OF SUMMIT

Map 20

LEGEND

- WETLANDS SMALLER THAN .25 ACRES
- WETLANDS LARGER THAN 0.25 ACRES
- VILLAGE OF SUMMIT INCORPORATED BOUNDARY
- OTHER MUNICIPAL BOUNDARY
- PARCEL BOUNDARIES (8/31/2022)
- SURFACE WATER

Source: Waukesha County, Wisconsin DNR

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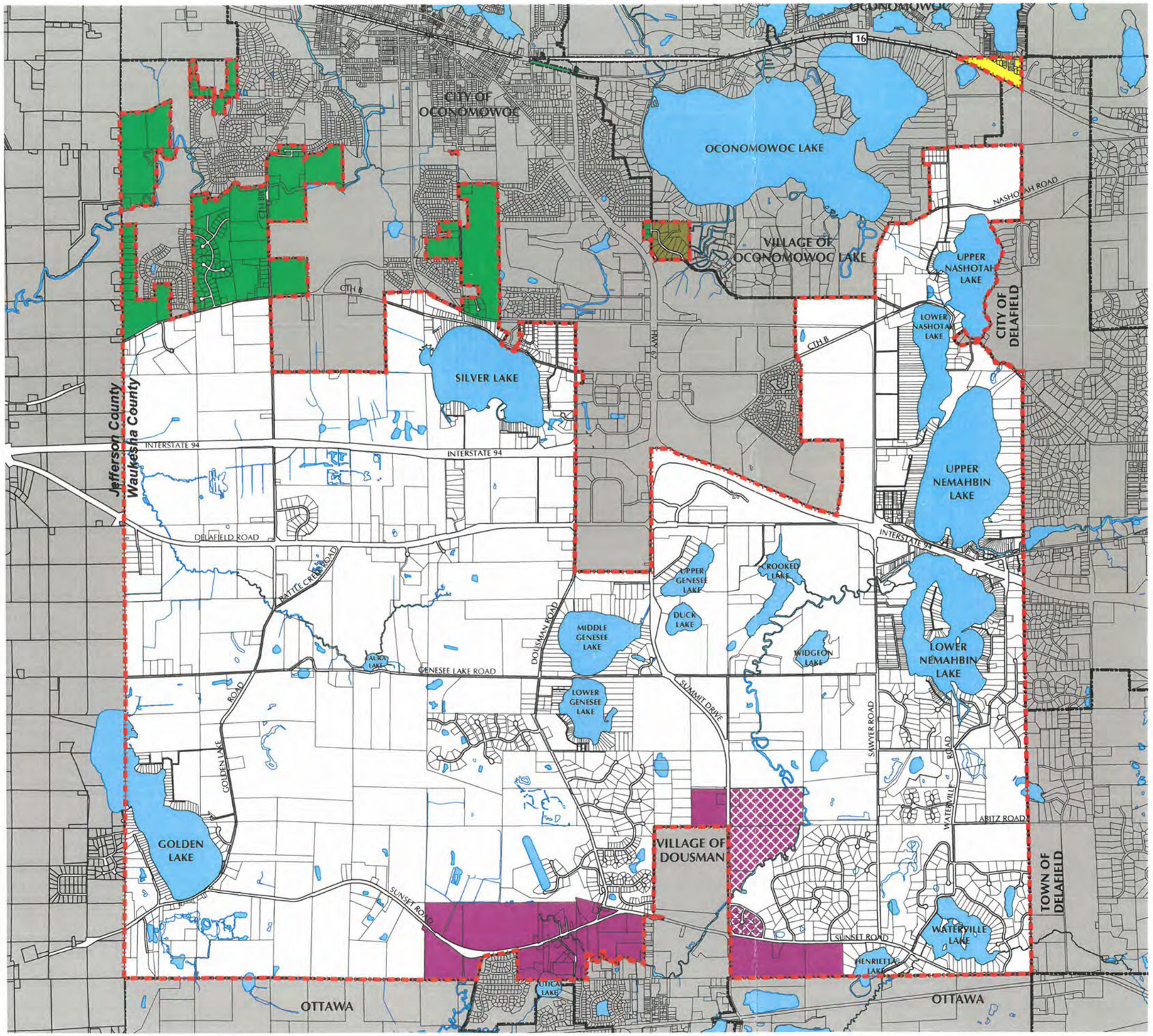
MAP 4
TOWN OF SUMMIT LANDS TO BE TRANSFERRED



LEGEND

- TOWN OF SUMMIT
- MUNICIPAL BOUNDARY
- PARCEL AND ROW LINES
- SURFACE WATER

LANDS TO BE TRANSFERRED:

- To the Town of Oconomowoc
- To the Village of Dousman, 2028
- To the Village Dousman, 2048
- To the City of Oconomowoc, 2010
- To the City of Oconomowoc, 2020

Source: Waukesha County, Jefferson County

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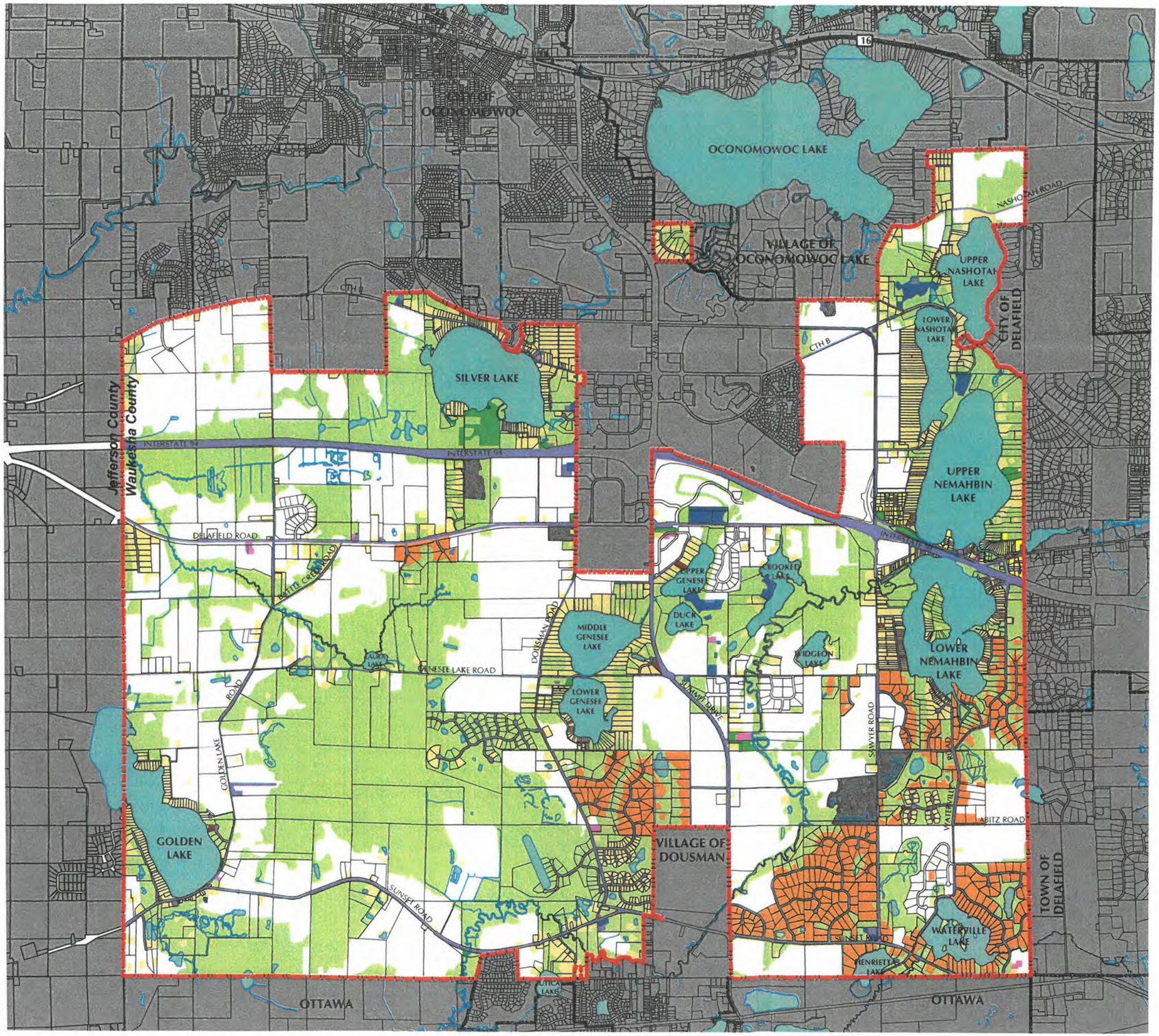
YAGGY COLBY ASSOCIATES

Map created August 17, 2009
YCA Project # 3308-245

VILLAGE OF SUMMIT LAND USES IN 2000

Map 22



LEGEND

- VILLAGE OF SUMMIT
- MUNICIPAL BOUNDARY
- PARCEL AND ROW LINES (2008)
- SURFACE WATER

LAND USE CATEGORIES:

- AGRICULTURAL
- LOW-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- SUBURBAN-DENSITY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- RES. LAND UNDER DEVELOPMENT
- COMMERCIAL
- INDUSTRIAL
- TRANSPORATION
- COMMUNICATION & UTILITIES
- GOVERNMENT & INSTITUTIONAL
- RECREATIONAL
- OPEN LANDS

Source: Waukesha County, SEWRPC

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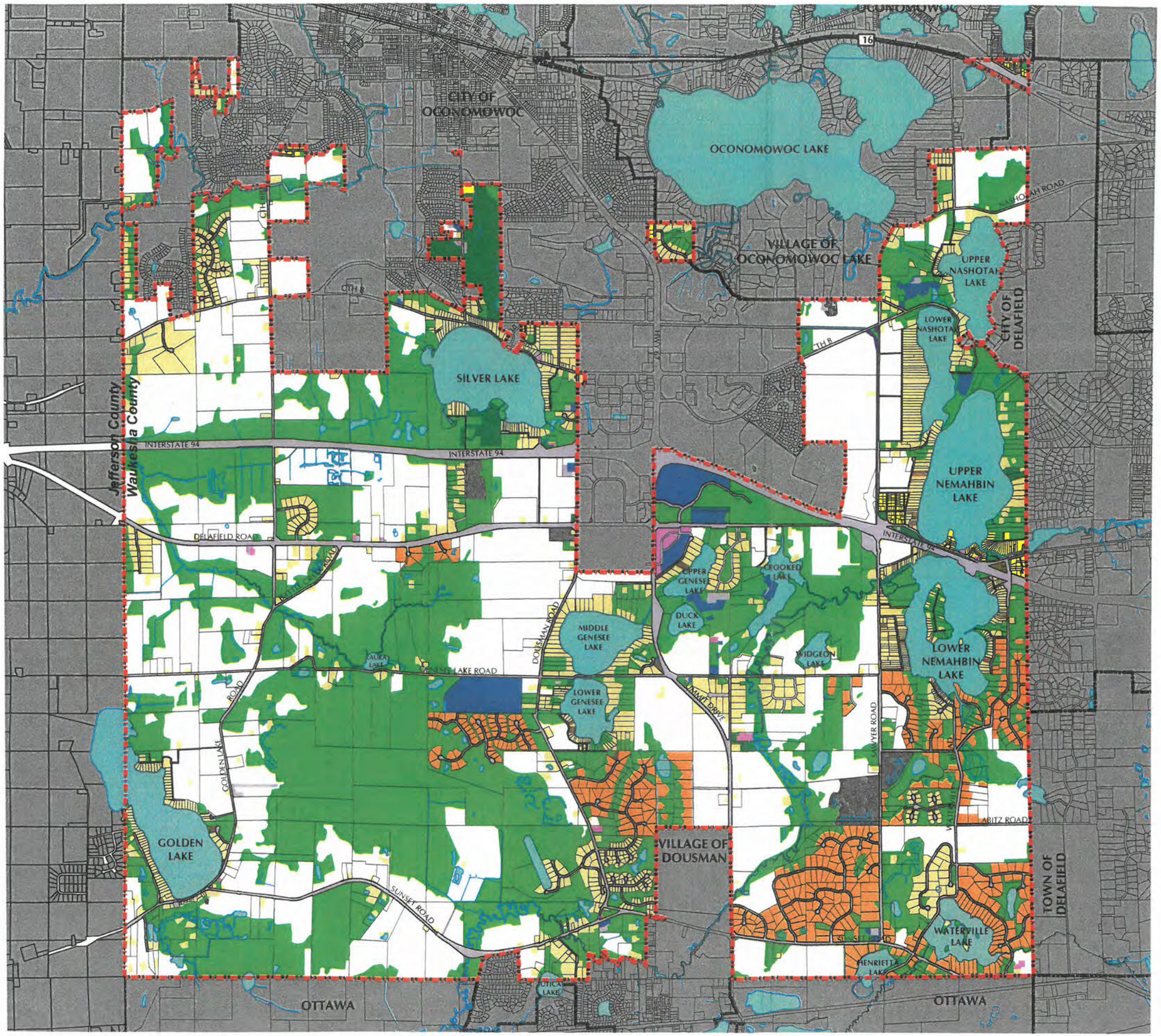
YAGGY COLBY ASSOCIATES

Map created August 25, 2010
YCA Project # 3308-308

MAP 30
TOWN OF SUMMIT
LAND USES IN 2009

Map 23



LEGEND

- TOWN OF SUMMIT
- MUNICIPAL BOUNDARY
- PARCEL AND ROW LINES
  (Current as of March, 2009)
- SURFACE WATER

LAND USE CATEGORIES:

- AGRICULTURAL
- LOW-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- SUBURBAN-DENSITY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- RES. LAND UNDER DEVELOPMENT
- COMMERCIAL
- INDUSTRIAL
- TRANSPORATION
- COMMUNICATION & UTILITIES
- GOVERNMENT & INSTITUTIONAL
- RECREATIONAL
- OPEN LANDS

Source: Waukesha County, SEWRPC

N W E S

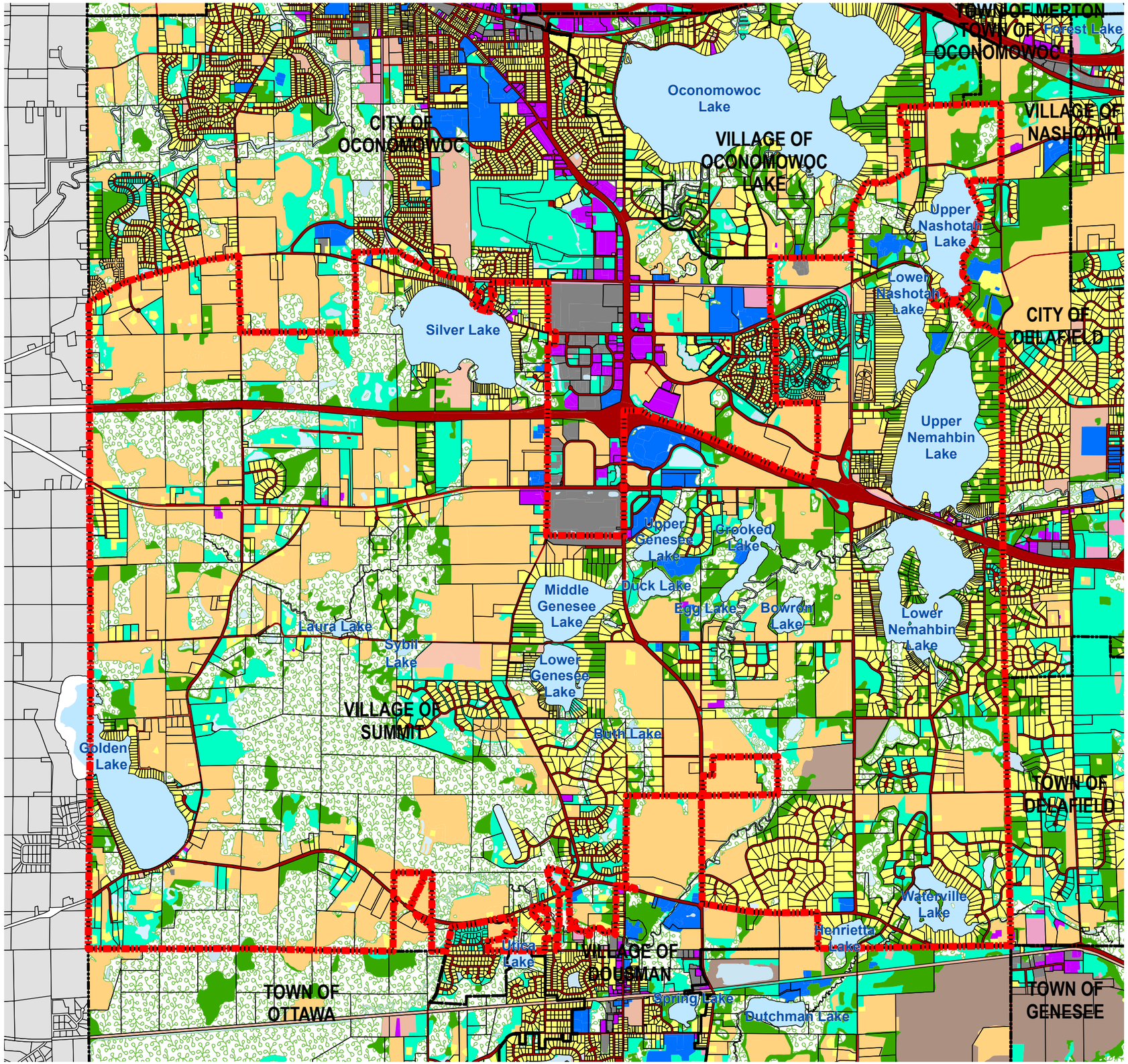
0 1,800 3,600 7,200 Feet

YAGGY COLBY ASSOCIATES

Map created August 21, 2009
Graphically revised January 19, 2010
YCA Project # 3308-245

LAND USE IN THE VILLAGE OF SUMMIT 2020

Map 24



LEGEND

Land Use (2020)

- Agricultural
- Commercial
- Communication/Utilities
- Extractive
- Government/Institutional
- Industrial
- Landfills/Dumps
- Recreation
- Residential
- Transportation Related
- Unused or Open
- Water
- Wetlands
- Woodlands

VILLAGE OF SUMMIT INCORPORATED BOUNDARY

OTHER MUNICIPAL BOUNDARY

PARCEL BOUNDARIES (8/31/2022)

SURFACE WATER

Source: Waukesha County, Existing Land Uses Determined by Southeastern Wisconsin Regional Planning Commission

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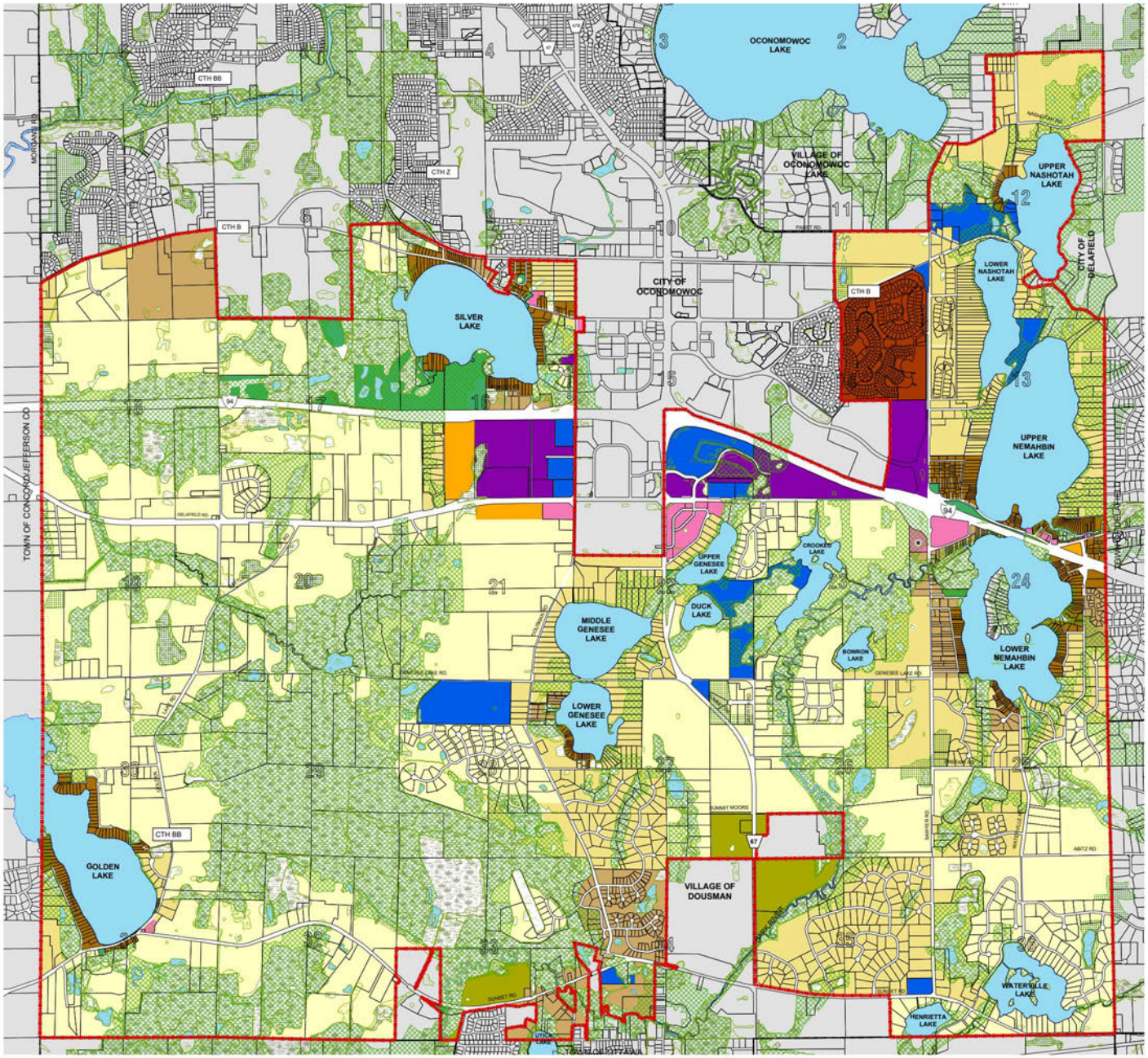
Appendix A

2045 Recommended Land Use Plan

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

Appendix B

Public Participation Plan

STATE OF WISCONSIN VILLAGE OF SUMMIT WAUKESHA COUNTY

RESOLUTION NO. 22-434

A RESOLUTION TO ADOPT A PUBLIC PARTICIPATION PLAN FOR MASTER PLAN UPDATES,WHICH IS INCLUSIVE OF THE COMPREHENSIVE PLAN

WHEREAS, The Village of Summit is currently engaged in an update of the Village of Summit Master Plan – 2020, which includes a Comprehensive Plan; and

WHEREAS, the Village acknowledges Wisconsin's Comprehensive Planning Legislation as set forth in s.66.1001 Wisconsin Statutes and the benefits of comprehensive planning; and

WHEREAS, this planning effort will lead to the preparation of an updated Village Master Plan satisfying the provision of s.66.1001 Wisconsin Statutes; and

WHEREAS, the statutes require that the governing body of a local governmental unit adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided during the preparation of a comprehensive plan; and

WHEREAS, at their January 13, 2022 meeting, the Summit Village Board and Plan Commission agreed upon the various elements of the Public Participation Plan; and

WHEREAS, the Public Participation Plan will serve as a guide to the Village Plan Commission and Village staff to develop detailed initiatives to obtain public input.

NOW BE IT HEREBY RESOLVED BY THE VILLAGE BOARD OF THE VILLAGE OF SUMMIT that the Village adopts the Public Participation Plan as presented on January 13, 2022.

EFFECTIVE DATE. This resolution shall take effect immediately upon passage and posting or publication as provided by law.

Dated this 13th day of January 13, 2022.

Village of Summit

Jack Riley, Village President

ATTEST:

Debra J Michael

Debra J Michael
Village of Summit Administrator-Clerk/Treasurer

VILLAGE OF SUMMIT SEAL WAUKESHA COUNTY, WI

Public Participation Plan for the 2022 Update

of the Master Plan for Village of Summit

January 13, 2022

Introduction

Public participation is an important part of the Village's planning process. For a plan to develop, decision makers need to hear ideas, thoughts, and opinions from their citizens and stakeholders. The public participation plan outlines procedures to give citizens the opportunity to participate and learn about their community.

Section 66.1001(4)(a) of the Wisconsin Statutes identifies, in part: "The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide every opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

The Village Board and Plan Commission for the Village of Summit intend to be responsive with the state mandate to include public participation throughout the planning process. The Village intends to use this document as a guide to involve their citizenry. Both residents and property owners can provide input as plan review occurs.

Methods of Citizen Participation

Many methods of public participation have existed in the past and will continue to exist. The Village of Summit update process uses six methods to encourage public input throughout the process. This plan explains the six methods.

Method 1: Master Plan Update Committee

The Village of Summit Village Board appointed Master Plan Update Committee members at their October 14, 2021 meeting to help guide the planning process. This group includes residents from the Village, as well as the Village Board and Plan Commission. The residents make up a majority of the membership with diverse interests and backgrounds. The committee has the responsibility of providing leadership and guidance during the plan development process and informing people in the community they represent.

Method 2: Village Committee/Board Meetings

The Village opens all planning meetings to the public. Village staff post all agendas on the Village Posting Board. Village staff also post agendas and meeting minutes through the Village of Summit website at www.summitvillage.org and residents can sign up for NotifyMe. Time is set aside at each meeting for public input.

Method 3: Informational Letter

The Village Board and Plan Commission intend to mail at least one letter to all property owners and residents directly affected by proposed changes to the Master Plan. This letter will outline the major issues and areas of the Village that may change, along with the meeting schedule. The owner list comes from official Waukesha County files.

Method 4: Newspaper Reports

Newspaper reports can effectively keep both the public and the press informed about the planning process. Village Staff will communicate with the local paper and distribute information that can expand public awareness of the planning process.

Method 5: Open Houses

The Village of Summit will sponsor one open house at the beginning of the update process and hold at least one more open house prior to any public hearing after recommendations have been prepared. The open house concept provides an informal setting for residents to interact with the commissioners, board members, committee members, and village staff. The open house also gives citizens the opportunity to gather information, ask questions, react to information and provide both written and verbal feedback.

Method 6: Public Hearing

The Village will hold at least one public hearing near the end of the plan update process, consistent with the requirements established in s.66.1001 Wisconsin Statutes. This hearing allows residents to receive information and provide public input on the Plan. The public hearing consists of a presentation summarizing and highlighting the major parts of the planning process and the final draft of the Plan. Participants have the opportunity to ask questions and provide comment. An official public record of the presentation and all comments will be established. The Village will make a draft of the Plan update available for review at the Village Hall at least 30 days before any public hearing. The Village will also mail copies of the draft Plan to surrounding municipalities and governments at least 30 days before any public hearing.

Chapter 66.1004(4)(a) states: "The written procedures shall describe the methods the governing body of a local governmental until will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan." To satisfy this statutory requirement, the Village will provide information on the planning process directly to the owners of these properties in the Village.

Participants will also have the opportunity to provide written comments. The deadline for all written comments will be one week after any public hearing.

Appendix C

Summary of October 2020 Plan Commission & Village Board Meeting

Village Hall, 567-2757
Fax, 567-4115
Highway Dept., 567-2422
Police Dept., 567-1134
Building Inspector490-4141

Summit Village Hall ● 37100 Delafield Road ● Summit, WI 53066

MASTER PLAN TOPICS CONSIDERED
JOINT PLAN COMMISSION - VILLAGE BOARD MEETING
OCTOBER 22, 2020

Land Use

- Future of Agricultural use
- Transitional land use on corner of CTH DR and CTH P
- Future use of 120 acres west of Village Hall
- Summit Village Commons future plans update
- Open space, parks and small spaces
- Guidance for large-tract development patterns and density
- Business Park definition of uses
  - ✓ High-tech
  - ✓ Distribution Centers
  - ✓ SIP Code description
- Minimize and address the impact of commercial development
- Boy Scout land plan
- Park development plan

Density

- Multi-family effect on community density and village-wide density
- Density with PUD allows overlay of "x–plus" number of lots
- Density
  - ✓ Residential, conservation, PUD
  - ✓ Multi-family
  - ✓ CSM process or Subdivision process
- Edges of different development densities – NC, BP, single-family residential
  What type of transitions happen between these uses?
- Workforce Housing

Financial

- Cost of services for various land uses

Process

- Public education around Master Plan
  - ✓ Process
  - ✓ Use in decisions
  - ✓ Implementation
- Development review with additional agencies: SEWRPC, DNR
- Sewer/Water utility extensions
  - ✓ Review existing agreements
  - ✓ Identify future possible extensions
- Revisit unsewered development patterns and 3-acre density designation
- Review plan and code use limitations – i.e. height restrictions, use list (hotels)
- Ordinance Updates for implementation
  - ✓ Lighting ordinance
  - ✓ Noise ordinance

Philosophy or Policy

- Intent of Plan vs. Letter of Plan
  - ✓ Example – utility requirement or maintain rural character
- Frustrated planning
  - ✓ Existing use and proposed use
  - ✓ Existing use and plan use

    "Be careful what you deny, …."
- Better definition of land use plan impacts
- No Change – Keep focus on CTH DR corridor, not STH 67; will divide the village
- Workforce Housing
- Rural business and CUP conditions – i.e. Wisconsin Equine Center
- Impact of institutional uses

Transportation

- Trails
- North-South bike path connection
- Road patterns
- Impact of development on village road traffic counts, intensity
- Dousman Road identity crisis
- Traffic on village connector streets

Environmental

- Flooding/density of commercial development on Upper Nemahbin
- Primary Environmental Corridor consistency of development patterns
    - ✓ Use of PUD, conservancy subdivision, ordinary density
    - ✓ Potentially use as an "edge" or transition
- Lake protection activities and programming
    - ✓ Boating levels
    - ✓ Activity on rivers and lakes
    - ✓ Invasive species protection
- Promote public use of waters through access, areas for congregating, accessory parking
- Park development plan
- Design projects for alternative energy systems

Appendix D

Summary of Public Open House Comments February 2022

VILLAGE OF SUMMIT

FEBRUARY 7, 2022 CORP & COMPREHENSIVE PLAN OPEN HOUSE COMMENTS AND FEEDBACK

There were 74 people that signed in at the Open House meeting and 51 submissions were provided. There were an additional 65 online submissions. Below is a summary of individual comments with the number of times the comment was submitted listed after each item.

COMPREHENSIVE OUTDOOR RECREATION PLAN

Park amenities

- Pickleball courts (14)
- Village tennis courts (3)
- Walking trails at Village Park (2)
- Dog walking at Village Park (1)
- Additional ball diamonds should be added at Village Park (1)
- Additional LaCrosse facilities at Village Park (1)
- Make Peter Prime Park private by giving/selling it to the neighborhood (1)
- Don't overdevelop small parks and share any potential changes with neighborhood residents (1)
- Village swimming pool (1)
- Ice rink with conversion to roller rink in summer at Village Park (1)
- Water park/splash pad similar to Nixon Park in the Village of Hartland (1)

Trails

- Bike path along Bark River has impacts to wildlife, wetlands, etc. (2)
- Extend local walking/bike paths to Glacial Drumlin Trail & Lake Country Trail (1)
- Trail along Sawyer Road may impact private properties with driveways and garages (1)
- Consider running Dousman Road trail west off Normandale and then south (1)
- Crossing Dousman Road for a bike path could be dangerous (1)
- Connecting neighborhoods to the park is desirable (1)
- Any trail encroachments that impact resources or properties should not be allowed unless approved by willing owner, negative impact on value of property (2)

Kayak usage

- Provide designated kayak parking to avoid traffic issues, parking in private yards, and waste (1)
- Manage outside bathroom use and garbage disposal related to water access parking (1)

COMPREHENSIVE PLAN (FORMERLY MASTER PLAN)

Utilities

- Upgrade internet access and speed (2)

Land Use & Densities

- Against commercial development along HWY 67 corridor (56)
    - Preserve rural character
    - Traffic volume and safety concerns
    - Noise concerns
    - Impacts to property values
    - Potential for groundwater contamination & rainwater runoff
    - Concerns with flooding
    - Potential contamination of nearby waterways
    - Impacts to wildlife
    - Protect natural beauty
    - Plenty of vacant commercial space in area
    - Leave in agricultural or reduce allowable densities to 1 unit per 10-acre
    - Road damage from truck traffic
    - The area is in the middle of the village, location of additional development doesn't make sense
    - Existing vacant commercial spaces
    - Encourages additional development
    - Increase in crime

- Favor commercial development along HWY 67 corridor (1)

- Against increase in density along HWY 67 corridor (5)
    - Traffic concerns
    - Oconomowoc schools already full
    - Need for additional police officers
    - Increased housing for workers when businesses are not located in Summit is absurd. There is no need to cater to a need that doesn't exist
    - Densities should be lowered to 1 unit/3-5 acres to preserve open space

- Against existing 10 acre per unit density on property west of Village Hall (6)
    - Reduce density to 6 units/acre
    - Reduce density to 0.5-0.6-acre single family residential based on goals to maintain rural character and achieve an optimal residential environment. See Ordinance 31-2015.
    - Reduce density or eliminate multi-family all together
    - Lower density = higher quality, housing should not be subsidized

- Against multi-family and high density in village (4)
    - Preserve nature
    - Love the "feel" of Summit now
    - Maintain rural feel

- Against any new commercial areas in the village (1)

- Put property (#621) in 1 unit/5-acre density category (1)

- Put property (#620) in 1 unit/5-acre density category – North of Delafield Road and West of N. Golden Lake Road (CTH BB) (1)

- Leave the existing land use and zoning designations as-is in the SW corner of HWY 94 and CTH P. Use of property will be influenced by development on east side of CTH P (2)

- Reduce 3-acre density in SF residential for lower density and reduce PUD bonus for development (1)

- Keep designated industrial lands as-is west of Village Hall, matches land uses in Oconomowoc, sewer and water available, and tax benefits to village (1)

- Would like to see land surrounding Village Hall become commercial (1)

- Interested in additional multi-family in village (1)

- Review the areas along Sawyer Road and south of Bark River (#475), land use plan densities lower than actual lot size and zoning (1)

Traffic

- Not interested in HWY 67 expanding from 2 lanes to 4 lanes
- Concerns with truck traffic along HWY 67 from Roundy's

General

- Leave the Master Plan as-is (1)
- Village is well thought out with a mix of park/rec, environmental, residential, and commercial space in the correct planned spaces (1).

Appendix E

Full Report of Public Comments related to February 2022 Public Open House

VILLAGE OF SUMMIT

April 18, 2023 CORP & COMPREHENSIVE PLAN OPEN HOUSE COMMENTS AND FEEDBACK

There were 23 people that signed in at the Open House meeting and 5 written submissions were provided, including online submissions following the meeting. Below is a summary and complete list of individual comments with the number of times the comment was submitted listed after each item.

COMPREHENSIVE OUTDOOR RECREATION PLAN

Trails

- Locate the proposed Waukesha County bicycle trail along CTH P from the Lake Country Trail to the Glacial Drumlin Trail on the west side of CTH P to reduce the interfaces with the residences on the east side of the road (1).

COMPREHENSIVE PLAN (FORMERLY MASTER PLAN)

General

- Encourage the Village to safeguard the rural beauty of the area (1).
- There was an area in one of the land use category changes, incorrectly referencing CTH BB as CTH B, for property located at 39402 Sunset Drive, SUMT0697998005 (1).

Land Use & Densities

- The Village should consider the residential land use category of the property located on the west side of STH 67 (SUMT0681998) when deciding if a landscape company that will serve as a nursery is an appropriate use for the property. Residents were clear during the plan amendment process that they were against a commercial business (1).
- Concern related to the change in land use density from 10 units per acre to 4 units per acre (0.25-acre density) on the Payne and Dolan property located on the north side of Delafield Road, CTH DR, at SUMT0639998 (1). A letter of concerns and questions was provided and is on file at the Village of Summit Hall.

Appendix F

Summary and Full Report of Public Comments related to April 2023 Public Open House

Comprehensive Outdoor Recreation Plan (CORP) & Master Plan Update Public Comments Summary

Date	CORP/Master	Subject	Number	Comment
2/7/2022	Master Plan	Multi-Family Development	619	10 Units per acres is too dense. Reduce the # per acre in multi family zones or Eliminate MF altogether
2/7/2022	Master Plan	Commercial Development		Against any commercial development of the Hwy 67 corridor East/West/North/South
2/7/2022	Master Plan	Multi-Family Development	470	10 Units per acre should be lower density with lower density gives higher quality development. Subsidized housing and high density has no place in our most residential/Agricultural/rural Village. Development is not the goal no reason Summit should be a bedroom Community like River Hills. We have the demographics & the desire. (470 - area east of Daystar Ln)
2/7/2022	General	Internet		When will we be receiving decent internet speed?
2/7/2022	Master Plan	Industrial Development	476	Keep light industrial due to it corresponds with Oconomowoc & ease for sewer& water - needs to be mentioned about tax benefits for Village
2/7/2022	Master Plan	Multi-Family Development		Would like to see more multi family designated area
2/7/2022	CORP	Trails		Extend Walking/Bike Path to Glacial Drumlin - Lake Country Trail
2/7/2022	Master Plan	Commercial Development		Would like Hwy 67 corridor to remain agriculture or residency. Against change to commercial zoning
2/7/2022	General	Open House		Excellent Open House
2/7/2022	Master Plan	Master Plan - General		Built new home here in 1995 - Current plan should stand as is.
2/7/2022	Master Plan	Multi-Family Development		Multi Family & Density. We moved here for nature not a mini city. Multi Family ok, but space it out.
2/7/2022	Master Plan	Density, Commercial Development	619 461	Reduce Density/ no big Business
2/7/2022	General	Internet		Apply for Federal grant to upgrade internet
2/7/2022	Master Plan	Commercial Development		We are against commercial development for the Hwy 67 corridor. It should remain largely residential lots & Agriculture
2/7/2022	CORP	Paths/Pickleball		Interested in Pickleball courts at Village Park. Also enjoy currently walking area with dog and hope for a nice long walking path to be made
2/7/2022	CORP	Pickleball		Interested in Pickleball at Village Park
2/7/2022	CORP	Tennis		Interested in plans for at least 4 Tennis courts.
2/7/2022	Master Plan	Multi-Family Development		would love Summit to remain low density R-25 or greater. Not multifamily or high density. Love the "feel" of Summit now.
2/7/2022	Master Plan	Density, Commercial Development	461	This property should be changed on the long term plan to 10 acre plus and or stay agricultural
2/7/2022	Master Plan	Density, Commercial Development	462	Property should stay agricultural
2/7/2022	Master Plan	Density, Commercial Development	471	Property should stay agricultural or 10 plus acre
2/7/2022	Master Plan	Density, Commercial Development	477	Property should stay agricultural or 10 plus acre
2/7/2022	Master Plan	Density	475	Why is this being proposed as 0.8 acre density when these lots are less than .5 acres and have been established this way for over 100 years? (currently they are R-4)
2/7/2022	Master Plan		619	Behind Daystar - vote for no additional multi-family units
2/7/2022	CORP	Swimming Pool	633	Would like to see a Village Swimming Pool built in the park
2/7/2022	Master Plan	Mixed Use Commercial	460	Keep as is (460 - parcel southwest of I-94/CTH P currently designated as Mixed Use Commercial)
2/7/2022	CORP	Trails	622	The Proposed "Bark River Trail". How will this affect the landowners - Specifically on the east side of Sawyer Rd just south of the bridge. We all have "grandfathered" garages that are in the ROW. Will trail be just on the west side of the road/
2/7/2022	CORP	Waterway	622	Huge problem already exists every nice summer weekend in this area with Kayakers parking in the ditches (and some blocking traffic lanes when loading and unloading boats. Many have tried parking in our yards. What can be done to accommodate these boaters and keep everyone safe and keep them from using our yards.
2/7/2022	CORP	Waterway	622	Bathrooms and Garbage Disposal in this area should be addressed for all of the boaters visiting this area. I pick up a garbage bag full or more each weekend.
2/7/2022	CORP	Park	631	Peter Prime Park should be given back to the neighborhood as they see it as a private domain. Tax them separately for a private park maintenance or sell it.
2/7/2022	Master Plan	Density	500	a big portion of this lot falls into the shoreland jurisdiction. How will this influence the rezoning and the potential density if this lot sells subdivided and rezoned.
2/7/2022	CORP	Trails	334	Could the bike Trail run west off Normandale & then down to the new park instead of being on Dousman?
2/7/2022	CORP	Baseball	335	Additional Ball Diamonds need to be added to the south area of the current four diamond complex.
2/7/2022	Master Plan	Density	619	Lower Density Back to 6 Units per acre (MF Residential 10 Dwelling units/acre, area east of Daystar Ln)
2/7/2022	Master Plan	Density	620	Put density back to 5 Acres (SF Residential 1.6-acre density, area north of Delafield Rd and west of N Dousman Rd)
2/7/2022	Master Plan	Density	621	Put density back to 5 Acres (Park/Recreational, area north of I-94 in Boyscout Camp)
2/7/2022	Master Plan	Density		Review 3 acre density in SF residential to raise it and reduce P/U/D bonus for development
2/7/2022	CORP	Trails	632	Bike Path all along Bark River - it's construction would greatly improve the wildlife, wetlands, etc. and this doesn't take into account those who will use this in the future. Maybe develop trail along another area that already has a road and is improved adding bike trail mix to it.
2/7/2022	CORP	Trails	461	This area is closest to the river & near several lakes. Much wildlife lives here and families have roots here for the purpose of living in the "rural character" space

2/7/2022	Master Plan	Commercial Development	462	If zone changes to industrial/commercial that is the start of the end to that wholesome rural feel. Along the 67 corridor where Oconomowoc ends& Summit begins the traffic is terrible. To change the zoning is to pull the rug out from under the families future for living this kind of life & providing the sort of future we all had planned
2/7/2022	Master Plan	Commercial Development	471	If zone changes to industrial/commercial that is the start of the end to that wholesome rural feel. Along the 67 corridor where Oconomowoc ends& Summit begins the traffic is terrible. To change the zoning is to pull the rug out from under the families future for living this kind of life & providing the sort of future we all had planned
2/7/2022	Master Plan	Commercial Development	500	If zone changes to industrial/commercial that is the start of the end to that wholesome rural feel. Along the 67 corridor where Oconomowoc ends& Summit begins the traffic is terrible. To change the zoning is to pull the rug out from under the families future for living this kind of life & providing the sort of future we all had planned
2/7/2022	Master Plan	Commercial Development	477	to increase housing (apartment complexes) for workers or consider increasing housing for business that are not currently here seems absurd & I don't feel there is a need or we as a community cater to this faux need
2/7/2022	CORP	Trails	632	How is the bike trail/recreational trail going to be handled when it runs through private properties. Our walking trail to our back garden is less than 20 feet from the river. I walk my dog 2 times per day. How will the Village handle people coming onto my property. Most people would treat things with respect but some people don't
2/7/2022	Master Plan	Commercial Development	461	So much traffic already on HWY 67 more people means more traffic. Schools in Oconomowoc are already full to capacity
2/7/2022	Master Plan	Commercial Development	462	Where does all of the wildlife that lives In those fields, woods, etc. go. We finally have eagles in our area lets keep p our community rural or make more "green space" areas like parks in these lots that are agricultural now. What happens if people want to continue to keep the lots agricultural and keep it farm land.
2/7/2022	Master Plan	Commercial Development	463	My property on Griffith Rd is where I grew up, my kids are growing up , & hoping to keep my large yard full of wildlife, squirrel, deer if more houses how will that be possible
2/7/2022	Master Plan	Commercial Development	477	My property on Griffith Rd is where I grew up, my kids are growing up , & hoping to keep my large yard full of wildlife, squirrel, deer if more houses how will that be possible
2/7/2022	CORP	Trails	Committee Meeting Public Input	Would like walking trails in main park (Village Park).
2/10/2022	Master Plan	Commercial Development	Online	I am in opposition of rezoning the segment of Highway 67 south of Genesee Lake Rd from single residential to commercial. My husband and I built a home in the Village of Summit 33 years ago because we fell in love with the rural non-commercialized residential area. Changing zoning would change our beautiful Village and would result in more traffic, more noise, reduce property values and potentially cause groundwater contamination/rainwater runoff.
2/10/2022	Master Plan	Commercial Development	Online	My husband and I started our journey (almost 30 years ago) building our first home in Waterville ridge subdivision. We have moved a bit but always stayed within a 5 mile radius. We love the area, where else can you wake up and drive to work having to stop for chickens, turkeys, deer, turtles, momma fox and her baby's? Going from single residential to commercial is not what our community wants!!!! That can stay North on hwy 67. (and the I94 corridor) We already have many many vacant commercial spaces from the old Ben Franklin, old Kmart, space around pick n save and acres and acres of land in Pabst farm just begging to be developed. WHY bring that down hwy 67 to change our natural beautiful area it's not worth MORE noise, traffic, reducing home values, impact on wildlife and our delicate watershed. Please keep SUMMIT a rural residential community.
2/10/2022	CORP	Pickleball/ Tennis	Online	As an avid tennis and pickleball player, I would encourage the Village to actively pursue the development of courts within the park system. Especially pickleball, since it is growing at such a phenomenal rate. Pickleball courts would be attractive to both existing and prospective residents who wish to maintain an active lifestyle. I would be happy to assist the Village in pursuit of such an initiative.
2/10/2022	Master Plan	Commercial Development	Online	Per the Feb 7 open house meeting, rezoning a segment of the hwy 67 corridor. I object to rezoning to a commercial use. I am extremely worried about storm water runoff in this area. Not long ago there were serious flooding issues in this area and more development would make this worse. Also the nearby lakes and river could become easily contaminated. Rezoning one parcel will make it easier to rezone adjacent parcels down this corridor. Summit is known for being rural and very restrictive in development. I would like to see it stay that way. Decisions like these affect the region, not only the nearby properties. These decisions will affect the region for several decades or longer. Please don't be short sighted. Please reach out to your community to receive feedback from those who may not know what is happening until it's too late. Thank you for your time and consideration.
2/7/2022	Master Plan	Commercial Development		Because HWY P/sawyer Rd is one of 2 on and off ramps from I-94 into the Village of Summit, thoughts on the property on the Southwest corner of Delafield rd. & Sawyer Rd. Our family treats both the north and south parcels 15 acres as on but we may want to move the property line between them one way or the other in the future. May just thin but probably clearcut the pine plantation. It's a tree farm. high value knot free sawlogs or even cabin logs with a mix of pulpwood. Mostly conifers but also hardwoods, the predominant species being red oak. What happens to Johns farm may influence the development of our property. ditto for the Kramer Property. Both of our kids have expressed interest in the property if Mary Ann and I are no longer around. Therefore please keep the Maser Plan future land use designation and zoning as is. It allows flexibility.
2/7/2022	CORP	Paths		

4/11/2022	Master Plan	Commercial Development	Committee Meeting Public Input	Request to leave STH 67 corridor low density residential. Residents should not be held hostage by anyone purchasing land in the Village with intent to develop commercial operations. We should be proud that we do not have a lot of commercial development here. Also expressed concern about conditional uses, amendments, variances that could be made after the Master Plan is completed - would like Village to support residents in area who wish to preserve its character.
4/11/2022	Master Plan	Commercial Development	Committee Meeting Public Input	Lives next to property on STH 67 where he believes commercial development is being proposed and would like to see it as residential. Concerned about runoff that will drain to lakes and forested area. Purchased his property to enjoy the rural area and does not want additional light pollution.
4/11/2022	Master Plan	Commercial Development	Committee Meeting Public Input	Moved to Summit 26 years ago because of its rural, residential nature and love it here. She understands that there needs to be some commercial area, but she fears that STH 67 corridor will become a large commercial hub that will not preserve the residential nature of Summit.
4/11/2022	Master Plan	Commercial Development	Committee Meeting Public Input	Lives in STH 67 corridor. Would like committee to come to the next meeting prepared to discuss factual information about what changes to the future land use would bring to the table and not "shoot from the hip" with decisions. These are properties that people own already, and it sounds foolish to him to be discussing zoning changes.
4/11/2022	Master Plan	Commercial Development	Committee Meeting Public Input	**Repeat comment from 2/7/22 Open House.** Does not want commercial development along STH 67 corridor.
4/11/2022	Master Plan	Commercial Development	Committee Meeting Public Input	Shares concerns with other meeting commenters about additional commercial development and supports residential future use.
4/11/2022	Master Plan	Commercial Development	Committee Meeting Public Input	Concerned about committee member discussion regarding tax base from commercial developments. Also shares concerns that board members have expressed a pro-development opinion and simply want to imitate what other neighboring communities (Delafield, Oconomowoc) are doing.
4/11/2022	Master Plan	Commercial Development	Committee Meeting Public Input	Life-long Lake Country area resident that supports change, but does not support changing zoning for one or very few that will affect hundreds of families. There are many neighboring communities with areas designated for commercial/industrial with open spaces, and it seems a better choice for them than Summit.
4/11/2022	Master Plan	Density	Committee Meeting Public Input	Questions why a "buffer" is needed in areas 1 and 2 for transition between residential use and commercial or industrial use.
5/15/2022	CORP	Badminton	Letter	Request for badminton courts at Village Park.
6/20/2022	Master Plan	Density, Industrial Development	Committee Meeting Public Input	Commented that he noticed Density and Size of lots range from .2 to .3 - .5 etc. and wanted to know if there are height restrictions and lighting restrictions related to building in the industrial development.
6/20/2022	Master Plan	Commercial Development	Committee Meeting Public Input	Would like a Master Plan that preserves the rural and low developed feel and a Master Plan that protects our cultural treasures as well particularly the Turtle Mound in the Boy Scout Camp.
6/20/2022	Master Plan	Multi-Family Development	Committee Meeting Public Input	Multi-Family space adjacent to Daystar Ln. Stated that the one site as designated would exceed the projected growth for the village.
6/20/2022	Master Plan	Commercial Development	Committee Meeting Public Input	Bought property just left of the purple area and all of the people that are up on Nemahbin would like to continue the single family feel.
7/11/2022	Master Plan	Commercial Development	Committee Meeting Public Input	More of a question: if a property is zoned for future residential and someone buys it and wants to get a conditional use permit or put up structures, what types of buildings could they put up. For example, let's say a landscaping company bought a residential property, what could they do on that property?

Appendix G

Village of Summit Comprehensive Plan Adoption Documents

VILLAGE OF SUMMIT WAUKESHA COUNTY STATE OF WISCONSIN

PLAN COMMISSION OF THE
VILLAGE OF SUMMIT, WISCONSIN

RESOLUTION NO. 23-451

RESOLUTION RECOMMENDING A COMPREHENSIVE UPDATE TO THE SUMMIT MASTER PLAN 2020 PURSUANT TO WISCONSIN STATUTES SECTION 66.1001

THE UPDATED PLAN WILL BE TITLED "VILLAGE OF SUMMIT 2045 COMPREHENSIVE PLAN"

WHEREAS, Section 61.35 of Wisconsin Statutes applies the standards and requirements of Section 62.23 - City Planning - on Villages in the State of Wisconsin; and

WHEREAS, Section 62.23 (1), (2), and (3) of Wisconsin Statutes provides that it shall be the function and duty of the Plan Commission to make and adopt a Comprehensive Plan Master Plan for the physical development of the Village of Summit and environs; and

WHEREAS, the Town of Summit prepared such a plan in June, 2001, as one of the first comprehensive plans approved under Section 66.1001 of Wisconsin Statutes, with the recommendation that the Plan be reviewed and updated at the end of ten years; and

WHEREAS, the Town of Summit was incorporated into the Village of Summit on July 29, 2010, taking on the responsibilities and authorities of the previous Town of Summit; and

WHEREAS, the Village Board, at the recommendation of the Village of Summit Plan Commission approved the Village of Summit Master Plan 2020 on November 3, 2011; and

WHEREAS, the Village Board, at the recommendation of the Village of Summit Plan Commission have approved amendments to the Village of Summit Master Plan 2020; and

WHEREAS, in 2022, the Village of Summit started a formal process to comprehensively update the Village of Summit Master Plan 2020 as part of a ten-year update provided in Section 66.1001 of Wisconsin Statutes, which included the adoption of a public participation plan (Resolution 22-434); and

WHEREAS, the Village of Summit Board appointed members to a subcommittee known as the Comprehensive Outdoor Recreation Plan and Master Plan Subcommittee and the subcommittee

held seven meetings open to the public, including an opportunity for public input at each of the meetings; and

WHEREAS, the Village of Summit hosted public open houses on February 7, 2002 and April 18, 2023; and

WHEREAS, the Village of Summit hosted a dedicated webpage on the Village's website to provide information on the progress of the project, promoted a press release, and posted meeting notices; and

WHEREAS, all properties directly impacted by the land use changes were individually notified of the April 18, 2023 public open house and were notified that additional meetings were forthcoming; and

WHEREAS, the Village of Summit Plan Commission finds that the proposed comprehensive update to the Village of Summit Master Plan 2020, now titled Village of Summit 2045 Comprehensive Plan, complies with Section 66.1001 of Wisconsin Statutes and embodies the Village's shared vision among the community's residents, elected officials, and municipal staff for the next 20 years; and

WHEREAS, the Village of Summit Plan Commission recommends the Village Board adopt the Village of Summit 2045 Comprehensive Plan pursuant to Wisconsin Statutes Section 66.1001; and

WHEREAS, the Village Clerk is directed to send the adopted resolution, proposed amendment and map(s) to all entities listed in Wisconsin Statutes Section 66.1001(4)(b).

NOW, THEREFORE, BE IT RESOLVED by Village Plan Commission of the Village of Summit, Wisconsin that the Village of Summit 2045 Comprehensive Plan presented at the May 18, 2023 Plan Commission meeting is hereby recommended for adoption per Wisconsin Statutes Section 66.1001(4)(b) by a majority vote of the entire Plan Commission.

BE IT FURTHER RESOLVED that action taken by the Village of Summit Plan Commission is recorded by the identifying signature of the Village Administrator/Clerk-Treasurer.

Adopted and approved this 18st day of May, 2023.

VILLAGE OF SUMMIT SEAL WAUKESHA COUNTY, WI

VILLAGE OF SUMMIT PLAN COMMISSION

By: _____
James Siepmann, Commission Chairman

By: _____
Debra Michael, Village Administrator/Clerk-Treasurer

This resolution was approved on a motion by Commissioner Murray, seconded by Commissioner Obenberger, and as voted on as set forth below, with the affirmation of votes of not less than a majority of all the members of the Village of Summit Plan Commission being required for adoption:

Jim Siepmann aye
Jim Petronovich aye
Paul Schmitter aye
Matt Katz absente

Sandra Murray aye
Jay Obenberger aye
Annette Kaja aye
Alternate Joan Gucciardi aye

STATE OF WISCONSIN VILLAGE OF SUMMIT WAUKESHA COUNTY

ORDINANCE NO. 118-2023

AN ORDINANCE TO UPDATE THE SUMMIT MASTER PLAN 2020 PURSUANT TO WISCONSIN STATUTES SECTION 66.1001 AND TO ADOPT A MASTER PLAN PURSUANT TO WISCONSIN STATUTES SECTION 62.23(3)

THE UPDATED PLAN WILL BE TITLED "VILLAGE OF SUMMIT 2045 COMPREHENSIVE PLAN"

WHEREAS, Section 61.35 of Wisconsin Statutes applies the standards and requirements of Section 62.23 - City Planning - on Villages in the State of Wisconsin; and

WHEREAS, Section 62.23 (2), and (3) of Wisconsin Statutes provides that it shall be the function and duty of the Plan Commission to make and adopt a Master Plan for the physical development of the Village of Summit and environs, which, together with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the Plan Commission's recommendations for such physical development; and

WHEREAS, Section 62.23(3)(a) of the Wisconsin Statutes provides that the master plan shall be made "with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development"; and

WHEREAS, in 1999, the Wisconsin Legislature enacted a comprehensive planning law, which is set forth in Section 66.1001 of the Wisconsin Statutes, that requires that master plans (which are referred to under Section 66.1001 as "comprehensive" plans; referred to herein as "comprehensive master plan") be completed and adopted by local governing bodies in order for a town, county, city, or village to enforce its zoning, subdivision, or official mapping ordinances; and

WHEREAS, the Town of Summit prepared such a plan in June, 2001, as one of the first comprehensive master plans approved under Section 66.1001 of Wisconsin Statutes, with the recommendation that the Plan be reviewed and updated at the end of ten years; and

WHEREAS, Section 66.1001(2) of the Wisconsin Statutes sets forth specific requirements affecting the contents and procedures for adoption of a comprehensive master plan; and

WHEREAS, as of January 1, 2010, Sections 62.23(3)(b) and 66.1001(3) of the Wisconsin Statutes require, in part, that Villages engaging in any of the following actions to take such actions in accordance with their comprehensive master plan:

- Official mapping established or amended under Section 62.23(6) of the Wisconsin Statutes;

- Local subdivision regulation under Section 236.45 or 236.46 of the Wisconsin Statutes;

- Zoning ordinances and shoreland zoning ordinances enacted or amended under Section 61.35, 62.23(7) and 61.351 of the Wisconsin Statutes and other laws; and

WHEREAS, the Town of Summit was incorporated into the Village of Summit on July 29, 2010, taking on the responsibilities and authorities of the previous Town of Summit; and

WHEREAS, the Village Board, at the recommendation of the Village of Summit Plan Commission approved the Village of Summit Master Plan 2020 on November 3, 2011; and

WHEREAS, the Village Board, at the recommendation of the Village of Summit Plan Commission have approved amendments to the Village of Summit Master Plan 2020; and

WHEREAS, in 2022, the Village of Summit started a formal process to comprehensively update the Village of Summit Master Plan 2020 as part of a ten-year update provided in Section 66.1001(2)(i) of Wisconsin Statutes, which included the adoption of a public participation plan (Resolution 22-434); and

WHEREAS, the public participation plan, as required by Wis. Stats. Section 66.1001(4)(a), was designed to foster public participation in every stage of the preparation of the comprehensive plan for the Village of Summit, which included provisions for wide distribution of the proposed elements of the comprehensive plan, and provided an opportunity for oral and written comments to be received from the public and for the Village to respond to such comments; and such procedures have been followed in consideration of this matter; and

WHEREAS, the Village of Summit Board appointed members to a subcommittee known as the Comprehensive Outdoor Recreation Plan and Master Plan Subcommittee and the subcommittee held seven meetings open to the public, including an opportunity for public input at each of the meetings; and

WHEREAS, the Village of Summit hosted public open houses on February 7, 2002 and April 18, 2023; and

WHEREAS, the Village of Summit hosted a dedicated webpage on the Village's website to provide information on the progress of the project, promoted a press release, and posted meeting notices; and

WHEREAS, all properties directly impacted by the land use changes were individually notified of the April 18, 2023 public open house and were notified that additional meetings were forthcoming; and

WHEREAS, the Village of Summit Plan Commission finds that the proposed comprehensive update to the Village of Summit Master Plan 2020, now titled Village of Summit 2045 Comprehensive Plan, complies with all elements of Section 66.1001 of Wisconsin Statutes and embodies the Village's shared vision among the community's residents, elected officials, and municipal staff for the next 20 years; and

WHEREAS, the Village of Summit Plan Commission recommended the Village Board adopt the Village of Summit 2045 Comprehensive Plan pursuant to Wisconsin Statutes Section 66.1001 by adopting and approving Resolution No. 23-451 by unanimous vote; and

WHEREAS, the Village Clerk sent the adopted resolution, proposed amendment and map(s) to all entities listed in Wisconsin Statutes Section 66.1001(4)(b); and

WHEREAS, a public hearing was properly noticed in accordance with Section 66.1001 of Wisconsin Statutes as a Class I notice; and

WHEREAS, a joint public hearing was held with the Plan Commission and Village Board on July 13, 2023 and there were no public comments; and

WHEREAS, the Village Board for the Village of Summit, having carefully reviewed the recommendation of the Village Plan Commission, having considered all public comments received, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, including consideration of the plan components related to issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural and cultural resources, economic development, intergovernmental cooperation, land use, and implementation, has determined that the comprehensive plan will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the Village of Summit which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the Village Board of the Village of Summit, Waukesha County, Wisconsin, **DO HEREBY ORDAIN** as follows:

SECTION 1: The Village of Summit 2045 Comprehensive Plan with a date of August 10, 2023 is hereby adopted, pursuant to Wisconsin Statutes Section 62.23(3) and Section 66.1001(4)(b).

SECTION 2: All previous Village of Summit Master and Comprehensive Plans are hereby rescinded.

SECTION 3: FILING. The Village Clerk is directed to provide a copy of this Ordinance that is hereby adopted, and any related accompanying maps, plats, charts, and descriptive and explanatory matter related to the application, to the persons and entities described in Wisconsin State Statutes Section 66.1001(4)(b), as required by Wisconsin State Statutes Section 66.1001(4)(c).

SECTION 2: SEVERABILITY. The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall

remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION 3: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publication.

Dated this 10th day of August, 2023.

VILLAGE OF SUMMIT

Jack Riley, Village President

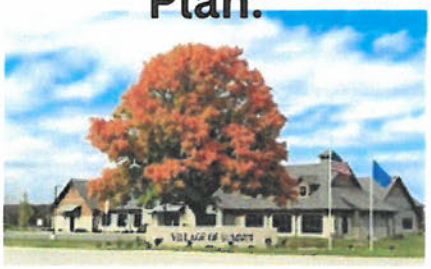
VILLAGE OF SUMMIT SEAL WAUKESHA COUNTY, WI

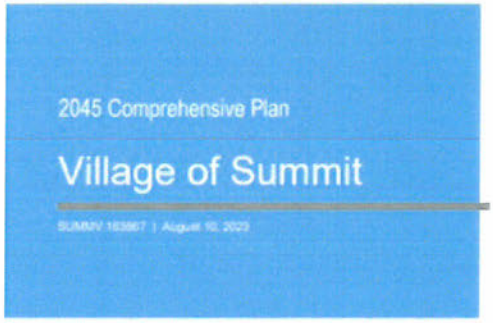
Attest:

Debra J. Michael
Village Administrator/Clerk-Treasurer

Published and/or posted this 8 day of September, 2023.

To view the Village of Summit 2045 Comprehensive Plan.





Go to:

https://summitvillage.org/depts-committees-boards/comprehensive-outdoor-park-recreation-plan-corp-master-plan/

Appendix H

Summary of Goals, Objectives and Policies

VILLAGE OF SUMMIT 2045 COMPREHENSIVE PLAN

SUMMARY OF GOALS, OBJECTIVES, AND POLICIES

Goals, Objectives, Policies

The Village has identified a number of goals, objectives, and policies that when implemented together will help achieve Summit's community vision for 2045. These goals, objectives, and policies will help guide accomplishments and priorities for future investment both for publicly maintained systems and for property owners who will invest in and change Summit's landscape over time.

These goals, objectives, and policies provide the Village with a means to measure the performance of implementation of this Comprehensive Plan, and as necessary, an opportunity to reassess, revise, and/or supplement the desires of the community.

- Goals are general statements of desired outcomes of the community or what is to be achieved.
- Objectives are more specific and are a subset of goals, providing measurable strategies towards achieving a goal.
- Policies are operational actions that a community will undertake to meet the goals and objectives.

The following goals, objectives, and policies are not ranked or presented in order of importance or need.

Housing Goal: Strengthen and support existing Summit neighborhoods.

Objectives:

1. New developments shall be compatible with or enhance the character of existing adjacent residential neighborhoods.
2. Maintain buffering (i.e., transitional land uses, open space, fencing, landscaping, berming) between residential and non-residential uses. In particular, ensure that residential neighborhoods are protected from the negative impacts of future business park/industrial uses.
3. Protect neighborhoods from incompatible land uses through effective land use and design controls.
4. Improve transportation connections where warranted, including bicycle paths/routes and pedestrian facilities.
5. Encourage and support the maintenance and rehabilitation of older housing stock.

Policies:

1. Enforce site design controls (i.e., buffering as defined above, landscaping standards, architectural standards) through the Village's site plan and development review process.
2. Ensure the site plan and development review process considers long-range transportation infrastructure needs, including bicycle paths/routes and pedestrian facilities, and implement incremental solutions as sites are built out.

3. Support housing programs that provide funding for maintenance and rehabilitation including the CDBG-Small Cities Housing Program and USDA-Rural Development programs.
4. Enforce the implementation of the Comprehensive Outdoor Recreation Plan as part of new developments.

Housing Goal: Promote a balanced supply of housing types and prices throughout the Village to meet the changing needs of Summit's residents.

Objectives:

1. Support new residential development that is compatible with existing land uses.
2. Encourage the development of senior and assisting living facilities in the Village as Summit's population ages.
3. Support workforce housing to maintain Summit's population and support the needs of a successful economy.

Policies:

1. Encourage the private sector to provide diverse senior housing options so that the long-term residents and retirees may continue to live in the Village.
2. Support housing programs that will provide financial assistance to Summit residents who are paying more than 30% of their household income on monthly housing costs.
3. Inform residents about housing ownership programs to allow for increased owner occupancy for all Summit residents, including the Housing Cost Reduction Initiative.
4. Work with property owners and developers to identify locations appropriate for new subdivisions which will enhance the character of Summit's existing land uses.

Transportation Goal: Provide a complete, multi-modal transportation system that offers a range of transportation alternatives and options.

Objectives:

1. Work cooperatively with neighboring communities (i.e., City of Oconomowoc, City of Delafield, Village of Dousman, Village of Oconomowoc Lake, Town of Ottawa, Town of Delafield, etc.) and Waukesha County to ensure a comprehensive transportation network that provides efficiency in travel.
2. Work cooperatively with Waukesha County during the development review process to ensure their goals, objectives, and requirements are met during the development review process.
3. Work cooperatively with WisDOT to ensure future transportation decisions include consideration of land use impacts on state and federal highways.
4. Review new development and encourage compliance with WisDOT guidelines for future roadway network and access road objectives during the development review process.
5. Incorporate additional recreational considerations within the transportation network where appropriate.

Policies:

1. Encourage development that incorporates bicycle and pedestrian transportation alternatives where appropriate. The Village's Comprehensive Outdoor Recreation Plan and adopted Trail Map shall be considered at time of development.

2. Support the City of Oconomowoc's efforts to complete Oconomowoc Parkway between CTH Z (S Silver Lake Street) and the existing parkway dead end approximately 650 feet west of Saint Andrews Drive, including any stormwater, traffic control, and biking/pedestrian infrastructure related to the project, to relieve excessive traffic congestion on CTH B (Valley Road) within the Village of Summit.
3. Evaluate trail access for ATV and snowmobiles, as well as additional trail development consideration.
4. Bring existing public roads up to current Village standards to the greatest extent possible as road improvement projects are completed.
5. Ensure that all new public roads are constructed according to Village standards, depending on the anticipated use and functional classification of the road.
6. Ensure that all new private roads are constructed according to the Village's Code of Ordinances.

Transportation Goal: Ensure transportation networks are safe and accessible.

Objectives:

1. Coordinate with regional and state agencies to facilitate efficient and cooperative planning, design, operation and maintenance of transportation facilities and programs.
2. Require adequate right-of-way dedication for existing and future land uses when rezoning and land divisions occur.

Policies:

1. Work cooperatively with neighboring communities (i.e., City of Oconomowoc, City of Delafield, Village of Dousman, Village of Oconomowoc Lake, Town of Ottawa, Town of Delafield etc.) and Waukesha County on shared or interconnected-roadway and infrastructure maintenance.
2. Ensure safety features are incorporated into the design of all transportation facilities.
3. Encourage interconnected streets and patterns of development to create more convenient multi-modal travel options for residents that will also foster a sense of neighborhood.
4. Review and update road right-of-way standards. Update the Village of Summit Official Right-of-Way Map to reflect updated standards and to ensure transparency. The map title is anticipated to change to Village of Summit Ultimate Right-of-Way Map.

Utilities/Facilities Goal: Maintain Summit's community-oriented suburban environment with a high quality of life.

Objectives:

1. Maintain the Village as a safe community where neighbors know each other.
2. Provide an adequate and efficient level of governmental services and facilities to Village residents.
3. Provide adequate police and fire protection and emergency services to all areas of the Village.
4. Promote health and medical facilities and social services to meet the needs of all residents.
5. Promote opportunities for active recreation.
6. Consider the needs of all citizens and public welfare within the Village.

Policies:

1. Evaluate and prioritize upcoming Village needs and necessary infrastructure improvements.
2. Update, maintain, and follow a Capital Improvements Plan to ensure long range financial planning for anticipated public improvements.
3. Update impact fee calculations as necessary based on a current Impact Study Analysis. If an analysis indicates and the Village Board finds that additional impact fees are needed, the Village of Summit should update the impact fees for all new developments as shown in that analysis and findings.
4. Consider partnerships with providers, adjacent municipalities, and funding agencies on methods to expand broadband service throughout the Village.
5. Update the Institutional Zoning District provisions of the Zoning Code to accommodate educational and day care facilities.

Natural Resources Goal: Protect important natural resources, including the vast lakes, rivers, streams, wetlands, floodplains, and environmental corridors.

Objectives:

1. Work with new developments to adequately plan stormwater infrastructure to capture, temporarily store, infiltrate, and slowly release rainwater from more frequently occurring larger rain events.
2. Maintain the quality of surface and groundwater and minimize soil erosion.
3. Work with new developments to provide additional public spaces for recreation in accordance with the Village of Summit's Comprehensive Outdoor Recreation Plan.
4. Encourage environmentally sensitive development to minimize negative impacts on the environment, including water quality and soil integrity.
5. Encourage residential development to occur in conservation subdivisions that are designed and contoured around important environmental resources.

Policies:

1. Identify, prioritize, and address local soil erosion and nonpoint pollution problems, especially near Battle Creek, which is identified by WDNR as an impaired waterway.
2. Cooperate with Waukesha County on updates to and implementation of the Land and Water Resource Management Plan.
3. Implement the Village of Summit's Comprehensive Outdoor Recreation Plan.
4. Review and modify existing regulatory documents (e.g. zoning ordinance and subdivision ordinance) to incorporate green infrastructure elements to reduce pollution from urban runoff. Such elements would include grassed swales, infiltration basins, bioretention facilities, native landscaping, and porous pavement.
5. Review and modify existing regulatory documents (e.g. zoning ordinance, floodplain ordinance, and subdivision ordinance) to ensure shoreland and floodplain regulations protect our water resources, life, safety, and welfare.
6. Educate residents regarding regulatory documents and policies that are intended to protect the Village's natural resources.
7. Coordinate with WDNR and Wisconsin Emergency Management to identify mitigation opportunities to prevent future flooding of developed areas.

Cultural Resources Goal: Promote and encourage identification, appreciation, and protection of historic and cultural resources.

Objectives:

1. Support the preservation of sites identified by the Wisconsin Historical Society as architectural and historic resources.
2. Maintain the Village's identity by promoting its history and cultural resources.
3. Maintain the Village's rural/suburban character.

Policies:

1. In coordination with the Wisconsin Historical Society, complete an updated inventory of properties with architectural, historical or site-specific historic significance.
2. Educate eligible property owners on the availability of state and federal tax credits, and loan programs through mailings, website, brochures, etc.
3. Consider establishing regulations that protect architectural and historic resources.
4. Promote the use of buffers between highways, residences, and businesses where appropriate.
5. Review and update the existing lighting standards.

Economic Goal: Continue to diversify the Village's economic base to improve resiliency to economic shocks and transformations that are outside the Village's control.

Objectives:

1. Foster an atmosphere that encourages and supports small business and entrepreneurial activity.
2. Encourage commercial, business and industrial manufacturing development that will provide a benefit to the community, such as long-term employment, services to the community, supply chain benefits, or other methods businesses can contribute to the Village of Summit's quality of life.
3. Provide for commercial and industrial development in areas most suitable based on traffic, infrastructure, and related site improvement needs.

Policies:

1. Communicate with local businesses, educational institutions, and the Waukesha County Center for Growth to identify skills gaps and training opportunities or other methods to close the skills gaps.
2. Review local regulations pertaining to home occupations and consider a process to encourage small business and entrepreneurial growth while protecting the character of existing neighborhoods.
3. Work with local Summit organizations, including churches and non-profits, to organize events and make available otherwise underutilized facilities to small businesses for entrepreneurship if a need arises.
4. Work with Waukesha County Center for Growth to target commercial, industrial, manufacturing developments that are synergistic to existing businesses and community infrastructure.
5. Manage the bulk, appearance, and architecture of large-scale developments through zoning code provisions and design guidelines within the Village.

6. Promote quality mixed uses at the Pabst Farm development, including open space, residential, and commercial/office/business park development.
7. Direct higher density development to lands served by municipal water and/or sanitary sewer systems and encourage low density development in the remaining areas of the Village to minimize air, noise, and light pollution.
8. Establish development criteria that will target high quality development in selected areas.
9. Encourage buffered views of differing uses.
10. Establish maximum noise levels and building requirements for industrial uses.

Economic Goal: Work to ensure current local employers remain viable and competitive in Summit.

Objectives:

1. Work with local businesses to proactively address street and utility improvements and their impacts to business operations.
2. Promote regional conglomeration of local businesses. Market availability of vacant commercial or business park sites.

Policies:

1. Foster key relationships with organizations seeking to improve the business climate in Summit, including the Waukesha County Center for Growth. Develop strategic directions with regard to promoting Summit's business environment.
2. Consider development of additional, regularly timed events to draw people to Summit from other communities. Examples to consider include Farmer's Market, Food Trucks, local music, craft/flea market, car show, etc.

Intergovernmental Cooperation Goal: Communicate and collaborate with adjacent municipalities.

Objectives:

1. Seek ways to work to improve quality of life in Summit, including coordinated economic development strategies and cost-effective services and facilities.
2. Continue to support multi-jurisdictional and non-profit efforts to implement best management practices intended to improve natural resources that extend into the Village of Summit.

Policies:

1. Work with adjacent jurisdictions to protect surface and groundwater quality.
2. Adopt a policy for notifying Village of Summit officials of projects in surrounding municipalities and inform adjacent municipalities of Village of Summit development projects.
3. Coordinate with adjacent municipalities, Waukesha County, and the State of Wisconsin on the extension and connection of local and regional trails and bike paths.

Land Use Goal: Maintain a land use plan and map that reflects the current values of the community and identifies appropriate areas for growth and redevelopment.

Objectives:

1. Guide future growth in a manner that preserves and enhances the quality of life and character of Summit.
2. Ensure that future developments consider future park and recreational trail needs provided in the Village of Summit Comprehensive Outdoor Recreation Plan.
3. Encourage land development in locations where existing infrastructure is available.
4. Encourage low density development in most areas of the Village to minimize air, noise, and light pollution. Direct higher density development in areas served by municipal water and/or sanitary sewer systems.
5. Ensure future developments are designed and constructed in a manner that is compatible with adjacent land uses (i.e., buffering, landscaping architectural design, site aesthetics, access, traffic circulation, setbacks, noise controls).

Policies:

1. Utilize this Plan, Future Land Use Map, Comprehensive Outdoor Recreation Plan, and other plans, ordinances, and policies to make sound land use decisions.
2. Periodically complete major updates, at least every ten years and maintain the Land Use Plan so that it identifies existing and potential areas for growth and redevelopment.
3. Work cooperatively with neighboring communities to ensure new developments are compatible with and complementary to surrounding land uses.
4. Continue to work cooperatively with WisDOT to ensure future transportation decisions include consideration of land use impacts and Summit's community vision, especially as it relates to STH 67.
5. Continue to encourage public participation that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.
6. Maintain minimum and maximum lot size requirements for residential developments.
7. Target and control the development of multi-family housing through zoning controls.
8. Continue oversight of all land divisions within the Village.
9. Implement the changes recommended in Section 9.7.2 of this Plan.

Land Use Goal: Encourage cluster or conservation developments and other land division tools that preserve open space/green space/environmental corridors.

Objectives:

1. New developments should be planned as conservation developments or Planned Developments to keep environmental corridors, wetlands, floodplain, and continuous open spaces for the benefit of wildlife, flora, fauna, and human recreation/trail network. Using these standards will connect open spaces from one neighborhood to another.
2. Ensure all land divisions have aesthetic landscaping to provide lot identity and character, especially on open agricultural lands.
3. Ensure development is guided properly to locations that minimize potential impacts to natural resources and to protect investments from flood hazards.

Policies:

1. Maintain conservation subdivision provisions and the residential density calculations provided in the Zoning Code, which are designed to provide development incentives for preserving important environmental resources and providing connectivity throughout the Village via connecting recreational trail systems.
2. Require a site design that addresses soil characteristics and subsurface geological conditions. Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. The location of building and other improvements should take advantage of stream, lake, and wetland views. Site design should also consider the impact of new structures on views from off-site. This will ensure the rural character of the Village.
3. Consider measures that reduce flooding along Venice Beach Road and CTH DR, south of Upper Nemahbin Lake.
4. Modify the land division ordinance to incorporate landscape requirements for land divisions, including Certified Survey Maps and Subdivision Plats.
5. Support long-range planning that considers changes in local and regional climate conditions.

Land Use Goal: Utilize existing infrastructure to guide new development.

Objectives:

1. Encourage commercial and business park development along the I-94 and CTH DR corridor.
2. Encourage commercial and business park development that will provide a benefit to the community, such as long-term employment and services to the community, or other methods the businesses can contribute to the Village of Summit's quality of life. Be mindful of the type and amounts of public services each development will require of the Village to ensure that the Village has the appropriate resources that will be required by the new development (i.e., fire, police, utilities).
3. Encourage shared driveways along highway corridors wherever feasible to minimize the amount of impervious surface. Limit direct access to arterial roads in the Village.

Policies:

1. Facilitate pre-development conversations between the Village and developers to discuss future land goals, compatibility with existing land uses and utility availability.
2. Ensure that new development is aesthetically and architecturally consistent with the Village of Summit's Design Guidelines.
3. Ensure that new development is complying with WisDOT or County guidelines for future roadway network and access road objectives during the development review process.
4. Work with new developments to adequately plan stormwater infrastructure to capture, temporarily store, infiltrate and slowly release rainwater from more frequently occurring larger rain events. Site design should consider minimal disturbance.
5. Update, maintain, and follow a Capital Improvements Plan to ensure long-range financial planning for anticipated public improvements.

Land Use Implementation Recommendations

Following the adoption of this Land Use Plan, it is recommended that the Village of Summit review its ordinances and zoning map for consistency with this planning document and implement changes to achieve consistency between these documents. For example, the MF-1 and MF-2 Zoning Districts will need to be modified to compliment the newly created SF/MF Residential 0.25-acre density designation. As a general policy, as specific developments are proposed, the existing zoning designation for the underlying property will need to be rezoned to be made consistent with the 2045 Recommended Land Use Map.

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