

**VILLAGE OF SUMMIT
WAUKESHA COUNTY, WISCONSIN**

MASTER PLAN 2020

**Approved November 3, 2011
By the Summit Village Board**

Acknowledgements

The citizens of the brand-new Village of Summit would like to thank the following members of the community who gave of their time and energy in the completion of this Plan Update.

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THANK YOU !!

PLAN COMMISSION OF THE
VILLAGE OF SUMMIT, WISCONSIN

RESOLUTION NO. 11-296

**RESOLUTION RECOMMENDING THE SUMMIT
MASTER PLAN 2020 PURSUANT TO WISCONSIN
STATUTES SECTION 66.1001**

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 community 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 previous Town Board had directed the Plan Commission to complete an update of the 2001 Summit Master Plan, and the Village Board agreed to participate in the completion of this Plan through a Public Participation Plan adopted on February 10, 2011; and

WHEREAS, the Village of Summit Plan Commission and Village Board have completed the Public Participation Plan as adopted on February 10, 2011; and

WHEREAS, the Village Plan Commission and Village Board participated in two public hearings on the Plan prior to September 15, 2011, with the Plan reviewed by the Village Board on September 1, 2011;

WHEREAS, the Village of Summit Plan Commission has prepared an updated Master Plan 2020 that recommends for the physical development of the Village, and contains the required elements identified in Section 66.1001(2) of Wisconsin Statutes; and

WHEREAS, the Village of Summit Plan Commission finds that the Master Plan Update 2020 it has prepared, which is attached hereto and incorporated herein as Exhibit A, is appropriate to serve

the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, in the opinion of the Plan Commission best promote public health, safety, morals, order, convenience, prosperity for the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Village of Summit Plan Commission on September 15, 2011 reviewed a final draft of the document for recommendation to the Board for adoption pursuant to Wisconsin Statutes Section 66.1001.

NOW, THEREFORE, BE IT RESOLVED by the Village Plan Commission of the Village of Summit, Wisconsin that the Summit Master Plan 2020 attached hereto and incorporated herein by reference is hereby recommended for adoption.

BE IT FURTHER RESOLVED that action taken by the Village of Summit Plan Commission is recorded on the adopted Master Plan by the identifying signature of the Secretary.

Adopted and approved this 15th day of September, 2011.



VILLAGE OF SUMMIT PLAN COMMISSION

By: James P. Siepmann
James Siepmann, Commission Chairman

By: Debra J. Schueler
Debra J. Schueler, Commission Secretary



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PUBLIC HEARING NOTICE

VILLAGE OF SUMMIT, WISCONSIN

Thursday, November 3, 2011

Please be advised that the Village of Summit Village Board and Plan Commission will be holding a joint public hearing on Thursday, November 3, 2011, beginning at 6:30 p.m., at the Summit Village Hall, located at 2911 North Dousman Road, Oconomowoc, Wisconsin. The purpose of this hearing is to receive and respond to comments and concerns from the public regarding an update to the 2001 Summit Master Plan as recommended by the Village Plan Commission. The update includes the addition of mixed use residential classifications, modified future land use plan, increased density to multi-family residential area from 6 to 10 units per net acre and continued restrictions on gas/convenience store locations.

Information on the current and proposed Village Master Plan is available for review at the Village of Summit Village Hall, 2911 North Dousman Road, during regular business hours and at the Village website www.summitvillage.org on the Village Master Plan page. For more information regarding this public hearing, please contact Henry Elling, Village Administrator, at the Summit Village Hall (262) 567-2757.

All interested parties will be heard.

VILLAGE OF SUMMIT

Debra J. Schueler, Clerk

Published: October 6, 2011

Mailed: September 30, 2011

SUMMIT MASTER PLAN 2020

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Sources for Setting and History of the Town of Summit:

Barquist, Barbara, Summit Town: The First 30 Years, A Sesquicentennial Story: Landmark, Spring-Summer 1987. Vol. 30, Nos. 1 & 2, Waukesha County Historical Society, Inc., Waukesha, WI, 1987, pp. 14-19.

Barquist, Barbara, Town of Summit: A Rural Community in Waukesha County. Town of Summit, Oconomowoc, WI, (date unknown).

Barquist, David & Barbara, The Summit of Oconomowoc: 150 Years of Summit Town. Summit History Group, Oconomowoc, WI, 1987.

Monnat, Robert B., Director - WISPARK Corporation, Pabst Farms Project Overview/Proposal A Short History section, Received by MSA in November 1998. (Portions of the historical overview were researched and originally written by Loren H. Osman for The Milwaukee Journal.

PLAN APPENDIX SMART GROWTH DATA

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Section 1: THE SETTING AND HISTORY OF THE VILLAGE OF SUMMIT, WISCONSIN

The Village of Summit was the Town of Summit until July 29, 2010. The Village lies in the northwestern corner of Waukesha County just west of the City of Milwaukee, Wisconsin. The region described as a "mythical wilderness of tall grasses and deep woods" is a small, rural community rich in lake homes and farm fields. The Town had several names since its inception, mainly "Summit Prairie," "Summitville," and "Summerville," and most recently to the Village of Summit. The theme derives itself from the fact that it was thought (incorrectly) that this area was the highest in the County.

The Village relies on neighboring communities like the City of Oconomowoc, the Village of Oconomowoc Lake, and the Village of Dousman for its major commercial needs, and strives to maintain its rural atmosphere. This atmosphere, along with numerous lakes within the area, brings together farmers, business executives and tourists to create a vibrant, cohesive community that fosters the highest quality of life. One of the largest contributors to this 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 would shape local events and development patterns.

The area now known as the Village of Summit was actually a 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.

Andrew Baxter and his family were the first to settle here in March of 1837 along a military road that was first constructed in 1832. One month later, John McDonald followed with a plow he had fashioned himself in Muskego. These first two families had made history, and would continue to play a role in the future of the Town for years to come. By the fall of 1837, a total of 10 new settlers had followed the military roads and Indian trails and were located in what was called "Summit Prairie."

A second military road was built in 1838, which would later become Highway 18. 1838 also saw the first wheat crops planted and harvested in the area, beginning a strong agricultural presence that continues today. The Federal Government began formal sale of the land in 1839, and by 1840 there were 335 settlers on 36 square miles. Between 1840 and 1850 Summit Corners and Summit Centre were the center of activity in the Town. For example, McDonald's Tavern (in Summit Centre) served multiple purposes including news gathering place, stagecoach stop, hotel, drinking establishment, church services, and even the Town Meetings. Four hundred (400) teams

of horses would pass through every day on the way to Madison. Summit Corners had a large horse racing track, an Episcopal Church, a school, its own physician, a blacksmith, several hotels, and a general store!

The first town meeting was held in 1842, where the 74 voters there elected Curtis Reed the Town's first chairperson. Ralph Frisbie was appointed the first Town Clerk at a salary of \$18.75 every three months (this was the only paid position). Several appointments were made, including three constables to patrol the town, three fence viewers, and a highway commissioner. The Town Board was responsible for conducting and paying for road maintenance, even though the State made decisions on where and when they were to be constructed. Eventually, road districts and overseers were assigned throughout the Town.

Other matters generally discussed in town records over the years include loose livestock, maintenance of cemeteries, and issuing of liquor licenses. The first official Town Hall was constructed in 1906 at Summit Centre. Prior to this, the meetings were held in people's homes or at local gathering places like McDonald's tavern. Within the last century, the Town Board has dealt with many of the same historical, especially the local roads and bridges, but has picked up additional duties including quarry restoration enforcement and landfill management.

The development of new and better transportation was the driving force behind the population growth of Summit during the 1840's, but that force was about to change. The Military Roads eventually gave way to Plank Roads that increased the durability of the road if not the comfort. In 1852, the road from Milwaukee to Madison was complete. The roads were privately owned by section, and toll booths that charged one cent per animal per mile dotted the way. The road passed north through Oconomowoc and the stagecoach traffic became less and less frequent in Delafield and Summit. Coaches that were still in operation eventually shifted their routes to stop at the train depots. Even McDonald's was forced to close. Also in 1852, a fierce tornado ripped through Summit Centre and Summit Corners, destroying both communities.

The combination of the shift in traffic and the consequences of Mother Nature virtually eliminated any further opportunity for either community to expand beyond what it is today. The last stagecoach was seen in Town during 1865. The other problem that the lesser traffic caused was that private owners were having trouble generating enough revenue to match their cost of repairs. The Plank Road only had a useful life of 5 - 10 years, and was in very poor condition. Eventually the entire road became State property in 1887.

The Plank Road was only one in a series of transportation modes which impact on the development of the Town of Summit. The rise of the railroad was the change that would alter the centers of activity in Summit. Rail access was established in 1881, and the Village of Dousman sprung up around the depot. Passenger service for the more affluent citizens from the east began taking the train to spend the day at the beaches and lakes of Summit in 1894.

Freight service began later in 1915, and was making three trips per day through the area by 1920. Rail companies merged and combined several times, and expanded the areas that the system served each time.

It was during the 1870's that Summit and its surroundings began to be recognized for outstanding agricultural production. In 1877 a local farmer earned second place at the International Dairy Fair in New York for the best tasting butter. In 1878, Hercules Dousman was elected President of the Wisconsin Dairyman's Association, and the Pabst cattle gained international recognition as the "best cattle ever bred."

The last in a series of changes brought about by the evolution of transportation was the invention and widespread access to automobiles. The development of bigger and better highways began at the turn of the Twentieth Century. The original Indian trails and newer military roads were quickly becoming major automotive routes. Taxes and special assessments were employed several times to ensure that roadway maintenance could be financed. In 1894, the Town purchased several lots for gravel pits to use their product for the maintenance of local roads. Wisconsin State Trunk Highway 67 was the first in the area to be built with blacktop in 1916; but others soon followed. State Trunk Highway 30 was widened in the 1930's. By this time, the highways had eclipsed the railroads as the primary means of transport.

The last "interurban" train passed through in 1942. By 1945 residents were frequently requesting blacktop for all the roads. In 1947 the company that originally ran the interurban trains had begun a bus service to the City of Milwaukee. In 1954 the old town hall and 250 trees were torn down for a proposed freeway expansion on Highway 30, but the expansion did not happen. Finally, the largest change to the landscape of Summit and its transportation infrastructure was completed in 1963. The completed Interstate Highway 94 quickly became the primary commercial and personal transportation access for the area, and remains so today.

During this period of highway expansion concerns for Summit's natural environment began to formalize in the politics of the Town. A park board was created in 1936 to look at how to preserve open spaces and especially the trees in the community. This came as one result of the failed protests to the State to spare the trees in the Highway 30 project. In 1950 a Lakes committee formed in response to a lack of concern over the lowering of the water levels in nearby bodies of water.

With the completion of I-94 the area was more accessible to people than ever before and was beginning to feel the pressures of growth. As early as 1957 certain areas within the Town attempted to incorporate to gain more control in the protection of their property and lakes. Beginning in 1965, the Town unsuccessfully challenged annexations made by the City of Oconomowoc. Residents also saw the incorporation of the Village of Oconomowoc Lake around this time. Residential growth began to happen in earnest. Two of the larger housing developments were the Lake Waterville project that was completed in 1961 and the Summit Meadows Subdivision that was completed in 1972.

Many changes have been wrought on the Town of Summit since its inception. Most of these can be tied back to the historical changes in transportation. Initially it was the geographic location of the transportation routes - first attracting people to the area and then moving them away from the heart of the Town. A second change was the reduced costs of transportation. This change shifted travel from a privilege of the affluent to a possibility for middle-income citizens. It allowed housing in the areas in and around Summit to shift from summer vacation homes to more permanent housing. Even today, many executives from business concerns to the east make their homes here in Summit.

These changes, however, have not affected every aspect of life in Summit. It is still a wonderful place for recreational activities. The agricultural, rural life is still prevalent in the Village. The legacy of the families who settled the Town can still be seen in properties that were donated or projects that were funded by these groups.

An example of this would be Fredrick Pabst. Mr. Pabst first acquired the property in Summit during 1906 and eventually accumulated more than 2,000 acres of land. Conceived as a dairy farm, the farm also became well-known for raising thoroughbred horses. The Pabst Farm excelled in dairy production, cattle breeding and horse breeding. The interurban rail line ran through the farm and transported livestock to the city as well as brought coal to the farm. During his life, Fredrick Pabst made numerous contributions to the Town of Summit. He partially financed the original Summit schoolhouse in 1911. He personally built a northerly linkage from the City of Oconomowoc to the original Highway 30 and donated the land currently comprising the Summit Cemetery.

But the transportation boom affected even his legacy. The secondary alignment for I-94 passed through three of Pabst's farm properties and caused the sale of a large portion of the dairy operation. Today the farms have adapted and still exist. Operations focus on cash crops, mainly feed corn and mint on about 1,800 acres. A substantial amount of the acreage is currently under the approval process for development into commercial, residential and business park uses. The Pabst family remains involved in the development activities of the farm.





Since completion of the 2001 Master Plan, the Summit community has undergone a change in identity. Three major boundary agreements with six of the eight neighboring communities have

solidified the boundaries of Summit. A major medical center at STH 67 and I-94, along with significant expansions at Rogers Memorial Hospital and Oconomowoc Developmental Training Center, have converted Summit to a thriving employment center focused on medical and health care services. The transformation of Summit from a Town to a Village concluded with the citizen 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. Many of the recommendations in this Plan come from the change in municipal status.






At the time of this Plan update, the Village of Summit is an emerging economic and environmental force in western Waukesha County. The 5,000 residents of this community have staked their futures in the 24 square miles of natural and built environment to preserve and enhance the value of the area. To direct the future development of this community the residents and first Village Board have updated and adopted this Master Plan 2020.

THE VILLAGE OF SUMMIT INCORPORATED LANDS

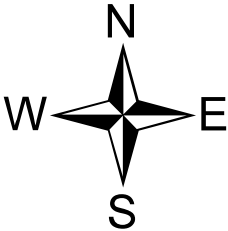
LEGEND

-  VILLAGE OF SUMMIT INCORPORATED BOUNDARY
-  OTHER MUNICIPAL BOUNDARY
-  PARCEL LINES
-  SURFACE WATER

RIGHT-OF-WAY

-  Dedicated
-  Perscriptive
-  Proposed
-  Reserved
-  Vacated

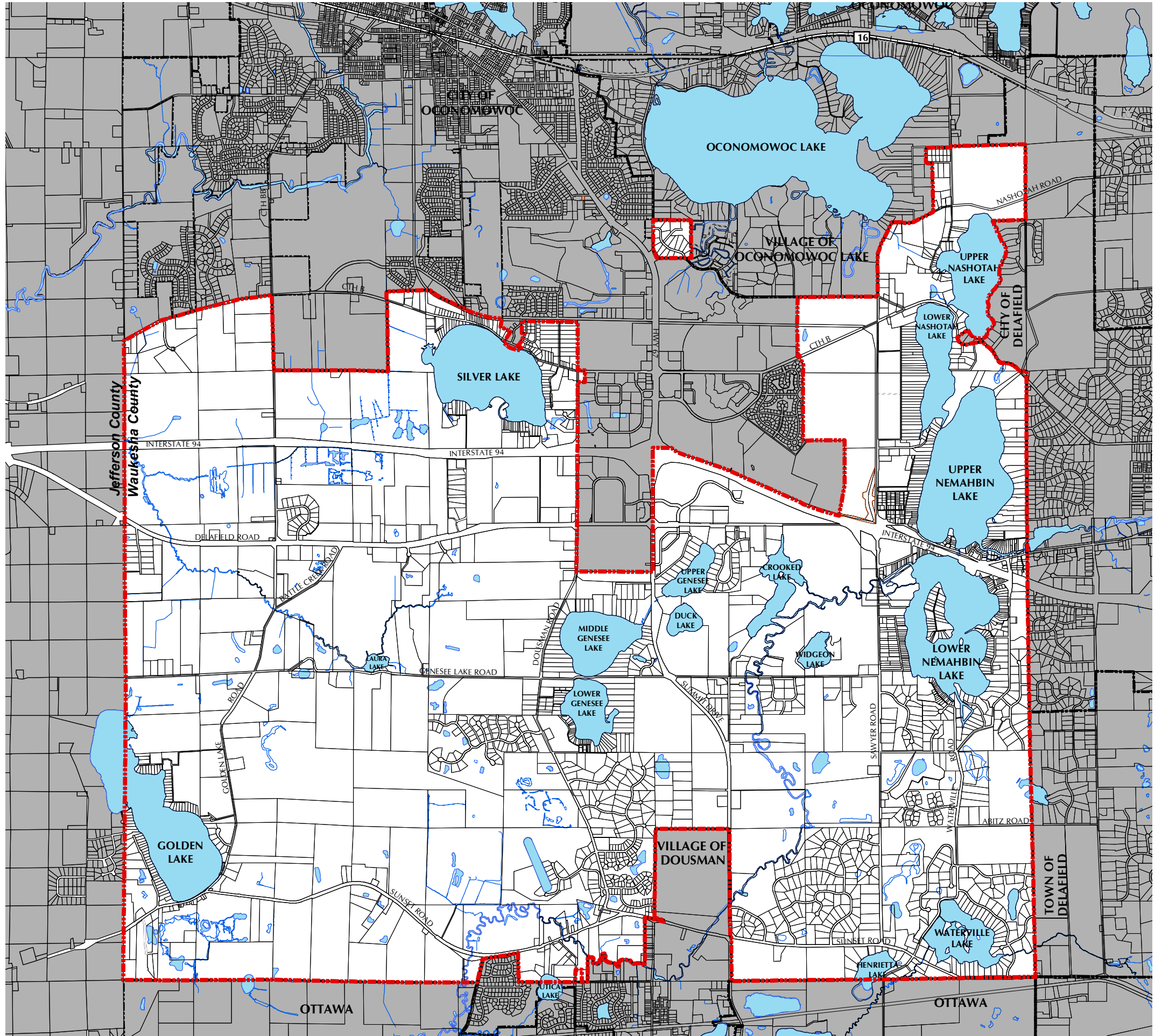
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Map created August 24, 2010
YCA Project # 3308-308

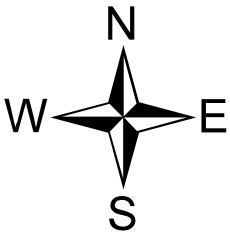


OVERVIEW OF THE VILLAGE OF SUMMIT

LEGEND

- CITY OF DELAFIELD
- CITY OF OCONOMOWOC
- TOWN OF DELAFIELD
- TOWN OF GENESEE
- TOWN OF MERTON
- TOWN OF OCONOMOWOC
- TOWN OF OTTAWA
- TOWN OF SUMMIT
- VILLAGE OF CHENEQUA
- VILLAGE OF DOUSMAN
- VILLAGE OF NASHOTAH
- VILLAGE OF OCONOMOWOC LAKE
- JEFFERSON COUNTY
- PARCEL AND ROW LINES
- SURFACE WATER

Source: Waukesha County

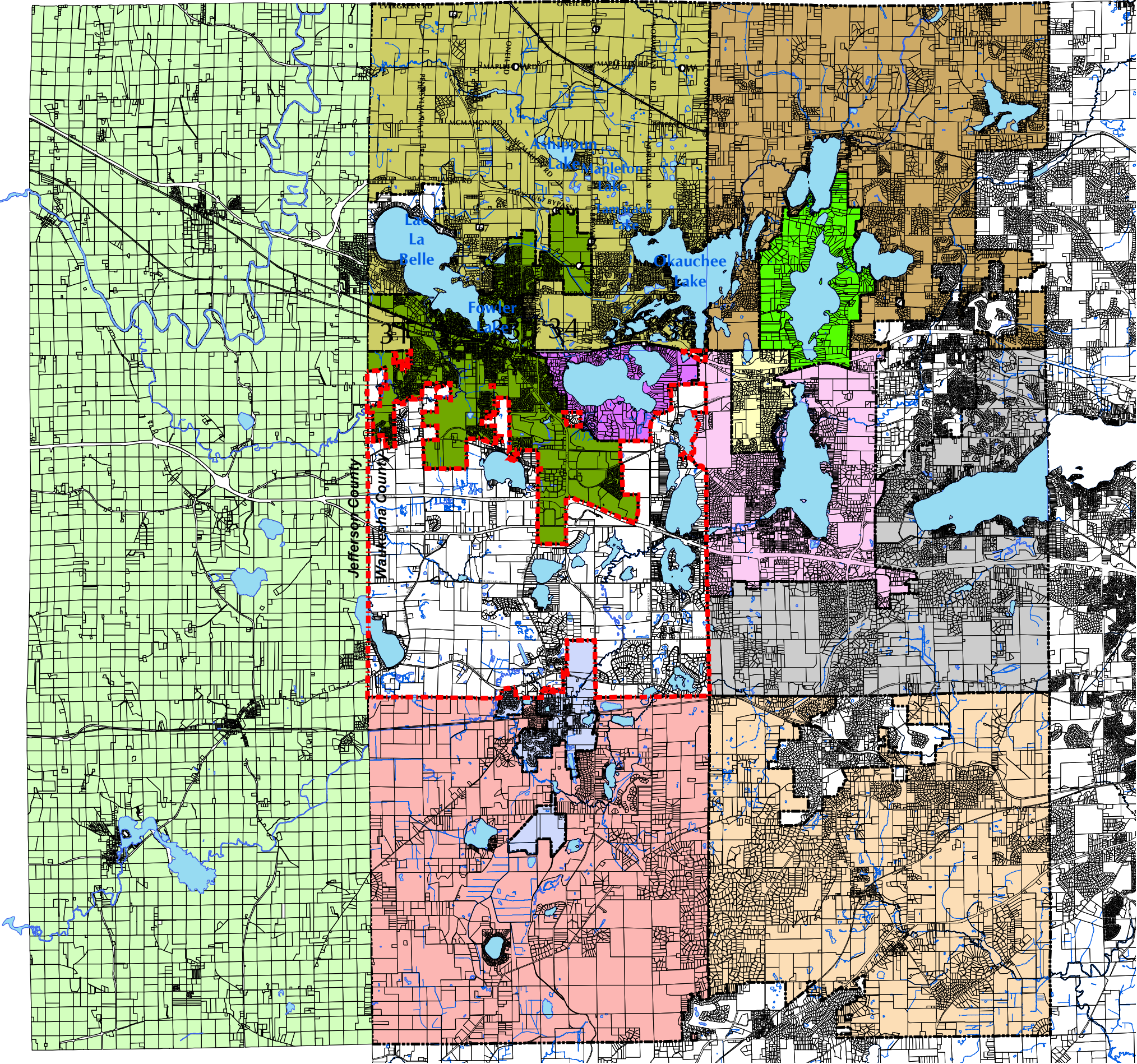


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YAGGY
COLBY

ASSOCIATES
Map created October 19, 2010
YCA Project # 3308-308



Section 2: THE PLANNING PROCESS

A. General Description of the Planning Format in the Village of Summit

This document consists of two components: a Comprehensive Plan and a Strategic Plan. This format results in an action plan for implementation over time by various groups and officials. 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.

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 resident's objectives and actions which are needed to achieve the vision.

The majority of mapping data was provided by Waukesha County and SEWRPC. The base mapping for all overlays was provided by Waukesha County, which maintains a geographic information system-based on its local website – Waukeshacounty.org . This service, provided to the public via county services, was invaluable to the project.

The update divided into two segments. During 2010 a committee reviewed the majority of the document and presented a draft update in November, 2010 for public hearing. Following the January, 6, 2011 public hearing, the new Village Board and Plan Commission reviewed the document and underlying assumptions. They met on three occasions with the general public to identify changes to the November 2011 recommended Plan. Upon completion of this additional review, they held a second public hearing on July 7, 2011. A third public hearing resulted in adoption of the Updated Plan 2020 on November 3, 2011. Altogether, the process took 23 months, including 24 public meetings and three public hearings. Discussion, information and direction came from village staff and officials, local businesses, citizens, county and regional planners, and other local professionals. To understand the underlying reasons for going through this update the plan includes the following brief history and outline.

B. What is Planning?

Community planning is a community participation process that brings together the diverse interest groups found in a community in a series of meetings in order to develop a plan that will guide the locality's future. It is a practical and interactive method of fostering community development by developing a framework to guide the entire community into the future.

Community planning is also a dynamic process based on the principle that local people should control and determine their own lives as much as possible. This involves a flexible method for analysis, as well as building consensus and the fostering of community commitment.

The process results in a plan; community success results from implementation. This Master Plan Update was developed locally, endorsed locally, and will be implemented locally. Master Plan 2020 is full of new information. But information is not enough. The Village and its agents must sell it to be useful and effective. This means communicating benefits, not just facts and figures. It means creating emotional appeal and working with all local organizations. It means motivating action on the part of the residents, officials and village staff.

C. What are the advantages of Planning?

Updating the Summit Master Plan to reconsider the assumptions and direction of past decisions reduces the potential for having to make future decisions under crisis situations. The Plan Update reviews previous priorities for community development and gives a rationale for future decisions to approve, alter or deny projects or programs as they are proposed.

The updated Plan also confirms the goals and objectives of community groups so that each can see the other's objectives. The process enhances communication and mutual awareness among all the stakeholders in the Village of Summit. With the completion of a plan update, Summit residents and officials maintain the degree of consensus regarding the direction of the Village and efficiently allocate local resources.

D. What Process was used in the Village of Summit?

The Summit Master Plan update is the result of an effort initiated by the Master Plan Update Committee in 2010. This program included updated information and a review of the major issues facing the community. An opening exercise helped to re-affirm the goals and objectives behind the Plan. Public Hearings and meetings that included over 300 local residents reinforced the final document from the public to the Village Board. The following stages outline the process used to update the Summit Master Plan.

D. (1) Basic Planning Needs

The project began with an exercise to list the perceived basic needs and concerns to be addressed through the Plan update. These issues were listed by the committee members as part of the initial discussions. The group then combined them into the following four categories for review and discussion as part of the overall process:

- a. Development Issues
- b. Community and Public Facility Issues
- c. Environmental Issues
- d. Implementation Issues

D.(2) Land Use Analysis

The Committee used the existing land use map and updated 2001 Master Plan Map as the basis for their initial reviews of current and planned land uses. Staff used information from the 2009 Incorporation Petition to identify changes in the land use pattern, environmental restrictions, and development regulations for future activities. The 2009 Land Use Map can be found on page 76 of the Appendix to this document. As part of data gathering, the Master Plan Committee also reviewed data displaying the following information. Appendix references are noted in parenthesis.

- a. Groundwater Contamination Potential (page 42)
- b. Geology and Soil Types (page 47)
- c. Utility Systems (page 25)
- d. Roadway Patterns (page 20)
- e. 2009 Existing Land Use (page 76)

D. (3) Demographic Research

The Plan Update Committee also used a variety of demographic materials as a part of the planning process. Information for the Village of Summit, Waukesha County and the State of Wisconsin was compiled for topics including population, density, growth trends, income, age distribution, and some employment issues. Much of this data is based upon census data; however, other sources such as State Department of Administration (DOA), Waukesha County and the Southeastern Wisconsin Regional Plan Commission (SEWRPC) were also consulted. The following is a brief summary of some of these findings which are further expanded with materials in the Appendix.

- a. Documentation showed that the Village of Summit population increased faster than expected. The Wisconsin Department of Administration originally estimated the 2005 population at 4,282. 2010 State estimates showed the 2010 population of 5,067 even with the loss to attachments and annexations.
- b. Village residents continue to demonstrate a higher percentage of post-high school education or training than either the County or the State averages
- c. Village residents exhibited a higher median household income, median family income, and per-capita income than the County or the State averages.
- d. The three largest sectors of employment in the Village are services, manufacturing and retail trade.
- e. Just under half (45.8%) of all house structures in the Village are over 50 years of age.
- f. The Village's assessed value has exceeded \$1 billion dollars, with the 2010 estimated assessed value of all properties at \$1,081,457,500.

D. (4) Nominal Group Technique

On January 26, 2010, the Committee took part in a Nominal Group Technique exercise. The purpose of the exercise was to have the members identify the major issues, concerns, opportunities and needs for the Village. Discussion centered around four topics: environmental issues, development issues, and community/public facilities projects, and implementation items. The members listed their top projects or issues for the Village to consider in the next ten years. After listing all projects, each member ranked the top five priorities. Priority points were calculated by multiplying the number of votes by the project's ranking. The following is a summary of the results of this exercise:

Development Issue Ranking

<u>Rank</u>	<u>Project Listing</u>	<u>Priority Points</u>
1.	Summit Village Commons commercial uses	1.43
2.	Summit Avenue (STH 67) Corridor	1.57
3.	Commercial areas	1.71
4.	Land uses along high traffic corridors (Delafield Road (CTH DR), Sawyer Road (CTH P), Summit Avenue (STH 67))	1.71

Community & Public Facilities Issue Ranking

<u>Rank</u>	<u>Project Listing</u>	<u>Priority Points</u>
1.	Sawyer Road (CTH P) / I-94 Interchange	1.29
2.	Capital Improvements Planning for Town/Village facilities	1.57
3.	Additional sanitary sewer capacity and land uses adjacent to Sanitary District #2	1.86

Environmental Issue Ranking

<u>Rank</u>	<u>Project Listing</u>	<u>Priority Points</u>
1.	Affect of aquifer on land use	2.14
2.	Impacts of 2008 flooding on land use	2.14
3.	General updating of development guidelines	2.86

Implementation Issue Ranking

<u>Rank</u>	<u>Project Listing</u>	<u>Priority Points</u>
1.	Density calculations for residential developments	2.43
2.	Zoning Ordinance and Town Code updates	
	• Residential lot sizes	2.14
	• Update zoning standards for lighting regulations	2.86
	• Update zoning standards for parking lot regulations	2.86
	• Update zoning standards for landscaping regulations	2.86
	• Planned Development overlay zoning	2.14
	• Commercial/business land use restrictions and regulations	2.57
3.	Bark River corridor dam removal and navigability	
	• Sawyer Road weir reconstruction	3.00
	• Zerwekh dam and upper Bark River corridor	3.71
4.	Neighborhood park and trail system planning	3.43

D. (5) Developer Presentations

Another part of the update process allowed several developers to address the Committee as to their activities in the area. Presentations were given during 2010 to the Plan Committee by representatives of Lang Investments on the Shakerville West project and by TKLW/Frontier Development on the Summit Village Commons site.

D. (6) Incorporation Activities and Responsibilities

Specific topics were discussed regarding the impact of incorporation on the Village organization and staff. The group reviewed their powers, duties, jurisdictional boundaries, tax levy, budget, history, as well as future plans. This discussion also included information about the various utility districts, park and recreation committee, and Waukesha County.

D. (7) Public Informational Meetings

On January 6, 2011 a Public Informational Meeting was held, followed by a public hearing that included the Village Plan Commission and the Village Board elected in September, 2010. As required by state statutes, a draft land use plan must be presented to the public in the form of a public hearing. The public hearing meeting was organized in an “open house” format. Village staff and members of the Plan Update Committee were on hand to field questions. Residents were encouraged to ask questions and comment on the draft land use map.

Following the January 6, 2011 public hearing, the Village Board referred the draft back to the Plan Commission for further review. The Village Board and Plan Commission met at five monthly meetings to review the major comments or concerns expressed on January 6. The Board also mailed a notice with meeting dates and topics to all property owners, inviting them to attend and participate in the discussions. Over 250 property owners took advantage of this opportunity and attended the meetings.

Following the series of plan reviews, the Plan Commission and Village Board met together to produce a final draft document for public hearing. A formal public hearing was noticed and held on July 7, 2011, attended by over 75 residents and property owners. The comments from these residents and petitions opposed to gas/convenience stores resulted in another round of reviews at the Village Board and Plan Commission. Final plan adoption occurred on November 3, 2011.

Summit’s planning efforts were also coordinated with several governmental agencies. For planning issues related to transportation and the environment, the group reviewed materials from the Wisconsin DOT, the Wisconsin DNR, SEWRPC, adjacent municipalities, Waukesha County Planning Division, and lake districts and associations.

D. (8) Coordination with Other Communities and Government Agencies

Another key element in the Village of Summit planning process was coordinating the planning efforts with those of neighboring communities. Since the 2001 Summit Plan was completed, all of the neighboring communities and Waukesha County completed a new plan based on the criteria of the Wisconsin SmartGrowth legislation. Land Use and Development Plans from the City of Oconomowoc, Village of Oconomowoc Lake, Village of Dousman, and the City of Delafield were used, along with the Boundary Agreements adopted since 2001. These documents were studied and reviewed so the resulting plan would take potential bordering land uses into consideration.

D. (9) Approval Process and Implementation

Following extensive review, ten Plan Update Committee meetings and six Plan Commission meetings, a draft document was prepared and recommended by the Village Plan Commission on June 16, 2011. This plan document includes a community history showing how Summit arrived at its current stature. It briefly describes the planning process. It explains how the new Village of Summit leadership arrived at this set of recommendations. This document was forwarded for public inspection and hearing notices.

The Village Board held three formal public hearings: January 6, July 7, and November 3, 2011. At the November 3 meeting, by motion made and seconded, the Village Board approved the Summit Master Plan 2020. Future amendments and addendum will be attached to the Plan document for reference.

As recommended in the Wisconsin SmartGrowth legislation, the Village of Summit will submit their Master Plan Update to Waukesha County Parks and Land Use for review and use in the County Development Plan, along with the Southeastern Wisconsin Regional Plan Commission (SEWRPC). Copies of the Plan will also be distributed to the surrounding municipalities and special purpose districts within the Village.

The following are general action steps related to implementation of the Land Use Plan.

- The Master Plan 2020 should be sent to the Waukesha County Parks and Planning Department and the SEWRPC for review, comment and approval following local adoption.
- The Master Plan 2020 should be coordinated with Waukesha County in order to be included in their annual County Development Plan update
- Updates to the Village's zoning and land division ordinances should be done to maintain consistency with the recommendations of the Plan, the Village's image, way of life and property values.

Section 3: MASTER PLAN RECOMMENDATIONS AND MAP

A. General Planning Information

The community has a long history of planning and land use regulation. The Summit Town Board adopted a resolution on April 1, 1929 authorizing it to act with Village powers, under Section 60.22(3). This allowed the Town to participate in planning under Section 62.23(3). Section 60.62(3) required Waukesha County approval of changes to the Zoning and/or Subdivision codes of the Town. The Town of Summit completed various planning efforts in 1952, 1959, 1966, 1972 and 1979. The Town Board adopted the current Plan in May, 2001. With the change in status to a Village, under Wisconsin statutes the Village must have an updated Plan by the end of 2011.

As a courtesy, the Village of Summit will submit their Updated Plan 2020 to Waukesha County Parks and Planning Commission for use in their planning efforts, along with the Southeastern Wisconsin Regional Plan Commission (SEWRPC). The adopting resolution from the Village will request that these agencies coordinate their future planning and plan updates to reflect the more detailed work done in this project. Waukesha County has a provision in their County Plan that requires annual reviews and updates of the County Plan. The Village will request the County use this mechanism to update the County Plan with new information from the Village.

B. Smart Growth Requirements

In October, 1999, the Wisconsin Legislature adopted new legislation for comprehensive planning. The intent was to require local municipalities to complete a comprehensive plan, take into consideration the effects of such a plan on the surrounding communities, and adopt the resulting plans by Ordinance. These regulations affect the implementation of this Plan. Based on State law and good planning practice, the Plan should be updated prior to January, 2021.

The 1999 legislation outlined nine major elements for consideration and inclusion in any future Comprehensive Plan prior to 2010. The original Summit Plan adopted in 2001 accomplished these requirements. The background information for these elements was contained in the Appendix to that Plan. The Master Plan 2020 policy statements are inherent in all the recommended actions steps or future land uses in this Section of the Plan. The following nine elements are the basis of the 1999 Smart Growth description of a Comprehensive Plan.

B.(1) Issues and Opportunities Element: Background information on the local government and a statement of overall objectives, policies, goals, and programs to guide future development and redevelopment over the next 20 years.

B.(2) Housing Element: A compilation of objectives, policies, goals, maps and programs of the local government to provide adequate housing supply that meets existing and forecasted housing demand in the local area.

B.(3) Transportation Element: A compilation of objectives, policies, goals, maps and programs to guide the future development of transportation modes, including highways, transit, bicycles, walking, railroads, systems for the disabled, air, trucking, and water transportation. The plan also should compare the local goals with county, regional, and state transportation plans.

B.(4) Utility and Community Facility Element: A compilation of objectives, policies, goals, maps, and programs to guide future development of utility systems and community facilities, such as sanitary sewer, water supply, storm water management, solid waste disposal, recycling, telecommunications, cemeteries, health care and child care facilities, police, fire, libraries, schools, and other public facilities. This section will also include a forecast of expansion or rehabilitation projects for the various systems and utilities.

B.(5) Agricultural, Natural, and Cultural Resources Element: A compilation of objectives, policies, goals, maps, and programs for the conservation and effective management of natural resources, historic and cultural resources, community design, and recreational resources.

B.(6) Economic Development Element: A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention, expansion, and focus of the economic base and quality employment opportunities in the local market area. Assess categories or types of businesses and industries desired by the community, its strengths and weaknesses, and evaluate contaminated sites for future development.

B.(7) Intergovernmental Cooperation Element: A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governments, for siting and building public facilities and sharing public services.

B.(8) Land Use Element: A compilation of objectives, policies, goals, maps, and programs to guide the future development and redevelopment of public and private property. This section contains projections on future residential agricultural, commercial, and industrial land uses including assumptions of net densities. This section also contains a series of maps that show current and future land uses, agricultural soil types, floodplains, wetlands, public utility service districts, and community facility areas.

B.(9) Implementation Element: A compilation of programs and specific actions to be completed in a stated sequence, including any changes to the local codes and ordinances. This section describes how each of the other elements will be integrated and made consistent with other elements, and shows a measurable scale to achieving these standards. A process for review, update, and amendment every 5 years must be noted with complete review no less than every 10 years.

C. General Goals and Objectives

The 2001 Master Plan included a series of goals and objectives for use in making future land use decisions. These statements and recommendations continue to be used to evaluate development proposals and public decisions throughout the Village. More specific site-based recommendations are listed under the land use categories in Sections D(5) – D(13).

Rather than review these General Goals and Objectives and assign specific tasks to various committees or organizations as part of the Plan document, the Plan Commission and Village Board will use the Master Plan and new Village organization to identify the priority and timing of various projects listed below. The intent of the Village Board on the adoption of this document is to meet each year to review the priorities and assignments for the upcoming year's implementation of this Plan and future amendments.

C. (1) Regulatory Standards

- a. The Village of Summit Plan Commission should review and update zoning and land development ordinances to comply with the specific and general recommendations of the Summit Master Plan 2020.
- b. The Village's erosion control and stormwater control ordinances should be enforced before, during and after construction. Site disturbances should be minimized.
- c. Site design processes should address soil characteristics and subsurface geological conditions.
- d. Building placement and lot layout should be designed to provide a function relationship to the site's topography, existing vegetation (plant species, hedge rows, and woodlots) and other natural features. The location of buildings and other improvements should take advantage of stream, lake, wetland, and agricultural 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.
- e. The Conservation Design Standards in the Village of Summit Zoning Code should be used for all new residential developments. Using these standards will connect open spaces from one neighborhood to another, from one part of the village to another, and serve as open space corridors/buffers between developed areas.
- f. Any new development that included conservation design standards would come to the Plan Commission as a conservation subdivision.
- g. The Plan Commission should consider shared driveways along highway corridors, wherever feasible, to minimize the amount of impervious surface and limit direct access to arterial roads in the Village.
- h. The Village of Summit should require adequate right-of-way dedication for existing and future land uses when rezonings and land divisions occur.

- i. The Village of Summit should review the road right-of-way standards and update these requirements as necessary.
- j. The Village of Summit should update the adopted impact fee calculations. If this study indicates and the Village Board finds that impact fee changes are needed, the Village of Summit should update the impact fees for all new developments as shown in that analysis and findings.

C. (2) Environmental and Cultural

Goals:

- a. Identify, protect, preserve and enhance ecologically sensitive areas, environmental corridors and open spaces
- b. Maintain the quality of surface and ground water, and minimize soil erosion
- c. Define and encourage rural character
- d. Encourage preservation and creation of cultural and historical resources

Objectives:

- a. Establish/upgrade/enforce public use regulations/ordinances for lakes, rivers and ponds
- b. Establish/upgrade/enforce restrictions on development of wetland/floodplain areas
- c. Encourage continued agricultural land uses and open space preservation
- d. Encourage educational-informational programs on prairie ecosystems for Village citizens, staff and would-be developers
- e. Identify and correct areas of storm water erosion problems
- f. Promote the use of buffers between highways, residences, and businesses where appropriate
- g. Review and update the existing lighting standards

C. (3) Residential Development

Goals:

- a. Incorporate conservation planning and other eco-friendly planning techniques that project ecologically sensitive areas, environmental corridors and open space during subdivision development
- b. The location, type, density and quality of development should be based on sound and consistent land use planning

Objectives:

- a. Encourage educational-informational programs on prairie ecosystems
- b. Review zoning controls over future development
- c. Identify and correct areas of storm water problems
- d. Encourage buffered views of differing uses
- e. Encourage clustered development patterns
- f. Require developers to incorporate greenspace, natural corridors, expanded landscaping, erosion control and stormwater management into their developments
- g. Maintain minimum and maximum lot size requirements for residential developments
- h. Develop a recreational trail connecting local environmental corridors with existing developments and other facilities
- i. Target and control the development of multi-family housing through zoning controls
- j. Continue oversight of subdivision developments within the Village

C. (4) Economic Development

Goals:

- a. Focus commercial and industrial development to areas shown on the Future Land Use Map
- b. Encourage low density development to minimize air, noise, and light pollution
- c. Direct higher density development to lands served by municipal water and/or sanitary sewer systems
- d. Establish development criteria that will target high quality development in selected areas

Objectives:

- a. Review zoning controls over future development
- b. Identify and correct areas of storm water problems
- c. Encourage buffered views of differing uses

- d. Require developers to incorporate greenspace, use of natural drainage corridors, erosion controls and other landscaping in their developments
- e. Establish maximum noise levels for industrial uses
- f. Upgrade, promote and enforce local building codes
- g. Discourage “big box” developments from locating within the Village
- h. Promote quality mixed uses at the Pabst Farm, including open space, residential and commercial/office development

C. (5) Community and Public Facilities

Goals:

- a. Evaluate the need for public recreational facilities (parks, trails and open space) in future developments.
- b. Encourage the creation and use of public recreational facilities (parks, trails and open space) as shown on the Future Land Use Plan.
- c. Perform proper transportation improvements and upgrades that will safely move traffic while maintaining a rural atmosphere and character of Summit’s past.
- d. Maintain and expand public infrastructure to areas which are in need of or best served by these services
- e. Maintain and improve public services to keep a high quality of life for residents
- f. Maintain the Village’s identity by promoting its history and cultural resources
- g. Maintain an equitable balance between the rights of all citizens
- h. Promote efficiencies in fire protection and emergency services.

Objectives:

- a. Continue the development of a Village Center/Community Park facility on Genesee Lake Road.
- b. The Village’s public works, highway maintenance, police and village administration functions should be considered for relocation.
- c. Identify and submit applications to state agencies for new rustic roads classifications.
- d. Encourage buffered views of extraction uses
- e. Develop specific localized transportation plans to deal with increasing traffic on State, County and local highways
- f. Encourage expanded use of public transportation (i.e. the Park and Ride), other local transit options, and trail circulation projects to reduce traffic loads.
- g. Propose merger or consolidation of fire protection and emergency services with neighboring communities.

D. Land Use Recommendations

D. (1) Category Definitions

The Village's Future Land Use Plan is comprised of ten different land use types. The Master Plan Update Committee reviewed local descriptions of these categories prior to consideration of any mapping or location within the Village. The land use definitions are listed in order to match the map with the chart in Section 3(D)3.

- a.* Single Family Residential - 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.
- b.* Multi-Family Residential - Areas designated for development of residential structures meant to be occupied by more than one "family", usually several units per structure. Density in these areas will not exceed a net of ten (10) units per acre. This designation includes rental apartments and owner-occupied condominiums. This use often serves as a buffer between single-family residential and more intensive uses.
- c.* Mixed Use Residential – Areas in which multiple types of residential uses (single-family, duplex, and/or multi-family) are designed as part of an overall planned development. Density in these areas will not exceed a net of ten (10) units per acre.
- d.* Mixed Use Commercial – Areas in which 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 should not exceed a net ten (10) units per acre. These areas do not include Industrial/ Business Park uses, manufacturing, production facilities, gas/convenience stores, warehousing, strip malls or car dealerships.
- e.* Commercial/Office - Areas 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.

- f.* Industrial/Business Park - Areas designated for 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.
- g.* Institutional - Areas of governmental, educational, religious, or medical uses.
- h.* Environmental Corridor - Areas identified by the Southeastern Wisconsin Regional Plan Commission. In the Summit Plan, these areas are designated as a buffer around significant natural or environmental characteristics such as shorelines, wetlands, prairies, or woods and are targeted for preservation. These are shown as overlay districts since they do not follow property lines or right-of-way boundaries.
- i.* Park/Recreational - Areas designated as public access recreational areas. These include boat access points, recreational equipment, picnic areas, and other open spaces to be used for outdoor activities. This category does not distinguish ownership from Village, County or State parks. Some quasi-public areas like the Boy Scout Camp are also included in this category.
- j.* Agricultural – Areas designated for on-going agricultural field crops and/or 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. Lands southeast of the intersection of STH 18 (Sunset Drive) and STH 67 have been modified to Agricultural land use since this area is to be transferred to the Village of Dousman in 2028 or when development is proposed.

VILLAGE OF SUMMIT FUTURE LAND USE MAP

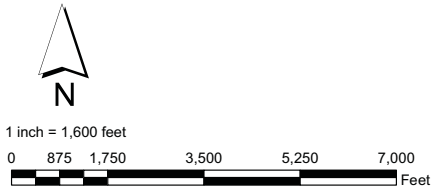
Legend

- SF Residential 2.4-acre density
- SF Residential 1.6-acre density
- SF Residential 0.8-acre density
- SF Residential 0.6-acre density
- MF Residential 10 Dwelling Units per Acre (D.U.A.)
- Mixed Use Residential
- Mixed Use Commercial
- Commercial/Office
- Industrial/Business Park
- Institutional
- Agricultural
- Park/Recreational
- Neighborhood Park
- Community Park
- Wetland Under 2 Acres
- Wetland Over 2 Acres
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area

Cadastral data is from Waukesha County, current as of 10-31-2010.

Wetland data is from the 2005 WI Wetland Inventory.

Environmental Corridor Data is from SEWRPC's 2000 Planned EC dataset. Minor corrections have been made by the Village to EC on the Aurora hospital site in section 15 to reflect known existing conditions.



Original Adoption June 4, 2001
Last Amended May 25, 2011

D. (3) Future Land Use by Acreage

The following chart is a breakdown of Village land use classifications by the estimated total acreage if the development occurred exactly as shown on the Plan. This chart also shows the percent of total acreage and ranking by prevalence of land use where #1 is the land use with the most acreage. It is based on the final corporate boundary as of July 29, 2010.

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

(*) Lake area calculations are estimates

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

D. (4) Land Use Densities

The Master Plan as updated recommends maintaining the current zoning standards for density calculations. Under current (2011) standards, all road right-of-way, 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.**

All density recommendations in the Plan are based on this standard. Additional site-specific reduction for the acreage inside the environmental corridor lands identified by the Southeastern Wisconsin Regional Plan Commission will also occur based on the characteristics of an individual site. However, some land uses are intended to allow for additional base area within primary environmental corridor lands under a Planned Unit Development alternative. In these cases, some additional density may be allowed, up to one dwelling unit for each 5 acres of primary environmental corridor lands within the project.

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.

D. (5) Single-Family Residential Development

DEFINITION -

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.

DENSITY -

Depending on location, **net densities** for single-family residential development can include a 2.4-acre, 1.6-acre, 0.8-acre or 0.60-acre density factor. All new single-family residential development that occurs south of I-94 on parcels which contain area *completely within the environmental corridor* shall have a minimum 5.0-acre density. All new single-family residential development that occurs on parcels which contain area partially within the environmental corridor may have the density of adjacent non-corridor lands, provided that any earth-altering activity and/or building envelopes are located outside the environmental corridor and include not less than two acres of buildable land on each parcel created. The overall goal of this policy is to obtain a maximum density of building activity within the environmental corridor of not more than one (1) dwelling unit for each five (5) acres of environmental corridor lands.

- a. All undeveloped lands designated for single-family development on the Future Land Use Plan shall have a 2.4-acre density factor, except for the following locations:
 1. The 24 acres northwest of Huebner Road will be identified for 1.6-acre density.
 2. The 150+ acre property south-west of the I-94 / CTH P Interchange will be identified for two possible residential densities. The 500 feet immediately south of CTH DR will be shown with the potential for a mixed-use commercial development. This additional density will be considered only if sanitary sewer is approved for the property. The remainder of the site will continue to be shown as 2.4-acre density.
 3. The 118-acre property northwest of Sawyer Road (CTH P) and Genesee Lake Road will be shown as 1.6-acre density along Sawyer Road, with 2.4-acre density for lands fronting on Genesee Lake Road.
 4. The 120+ acres of land west of Shakerville Subdivision, south of Genesee Lake Road will be shown as 1.6-acre density. Future consideration may be given to additional density if sanitary sewer service is approved and a development plan is approved by the Village Board.

5. Lands in the south half of Section 7 remaining in the Village after the 2010 boundary agreement land transfer will be shown as 0.8-acre density to the east half, and either 1.6-acre or 2.4-acre density for the west half, based on the boundary agreement with the City of Oconomowoc.
 6. Additional development restrictions may be placed on lands in the Groundwater Protection Zone identified in the Appendix on page 41.
- b. All developed lands east of the Bark River, south of I-94 and west of Waterville Road shall have 0.6-, 0.8- or 1.6-acre density factors as outlined on the Future Land Use Plan.
 - c. All developed lands along the Dousman Road corridor from the Village of Dousman to the north boundary of Summit Meadows Subdivision shall have a 0.8-acre density factor as outlined on the Future Land Use Plan.
 - d. All developed lands along the Dousman Road corridor which surround Middle and Lower Genesee Lakes north from Country Meadows Subdivision shall have a 0.6, 0.8 or 1.6-acre density factor as identified on the Future Land Use Plan.
 - e. Lands around Golden Lake and on the western boundary with Jefferson County shall have a 0.8-acre density factor as identified on the Future Land Use Plan, based on the current lot size.
 - f. An area south of Valley Road and west of Sawyer Road in the Pabst Farms development shall have a 0.8-acre density factor as shown on the Future Land Use Plan. These lands differ substantially from the balance of the Village of Summit residential development since they will include sanitary sewer and water from the City of Oconomowoc. The Plan would allow these densities as part of a Planned Unit Development project with consideration from the Village Board after recommendation from the Plan Commission. The density decision should be based on the overall benefit to the local and village residents, parkland and open space provision, creation of a neighborhood character, and amenities within the project site.

D. (6) Multi-Family Residential Development

DEFINITION -

Areas designated for development of residential structures meant to be occupied by more than one “family”, usually several units per structure. Density in these areas will not exceed ten (10) units per net acre. 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.

DENSITY -

Depending on location, densities for multi-family residential development can expand to a maximum of ten (10) dwelling units per net acre.

- a. Development under this land use would only be allowed if a public sewer is available at the time of development approval.
- b. If municipal water is available within 1,000 linear feet, then this must also be extended and included in the development.
- c. Approximately 60 acres of land adjacent to I-94 and north of Delafield Road (CTH DR) and east of Daystar Lane have been identified for multi-family use.
- d. Approximately three acres of land between Lower and Upper Nemahbin Lakes along CTH DR and Waterville Road has been identified for multi-family use.

D. (7) Mixed Use Residential

DEFINITION -

Areas in which multiple types of residential uses (single-family, duplex, and/or multi-family) are designed as part of an overall planned development.

DENSITY -

Depending on location, densities for residential development can expand to a maximum of ten (10) dwelling units per net acre.

- a. Development under this land use would only be allowed if public sewer is available.
- b. Approximately 30 acres of land south of CTH DR and west of Dousman Road is shown in this land use as a buffer from the Business Park designated for the area north of DR.

D.(8) Mixed Use Commercial

DEFINITION -

Areas in which multiple types of Commercial/Office (with limited retail) and various Residential uses (single-family, duplex, or multi-family), are designed to develop as part of an overall planned development. Residential density in these areas is not to exceed a net ten (10) units per acre. These areas do not include Industrial/ Business Park uses, manufacturing, production facilities, gas/convenience stores, warehousing, strip malls or car dealerships.

DENSITY -

Depending on location, densities for residential development can expand to a maximum of ten (10) dwelling units per net acre.

- a. Development under this land use would only be allowed if public sewer is available.
- b. If municipal water is available within 1000 linear feet, then this must also be extended and included in the development.
- c. Lands at the southeast corner of STH 67 and CTH DR have been shown for mixed use development, based on the approved Summit Village Commons Planned Development.
- d. Lands to the southwest of CTH DR and Dousman Road have frontage on two major arterials through the Village of Summit. Due to proximity to the utility service on the Pabst Farm property, the Village identified this area as suitable for mixed use development. This type of development is recommended for about 10 acres of land.

- e. Lands southwest of the I-94 / CTH P Interchange are identified for two possible residential densities. The 500 feet south of CTH DR will be shown with the potential for a mixed-use commercial development, including the potential for residential uses within this area. Either the commercial or residential land uses will be considered only if sanitary sewer is approved for the property. The remainder of the site will continue to be shown as 2.4-acre density.
- f. In order to develop either of these properties with sanitary sewer, 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 for the first site would be the City of Oconomowoc due to proximity to the Pabst Farm development. A logical provider of service for the second site would be the Summit Utility District #2.
- g. Lands directly south of I-94 and CTH P (Sawyer Road) interchange are included in this land use since they are strategically located at a major intersection of two county highways and the interstate system. Due to the realignment of this interchange by the Wisconsin DOT, the development pressure for these properties will increase exponentially.
- h. Lands up to 250 feet northeast of the intersection of STH 18 (Sunset Drive) and CTH BB (Golden Lake Road) have been modified to the mixed-use commercial land use to allow for redevelopment of this area in combination with the existing commercial uses in the area. Due to the length of time for utility service, the Village may waive the sewer requirement based on the plan proposed.
- i. Existing commercial operations on Delafield Road (CTH DR) between Mill Road and the Bark River are now identified for Mixed Use, Commercial classification, with the ability to maintain and improve these operations as the highest priority.
- j. More intensive commercial/office land uses should be placed closer to the exterior roadways, with any residential component and site buffering the adjacent uses.
- k. The current Village Hall site will be shown in Mixed-use Commercial designation for future redevelopment of this property.

D. (9) Commercial/Office Use

DEFINITION - Areas 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.

- a. Development under this land use would only be allowed if public sewer is available. If municipal water is available within 1000 linear feet, then this must also be extended and included in the development.
- b. Two lots at the current Burke's Lakeside Supper Club are identified for maintenance of the existing restaurant and minimal expansion of this operation for parking lots and accessory uses

D. (10) Industrial/Business Park Use

DEFINITION –

Areas designated for 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.

- a. Development under this land use would only be allowed if public sewer is available.
- b. If municipal water is available within 1000 linear feet, then this must also be extended and included in the development.
- c. Zoning Ordinance text changes should establish a minimum 2 acre lot size in this category, and include language for maximum lot sizes and building sizes to consider the location and impact on adjacent development.
- d. Conditional Uses in the industrial/business park land use classification should include hotels and conference centers, specifically for the triangular piece of the Pabst Farm development between I-94, STH 67, CTH DR (Delafield Road) and the Summit Cemetery.
- e. Lands within the Pabst Farms development east of STH 67 are identified for this land use based on utility service agreements with the City of Oconomowoc.
- f. Lands west of Dousman Road and north of CTH DR (Delafield Road) are shown with this land use 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.

D. (11) Institutional Use

DEFINITION - Areas of governmental, educational, religious, or medical uses.

- a. This land use includes all of the property owned by Rogers Memorial Hospital on Valley Road west of Upper Nashotah Lake.
- b. This land use includes 53 acres of land owned by Aurora Medical Group at the southeast corner of STH 67 and I-94.
- c. This land use includes approximately 63 acres of land operated by Oconomowoc Developmental Training Center southeast of Duck Lake and north of Genesee Lake Road.
- d. This land use includes all existing church properties in the Village.
- e. Future sites for these uses require amendment of the Master Plan and rezoning

D. (12) Park and Recreational Use

DEFINITION -

Areas designated as public access recreational areas. Many of these areas have boat access points, playground equipment, picnic areas, natural areas, and other open spaces to be enjoyed by outdoor activities. This category does not distinguish “ownership” from private, Village, County or State parks/trails. Some quasi-public areas like the Boy Scout Camp are also included in this category.

- a. A neighborhood park (N) is designed to provide both active and passive short-term recreational activities. Primary user range from 5-15 years of age. Informal activities at neighborhood parks cater to all ages. The service area is approximately one mile radius. This park will serve approximately 250 people.
 - i. There are four neighborhood parks identified in the Village Plan. They are scattered throughout the village and allocated by regions. Two of these neighborhood parks exist – Peter Prime Park at Sawyer Road and Delafield Road, and Silver Cedar Park on Silver Circle Road. Aside from these two properties, no specific land parcel has been identified. The Master Plan should coordinate with the Comprehensive Park and Open Space Plan.
 - ii. Each neighborhood park is estimated to be 10 acres in size. They can be larger, but should not be smaller. Two-acre tot lots can be developed with 8 acres of open space around them. The goal is to plan for today and tomorrow’s park needs, specifically if residential development continues to dominate Summit’s landscape.
 - iii. Lands should be set aside during review of development proposals so that neighborhood parks can be developed in line with new subdivisions. The Village Plan Commission must change or update their subdivision and zoning ordinances to improve on this issue. Though land is preferable, money in lieu of land should be permitted for hardship cases where land is not feasible.
 - iv. Neighborhood parks can be privately owned and maintained, and still be integrated into the Village’s neighborhood park and recreational trail system.
- b. A bike/walking trail is a recreational system of trails in the Village that affords a variety of year-round uses to a wide segment of the community (hiking, jogging, walking, biking, cross-country skiing, etc.) A multi-purpose trail system typically contains barrier free, hard surface segments that are accessible to individual with disabilities. Motorized vehicles are not allowed on these trails.
- c. A community park (C) is a facility that is located near the center of the Village and provides a variety of active and passive recreational facilities to Village residents. This park serves several neighborhoods while minimizing park travel distance. This community park will cater to all age groups. The community park is approximately 80 acres in size, including environmental corridor land areas. This park should have large

open spaces as well as facilities to accommodate soccer, baseball and basketball activities for youth.

- d. Park and Recreation Committee members should work with local organizations on both land acquisition for park facilities as well as for park development costs. Developer agreements that show community participation and local support should be worked out prior to applying for grants to enhance potential grant scoring for the Village.
- e. The Village will encourage construction of a Bark River Recreation Trail ranging from the Village of Dousman to the I-94/Sawyer Road intersection. This trail follows the environmental corridor and incorporates planning ideas outlined in the environmental corridor trail planning document issued by Waukesha County.
 - i. Special consideration will be paid to protecting and enhancing the environment along the trail system. This trail will also serve as the linkage to the Glacial Drumlin Trail and ultimately connect the City of Oconomowoc and the Village of Summit to this state-wide trail system.
 - ii. The Park Committee must begin to identify properties of significance along this trail corridor. Communication with the property owners is important in order for every public official and private landowner to have information on upcoming projects in this area.
 - iii. The Park Committee should sponsor a land acquisition grant application to the DNR in coordination with the Waukesha County Department of Parks and Land Use. Cooperative agreements between the Village, County and Conservancy agencies must be in place in order to apply.
- iv. An example of this corridor plan is shown in the Appendix (Figure #11).

D. (13) Environmental Corridors

DEFINITION -

These lands are based on mapping and definitions from the SEWRPC's Environmental Corridor Designation and Boundaries which includes primary environmental corridors, secondary environmental corridors, and isolated natural areas.

- a. ..These areas have been mapped due to their environmental diversity and importance into the natural ecosystems of the Village of Summit.
- b. ...Water areas include lakes, ponds, rivers, streams, creeks or any permanent bodies of water. Wetlands areas are extremely low in elevation, are frequently drainage areas. These areas are unsuitable for development due to flooding, and are sensitive ecological habitats that are often subject to preservation efforts.

- c. ..Waukesha County has created a greenway and open space corridor plan that addresses development and controls for properties inside all environmental corridors. The Master Plan Committee officially adopted this cross-section for the park and recreational trail proposed along the Bark River. This trail would stretch along the Bark River from the southern limits of the Village near Dousman to the I-94/Sawyer Road intersection.

D. (14) Agricultural

DEFINITION-

These lands are designated for on-going agricultural field crops and/or 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.

- a. Lands southeast of the intersection of STH 18 (Sunset Drive) and STH 67 have been modified to Agricultural land use since this area is to be transferred to the Village of Dousman in 2028 or when development is proposed.
- b. Lands north of the Bark River and east of STH 67 have been modified to Agricultural land use since this area is to be transferred to the Village of Dousman in 2048 or when development is proposed.
- c. Lands south of Summit Moors Drive and west of STH 67 have been modified to Agricultural land use since this area is to be transferred to the Village of Dousman in 2048 or when development is proposed.
- d. Lands west of Grambling Lane both north and south of STH 18 have been modified to Agricultural land use since this area is to be transferred to the Village of Dousman in 2028 or when development is proposed.

E. Population Increases and Density Factors

The following table shows potential population increases based on varying household size. Beginning on the left side, the table identifies the amount of acreage available in the various land use categories from page 25. The categories include all the Single-family areas at varying densities, the multi-family area, mixed use areas, agricultural parcels and environmental corridor. This final land use is based on upland areas where the Village will allow for development calculations based on non-wetland, non-floodplain lands within environmental corridor lands at one dwelling unit per five (5) acres of land. Using the density allotments from these categories, the center column identifies the potential number of dwelling units for each category.

The right half of the table calculates the total population for each land use category based on four household sizes - the Persons per Dwelling Unit factors. The figures on the lower part of the table total the number of dwelling units, the additional population, and the ultimate Village population based on varying household sizes. For example, with two persons per dwelling unit, the Village of Summit would grow by 12,141 people at complete build out of all available buildable lands.

According to U.S. Census Bureau, the number of households in the Village in 2000 was 1,376. The additional number of new homes constructed during the years of 2000 - 2010 was 235. Using this figure, it has been projected that the number of households in 2010 was 1,611. Using this same average, it can be projected that there will be 1,811 households in 2020, with 200 new homes being constructed by 2020. With the recent economic downturn and two years of minimal residential construction, these may be extremely optimistic estimates. However, given the potential development pattern for the Pabst Farm property, development pace after 2011 may increase substantially. In any case, the timeline for complete build-out of the community cannot be adequately forecast. If the historical rate for the Village were to continue, it would take decades to complete this construction.

Population Forecasts By Land Use Classification

Total Acres	Possible Net Acres (less 20%)	Plan Density Factor	Land Use Class.	Possible Dwelling Units	Population Persons Per Dwelling Unit = PPDU			
					at 1.75 PPDU	at 2 PPDU	at 2.5 PPDU	At 3.0 PPDU
4,771	3,817	2.40	SF-2.4	1,590	2,783	3,181	3,976	4,771
2,016	1,612	1.60	SF-1.6	1,008	1,764	2,106	2,520	3,024
837	669	0.80	SF-0.8	837	1,465	1,674	2,093	2,511
278	222	0.60	SF-0.6	371	650	742	928	1,113
46	37	10	MF-10	372	650	743	929	1,115
27	22	10	MU-R	219	384	439	548	658
95	38	10	MU-C	383	670	766	957	1,149
3,701	740	5.00	EC	148	259	296	370	444
Total Future Population ==>					8,625	9,857	12,322	14,786
Current Population Estimate ==>					5,177	5,177	5,177	5,177
Future Population Growth ==>					3,448	4,680	7,145	9,609

Section 4: Transportation Recommendations

The following is a list of recommended projects based upon the discussions of the Master Plan Committee and the requirements of the Transportation element of State of Wisconsin comprehensive planning statute.

A. Pabst Farm Area Traffic Impact Analysis

The developers of the Pabst Farms property have prepared an overall traffic impact analysis for the project area. The Village should coordinate these improvements with the actual projects and require completion of connecting streets as necessary. The Village should require sidewalks on at least one side of all residential streets in the Pabst Farms based on the density and connections to adjacent development. The Village should consider linked paved trail systems for commercial properties.

B. I-94/CTH P (Sawyer Road) Interchange Improvements

Continue to work with the Waukesha County Highway Department, the Wisconsin Department of Transportation, the U.S. Department of Transportation and the Federal Highway Administration to complete this interchange using the existing, approved plan. The Village strongly supports a connection into the Pabst Farms business park as currently shown, with secondary connections to Sawyer Road northbound.

C. Expansion of STH 67 from two-lanes to a four lane divided highway as proposed in the SEWRPC 2010 Transportation Plan

As a part of the improvements to the I-94/STH 67 interchange improvements, the feasibility of expanding STH 67 to a four lane divided highway needs to be considered. While this is an option that would improve traffic flows, the impact on adjacent properties needs to be minimized or mitigated. The extent of this expansion would also need to be determined. The Village should most certainly be involved to coordinate this project if and when it happens. Special focus should be given to the trail crossing on STH 67 and Summit Village Way. Again, it is strongly recommended that the Village be closely involved in any public hearings regarding this project, and may even wish to hold its own at some point.

D. Review Rustic Roads Opportunities

In addition to the existing portions of CTH B and Waterville Road that have been designated as a "Rustic Road", there may be other roadways within the Village that may be worthy of designation. Portions of Waterville Road, Genesee Lake Road, Golden Lake Road, Delafield

Road, Dousman Road, and Valley Road should be considered for such a designation. Genesee Lake Road poses the strongest possibility for inclusion.

Benefits to additional designations include 1) minimizing traffic impacts by restricting speed limits and encouraging the majority of traffic to stay on major thoroughfares, 2) providing additional protections to natural areas and rural residential areas, and 3) provision of safer facilities for recreational users, primarily hikers and cyclists.

E. Accident Prevention and Reduction Project Areas

There are at least five different intersections where there have been 10 or more accidents over the past four years. Based on historical counts and projected development scenarios, these areas will become increasingly hazardous without some intervention. These areas should be evaluated for speed limits, traffic controls, intersection designs, traffic enforcement efforts, and/or special signage. Also, if additional enforcement is required, public safety grants to assist such activities should be identified, profiled and requested.

F. Recreational Paths

The overall goal of this effort is to encourage means of transportation that maximize use of alternative modes of transportation and/or car pooling. Primary objectives would be to 1) link the community to the Glacial Drumlin Trail, 2) protect sensitive environmental corridors while allowing access to the public, 3) provide safer, cleaner means of transportation to schools, commercial areas, park spaces, and residential areas, 4) expand the recreational and outdoor appreciation possibilities for local residents, and 5) assist in habitat maintenance and preservation for local wildlife.

A general north-south connector has been identified along the Bark River. Internal connections have been identified along internal roads, which link the Lake Country and Glacial Drumlin Trails with Village subdivisions and the City of Oconomowoc.

Completion of this recommendation would entail the study of possible locations, routes, trail heads to connect communities, parks, schools, commercial areas, greenways, and other environmental corridors, and ultimately the design and construction of a trail facility. Direction on the size, width, permitted uses, hours of operation, construction materials, signage, maintenance and liability issues should result from detailed engineering research into the project. The County 's model for park and recreational trails inside environmental corridors could be adopted as the starting point for this project.

G. Evaluate quality of existing roadways

The Village should continue the practice of annual visual inspections of the Village's roadway systems by the Village Board and staff. This evaluation results in a PASER analysis and report on pavement quality and appropriateness of pavement surfaces on all Village roadways. The Village's Highway Department will rate and track conditions of roadways by using a software package and accompanying ranking system.

H. Continue to require relocation of the Park & Ride on DR (Delafield Road)

The Wisconsin DOT has committed to relocating the Park and Ride facility at STH 67 and Delafield Road as part of the Sawyer Road Interchange project. The Village should use all reviews and comment periods to reinforce that this portion of the project remains in the contract and funding.

I. Evaluate Intersection Designs

Four intersections that involve Village roads and either State or County Highways are potentially hazardous based on visibility problems deriving from their design. These intersections have roads which do not approach one another at 90° angles, and makes seeing traffic or turning onto a roadway dangerous and difficult. Any major work planned for these intersections should involve a realignment of the roadways and incorporate PASER program needs.

J. 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 (re)zoning or other action by the plan commission on a project. This analysis should address traffic count projections, signalization or signage 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 the development may require.

K. Profile Possible Funding Opportunities for Transportation-related Projects.

A list of transportation related funding programs from the County, State, and federal government needs to be assembled and profiled, noting programs which would be applicable to projects identified in this Plan.

L. Establish a Capital Improvements Program.

Establish a Capital Improvements Program to coordinate transportation projects with other Village, County, and State public works construction. Cost estimates, transportation project schedules, and development project schedules need to be assembled and coordinated within the Village and in coordination with Waukesha County, City of Oconomowoc, Village of Oconomowoc Lake, Village of Dousman, the City of Delafield and Jefferson County. This effort should also be coordinated with the profiling of grant programs. As part of new development at the Pabst Farm or on its borders with Oconomowoc and Dousman, Summit should work with the City and Village Planning Departments to insure coordination on road improvements over time.

**VILLAGE OF SUMMIT
WAUKESHA COUNTY, WISCONSIN**

**MASTER PLAN 2020
APPENDIX**

**Approved November 3, 2011
by the Summit Village Board**

A. ISSUES AND OPPORTUNITIES INFORMATION - Background information on the local government to guide future development and redevelopment over the next 20 years.

A.1. Listing of Issues from January 2010

Development Issues

1. Summit Village Commons commercial uses and convenience stores
2. Summit Avenue (STH 67) Corridor
3. Commercial areas
4. Land uses along high traffic corridors
(Delafield Road (CTH DR), Sawyer Road (CTH P), Summit Avenue (STH 67))

Community & Public Facilities Issues

1. Sawyer Road (CTH P) / I-94 Interchange
2. Capital Improvements Planning for Village facilities
3. Additional sanitary sewer capacity and land uses adjacent to Sanitary District #2

Environmental Issues

1. Affect of aquifer on land use
2. Impacts of 2008 flooding on land use
3. General updating of development guidelines

Implementation Issues

1. Density calculations for residential developments
2. Zoning Ordinance and Village Code updates
 - Residential lot sizes
 - Update zoning standards for lighting regulations
 - Update zoning standards for parking lot regulations
 - Update zoning standards for landscaping regulations
 - Planned Development overlay zoning
 - Commercial/business land use restrictions and regulations
3. Bark River corridor dam removal and navigability
 - Sawyer Road weir reconstruction
 - Zerwekh dam and upper Bark River corridor
4. Neighborhood park and trail system planning

A.2. General Characteristics of the Village of Summit

Summit represents one of the transitional, infill communities on the edge of the Milwaukee metropolitan community. Located on the Waukesha County/Jefferson County boundary, Summit offers a high quality of life bolstered by transportation links to major job centers, environmental protection, an expansive sense of community, and a commitment to local neighborhood involvement in decision-making. With the Interstate 94 corridor between Madison and Milwaukee, Summit residents can avail themselves of employment opportunities in Waukesha County, Milwaukee County, Dodge County, Jefferson County and Dane County, while still maintaining connections to local schools, shops and churches.

The community integrates with neighboring areas like the Cities of Oconomowoc and Delafield, and Village of Dousman for its commercial retail needs, and strives to maintain its “lake country” atmosphere. This approach to development, along with the numerous lakes and rivers in the area, brings together large land owners, business executives, water enthusiasts and tourists to create a vibrant community focused on outdoor, water-related activities.

Residents of Summit have immediate access to its sixteen named lakes and active recreation in all seasons for fishing, swimming and boating. The Village owns and maintains nearly 80 acres of parkland and its residents and visitors recreate in and on another 1,677 acres of open water. Biking, hiking and snowmobile trails are connected to more expansive county and statewide trail systems.

Existing residential developments add 615 acres of dedicated neighborhood open space. Additional possible open space includes another 150 acres in the Lake Country Village, Interlaken Village, and Shakerville West subdivisions.

Summit’s location is ideal for residents of the metropolitan area to locate services and facilities, whether it is the Indian Mound Boy Scout Reservation in Sections 16 and 17 serving the metropolitan Milwaukee Boy Scout Council or the new Aurora Medical Center – Summit, opened in October 2009 at the intersection of STH 67 and Interstate 94.

Historically, the residents of Summit have worked to protect their natural resource base and water features through local control at levels above state or county mandates. Four current lake management districts (Upper Nemahbin, Middle and Lower Genesee, Silver) and four lake association groups (Golden, Lower Nemahbin, Waterville and Upper Nashotah) review the use on and around a majority of the lakes in the Village. These waters of the State are jealously guarded by the neighboring property owners. Residents include water patrol among the expected police services provided by the Summit Police Department. Based on the historical development of waterfront properties in Summit, residents identify their “neighborhood” by the water body near their home.

The ability to closely monitor and regulate development on these water bodies, to encourage development that protects the groundwater recharge areas for Waukesha County, and to maintain

high local standards for improvements was the driving force behind the local request for incorporation. Development now occurring between lakes, along the river systems and in more land- oriented, open space residential subdivisions possesses the characteristics of more traditional neighborhoods. Portions of Summit have expanded into contiguous subdivisions with a variety of home styles and lot sizes. The community's master plan and subdivision platting rules attempt to interconnect neighborhoods and varieties of transportation modes.

Intergovernmental agreements completed over the past 25 years allow for more intense development with municipal sanitary sewerage and water systems. This makes many parts of the land area more valuable for residential, commercial or business park uses. With recent boundary agreements completed in 2009 this phenomenon will likely continue into the future.

An element that contributes to development pressures on the local resources is the interstate, state and county highway system flowing through Summit. The Village is essentially divided into quarters: east –west by the Interstate 94 and north-south by STH 67. Easy access, proximity to employment centers and the natural character of the “lake country” in Summit will continue to fuel growth of the residential and commercial segments of the community. The current “development inventory” includes over 50 improved residential lots and 250 lots planned but not completed. This is in addition to the commercial sites in the Pabst Farms lands and Summit Village Commons commercial development. These commercial/business park sites along I-94 and STH 67 will add to the internal employment base of the community.

In 1990 there were 1,575 housing units in the Village of Summit. Based on the 2000 U.S. Census information the total number of housing units increased to 1,904. Building permit records for the last decade from the Village Building Inspector add about 205 new single family homes even after the detachment of many homes to the City of Oconomowoc since 2001. This is a 13% increase over the past nine years and-an increase of 66% over the pace of the previous decade. Summit currently has an average density of 17.6 households per quarter section. However, the Village has thirteen quarter sections with more than 45 households. Several lakes have become water-based neighborhoods with moderate density development. The Nemahbin Lakes area in Sections 13 and 24 includes 395 households with over 1,078 people even though these Sections include over 554 acres of water.



The Village of Summit currently includes approximately 24½ square miles. The ultimate Village boundaries, exclusive of lands to be transferred to neighboring municipalities over time in conjunction with Cooperative Boundary Plans, are depicted in the Map found on **Page 72**.

One key element of the Village lies in the existing resource of groundwater recharge areas in the western portion of the Village. The Village of Summit is located on the far west edge of Waukesha County. The far western portion of the Village has significant resource base as the recharge area for the deep aquifers serving eastern Waukesha County communities. Statutory limits for annexations across county lines remove the potential for expansion of the Village west into Waukesha County.

Boundary agreements were completed with the City of Oconomowoc in 2000 and Village of Oconomowoc Lake in 2001 to establish a northern border for Summit. A major 6-party agreement began in March 2008 and concluded in April, 2009 with the Villages of Dousman and Oconomowoc Lake and the Towns of Ottawa, Delafield, Oconomowoc and Summit. This agreement established the remaining boundaries for Summit. These documents not only solidify the boundaries of Summit, they also provide for municipal sanitary sewer collection and treatment and municipal water services for a majority of properties in Summit.

The implementation of these agreements allows for future development under the specific control of the local government in coordination with the neighboring communities. To allow for this local control in all facets of the community – financial, land use, environmental and public policy - the residents of this area incorporated in 2010 as a recognized, independent governmental entity.

The ultimate Village boundary is the epitome of homogeneity and compactness, with logical and natural boundaries. Jefferson County neatly squares the west. The City of Oconomowoc offers a clean-lined boundary to the north, with the massive Pabst Farm development reaching southward to be bordered by Summit's commercial center. To the south, the Dousman border runs along subsection lines, roads and natural watercourses. The eastern boundary appropriately wraps around the eastern shores of the five large lakes, mostly following along the original township line.

A.3. *Population Growth and Projections*

The Village of Summit is one of eleven Towns, nineteen Villages and seven Cities in Waukesha County. In 1930, Dodge and Waukesha County each had approximately 52,000 residents. Waukesha County began to experience significant population growth in the 1950s and experienced a population boom since 1940 that resulted in population increases per decade ranging from 23,000 people to 73,000 people. From 1960 to 2005 the county population more than doubled increasing from 158,249 to 377,348. All of the counties surrounding Waukesha experienced smaller gains in total population since 1960 with the exception of a population decline in Milwaukee County. Between 1970 and 2005, Milwaukee County declined by 115,254 people, as population, business, and industry migrated out from the City of Milwaukee.

The newly adopted Waukesha County Comprehensive Plan identifies much of the population characteristics of the community. Between 1970 and 1980 the majority of the county's growth in population occurred in cities and towns. In fact, 46 percent took place in cities, 44 percent in towns, and only 10 percent in villages. Between 1990 and 2000 the growth in cities remained the same (46 percent) with a more even distribution of growth between villages (31 percent) and towns (23 percent). In 2005, an estimated 20 percent of the total county population lived in towns (75,626 people), 24 percent resided in villages (91,157 people) and 56 percent were residents of cities (210,565).

The Village has experienced steady population gains over the last three decades. Given the Village's desire to protect its lake and river features and ground water (drinking water) resources, the goal of the Village is to retain its open space and "lake country" character. It is hoped that a more substantial share of the metropolitan growth occurs in urban, developed communities with the infrastructure needed to sustain larger populations and that Summit would continue to experience modest, manageable growth in harmony with its natural setting. A comparison of growth in nearby communities is provided in Table 3-5 below.

Table 3-5: Population Growth by Community in Waukesha County: 1970 – 2005

Community	1970	1980	1990	2000	2005
Town of Brookfield	4,303	4,364	4,232	6,390	6,379
Town of Delafield	3,750	4,597	5,735	7,820	8,286
Town of Eagle	1,250	1,758	2,028	3,117	3,492
Town of Genesee	3,172	5,126	5,986	7,284	7,542
Town of Lisbon	4,709	8,352	8,277	9,359	9,733
Town of Merton	4,424	6,025	6,430	7,988	8,347
Town of Mukwonago	1,930	4,979	5,967	6,868	7,482
Town of Oconomowoc	6,010	7,340	7,323	7,451	7,882
Town of Ottawa	1,698	2,795	2,988	3,758	3,850
Summit	3,809	4,050	4,003	4,999	5,178
Town of Vernon	2,857	6,372	7,549	7,227	7,455
Town of Waukesha	4,408	6,668	7,566	8,596	8,832
Village of Big Bend	1,148	1,345	1,299	1,278	1,285
Village of Butler	2,261	2,059	2,079	1,881	1,835
Village of Chenequa	642	532	601	583	586
Village of Dousman	451	1,153	1,277	1,548	1,808
Village of Eagle	745	1,008	1,182	1,707	1,772
Village of Elm Grove	7,201	6,735	6,261	6,249	6,234
Village of Hartland	2,763	5,559	6,906	7,905	8,365
Village of Lac La Belle	227	289	258	329	333
Village of Lannon	1,056	987	924	1,009	957
Village of Menomonee Falls	31,697	27,845	26,840	32,647	33,939
Village of Merton	646	1,045	1,199	1,922	2,376
Village of Mukwonago	2,367	4,014	4,464	6,162	6,506
Village of Nashotah	410	513	567	1,266	1,372
Village of North Prairie	669	938	1,322	1,571	1,855
Village of Oconomowoc Lake	599	524	493	564	637
Village of Pewaukee	3,271	4,637	5,287	8,170	8,969
Village of Sussex	2,758	3,482	5,039	8,828	9,761
Village of Wales	691	1,992	2,471	2,523	2,567
City of Brookfield	31,761	34,035	35,184	38,649	39,797
City of Delafield	3,182	4,083	5,347	6,472	6,877
City of Muskego	11,573	15,277	16,813	21,397	22,427
City of New Berlin	26,910	30,529	33,592	38,220	38,969
City of Oconomowoc	8,741	9,909	10,993	12,382	13,459
City of Pewaukee	7,551	8,922	9,621	11,783	12,625
City of Waukesha	39,665	50,365	56,894	64,825	67,580
Waukesha County	231,335	280,203	304,715	360,767	377,348

Note: The Town of Pewaukee was incorporated as the City of Pewaukee in 1999.

Source: U.S. Bureau of the Census and the Wisconsin Department of Administration

A.4. Household Size

In 2000, the average household size ranged from 2.05 in the Village of Butler to 3.26 in the Village of Merton (Table 3-6). This figure continues to decline slightly in Waukesha County communities. This trend is occurring on a regional, state, and national scale as families continue to become smaller. A growing population with a decreasing household size has implications for development of housing stock, demand for future water and sanitary sewer capacity, land use, and other utilities and community facilities.

The U. S. Census and Southeast Wisconsin Regional Plan Commission note that from 1990 to 2000, household size in Waukesha County has decreased from 2.83 to 2.63 persons per housing unit. Summit already has begun this trend by averaging 2.76 persons per housing unit in 2000 census data. This trend is expected to continue in the future. This is significant because it means more housing units will be needed to accommodate the population, even if the number of people were to remain unchanged. Based on the population projections, it is estimated that there could be up to 330 additional housing units in the Village of Summit by 2025. With these figures, it is important to remember that dwelling units do not necessarily equate to single-family homes. Dwelling units can include duplexes, condominiums, senior housing units, etc.

Table 3-6: Average Household Size in Waukesha County Communities, 2000

Community	Average Household Size	Community	Average Household Size	Community	Average Household Size
Town of Brookfield	2.29	Village of Big Bend	2.85	City of Brookfield	2.74
Town of Delafield	2.93	Village of Butler	2.05	City of Delafield	2.52
Town of Eagle	2.97	Village of Chenequa	2.61	City of Muskego	2.80
Town of Genesee	3.00	Village of Dousman	2.58	City of New Berlin	2.62
Town of Lisbon	2.90	Village of Eagle	2.88	City of Oconomowoc	2.40
Town of Merton	2.95	Village of Elm Grove	2.49	City of Pewaukee	2.57
Town of Mukwonago	3.14	Village of Hartland	2.63	City of Waukesha	2.43
Town of Oconomowoc	2.69	Village of Lac La Belle	2.81	Waukesha County	2.63
Town of Ottawa	2.73	Village of Lannon	2.37		
Summit	2.76	Village of Menomonee Falls	2.52		
Town of Vernon	3.00	Village of Merton	3.26		
Town of Waukesha	2.97	Village of Mukwonago	2.54		
		Village of Nashotah	2.84		
		Village of North Prairie	2.96		
		Village of Oconomowoc Lake	2.71		
		Village of Pewaukee	2.19		
		Village of Sussex	2.67		
		Village of Wales	2.98		

Source: U.S. Bureau of the Census

Table 3-7 : Median Household Income by Waukesha County Communities, 1999

Community	Median Household Income
Town of Brookfield	\$55,417
Town of Delafield	\$98,779
Town of Eagle	\$69,071
Town of Genesee	\$78,740
Town of Lisbon	\$69,012
Town of Merton	\$78,937
Town of Mukwonago	\$75,067
Town of Oconomowoc	\$68,676
Town of Ottawa	\$69,493
Summit	\$76,859
Town of Vernon	\$71,366
Town of Waukesha	\$73,984
Village of Big Bend	\$61,771
Village of Butler	\$38,333
Village of Chenequa	\$163,428
Village of Dousman	\$53,409
Village of Elm Grove	\$86,212
Village of Hartland	\$58,359
Village of Lac La Belle	\$100,000
Village of Lannon	\$44,375
Village of Menomonee Falls	\$57,952
Village of Merton	\$75,000
Village of Mukwonago	\$56,250
Village of Nashotah	\$82,949
Village of North Prairie	\$70,781
Village of Oconomowoc Lake	\$112,760
Village of Pewaukee	\$53,874
Village of Sussex	\$76,859
Village of Wales	\$75,000
City of Brookfield	\$76,225
City of Delafield	\$71,995
City of Muskego	\$64,247
City of New Berlin	\$67,576
City of Oconomowoc	\$51,250
City of Pewaukee	\$75,589
City of Waukesha	\$50,084
Waukesha County	\$62,839

Source: U.S. Bureau of the Census

The projected population for the Village of Summit, based on state projections, is 5,870 residents by the year 2025. The table below shows Summit is keeping pace with the projected population figures. From 2000 through April, 2009, the Town issued building permits for 232 new single-family homes (Town of Summit records). Based on recent building permit trends, it is anticipated that more households could be built in the Town – up to 300 new homes - to accommodate a population approaching 6,000 residents by the year 2025.

Table 3-8 : Population Projections by Community in Waukesha County: 2010 - 2035

Community	2010	2015	2020	2025	2030	2035
Town of Brookfield	6,957	7,212	7,468	7,782	8,055	8,349
Town of Delafield	9,120	9,712	10,295	10,949	11,603	12,313
Town of Eagle	3,817	4,138	4,451	4,793	5,156	5,554
Town of Genesee	7,970	8,281	8,593	8,971	9,305	9,664
Town of Lisbon	9,751	9,926	10,110	10,378	10,565	10,770
Town of Merton	8,729	9,062	9,397	9,804	10,162	10,546
Town of Mukwonago	7,631	7,989	8,346	8,765	9,153	9,571
Town of Oconomowoc	7,400	7,370	7,354	7,404	7,384	7,374
Town of Ottawa	4,057	4,191	4,327	4,497	4,641	4,795
Summit	5,308	5,479	5,653	5,870	6,053	6,250
Town of Vernon	7,209	7,192	7,189	7,250	7,243	7,245
Town of Waukesha	8,873	9,001	9,139	9,354	9,493	9,646
Village of Big Bend	1,202	1,165	1,132	1,110	1,078	1,048
Village of Butler	1,769	1,714	1,666	1,634	1,587	1,543
Village of Chenequa	573	568	564	566	562	559
Village of Dousman	1,721	1,781	1,842	1,917	1,981	2,051
Village of Eagle	1,912	2,005	2,097	2,205	2,306	2,414
Village of Elm Grove	5,948	5,802	5,672	5,597	5,469	5,351
Village of Hartland	8,828	9,247	9,662	10,149	10,601	11,088
Village of Lac La Belle	358	372	385	401	415	431
Village of Lannon	958	933	911	898	876	856
V. of Menomonee Falls	34,668	35,565	36,483	37,696	38,651	39,684
Village of Merton	2,238	2,378	2,517	2,672	2,826	2,994
Village of Mukwonago	6,839	7,131	7,422	7,770	8,084	8,423
Village of Nashotah	1,548	1,677	1,803	1,941	2,087	2,247
Village of North Prairie	1,900	2,048	2,193	2,353	2,520	2,702
V. of Oconomowoc Lake	651	660	670	686	696	707
Village of Pewaukee	9,299	9,813	10,320	10,902	11,462	12,068
Village of Sussex	10,745	11,620	12,475	13,412	14,399	15,480
Village of Wales	2,537	2,540	2,548	2,578	2,584	2,594
City of Brookfield	39,577	39,959	40,396	41,179	41,607	42,096
City of Delafield	7,322	7,707	8,089	8,530	8,950	9,402
City of Muskego	23,183	23,984	24,791	25,792	26,648	27,570
City of New Berlin	40,333	41,265	42,228	43,535	44,529	45,607
City of Oconomowoc	13,190	13,542	13,902	14,375	14,751	15,158
City of Pewaukee	13,434	14,227	15,009	15,898	16,768	17,708
City of Waukesha	68,905	70,666	72,471	74,859	76,734	78,762
Waukesha County	386,460	397,922	409,570	424,472	436,986	450,620

Source: Wisconsin Department of Administration

Note: The projections for years 2030 and 2035 were made with simple trend extrapolation techniques by the University of Wisconsin Applied Population Laboratory. These projections are built upon the Wisconsin Department of Administration's Demographic Services Center's population projections for municipalities (through 2025) and for counties (through 2030).

B. HOUSING INFORMATION - *A compilation of objectives, policies, goals, maps and programs of the local government to provide adequate housing supply that meets existing and forecasted housing demand in the local area.*

In 1990 there were 1,575 housing units in the Town of Summit. Based on the 2000 U.S. Census information the total number of housing units increased to 1,904. This translates to a 21% increase in the total housing stock during that decade. Building permit records since 2000 from the Building Inspector add about 205 new single-family homes even after the detachment of residences to the City of Oconomowoc in 2001. This 2000-2009 increase translates to a 13% increase over the past nine years. This amounts to 2/3 of the pace of the previous decade, and nearly 35% increase in 20 years. Summit currently has an average density of 17 households per quarter section over the entire 24½ square miles under consideration for incorporation. The existing rivers, (1,677 acres) lakes and (2,900 acres) wetland areas total over 4,500 acres of land that is undevelopable. Removal of these areas from the density calculation will increase the overall density to 28 households per quarter section.

Several of the lakes in Summit have essentially become water-based neighborhoods with moderate density development. As an example, the Nemahbin Lakes area in Sections 13 and 24 includes 395 households with over 1,078 people even though these Sections include over 554 acres of water.

New single-family home construction has followed the various economic trends of the State of Wisconsin since 2000. The ***valuation of all homes built*** is shown on the following table, along with the average cost without land costs included:

Table 3-9 : New Home Construction 2000 – 2009







<u>Year</u>	<u>Number of homes</u>	<u>Total value</u>	<u>Average home cost</u>
2000	20	\$ 7,166,200	\$ 358,310
2001	22	\$ 6,382,800	\$ 290,127
2002	51	\$15,333,323	\$ 300,653
2003	47	\$16,858,200	\$ 358,685
2004	40	\$13,545,800	\$ 338,645
2005	17	\$ 8,362,000	\$ 491,882
2006	13	\$ 5,898,000	\$ 453,692
2007	9	\$ 4,637,000	\$ 515,222
2008	10	\$ 8,067,000	\$ 806,700
<u>2009</u>	<u>3</u>	<u>\$ 3,050,000</u>	<u>\$1,016,666</u>
	232	\$89,300,323	\$ 493,058 average over 10 years

Source: Summit Building Inspector




The cost of a new home lot varies substantially in Summit due to the presence of lakefront properties for new construction. Within the newly-platted subdivisions of Ravinia Park and Brightwater, land costs alone will range in price from \$660,000 to \$215,000 for the minimum lot size of 2 acres.

VILLAGE OF SUMMIT HOUSEHOLD DENSITY SUMMARY BY QUARTER-SECTION WITH ENVIRONMENTAL CORRIDORS SHOWN

LEGEND

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

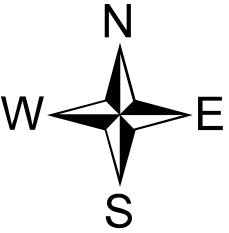
ENVIRONMENTAL CORRIDORS:

-  Primary Environmental Corridor
-  Secondary Environmental Corridor
-  Isolated Natural Resource Area

Source: Waukesha County, Jefferson County

DENSITY SUMMARY

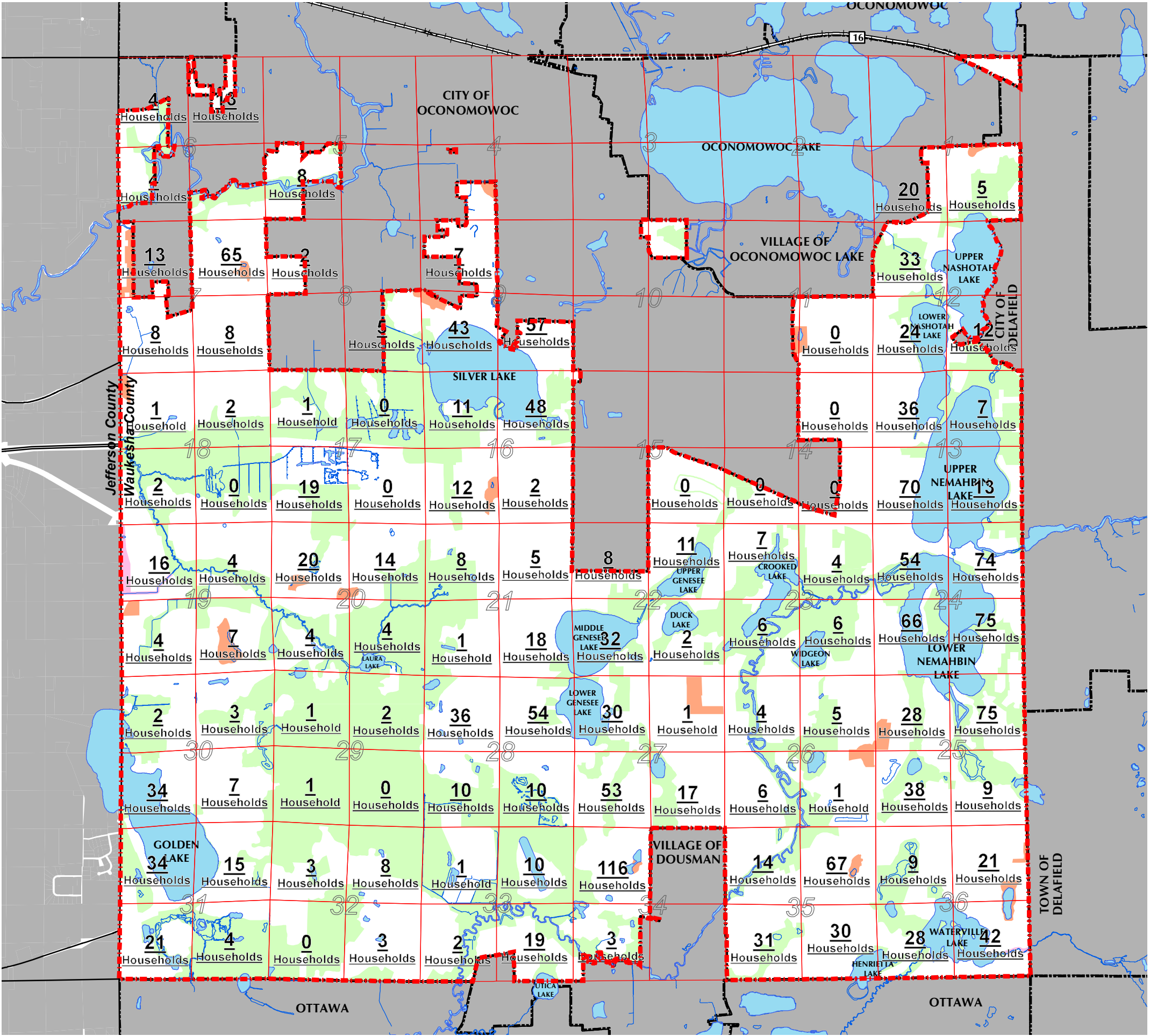
1,937 Total Units
17.6 Unit Average per Quarter-Section



0 1,800 3,600 7,200 Feet



Map created October 19, 2010
YCA Project # 3308-308



C. TRANSPORTATION INFORMATION - *A compilation of objectives, policies, goals, maps and programs to guide the future development of transportation modes, including highways, transit, bicycles, walking, railroads, systems for the disabled, air, trucking, and water transportation.*

C.1. Transportation Systems

The Village of Summit has an adequate and comprehensive system of Federal, State and local roads as shown on the roads map on Page 19 of the Appendix. Interstate 94 is a four-lane divided freeway, which traverses from east and west across the northern 1/3 of the existing Town, 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 Lake Country Rehabilitation and Assisted Living Centers presented earlier in this section. 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 (STH 18), Delafield Road (CTH DR) and Valley Road (CTH B) are also important travel routes between the Village and neighboring metropolitan communities.

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 avoided traffic congestion and safety as critical issues and the Village continues to review new proposals to assure that these issues are addressed in the future.

Three County Trunk Highways serving Summit, Valley Road (CTH B), Golden Lake Road (CTH BB) and Sawyer Road (CTH P). The number of County Trunks 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. Local roads have been installed and maintained to provide access to individual lots and developments while access to County and State roads is more closely regulated.



Included on Page 15 is the traffic data map for all of Waukesha County from the Wisconsin Department of Transportation. Information for Summit is shown on this map and the summary data is identified in Table 2-1 below.

Table 2 - 1: Wisconsin Department of Transportation trip count data (2006 and 2003)

2006

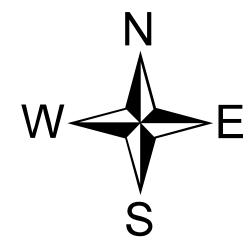
<u>Street location:</u>	<u>Trips</u>	<u>Direction</u>
CTH B @ Morgan Road	1,900	EB
CTH B @ Silver Circle Drive	4,600	WB
CTH DR @ Darlings Woods	3,000	EB
CTH DR @ STH 67	2,300	WB
STH 18 east of CTH BB	2,300	WB
STH 18 @ Dousman Road	3,800	EB
STH 18 @ Dousman Road	6,500	WB
STH 18 @ STH 67	7,900	WB
STH 18 @ CTH P	7,400	WB
CTH BB @ CTH DR	1,200	NB
STH 67 @ CTH DR	13,800	NB
STH 67 @ I-94	8,700	NB
I-94 ramp eastbound to STH 67	2,900	
I-94 WB past CTH P	59,200	WB
CTH P @ Oak Openings	2,000	NB
CTH P @ Genesee Lake Road	2,700	NB
CTH P @ Elm Street	4,100	NB
CTH P @ CTH DR	3,300	NB
CTH P @ Henning Drive	3,000	NB
CTH P @ Nashotah Road	2,400	EB

2003

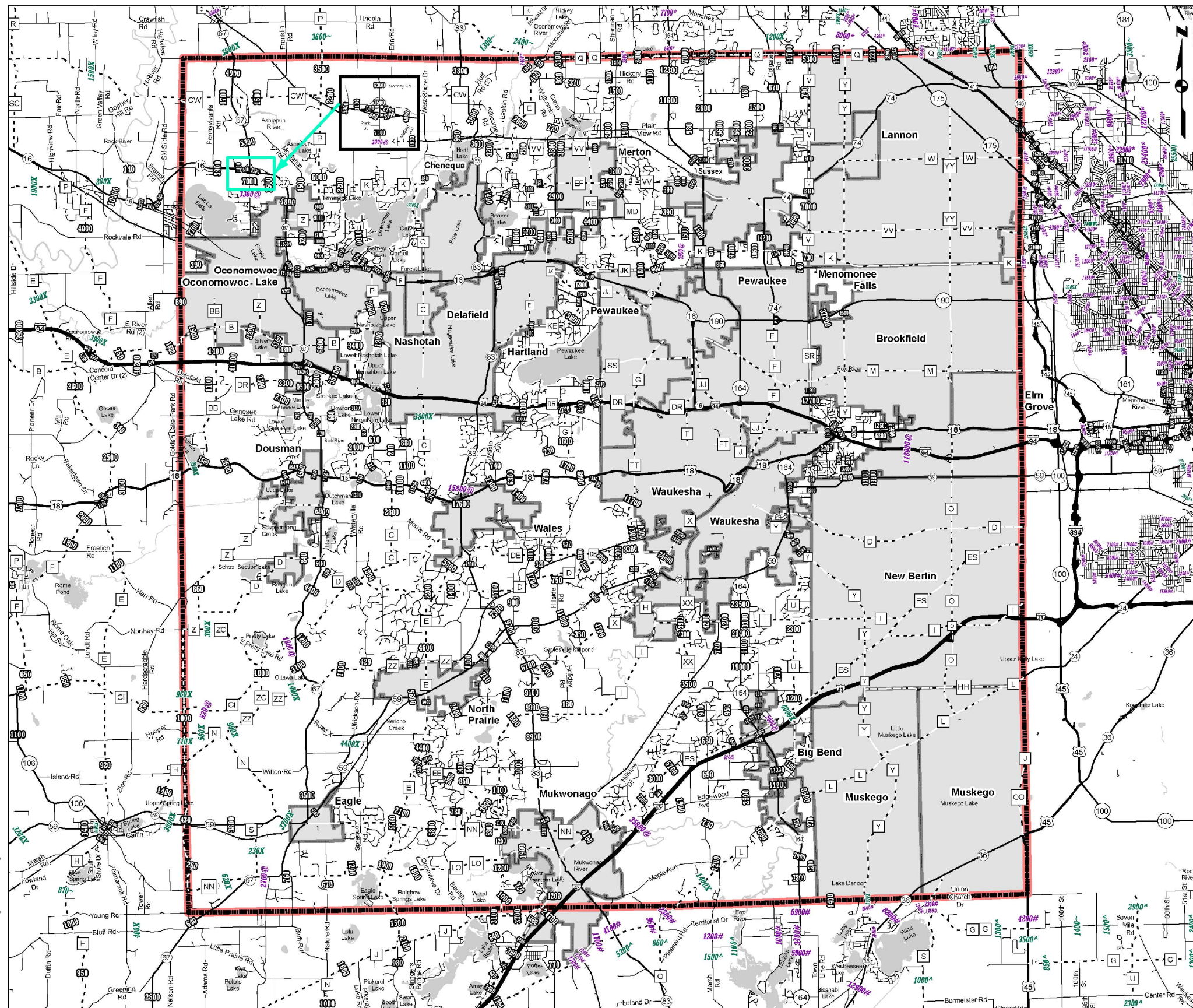
<u>Street location</u>	<u>Trips</u>	<u>Direction</u>
CTH B east of CTH BB	2,900	WB
CTH B east of STH 67	2,700	WB
CTH B @ Pabst Road	810	EB
CTH BB north of STH 18	1,400	NB
STH 18 @ Jefferson County line	3,500	EB
Dousman Road @ Town Hall	2,200	NB
CTH P @ Breens Road	2,900	NB

From www.dot.wisconsin.gov/travel/counts/docs/waukesha/waukesha2006.pdf

VILLAGE OF SUMMIT 2009 TRAFFIC DATA



Not To Scale
Source: WDOT



Legend

- IH
- USH
- STH
- CTH
- Local Roads
- Railroads

- 9999# = 2008
- 9999* = 2007
- 9999@ = 2006
- 9999~ = 2005
- 9999X = 2003 or older
- Character following count value designates the year the count was taken
- Ramp counts lie parallel to road
- ADT for Roads lie perpendicular to road

Waukesha County
2009

C.2. Interregional Public Transportation

Air, rail, bus and ferry carriers provide Waukesha County residents with public transportation service between the Southeastern Wisconsin Region and a number of cities and regions across the Country.

Air Service

Air services provide people, businesses, and goods with direct access to regional, national and international destinations. The primary commercial airport serving Village residents and businesses, Waukesha County and the SE Wisconsin region with scheduled air carrier service is General Mitchell International Airport, owned and operated by Milwaukee County. Located within the City of Milwaukee, Mitchell International is the largest airport in Wisconsin and is served by 13 airlines offering approximately 235 departures and arrivals every day. Approximately 90 cities are served by nonstop or direct flights from Mitchell International.

Two principal airport facilities in Waukesha County provide general aviation services, those being Waukesha County-Crites Field and Capitol Airport. Crites Field, owned and operated by Waukesha County, is the larger of the two airports and can accommodate all types of general aviation aircraft up to and including business and corporate jets. It is equipped for full instrument landing system approaches and in 2006, handled about 60,000 aircraft operations. Capitol Airport is a private airport open to public use and provides an important facility for smaller business, personal, and recreational aircraft. Both Crites Field and Capitol Airport are reliever facilities for General Mitchell International Airport. Capitol Airport has more limitations on the size of aircrafts being served than Crites Field; it is generally limited to smaller aircrafts.

The Village of Summit has three properties that include private landing strips for personal, recreational aircraft. These properties are in Section 17 (Heuser), Section 26 (Schober) and Section 30 (Retzlaff).

Ferry Service

In southeastern Wisconsin, high speed cross-Lake Michigan ferry service is 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.

Rail Passenger Service

Intercity passenger rail service in the Region is provided by Amtrak with stops at the downtown Milwaukee Amtrak depot, Mitchell International Airport, and Sturtevant but currently provides no stops 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.

Bus Service

Badger Coaches, Greyhound, Coach USA, and Lamers Bus Lines provide intercity 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 have a stop within the Village at the STH 67/I-94 interchange park and ride facility. This facility has been integrated into a larger commercial center called Summit Village Commons, allowing local residents to park at the park-and-ride facility and take the bus east or west. The location of a retirement center at Summit Village Commons will also allow for these residents to utilize the bus system for connections to other modes of transportation (i.e. airplane or rail) in Milwaukee without having to drive their own vehicles for this connection.

Coach USA provides service between Goerke's Corners in Waukesha County and Chicago O'Hare International Airport, with stops in downtown Milwaukee and at General Mitchell International Airport. Other employee related bus services are also provided by various employers in Waukesha County to serve their private needs and meet their needs for employees from outside of Waukesha County.

C.3. Urban Public Transportation

Waukesha County Bus Transit

Waukesha Metro Transit oversees the operation of eighteen 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 eight bus routes comprising the Waukesha County Transit System. Wisconsin Coach Lines and the Milwaukee County Transit System operate these 10 routes for Waukesha Metro Transit. In 2006, sixty-three percent of riders were employed full-time or part-time. Over 2,500 trips were taken each weekday on the Waukesha Metro. In 2006, a total of 656,900 revenue passengers were carried on the City of Waukesha bus routes and about 720,100 trips were carried on Waukesha County bus routes. Only 27 percent of riders on city routes had access to an automobile and 79 percent of riders had household incomes under \$35,000. In addition, about 21,100 passengers were carried on the paratransit service for people with disabilities by the City of Waukesha transit system, and 11,600 revenue passengers were carried on the paratransit service for disabled persons provided by the Waukesha County Transit System. 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.

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 Waukesha County residents age 65 and older and individuals under age 65 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. In 2007, RideLine provided a total of 21,789 one-way trips serving a total of 464 unduplicated passengers. The average mileage per trip was 17.0. Over 80.2 percent of these trips were for medical purposes, 8.4 percent were for education, 5.0 percent for employment, 3.3 percent for social/recreational opportunities, 2.1 percent for shopping, and 1.2 percent for nutrition.

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. In 2007, 45,675 trips were made with shared-fare taxi. Over 28.9 percent of these trips were for personal business, 21.8 percent for employment/training, 12.5 percent for social/recreational activities, 20.3 percent for medical, and 16.5 percent for nutrition. Operators of the shared-fare taxi program include Best Cab of Waukesha, All Day Taxi, Elmbrook Senior Taxi, Ann Marie Ryan's Transportation Services, Lake Country Cares Cab, Oconomowoc Silver Streak, New Berlin Senior Taxi, Seniors on the Go of Mukwonago, and Muskego Senior Taxi.

C.4. Bicycle and Pedestrian Facilities

Bikeways

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.

Bikeways are also classified as either "on-street" or "off-street" bikeways. On-street bikeways include bikeways located in a street right-of-way, which include bike lanes, shared roadways signed as bike routes, and bike paths separated from motor vehicle lanes but within the street right-of-way. "Off-street" bikeways are bike paths not located in a street right-of-way. Off-street bikeways are typically located in utility rights-of-way, on former railroad rights-of-way, or along

rivers or streams, and may serve as short connectors between residential areas and commercial or public facilities.

The bicycle and pedestrian facilities element in the 2035 Regional Transportation System Plan 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. The regional plan recommends that as the surface arterial street system of about 2,900 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. This recommendation would result in an additional 161 miles of off-street bicycle mileage on state, county, and local roads within Waukesha County.

The longest current bikeway is the Glacial Drumlin Trail that is owned and managed by the Wisconsin Department of Natural Resources. Developed on a former railroad bed, it extends 51 miles from Waukesha to Cottage Grove in Dane County. Daily or annual State Trail Pass are required for ages 16 and over. This facility is accessible to Summit residents at the trail-head connection in Dousman, less than one mile from the southern Town boundary. The Wisconsin Department of Transportation has published a map of bicycling conditions for Waukesha County.





Waukesha County currently owns and manages the Lake Country Recreational Trail bikeway on the former Milwaukee-Watertown Interurban Railway. This Trail is a major element of the County Park and Open Space Plan shown on page 21. This 11-mile recreation trail now utilizes the Wisconsin Electric Power Company right-of-way. It stretches between the Landsberg Center trailhead (just north of Interstate Highway 94 on Golf Road, west of County Trunk Highway 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 (4) 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 Transportation Plan and the local recreational facility and park and open space plan. The initial elements of this plan have been included in the approvals for Aurora Medical Center, Summit Village Commons, Pabst Farms Lake Country Village and the Roundy's Distribution Center project. Future plans include Dousman Road corridor and the Bark River Corridor systems for trails and bikeway locations.

ROADS IN THE VILLAGE OF SUMMIT






LEGEND

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

ROAD CLASSIFICATIONS (Centerlines):

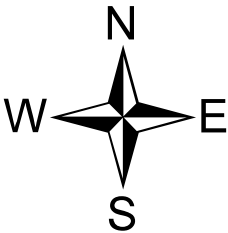
-  US; US Ramp
-  State; State Ramp
-  Interstate; Interstate Ramp
-  County
-  Local Major
-  Local
-  Private

RIGHT-OF-WAY

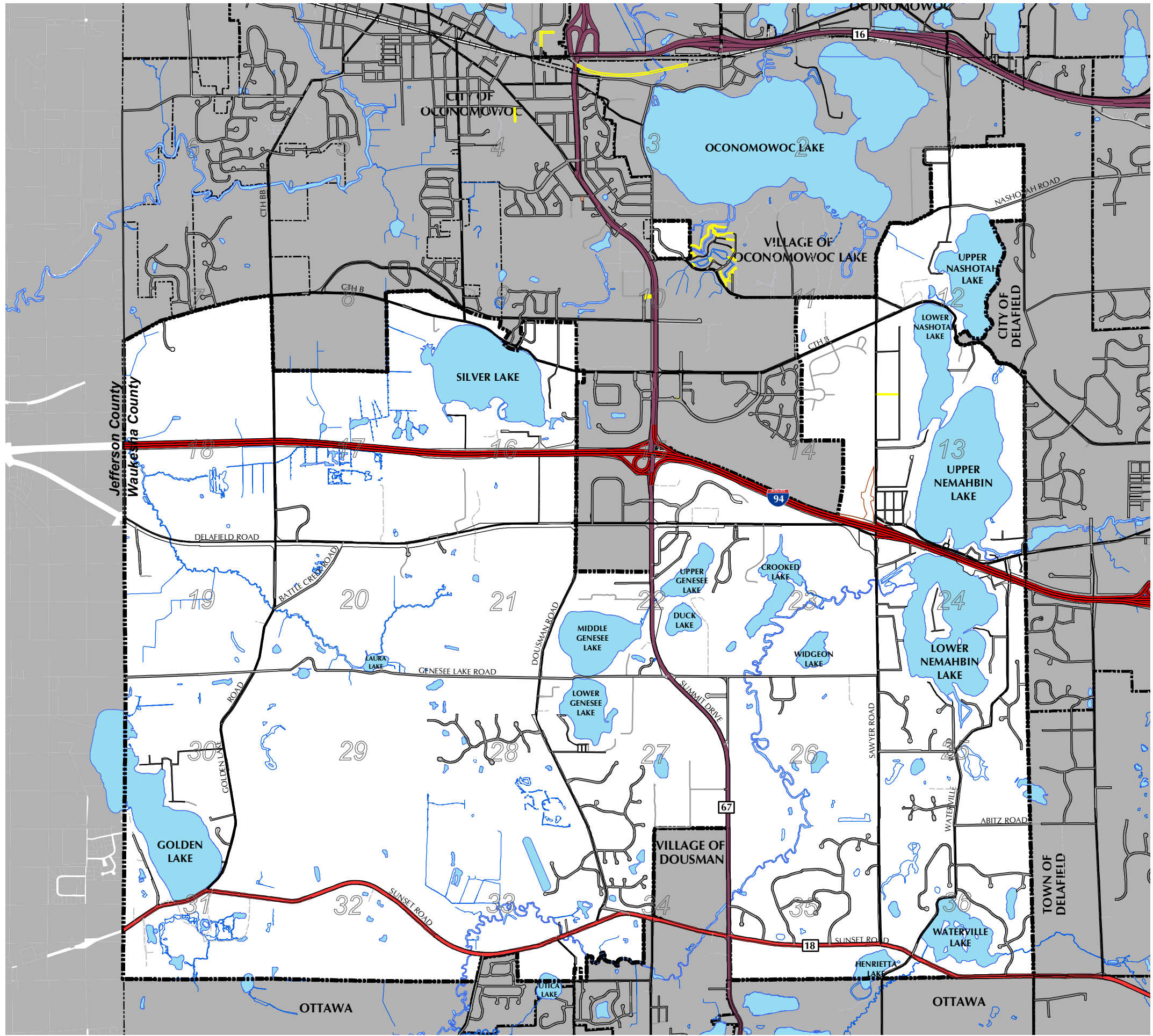
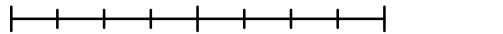
-  Dedicated
-  Perscriptive
-  Proposed
-  Reserved
-  Vacated

34 SECTION NUMBERS

Source: Waukesha County








0 1,750 3,500 7,000 Feet



TRAILS IN THE VILLAGE OF SUMMIT

LEGEND

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

EXISTING TRAILS:

- | | |
|--|---|
|  County |  Village |
|  State |  Town |
|  City | |

PROPOSED TRAILS:

- | | |
|---|---|
|  County |  Village |
|  State |  Town |
|  City | |

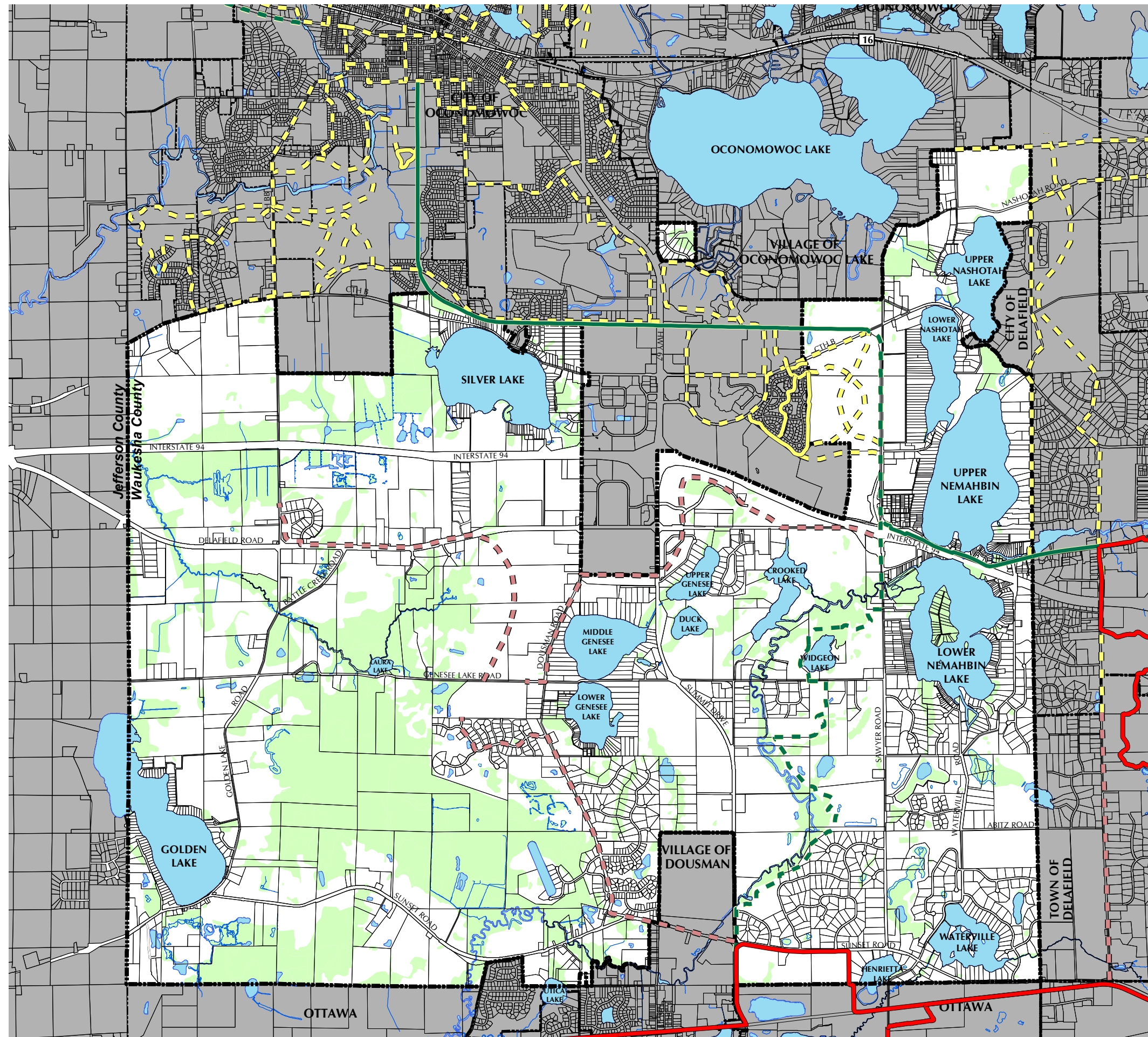
Source: Waukesha County,
Waukesha County 2035
Development Plan



0 1,750 3,500 7,000 Feet



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



D. UTILITY AND COMMUNITY FACILITIES INFORMATION

D.1. *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. As shown on Page 25, approximately 750 residential properties and 500 acres of commercial lands are within existing utility districts. 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 has occurred primarily in the unsewered portions of the town. Upcoming commercial and residential development is planned for the areas where sanitary sewer and municipal water service are available.

The Town first fell under the DNR MS4 permitting requirements in 2008. The Village Engineer has completed the base mapping necessary for permitting and annual reporting, along with regulations required by the DNR statutes. In November, 2008 the Town Board adopted local stormwater and erosion control ordinances. These will continue to be implemented and enforced by the Village. All new development is subject to these regulations, including studies for pre- and post-construction runoff limitations. The Herrington Center at Rogers Memorial Hospital and the 2009 ODTC addition were the most recent projects reviewed and permitted under these regulations.

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 to the location where the rainfall occurs as possible.

Summit provides sewer service through three Utility Districts, which are separate governmental units, formed under §66.0827 of the Wisconsin statutes. Detailed information about the three Utility Districts are included below.

Summit Utility District #1 (Silver Lake)

The Map on page 25 identifies the boundaries for Summit Utility District #1 (Silver Lake). This 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 serves 146 customers with sanitary sewer service (all but three are private, single-family homes). 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 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 the Town Hall, Indian Mound Boy Scout Reservation, Kingdom Hall of Jehovah's Witnesses, Burke's Lakeside Supper Club and 141 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 (Del-Hart)

The Map on page 25 also identifies the boundaries for Summit Utility District #2. This utility district was originally established as a sanitary district by the Town Board in 1998 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 serves 525 customers with sanitary sewer service. 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 location 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 campus, Cedar Ridge Retirement facility, businesses along Delafield Road at the Nemahbin crossing, and about 475 residences. The service agreement requires that property owners comply with all State and City of Delafield 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)

The Map on page 25 identifies the boundaries for Summit Utility District #3. This area is designed for both municipal water and sanitary sewer services from the City of Oconomowoc. Since this system is proposed for development into the next 15-20 years there is no adopted system plan. This utility district was originally established by the Town Board in 2007 based on a request of property owners of Pabst Farms Development. This utility district currently serves the commercial operations at the Lake Country Health and Rehabilitation Center and Aurora

Medical Center. The 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 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 Village Board completed by the Village Clerk's office.

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, 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 exists made up of two representatives of the City of Oconomowoc, two from Summit and one from the property owners. Page 26 shows the limits, existing and proposed facilities of the District.

The annual tax levy for this District is divided between the City of Oconomowoc and Village of Summit and applied by the Village Clerk's office for properties in the Village.





D.2. *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 this service in the future. Under approved and accepted boundary plans in place, 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 2/3 of Summit's land area to access these public facilities with future projects based on existing agreements. So, 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 2010 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 2013. While urban-type storm sewer is still a relative rarity here due to the high permeability of the local soils, storm sewer is utilized in commercial development that may have higher concentrations of pollutant loads.

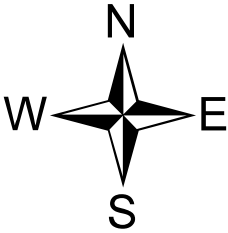
UTILITY DISTRICTS IN THE VILLAGE OF SUMMIT

LEGEND

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

- UTILITY DISTRICTS:
-  Utility District #2
 -  Utility District #3
 -  Silver Lake Utility District

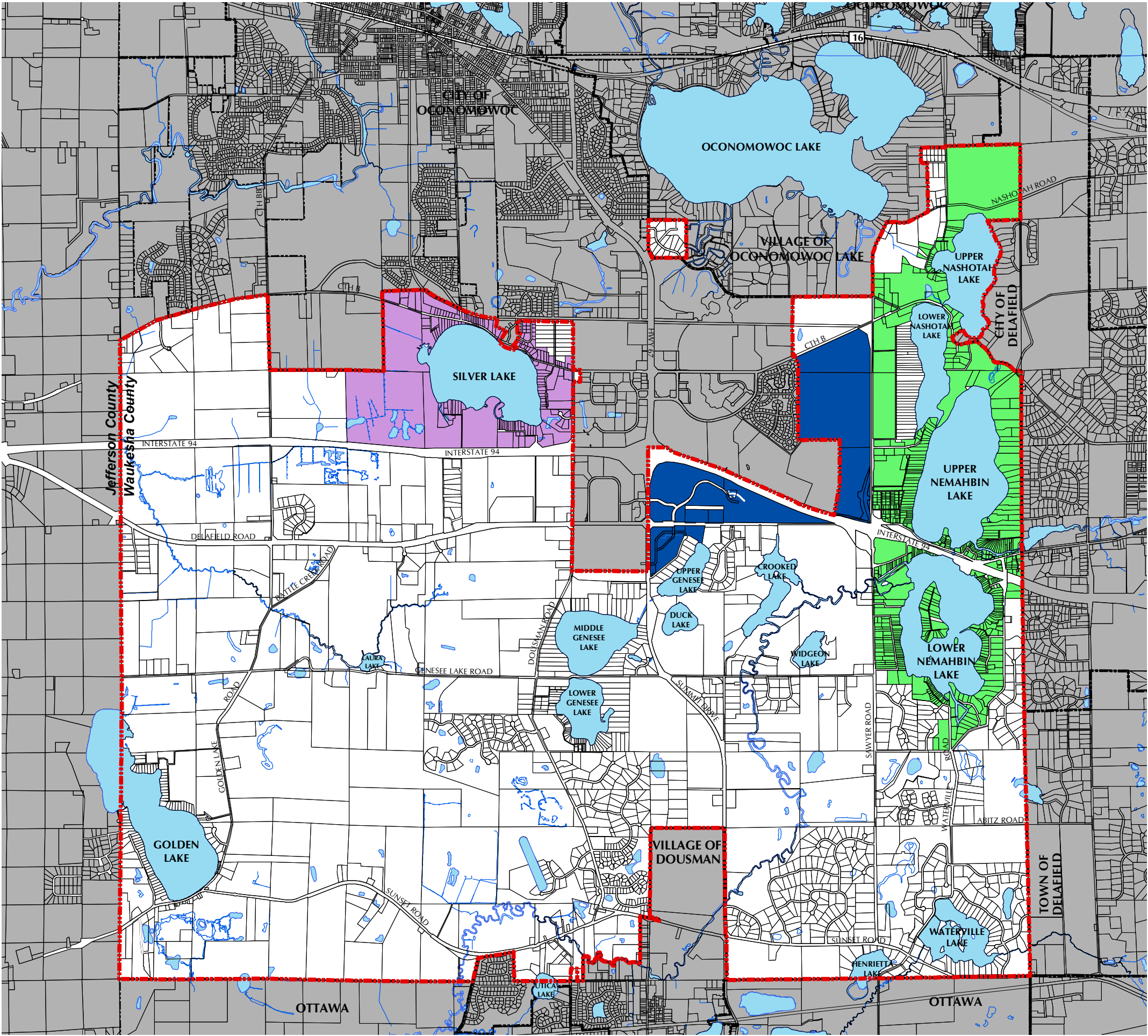
Source: Waukesha County and The Town of Summit



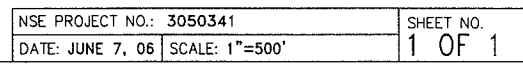
0 1,750 3,500 7,000 Feet



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



FACILITY LOCATION MAP



D.3. Parks and Open Space

The Town of Summit adopted a Park and Open Space Plan in 2006. Waukesha County and neighboring communities have used this plan in development of their plans, and as a reference for coordinated planning of biking, hiking and snowmobile trails. The Park and Open Space Plan is summarized in the Map on page 30.

In addition to the 1,677 acres of lake and river area, the Village has a large un-developed community park property, a Village-owned neighborhood park, and fourteen park properties owned by local neighborhood associations. Additionally the Summit Elementary School supplies approximately 3.5 acres of active recreation facilities to local residents. Most important to boaters and fishermen, the Village has one County boat launch and six State boat launches that allow for public access to these waters of the state. The Village does not have any County Parks or State Parks within its boundaries. Most local parkland is located in developed residential areas, while the boat launches are located along highways adjacent to lakes scattered throughout the Village.

Genesee Lake Road Park

In 2002, the Town residents approved the purchase of a 77-acre tract in Section 28 for development as a community park. Since that time the Town has seen approximately \$1.5 million in acquisition and development expenses – only \$680,000 (47%) of which has come from the general tax levy. Although mainly a passive recreation area in current form, the adopted park development plan on Page 31 shows this area to include soccer, ball fields, tennis courts, picnic areas and winter sport facilities in addition to the parking areas, playgrounds and covered structures to support these functions.

Peter Prime Park is a 3.5 acre neighborhood park that is located in the northeast Section of the Town, north of the Interstate Highway 94, and situated in a residential area near Upper Nemahbin Lake. Peter Prime Park is the Village's only fully-developed park, and it receives heavy use from residents of the surrounding neighborhood. Recreation facilities include a softball diamond, a basketball court and an open play area. The existing facilities in Peter Prime Park are generally in good condition.



Subdivision Open Space and Parklands

There are many subdivisions in Summit that include some park and open space as part of the original plat. The primary use of these parklands is for private neighborhood open space, with limited active recreation space.

<u>Subdivision Parks</u>	<u>Location</u>	<u>Area</u>
Riverline	Section 7	42.61 acres
Forest Cove	Section 17	55.60 acres
Pauly Preserve	Section 31	24.12 acres
Summit Meadows	Section 34	45.43 acres
Stillwater	Section 33	37.35 acres
Genesee Lake Farms	Section 28	228.92 acres
Silver Knoll	Section 16	9.73 acres
Smith-Jones	Section 9	1.37 acres
Aurora Medical Center	Section 15	29.00 acres
Summit Village Commons	Section 22	9.00 acres
Brightwater on Upper Genesee	Section 22	21.78 acres
Ravinia Park	Section 26/27	26.05 acres
Shakerville	Section 25	22.66 acres
Waterville West	Section 36	<u>3.79 acres</u>
		615.56 acres

County Boat Launch

Waukesha County maintains one boat launch facility in the Summit. The Nemahbin Lake Access is located on Delafield Road, on the South Shore of Upper Nemahbin Lake.

State Boat Launches

The State of Wisconsin maintains five boat launch facilities in the Village. The Golden Lake Boat Access is located in the south-west corner of the Village, on State Highway 18, on the south shore of Golden Lake. The Lower Nemahbin Lake Public Access is located in the eastern third of the Village, off of County Highway P, on the western shore of Lower Nemahbin Lake. The Upper Genesee Lake Public Access is located in the center of the Village, on State Highway 67, on the western shore of Upper Genesee Lake. The Lower Genesee Lake public access is located on Genesee Lake Road between Lower and Middle Genesee Lakes, as is public access to Middle Genesee Lake. The Silver Lake public access is located on the north shore of Silver Lake on CTH B.

Boy Scout Camp

The Greater Milwaukee Boy Scout Council owns and maintains the 293-acre Indian Mound Reservation camp in Sections 16 and 17. This property allows overnight, weekday, weekend and long-term camping facilities. This property is included in and served by the Silver Lake Utility District for sanitary sewer.

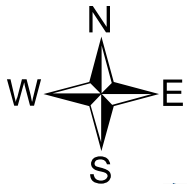


VILLAGE OF SUMMIT COMPREHENSIVE PARK & OPEN SPACE PLAN

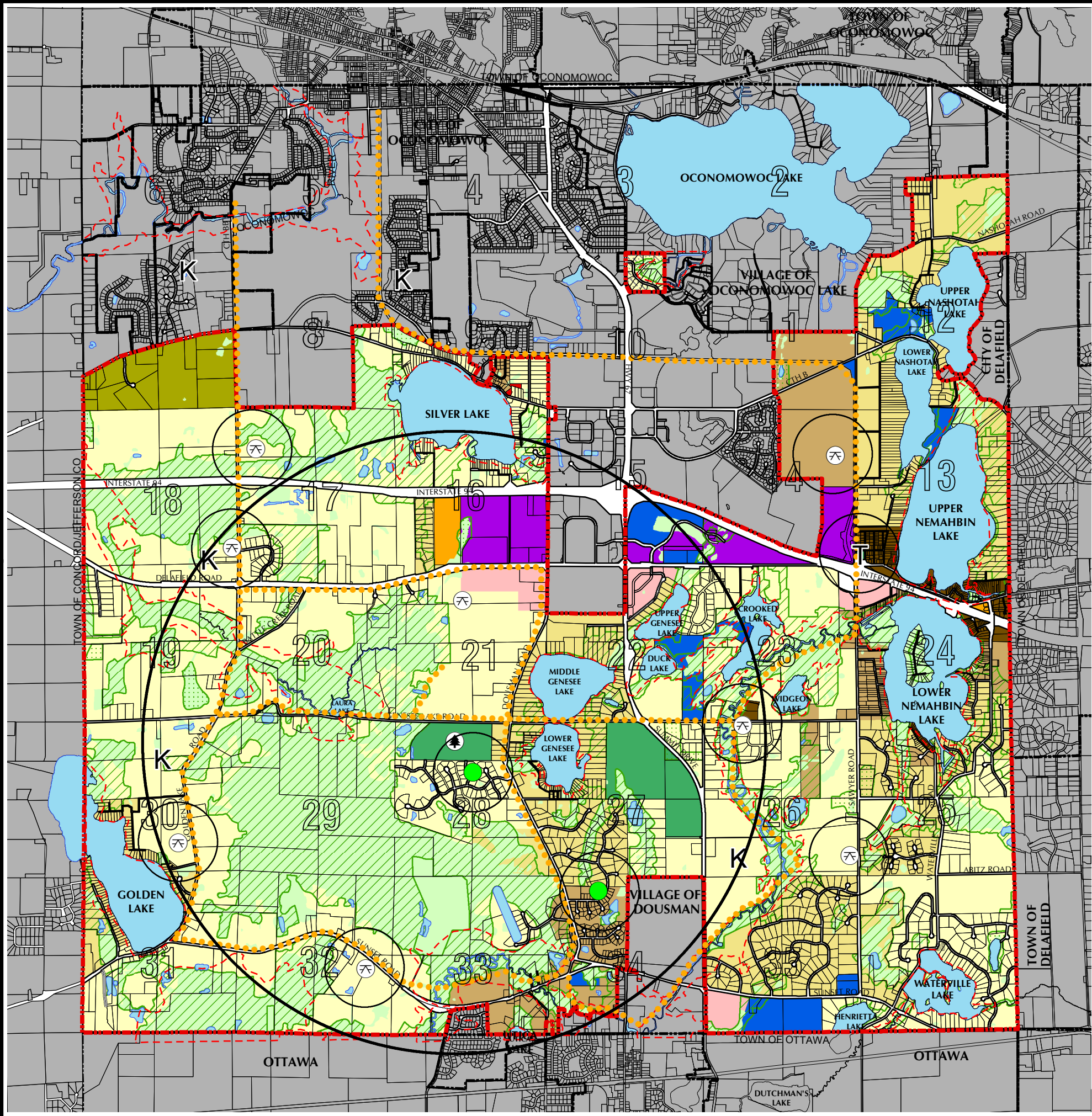
Original Adoption June 4, 2001
Amended Through March 12, 2008
Reformatted July 8, 2009 for Incorporation
Edited August 25, 2010 to reflect Village boundary

Legend

- SF Residential 2.4-acre
- SF Residential 1.6-acre
- SF Residential 0.8-acre
- SF Residential 0.6-acre
- MF Residential 6 D.U.A.
- Institutional
- Commercial/Office
- Mixed Use
- Industrial/Business Park
- Special District
- Park/Recreational
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Wetlands
- K Original location proposed for neighborhood parks in Town Land Use Plan
- T Existing Village Park 1/4 - 1/2 Mile Radius
- Community Park 2-3 Mile Radius
- Existing Subdivision Park 1/4 - 1/2 Mile Radius
- Proposed Neighborhood Park 1/2 Mile Radius
- Bicycle/Pedestrian Trails and Routes
- FEMA Floodplain Boundary
- Municipal Boundaries
- Village of Summit Boundary



0 2,500 5,000 10,000 Feet





**YAGGY
COLBY
ASSOCIATES**

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
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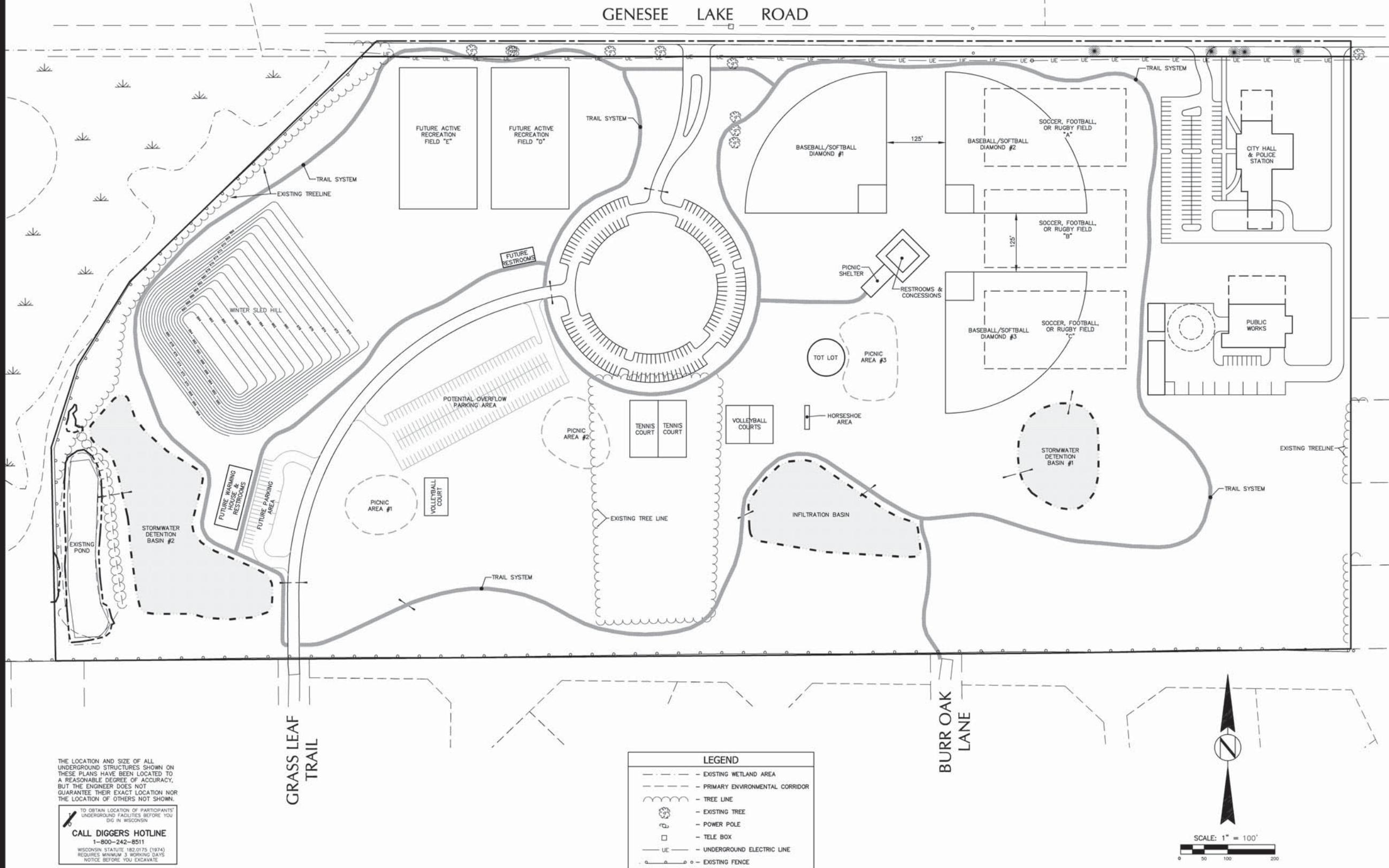
GENESEE LAKE ROAD PARK
TOWN OF SUMMIT, WISCONSIN
OVERALL SITE PLAN

PROJECT NUMBER 3308-154
COMPUTER FILE
3308-154_ENG_OVERALL- SIMPLE.dwg
DATE SEPTEMBER 2007
DRAWN BY N. DUERR
DESIGNED BY J. ECKHART
CHECKED BY I. VAYNBERG
REVISIONS
08/04/2006 01/04/2010
09/19/2007
11/19/2009
SHEET NUMBER

1A

OF SHEETS

NOTE:
TRAIL SYSTEM IS SHOWN CONCEPTUALLY.
FINAL TRAIL LOCATIONS WILL BE
DETERMINED AFTER PARK CONSTRUCTION.



THE LOCATION AND SIZE OF ALL
UNDERGROUND STRUCTURES SHOWN ON
THESE PLANS HAVE BEEN LOCATED TO
A REASONABLE DEGREE OF ACCURACY,
BUT THE ENGINEER DOES NOT
GUARANTEE THEIR EXACT LOCATION NOR
THE LOCATION OF OTHERS NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS'
UNDERGROUND FACILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE

LEGEND	
---	EXISTING WETLAND AREA
---	PRIMARY ENVIRONMENTAL CORRIDOR
---	TREE LINE
○	EXISTING TREE
●	POWER POLE
□	TELE BOX
---	UNDERGROUND ELECTRIC LINE
---	EXISTING FENCE



PLAN IS BASED ON COMMENTS FROM 12/17/09 MEETING.

D.4. Municipal Services

Municipal urban services can include police, fire, water, sanitary sewer, stormwater and erosion control, recreation, building inspections, planning and zoning, administration of elections and tax collections, public works and highways and other functions as required or requested by the local residents and property owners. As shown in the next few items, Summit has the characteristics of a municipality that helped to convince the Wisconsin Incorporation Review Board that the community acted much more like a village than a town. Summit has offered, and will continue to offer, these functions.

One principal change that occurred with the incorporation decision in the summer of 2010 was the local regulation of shoreland/wetland, and waterfront properties. In response to these added responsibilities, the Village Board voted to increase the responsibilities of the Building Inspector, Engineer, and establish a Village Zoning Administrator and offer advanced training for the Zoning Board of Appeals. Summit presently administers its own zoning ordinance that includes all the former regulations and responsibilities administered by the Waukesha County Planning Service Division.







The Village provides a full-time, 24-hour police department. The Department consists of a Chief, Lieutenant, and six fulltime, sworn officers. Support staff consists of a part-time, 20-hour per week Clerk. Special services provided by the Department include water patrol, boater safety training, and hunter safety classes.

The Village has an ownership interest in two fire companies for efficient and effective fire protection services based on property location. The Dousman Fire Protection District was established in August 1967. The District includes the Village of Dousman, Town of Ottawa and the southern half of the Village of Summit. The Summit Fire District covers the north one-half of the Village, and was established in 1973. The Summit Fire District also serves the Village of Oconomowoc Lake. The Summit District facilities have just been relocated to a new fire station at 1400 Oconomowoc Parkway, in coordination with the City of Oconomowoc Fire Department. Summit has entered into mutual aid agreements with all surrounding municipalities. The map on Page 33 identifies the fire district boundaries.

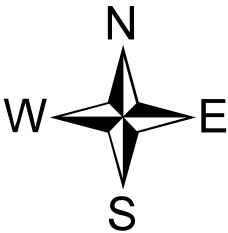
The Village continues to use its highway department for on-going roadwork and property maintenance. This department currently consists of three full-time and three part-time employees. The Village administrative office includes three full-time employees, (a Clerk, Deputy Clerk/Treasurer and the Village Administrator) and is located at the Village Hall.

FIRE DISTRICTS IN THE VILLAGE OF SUMMIT

LEGEND

-  VILLAGE OF SUMMIT
-  OTHER MUNICIPAL BOUNDARY
-  PARCEL AND ROW LINES
-  SURFACE WATER
-  SUMMIT FIRE DEPARTMENT DISTRICT
-  DOUSMAN FIRE PROTECTION DISTRICT

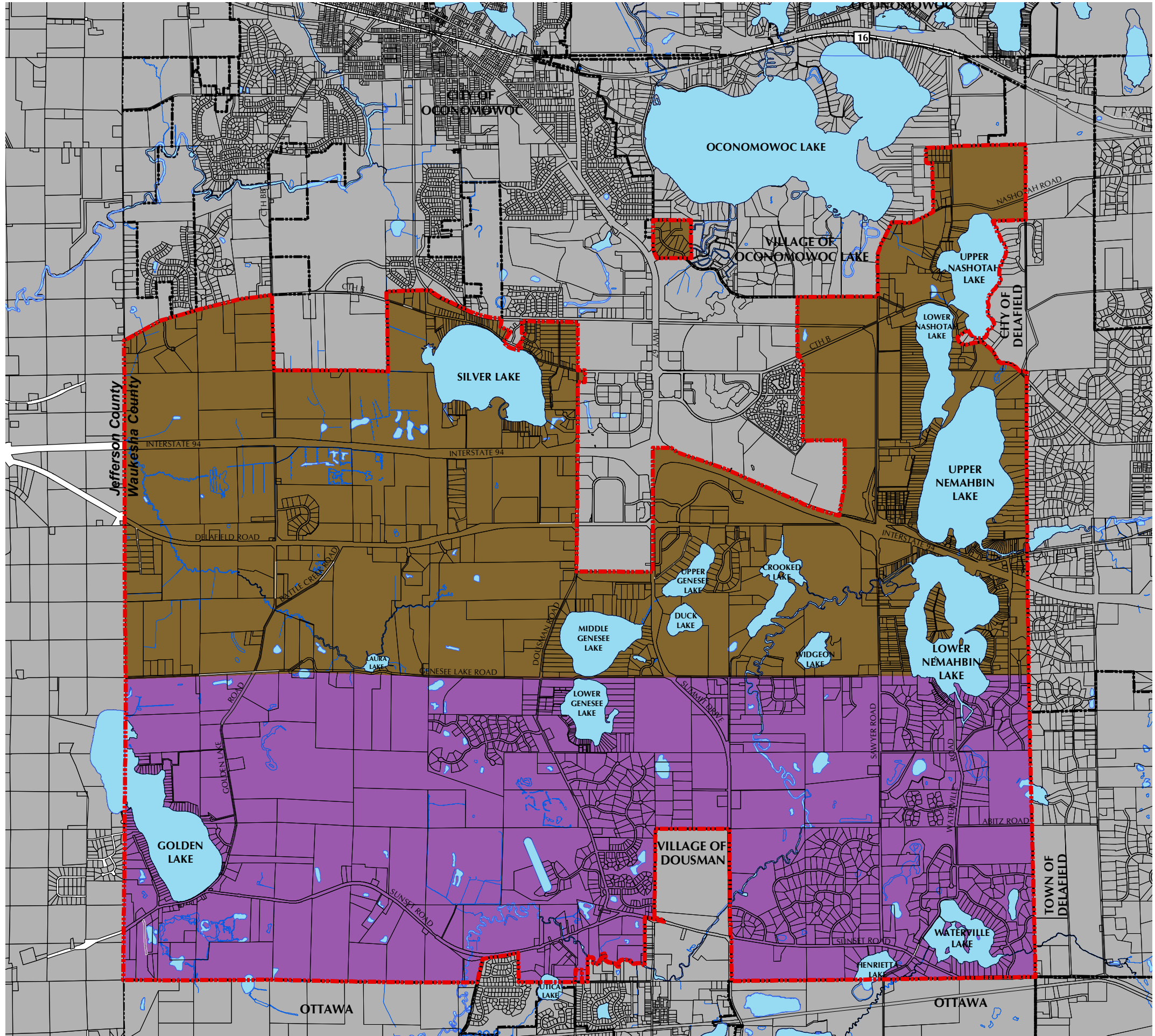
Source: Waukesha County, Jefferson County



0 1,750 3,500 7,000 Feet



Map created August 24, 2010
YCA Project # 3308-308



D.5. Churches

The Village of Summit is home to seven churches and a religious retreat center.

Abundant Life Church, 995 South Sawyer Road

Hope Lutheran Church, currently meeting at Village Hall

Whitestone Community Church, 2517 Dousman Road

Emmanuel United Church of Christ, 36821 Sunset Drive

Faith Baptist Church, 36007 Genesee Lake Road

Grace Bible Church, 3991 North Silver Lake Road

Kingdom Hall of Jehovah 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, but are not limited to, day care, blood drives, rummage sales and police chaplain. These activities represent homogeneity, or better stated, a sense of community.



D.6. Schools

The Village of Summit is home to a private, parochial school and several specialized educational facilities. The Abundant Life Academy is affiliated with the Abundant Life Church, 950 South Sawyer Road. This school includes 38 students grades K-12. They also sponsor a day care facility for approximately 60 children.

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

Local residents are part of two school districts: Oconomowoc School District and Kettle Moraine School District (See map on page 36). In 2009 the Oconomowoc School District levied a total of \$42,905,395 in taxes, of which residents and property owners in Summit paid 13.5% (\$5,772,644). The Kettle-Moraine School District levied \$31,958,404, of which 9.8% was paid by Summit property owners and residents (\$3,140,689).







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.

The Oconomowoc School District levy in 2009 will be \$7.60 per \$1,000 mills. The General Fund Budget for 2008-09 is \$48,975,000. This is an increase of 4.8% over prior year revenues, driven mostly by enrollment growth. Enrollment has increased by 6.9% in the last three years, from 4,340 students to 4,640 students. Enrollment is expected to grow by at least another 100 students in the 2007-08 school year.

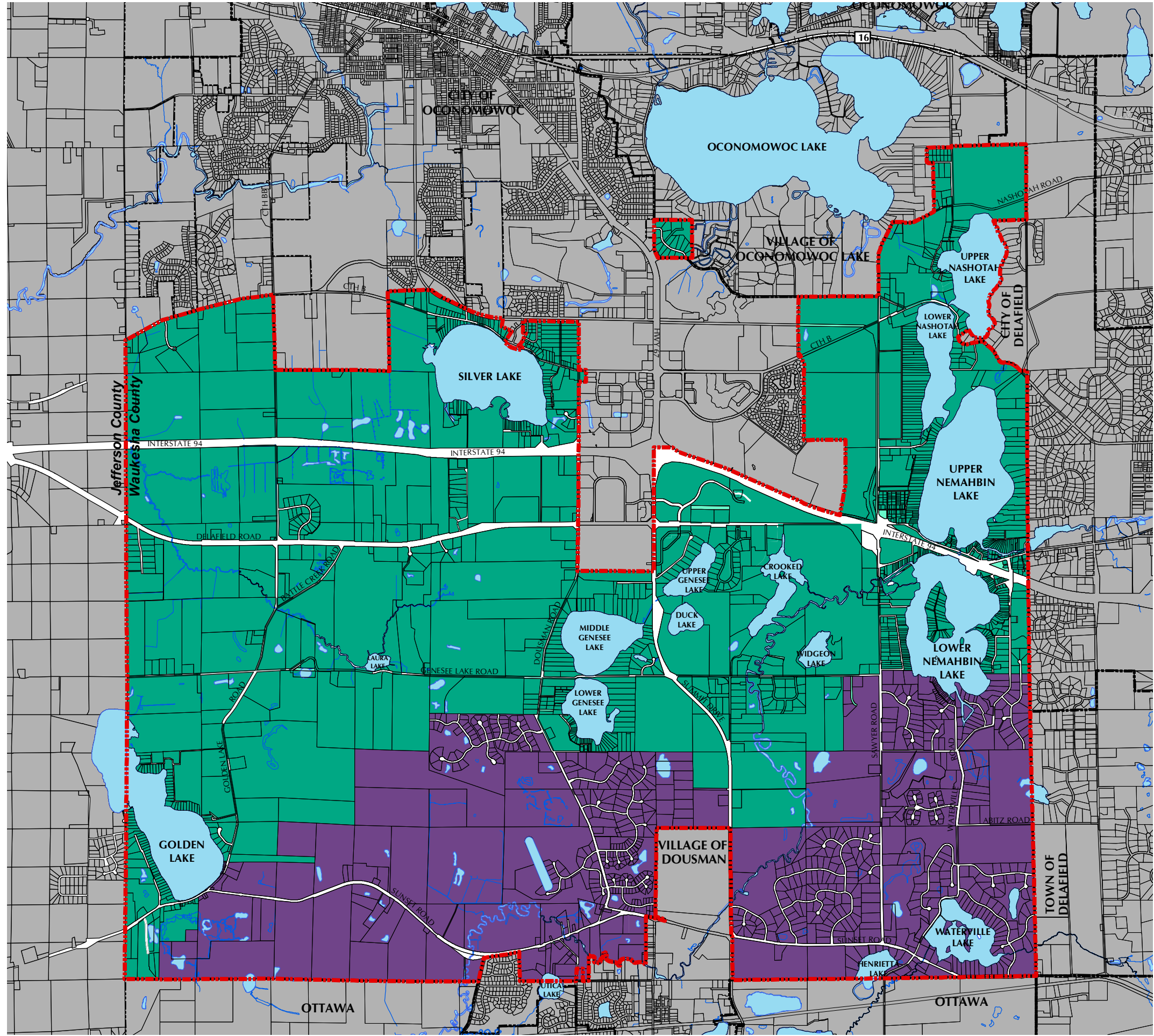
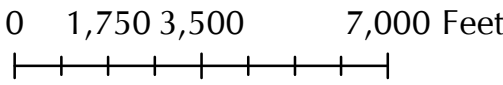
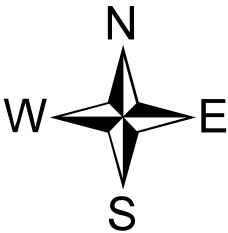
The remainder of the Village is served by the Kettle Moraine School District (KMSD), principally serving portions of Sections 26, 28, 31, and all of Sections 32-36. The property tax levy of the KMSD is estimated at \$29,771,209 including a special levy of \$789,300 to retire outstanding debt early. The 2007-08 estimated tax rate is \$8.21 per \$1,000 of equalized value, which is \$.40 less than the 2006-07 rate. 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 (6th – 8th grade) and Kettle Moraine High School. Enrollment in the District is 4,309. 1,000 students attend the Middle School, 1,445 attend the High School, and there are 507 students at Dousman Elementary School.

SCHOOL DISTRICTS IN THE VILLAGE OF SUMMIT

LEGEND

-  VILLAGE OF SUMMIT
-  MUNICIPAL BOUNDARY
-  PARCEL AND ROW LINES
-  SURFACE WATER
- SCHOOL DISTRICT:**
 -  Oconomowoc Area School District
 -  Kettle Moraine School District

Source: Waukesha County



E. AGRICULTURAL, NATURAL RESOURCES AND CULTURAL RESOURCES INFORMATION

E.1. Agriculture

While farmland still exists in the Village, it is largely located in the Groundwater Protection Zone (GPZ), and in the limited agricultural lands outside of the GPZ is 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, the limited areas located outside of the Summit GPZ will be large lot single-family residential development except certain areas within Pabst Farms which will be Business Park.

In 2010 agricultural and open space uses account for about 5,041 acres of the Town lands. This equals about 7.87 square miles, 32% of a 24½ square mile area. The Chart on page 77 shows 9,572 acres of agricultural lands; however, this number needs to be reduced to remove wetland and open lands from the total amount. This figure continues to decline steadily as residential and commercial development occurs. Agricultural and agricultural/forested parcels account for less than 1% of the overall Town 2009 tax base.

Given the comparatively high cost of land 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.

Excluding individual land splits, the majority of the subdivision development has been east of the large wetland recharge area. The Village anticipates continued farming in the community and therefore has planned lower density residential development, open space management and for preservation activities within cluster housing projects. In addition, the Plan uses agricultural uses and open space management as a tool for protection of the groundwater recharge areas.



E.2. *Surface Water Resources*

Referring to the chart on Page 77, there are 15 major and minor surface water bodies within the Village that cover approximately 1,752 acres of land. This calculates to over 2½ square miles of water, or 10.7% of a 24½ 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 location and extent of the floodlands along this river have been delineated by the Federal Emergency Management Agency and are protected against filling and the intrusion of urban development by State required County floodland zoning.

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 recently been updated by the Federal Emergency Management Agency and Wisconsin Department of Natural Resources. These floodplain areas are protected against filling and the intrusion of urban development by State required floodland zoning.

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 location and extent of the floodlands along this system have recently been updated by the Federal Emergency Management Agency and are protected against filling and the intrusion of urban development by State required floodland zoning.

The Village includes the following sixteen named lakes: Upper Nashotah, Lower Nashotah, Upper Nemahbin, Lower Nemahbin, Waterville, Crooked, Upper Genesee, Middle Genesee, Lower Genesee, Silver, Bowron, Duck, Laura, Henrietta, Golden and Utica Lake. As noted previously, four of these lakes have formal lake management districts approved, and many others have informal associations made up of adjacent property owners.



E.3. *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 incorporation of Summit should ensure protection to this most vital resource. The layer of Maquoketa Shale underlying the eastern portions of the Southeastern Wisconsin region is 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 to 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.

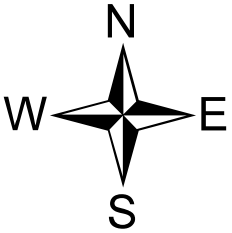
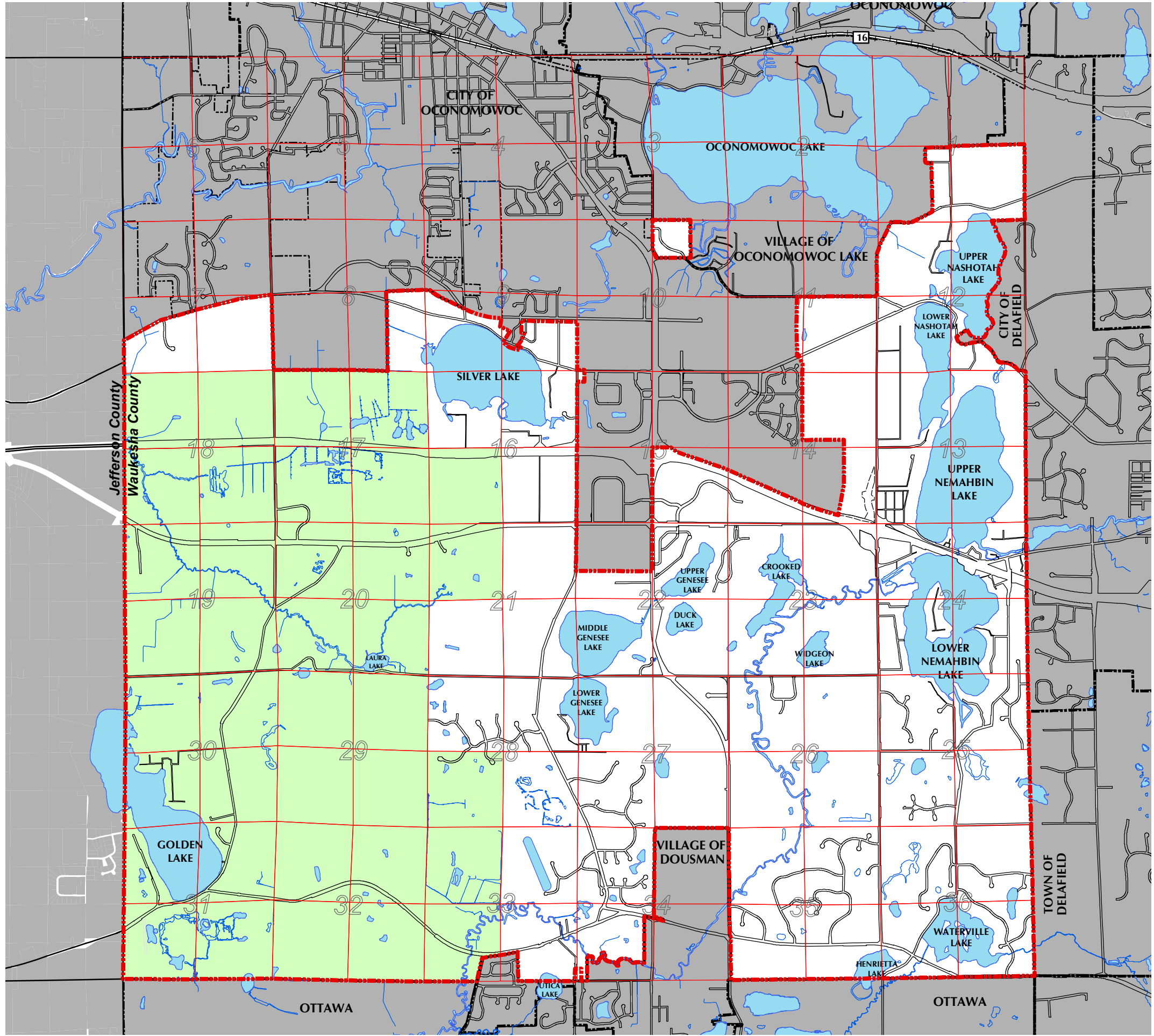
The Village has significant areas designated as having a high potential for groundwater contamination, as shown on the map Page 42. Compared to the deep aquifer, the shallow aquifers are more susceptible to pollution from the surface because they are nearer to the source in terms of both distance and time, thus minimizing the potential for dilution, filtration, and other natural processes that tend to reduce the potential detrimental effects of pollutants.

VILLAGE OF SUMMIT GROUNDWATER PROTECTION ZONE

LEGEND

-  VILLAGE OF SUMMIT
-  MUNICIPAL BOUNDARY
-  QUARTER-SECTION LINES
-  SECTION NUMBERS
-  SURFACE WATER
-  GROUNDWATER PROTECTION ZONE (GPZ)

Source: Waukesha County, Jefferson County, Village of Summit



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GROUNDWATER CONTAMINATION POTENTIAL IN THE VILLAGE OF SUMMIT

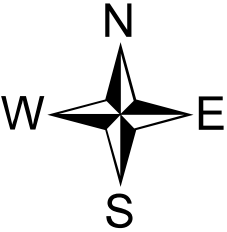
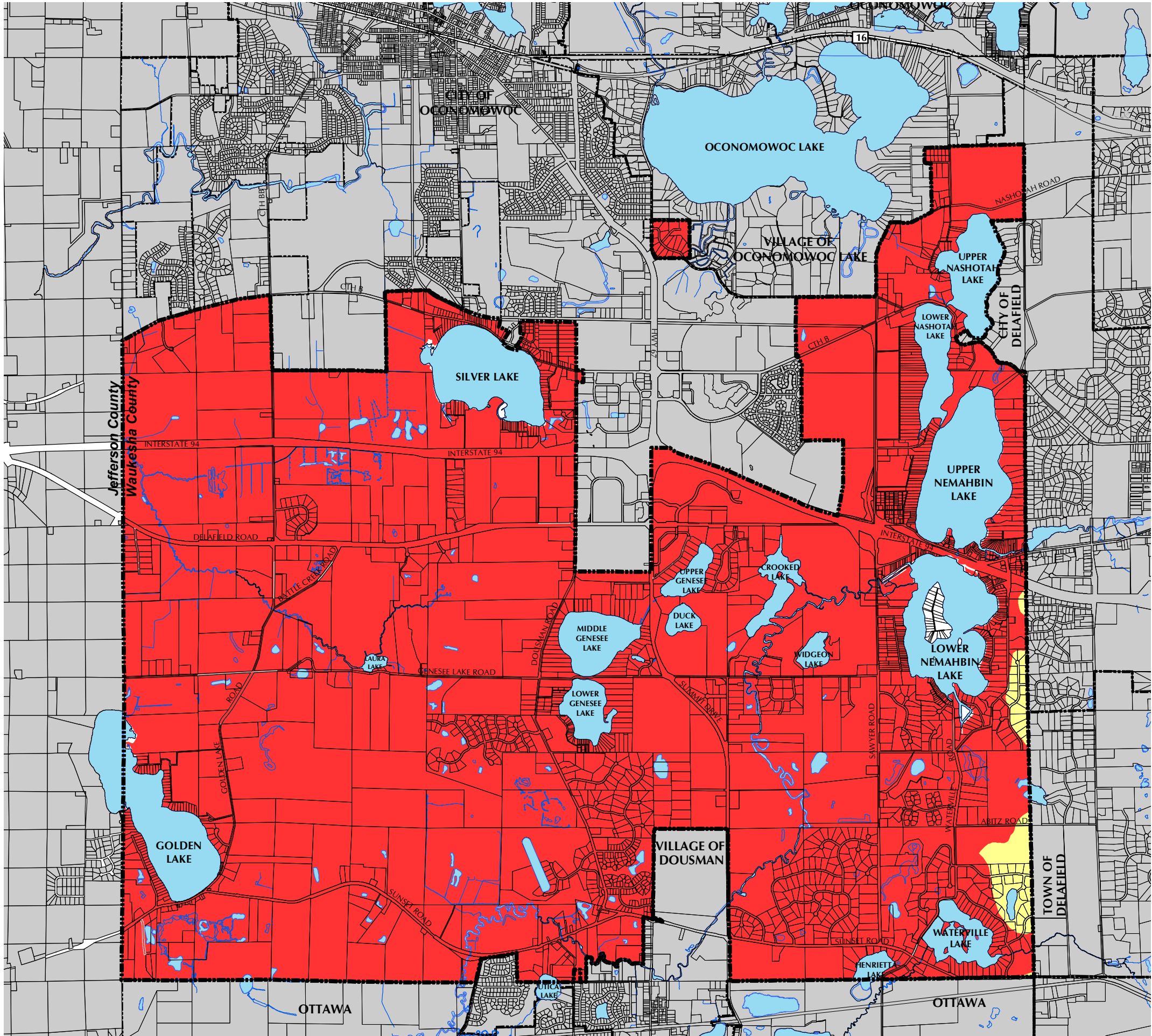
LEGEND

GROUNDWATER
CONTAMINATION
POTENTIAL:

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

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

Source: Waukesha County



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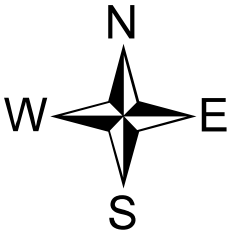
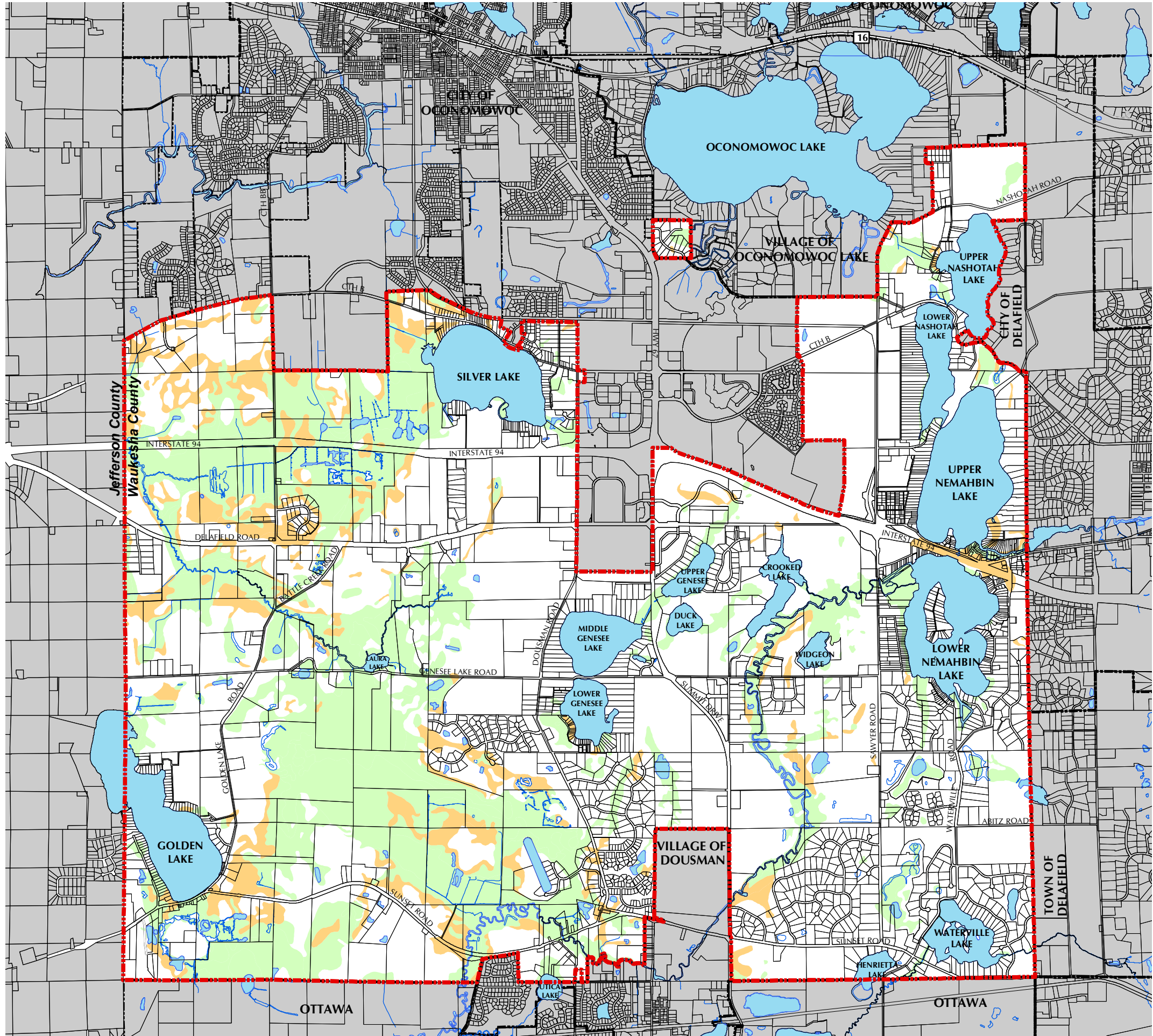
Map created August 25, 2010
YCA Project # 3308-308

HYDRIC SOILS IN THE VILLAGE OF SUMMIT

LEGEND

- HYDRIC SOILS
- SOILS WITH HYDRIC INCLUSIONS
- PARCEL AND ROW LINES
- MUNICIPAL BOUNDARY
- VILLAGE OF SUMMIT
- SURFACE WATER

Source: Waukesha County, Wisconsin DNR







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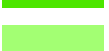
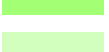
Map created August 25, 2010
YCA Project # 3308-308

INFILTRATION POTENTIAL BASED ON SOIL TYPES IN THE VILLAGE OF SUMMIT

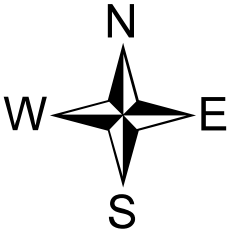
LEGEND

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

INFILTRATION POTENTIAL
BASED ON SOIL TYPES:

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

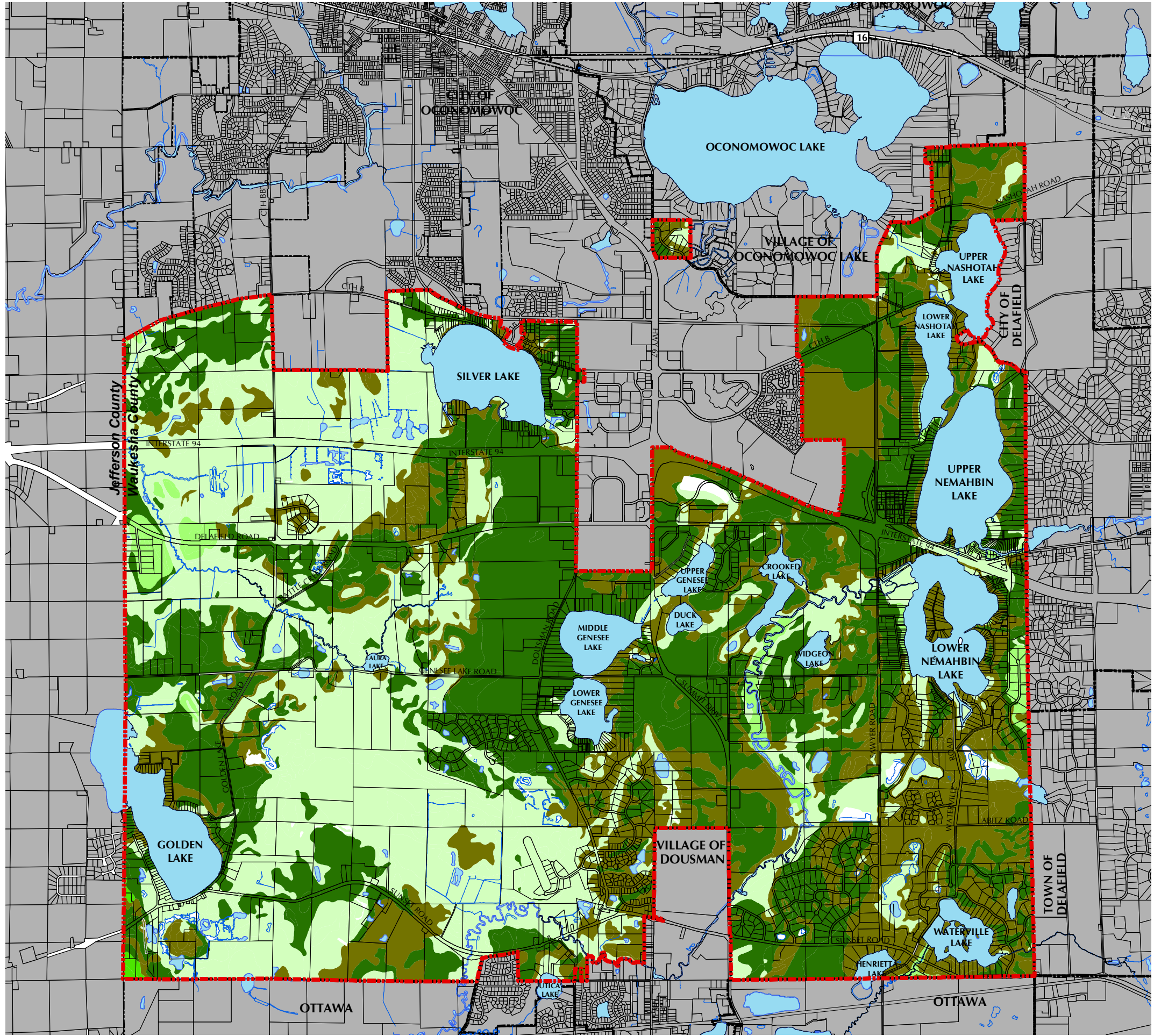
Source: Waukesha County



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



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.



The Village of Summit figures significantly in a recent SEWRPC Planning Report Number 52, titled “A Regional Water Supply Plan for Southeastern Wisconsin”. The entire report is available at SEWRPC.org/watersupplystudy/chapters.asp.

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. There has been some minimal development within this area (one small subdivision and areas around Golden Lake). The Summit GPZ comprises generally 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.

E.4. *Geology*

No areas containing historically significant geologic features are known to exist at this time. There are current significant geologic features in the western portion of the Village. The deposition types on the western boundary of the town are made up of Offshore Sedimentary materials that affect the groundwater recharge for much of Waukesha County. This pattern of geology shows up in the initial map on page 47, titled *Geology in the Village of Summit*. Here the reader can observe the off-shore sediment types graphically and their locations in the area of the Groundwater Protection Zone. These materials show up graphically on the maps pages 43 and 44. This series of characteristics limit the long-term development potential with very high risk soils for basement flooding, high groundwater tables, large wetland complexes, hydric soils and low infiltration rates; resulting in the high potential for groundwater contamination noted previously.

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 Town. 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 Village's main surface form is nearly level glacial outwash plain with the southwest corner described as level organic.

E.5. *Soil Types*

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 to 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 general soil associations within the Plan area were formed on glacial outwash plains and stream terraces, and are generally well-suited to urban development with centralized sanitary sewerage systems. Through a detailed study of these characteristics, it is easily concluded that a portion of the Village, identified in this document as the 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.

GEOLOGY IN THE VILLAGE OF SUMMIT

LEGEND

ENVIRONMENTS OF DEPOSITION:

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

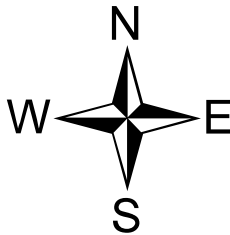
- Uncollapsed Offshore Sediment of Proglacial Lakes
- Offshore Sediment of Holocene Lakes
- Offshore Sediment of Pleistocene Lakes
- Offshore Sediment of Ice-Walled Lakes
- Collapsed Offshore Sediment of Proglacial Lakes Deposited on Stagnant Glacial Ice

Stream Sediment

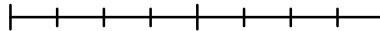
- Uncollapsed Meltwater-Stream Sediment
- Modern Stream Sediment
- Collapsed Meltwater-Stream Sediment

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

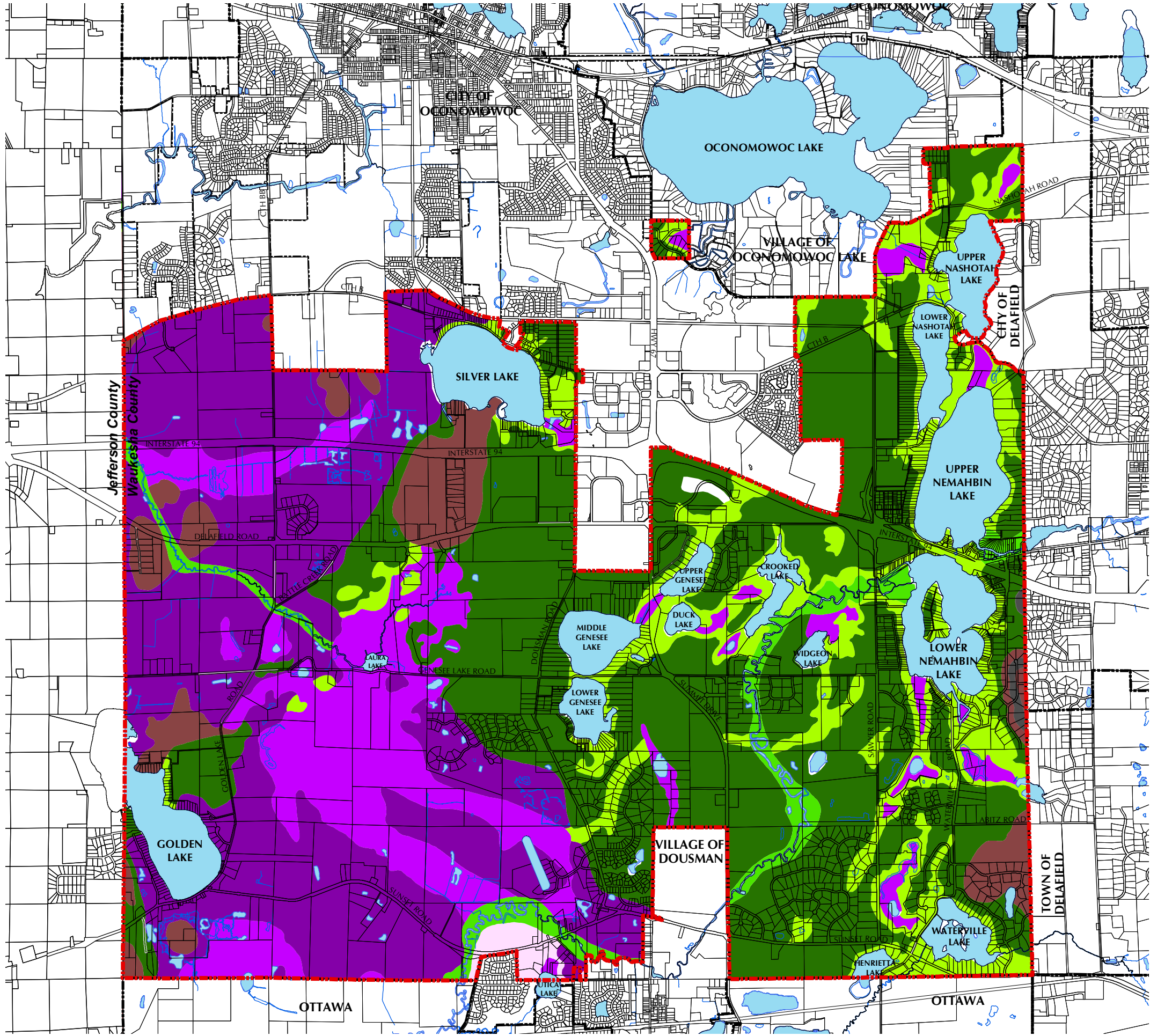
Source: Waukesha County, Wisconsin Geological and Natural History Survey.



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



DEPTH TO BEDROCK IN THE VILLAGE OF SUMMIT

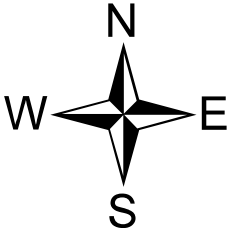
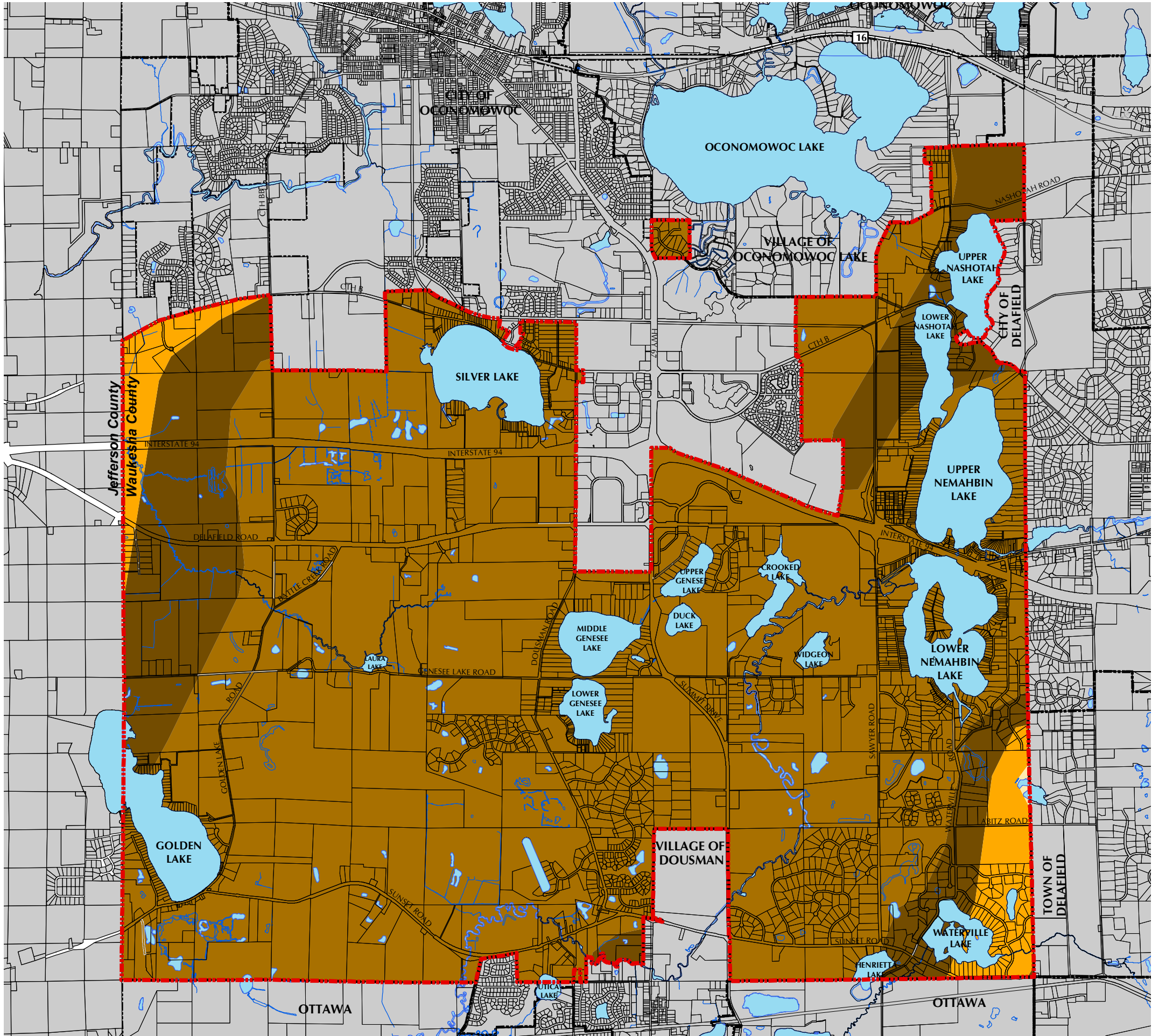
LEGEND

DEPTH TO BEDROCK:

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

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

Source: Waukesha County, Wisconsin DNR



0 1,750 3,500 7,000 Feet



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

Rather than a specific focus on soil types, it is more appropriate to focus on soil suitability and groundwater recharge functions. The map on Page 48 shows the depth of soils to bedrock. This would usually indicate good building site potential as the bedrock goes deeper in the western area of the Village. However, this depth to bedrock serves as the entry point for groundwater that serves the aquifer of many neighboring communities. With this recharge capability comes great responsibility for land management, since it has been shown that there is a high potential for groundwater contamination due to the permeability of the soils. The Village takes this situation very seriously and reviews all development projects for groundwater recharge capabilities, limitations on storage of potential contaminants, and annual fire department inspections to assure compliance.

Page 43 continues this presentation with the location of hydric soils and hydric inclusions and page 44 shows the infiltration potential based on soil types in the Village. This Plan, in coordination with shoreland zoning limitations, consistently identifies this area for limited future development at very low densities.

E.6. *Topography*

The topography of Village 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. The topography of the area is depicted on page 49.

E.7. *Wetlands and Environmental Corridors*

The Wisconsin Department of Natural Resources and the Southeastern Wisconsin Regional Plan Commission have identified over 6,000 acres of the Village in the environmental corridor made up of shorelines, wetlands, woods and riverways worthy of protection or restricted development (Page 53). These characteristics have been combined in a description from the Southeastern Wisconsin Regional Plan Commission known as "Environmental Corridors". Wetland areas alone include approximately 2,900 acres of land in the Village. This would calculate to over 4½ square miles of water, 18.5% of a 24½ square mile area.

Wetlands may be defined as areas that are inundated or saturated by surface water or groundwater at a frequency, and with duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands perform an essential set of natural functions which make them particularly valuable resources contributing immeasurably to environmental health and biological diversity. For this reason, wetlands are regulated by the Federal, State and County government. Wetlands

also pose severe limitations for urban development. These limitations are related to the high water table, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils.

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 Federal and State as well as local regulation.

E.8. *Wildlife*

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 zoning that protects primary environmental corridors.

There are no federally protected species, State or Federal Parks, or State Natural Areas (SNAs) identified in the Village of Summit. However, there are eight species and habitats that provide homes for these species that are classified as State Threatened and Endangered (T&E). This classification holds the state's highest level of statutory protection and largest advocacy from regulatory agencies and environmental groups.

These eight species are:

- | | | |
|-----------------------|-----------------------|----------------------|
| 1. Acadian Flycatcher | 2. Forked Aster | 3. Blanding's Turtle |
| 4. Slender Madtom | 5. Starhead Topminnow | 6. Ellipse Mussel |
| 7. Pugnose Shiner | 8. Salamander Mussel | |

The Bark River, Lower Nemahbin Lake, and the SW wetlands of the Village are home to these threatened and endangered species. Though the list to the State's natural heritage inventory is reviewed annually, rapid change (improvement) is not estimated to occur with these species.

Another classification that the DNR uses to categorize species that are either dwindling in numbers or showing other causes for concern is "State Special Concern Species." Species in this category are not as rare, threatened or endangered, but require the watchful eye of advocacy groups to keep them from dwindling in numbers and becoming threatened and endangered. These 15 species are:

- | | | |
|----------------------------|-----------------------------|-----------------------|
| 1. Banded Killifish | 2. Garewell's Water Milfoil | 3. Lake Herring |
| 4. Swamp Spreadwing | 5. Side-Swimmer | 6. Adder's Tongue |
| 7. Glade Fern | 8. Showy Lady's-Slipper | 9. Ohio Golden Rod |
| 10. Common Bog Arrow Grass | 11. The Bullfrog | 12. Reflexed Trillion |
| 13. Black Tern | 14. Lake Chubsucker | 15. Least Darter |

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.

As such, various types of habitats and natural areas have been identified:

Critical Plant Species Habitats Sites:

Genesee Lake Road Tamaracks
Dousman Road Low Woods
Massaro Woods

Rare Bird Species Habitats:

Laura Lake Swamp
Genesee Lake Road bog
Duck Lake

Rare Herptile Species Habitat:










Entire Township-Blandings Turtle
Entire Township-Bullfrog

County Natural Areas (CNAs):

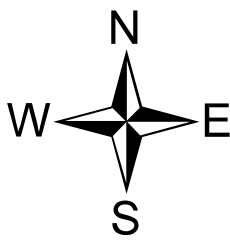
Genesee Lake Road Bog
Oconomowoc Swamp
Crossroads Bog
Laura Lake Swamp
Bark River Marsh
Breens Bay Sedge Meadow
Sawyer Road Sedge Meadow

WETLANDS & ENVIRONMENTAL CORRIDORS IN THE VILLAGE OF SUMMIT

LEGEND

-  WETLANDS SMALLER THAN 2 ACRES
-  WETLANDS LARGER THAN 2 ACRES
- ENVIRONMENTAL CORRIDORS:
 -  Primary Environmental Corridor
 -  Secondary Environmental Corridor
 -  Isolated Natural Resource Area
-  PARCEL AND ROW LINES
-  MUNICIPAL BOUNDARY
-  VILLAGE OF SUMMIT
-  SURFACE WATER

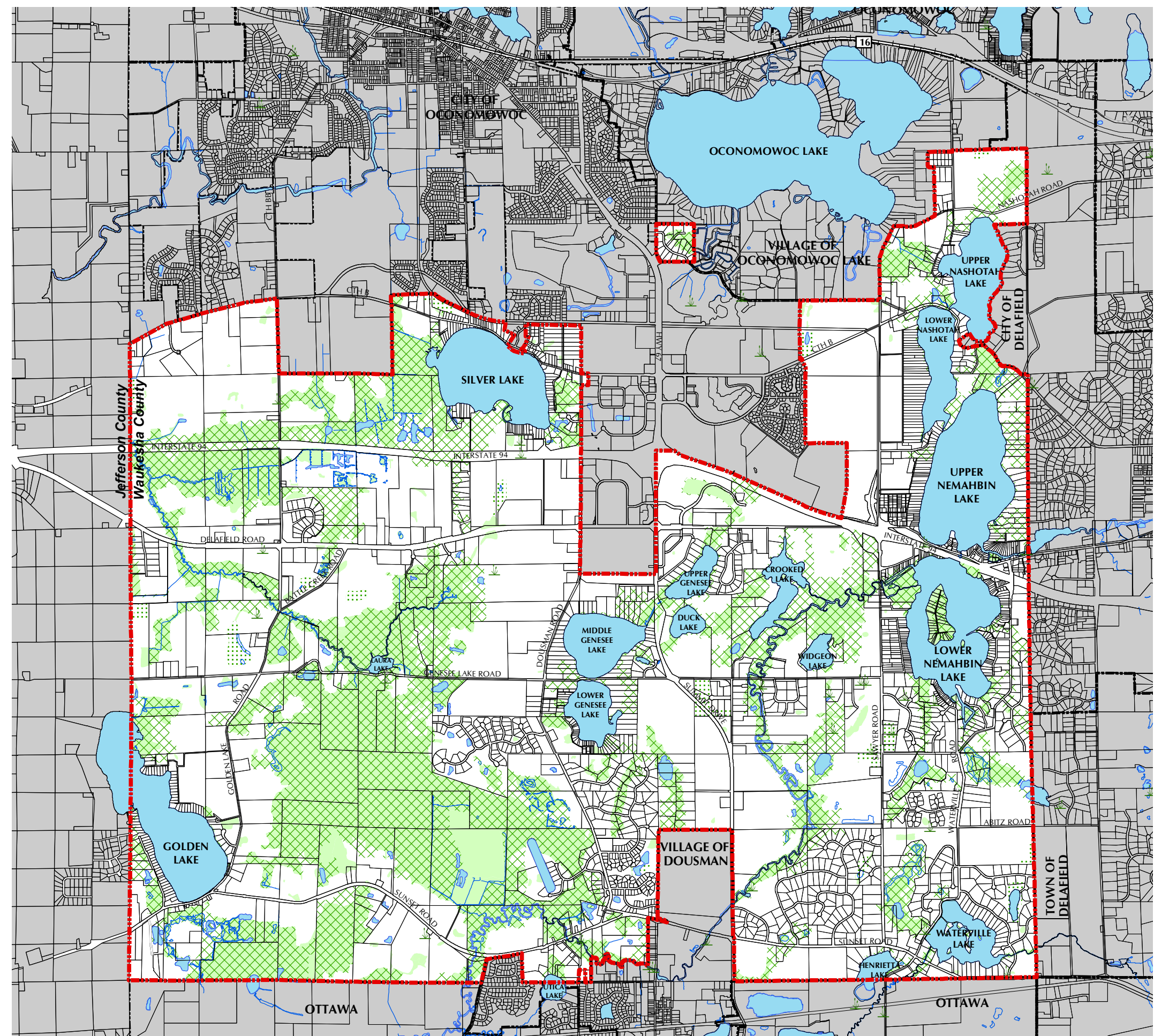
Source: Waukesha County, Wisconsin DNR



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



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. 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 (See Page 55)

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 142 parcels with a 2008 assessed value of \$89,465,100.





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 53 parcels with a 2008 assessed value of \$42,293,200.

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 69 parcels with a 2008 assessed value of \$25,002,000.





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 Town of Summit, in the City of Oconomowoc. All lands in the District are within the Town of Summit. Since the District's assessment information is pending submission with the State there has not yet been a calculation of the assessed value of this District.

LAKE MANAGEMENT DISTRICTS & LAKE ASSOCIATIONS IN THE VILLAGE OF SUMMIT











LEGEND

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

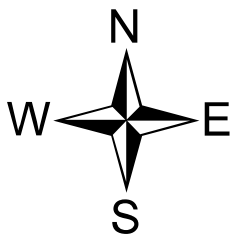
LAKE MANAGEMENT DISTRICTS:

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

LAKE ASSOCIATIONS:

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

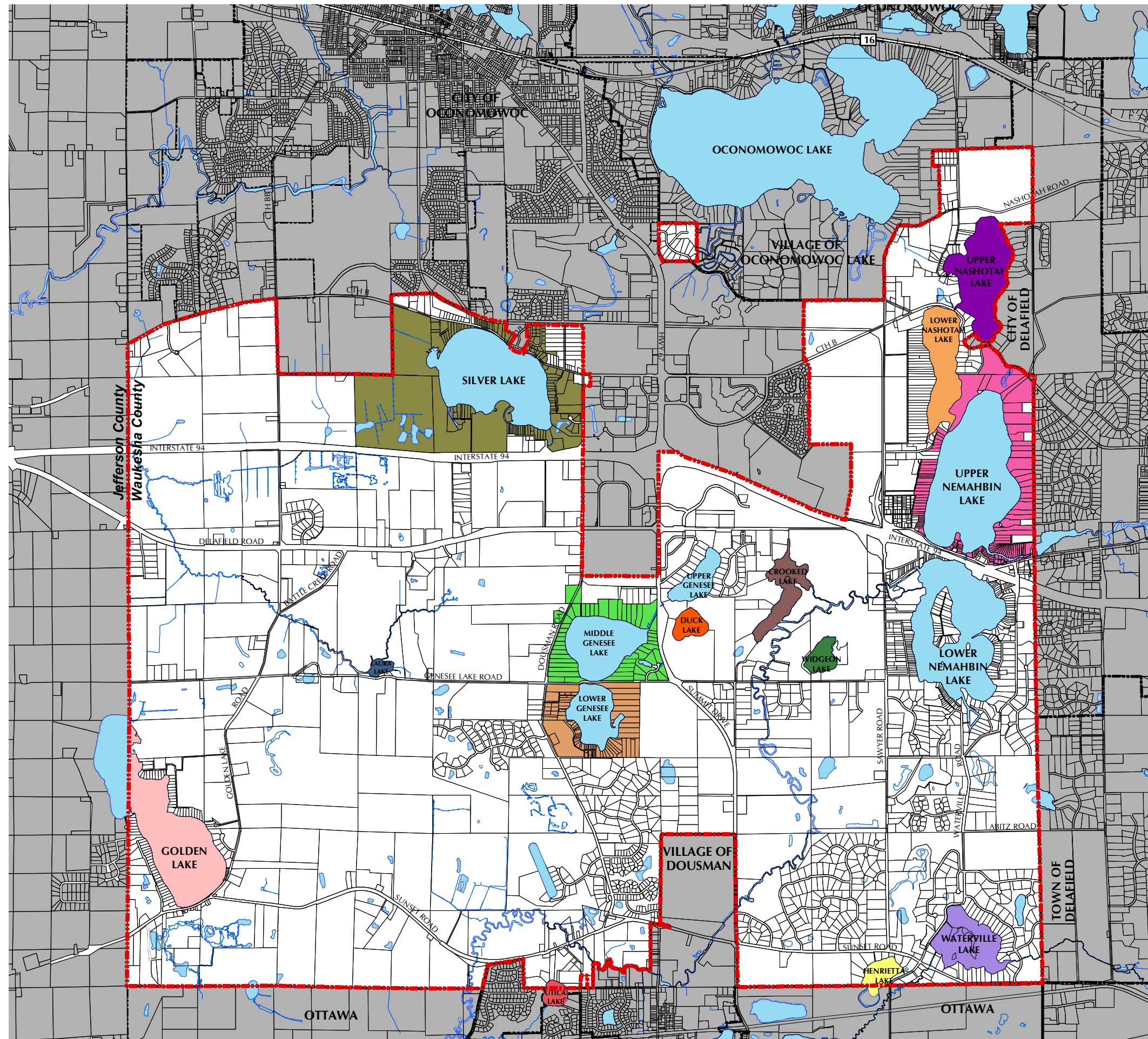
Source: Waukesha County



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Map created August 24, 2010
YCA Project # 3308-308



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. These Associations are analogous to neighborhood organizations in other communities, such as the Sherman Park Neighborhood in Milwaukee, the Williamson Street Neighborhood in Madison, or the Werle Park Neighborhood in Wausau.

The Golden Lake Advancement Association is made up of property owners on Golden Lake, including properties in Sections 30 and 31, along with properties in Sections 25 and 36 in the Town of Sullivan, Jefferson County. Summit police enforce boating regulations and activities on Golden Lake as authorized under Section 30.79(4) of Wisconsin Statutes beginning in 1982. The Association holds quarterly meetings at Village Hall and an annual budget meeting in the fall of each year.

Upper Nashotah Lake Association is made up of property owners on Upper Nashotah Lake, in Section 12 and on the eastern shore in the City of Delafield. The residents on this lake meet intermittently to discuss development proposals on lands adjacent to the water’s edge in the Village and City. Most recently they appeared in the Town of Summit regarding a proposal for new construction at the Rogers Memorial Hospital property.

Lower Nashotah Lake Association is made up of property owners on Lower Nashotah Lake, in Sections 12 and 13. The residents bordering this lake meet intermittently to discuss lake quality and lake management issues.

Crooked Lake has an organization of property owners that collect \$5000 annually for work to reduce both plant and aquatic invasive species in the lake.

Upper Genesee Lake has an organization of property owners that work with the Department of Natural Resources to manage the parking facility and carry-on trail for use of the lake, and also monitors enforcement of the motorized boat limits on this water body.

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, Bowron Lake, Duck Lake, Laura Lake and Utica Lake.

F. ECONOMIC DEVELOPMENT INFORMATION

F.1. *Assesment Valuations*

The 2010 assessed value of the Village is \$1,081,440,095. The breakdown of assessed values for the Village is included in this Section as Table 1-1.

Miscellaneous Building, which has also remained consistent during the years 2000 - 2008, includes kitchen remodels, bath remodels, recreation room remodels, detached garages, decks, sheds and swimming pools. Typically, after a new home has been built and occupied for a period of time the owner will remodel the basement into a recreation room. Consequently, many of the remodeling permits issued in Summit are for recreation rooms and both above ground and below ground swimming pools.

Commercial development represents only 26 of the 2,703 parcels in the Village. However, commercial development represents over 8.2% of all assessed property value. By comparison, residential development represents 89.6% and agricultural lands represent 0.2% of assessed property. This breakdown exemplifies the fact that Summit is largely a residential community. Businesses are currently dispersed throughout the Village while future, specific retail, health care and business park development will be focused on areas that can be served by municipal water, sanitary sewer and transportation facilities appropriate to the level of development.

The Town's focus for the past 10 years had been to coordinate the infrastructure and plans for new commercial development. The Town's 2001 Master Plan identified 175 acres for mixed use, 24 acres specific to commercial retail uses, 350 acres for industrial and business park uses and 275 acres for institutional uses. Since approval of that Plan, the Town coordinated sanitary sewer services to all but 80 acres of these lands. The initial developments have been under review since the May 2004 submittal of Aurora Medical Group for the new hospital, and the complicated nature of the projects has taken extra time for completion.

The Village's current medical and commercial base includes an expanded and updated Rogers Hospital facility, a new 110-bed full service hospital with over 100,000 square feet of medical clinic space, an expanded Oconomowoc Developmental Training Center, a new 100-bed nursing and rehabilitation center, a new 66-unit assisted living facility, and over 40 acres of commercial land available with municipal water, sanitary sewer and stormwater facilities in place for new development. The Village Plan still shows over 200 acres of land available for this development to be absorbed.

In 2010, Summit's residential development included 2,076 parcels with a combined assessed value of \$974,683,300. Commercial development included 26 parcels with a combined assessed value of \$89,569,500. Agricultural lands included 176 parcels with a combined assessed value of \$941,700.

At the end of the 2009 fiscal year, the Village of Summit had total debt outstanding of \$13,036,613. Of this amount, \$11,411,105 comprises debt backed by the full faith and credit of the government. The remainder of the Town of Summit's governmental activities debt, \$356,996, represents accumulated sick pay benefits and unfunded retirement liability. Beyond this, the business-type activities in the Summit Utility District #2 account for revenue bonding in the amount of \$1,268,512.

The Town of Summit's total debt decreased by \$1,031,455 during fiscal year 2009. The decrease in debt results from the annual repayment of debt in Summit Utility District #2, the seventh payment on the Town Park property (of 10 total) and repayment of the \$315,000 short-term borrowing for 2008 flood response.

State statutes limit the amount of general obligation debt a governmental entity may issue to five percent of its total equalized valuation of taxable property within the jurisdiction. The current debt limit for the Village of Summit is \$52,829,835 which is significantly greater than the Village's outstanding general obligation debt. The Village has incurred only about 21.6% of the statutory amount possible.

Table 1-1

Summit Assessed Value

<u>Real Estate</u>	<u>2009</u>	<u>2010</u>
Class 1 Residential	\$1,009,979,300	\$ 974,683,300
Class 2 Commercial	\$57,188,100	\$89,569,500
Class 3 Manufacturing	State Applied	State Applied
Class 4 Agricultural	\$ 1,006,900	\$ 941,700
Class 5 Undeveloped	\$ 6,241,000	\$ 5,890,900
Class 5M Ag/Forest land	\$ 1,198,900	\$ 1,188,100
Class 6 Forest	\$ 1,340,700	\$ 1,338,200
Class 7 Other	\$ 7,686,700	\$ 6,593,400
Totals	\$ 1,051,450,900	\$ 1,080,205,100

F.2. *Historical Equalized Valuations*

The following table shows the historic equalized value from the State of Wisconsin Department of Revenue for the Town of Summit 2001 – 2008.

Table 4-2: Town of Summit Equalized Value 2001 - 2008

<u>Equalized Value Information</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Residential	\$473,956,600	\$537,617,800	\$588,710,300	\$567,968,400
Commercial	\$10,704,900	\$10,232,800	\$10,881,500	\$11,849,800
Manufacturing	\$257,600	\$262,800	\$262,800	\$304,500
Agricultural	\$3,010,100	\$2,926,300	\$1,603,700	\$1,029,400
Undeveloped	\$3,150,500	\$2,864,400	\$2,534,300	\$3,517,500
Agricultural/Forest	\$0	\$0	\$0	\$0
Forest	\$4,709,600	\$2,845,500	\$3,066,600	\$3,550,600
Other	\$13,779,400	\$13,828,500	\$14,069,400	\$5,432,400
Total Real Estate	\$509,568,700	\$570,578,100	\$621,128,600	\$683,652,600
Personal Property	\$2,003,000	\$3,340,800	\$2,139,000	\$1,857,700
Total Equalized Value	\$511,571,700	\$573,918,900	\$623,267,600	\$685,510,300

<u>Equalized Value Information</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
Residential	\$740,471,700	\$851,782,800	\$1,042,270,900	\$1,041,134,600
Commercial	\$14,242,400	\$15,701,700	\$17,070,500	\$17,451,400
Manufacturing	\$3,045	\$3,513	\$0	\$0
Agricultural	\$11,502	\$11,248	\$1,228,400	\$1,159,600
Undeveloped	\$1,802,800	\$1,911,300	\$2,526,500	\$2,784,000
Agricultural/Forest	\$0	\$1,771,300	\$3,412,800	\$3,417,600
Forest	\$3,568,500	\$436,100	\$854,400	\$1,171,200
Other	\$6,009,500	\$6,451,300	\$7,284,100	\$7,611,700
Total Real Estate	\$767,549,600	\$879,530,600	\$1,074,647,600	\$1,074,730,100
Personal Property	\$2,282,200	\$2,443,200	\$2,846,400	\$2,812,300
Total Equalized Value	\$769,831,800	\$881,973,800	\$1,077,134,000	\$1,077,542,400

Source: Wisconsin Department of Revenue

F.3. *Shopping and Social Life*

Residents of Summit have a variety of choices to satisfy shopping and social needs. The Town had historically appropriately planned to avoid duplication of commercial development, recognizing that Summit residents are well served by neighboring communities like the City of Oconomowoc, the City of Delafield, the Village of Dousman, and the Village of Oconomowoc Lake for its major commercial/retail needs. Shopping areas include major retail and service centers north of Interstate 94 along STH 67, at the Interstate 94 / STH 83 Interchange in the City of Delafield, and smaller shopping districts in the Village of Dousman and the Village of Oconomowoc Lake.

Summit seeks to accommodate other commercial and service needs for its residents and the greater metropolitan community needs. With the development of the commercial and retail portions of Pabst Farms, there will be pressure for like development in adjacent areas of the Village; indeed this has already begun.

The Town of Summit recently approved the Aurora Medical Center, Summit Village Commons and Lake Country Health and Rehabilitation Center at the intersection of STH 67 and CTH DR for a commercial/retail center of approximately 100 acres, including health care, nursing, office, commercial and multi-family residential uses in this coordinated development. The Village Master Plan Update assures that commercial and retail development is compatible with and not duplicative of such development in the City.

Social life in the Summit centers around water, neighborhood associations, schools and churches. Many of the lakes have active lake associations. Sixteen other neighborhood groups or associations are recognized by the town as active and holding at least annual meetings. Local groups sponsor annual fireworks displays around the Independence Day holiday, fishing jamborees during the appropriate season, and a New Years Day polar bear plunge for the adventurous swimmers. Again the activities and focus of these events relate to the water and lake character of the community.

F.4. Health Care Services and Facilities

Summit has been recognized as a regional center for the provision of health and social care in the lake community. Within the Village there are two hospitals, a new nursing home and assisted living facility, a long-term care facility for children and adolescents with special needs, a retirement center and facilities for mental health restoration.

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. This facility operates under a conditional use permit issued by the Town of Summit. This permit was considered for renewal most recently in 2008 when the organization proposed a new facility known as the Herrington Recovery Center. The facility employs over 350 people and includes the following uses:

- Main hospital with 90 inpatient beds, 24 adolescent care beds and 10 child care beds;
- Eating disorders center with 31 beds
- Herrington Recovery Center for chemical dependency with 24 beds



Aurora Medical Center

The new 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, 2004 and the approval process included two Town 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 Town 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.

Now fully in operation, 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 town. 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 66 acres of land. The operation employs about 175 people and houses up to 90 residents on site. Total case load of approximately 115 – 130 individuals are served from this facility. The facility includes the following uses:

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

In 2009 the Town of Summit approved an amended Conditional Use Permit that allowed for a 30,000 square foot addition. This building includes improved classroom and office space along with a new full-court gymnasium building.

Lake Country Health and Rehabilitation Center

The Town of 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.

When fully occupied in early 2011, the operation will employ between 105 and 115 people, along with 15 to 20 caregivers and management staff. As a for-profit facility, the project will pay property tax on the improvements estimated at between \$12 and \$14 million.



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

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

Cedar Ridge Foundation

The Cedar Ridge Foundation is a senior citizen retirement community sponsored by the Christian Science community that has been located in the Town since 1965. The development includes a 2-story main building that houses 14 single occupancy living units, three staff units, the dining hall and kitchen. There are six (6) four-unit double occupancy living units with kitchens on the property along with a maintenance/arts and crafts shop, a service building, detached garage, shed, gazebo and two pump houses for potable water service. The 22-acre site in Section 15 is located along the shore of Upper Nemahbin and Lower Nashotah lakes, and served by the Summit Utility District #2 sanitary sewer system.



F.5. Summit Businesses

Summit has an emerging business and retail center at the intersection of STH 67 and I-94. Anchored by the new Aurora Medical Center – Summit and the Lake Country Assisted Living and Nursing and Rehabilitation Center, this area will serve as Summit’s commercial center.

Summit Village Commons is a 40-acre property on the southeast corner of STH 67 and CTH DR. This area is a planned unit development with a mixture of commercial retail, office and medical facilities. This area is served by the City of Oconomowoc sanitary sewer and municipal water systems. Plans for this property include ordinary business district uses such as banks, restaurants, retail commercial and office uses as listed in the planned development ordinance approved in 2008, with up to 150,000 square feet of commercial building under roof. A day care center and doctor’s office are the projects under consideration.

The Aurora Medical Center – Summit is a full-service hospital, medical office/clinic and cancer care center on a 52-acre site at I-94 and STH 67. The Master Plan anticipates development of the remaining 92 acre Pabst Farms lands over the next 10-15 years as the City of Oconomowoc completes the approval for a regional shopping center just north of this area. These lands are designated in the Pabst Farms general development plan for health care related uses, and identified in the Village’s plans for business park zoning.

Below is a listing of the businesses located in the Village of Summit in November, 2009, arranged by type. This list is intended to be as comprehensive as possible.

Appliance Repair

The Fix	37744 Valley Road
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Auto and Trucking

Kummrow Trucking	38510 Delafield Road
Pabst Farms	35053 Pabst Road

Boat Rentals

Al’s Bait	34048 Delafield Road
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Builders/Construction Companies

Kingman Homes	2661 North Indian Mound Road
Guzanick Builders	2700 North Indian Mound Road
Bartelme Builders	39533 Valley Road
Brinkmann Pools	2215 North Dousman Road
Oconomowoc Roofing	1730 North Battle Creek Road
Grimm Construction	38715 Genesee Lake Road
Robert Loepfe Builders	34311 Valley Road
Wolf Construction	612 North Sawyer Road
Susa Builders	35000 Genesee Lake Road
Marie’s Painting and Staining	39533 Valley Road

Builders/Construction Companies (con't)

Quality Home Improvements	1241 North Waterville Road
Zach Building Company	34580 Meadowview Court
Faireway Homes	575 North Dousman Road
Mr. Aluminum Siding Inc.	117 North Meadowside Court
Pennycuff Overhead Doors	38518 Sunset Drive
Bark River Seamless Gutters	39708 Golden Lake Park Road
All Pro Exteriors	34936 Parkway Drive
A&B Wood Floors	Silver Cedar Road
Don Theine Grading LLC	112 South Dousman Road

Plumbing Contractors

Krischan Plumbing	34913 Valley Road
Schmit Construction	2102 North Peninsula Drive
Krukar Plumbing	1910 North Riverview Drive

Child Care

Hands with a Heart	36687 Serenity Lane
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Churches

Abundant Life Church	995 South Sawyer Road
Grace Bible Church	3991 North Silver Lake Road
Emmanuel United Church of Christ	36821 Sunset Drive
Faith Baptist Church	36007 Genesee Lake Road
Kingdom Hall of Jehovah Witnesses	38230 Valley Road
White Stone Community Church	2517 North Dousman Road
Hope Lutheran Church	2911 North Dousman Road
PH Retreat Center	1800 North Timber Trail Lane
Villa St. Josephs	Mill Road

Golf Courses and Ranges

Paganica Golf Course	3850 North Silver Lake Road
Storms Golf Range/Miniputt	3851 North Silver Lake Road

Health Care

Aurora Medical Center – Summit	36500 Aurora Drive
Lake Country Health and Rehab Center	2195 Summit Village Way
Lake Country Landing Assisted Living	2255 Stonehedge Trail
Oconomowoc Developmental Training Center	36100 Genesee Lake Road
Rogers Memorial Hospital	34700 Valley Road
Wilkinson Clinic	36500 Aurora Drive
Hands with a Heart	36687 Serenity Lane
Joys Medical Billing	34700 Valley Road

Insurance / Real Estate

A.A. Herbert Jr. Agency	350 North Summit Moors Drive
R&M Opportunities	3706 Valley Road
Hanover Insurance	1060 South Opengate Court

Lawn Care and Landscaping

Susa Enterprises	35100 Genesee Lake Road
Competitive Edge Lawn Care	38134 Delafield Road
Yard Master	38510 Delafield Road
Birch River Landscapes	38953 Forest Run

Marketing

Gem Star Marketing	3159 North Golden Lake Road
Focused Marketing Research	129 South Waterville Court
Friedrich Business Group	2536 North Huebner Road

Pet Resorts

Canine Campus	38322 Delafield Road
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Printing

Elite Printing	37214 Valley Road
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Restaurants

Miller's Sandy Beach	460 South Golden Lake Road
Golden Lake Pub	640 South Golden Lake Road
Ole's Tap	34324 Delafield Road
Boathouse Bar and Grill	34422 Delafield Road
Stolley's Hogg Alley	2008 North Venice Beach Road
Burke's Lakeside	37238 Valley Road

Resort Rentals

O'Haver's Hamlet	38730 Sunset Drive
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Retail

Blinds Plus	34232 Delafield Road
Battle Creek Bison and Beef	38413 Delafield Road

Riding Lessons – Stables

Summit Horse and Hay	1327 North Golden Lake Road
Heritage Hunters	920 North Griffith Road
Stonehedge Stables	34100 Sunset Drive

Schools and Camping

Abundant Life School	995 South Sawyer Road
ODTC	36100 Genesee Lake Road
Indian Mound Scout Camp	Forest Drive

Tree Farming and Sales

TR Trees	880 North Golden Lake Road
Sunset Tree Farm	1960 North Golden Lake Road
Check's Evergreens	3050 North Morgan Road
Windy Ridge Tree Farm	North of 1901 Sawyer Road

Veterinarians

Wisconsin Equine Center	39151 Delafield Road
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Other Businesses

Frontier Development	39322 Allen Road
Foyer Environmental Serv.	38001 Sunset Drive
Keylines, Etc.	3562 Fareway Lane
Jim Cantwell LLC	34809 Elm Street
P. F. Schmitter Architects	39450 Delafield Road
Bailey's Honor Auction	1448 North Breezeland Drive
Amateur Bowling Tour	1241 North Waterville Road
Herr Elk Farm	39041 Sunset Drive
Horizon Pool Service	135 North Prairie Drive

G. INTERGOVERNMENTAL COOPERATION INFORMATION

A map showing the location of the Village with respect to other municipalities and County limits is included in the Master Plan document on page 7. A map showing the boundaries of the territory incorporated as a Village on July 28, 2010 is included on page 6 of the Plan. The resident population of the Village, based on the 2010 Census is 5,067; the State's 2007 estimate was 5,177 residents.

Intergovernmental Cooperation

The Town of Summit has been a leader in Waukesha County regarding the use of intergovernmental agreements, cooperative boundary plans, and shared services. The Town adopted agreements with neighboring communities for utility services, extraterritorial zoning, 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. All of these agreements are binding on the Village of Summit also.

The Town also participated in funding arrangements with Waukesha County for joint dispatch center and 911 emergency communications facilities and equipment. Village representatives are on a Joint Planning Committee with the City of Oconomowoc, fire district boards with Villages of Dousman and Oconomowoc Lake and the Town of Ottawa, and the Lake Country Municipal Court.

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 Town of 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 Town.

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 150 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. Future sanitary sewer and water plans are in place for service to an additional 240 single-family homes and 330 acres of business park land within Summit.

As part of these discussions, the Village of Oconomowoc Lake and Town of Summit 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. This Plan included an updated section for the Village of Oconomowoc Lake and new provisions for the Town of Ottawa, Town of Delafield, Town of Oconomowoc and Village of Dousman.





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 could come about 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, which approval is currently pending. Adoption effectively granted Summit a firm platform from which to proceed to incorporation, with the full support of each of its neighbors.

The Village's western boundary with Jefferson County precludes any future expansion or annexation of territory in this direction by statute. The Village maintains a cordial working relationship with the Town of Concord and works with them on maintenance issues for Morgan Road on their common boundary.



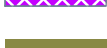
The Village of Summit continues to contract with Waukesha County for selected erosion control and stormwater management educational and public relations projects; residents participate in the countywide recycling contract; and, county road crews maintain County and State highways.

VILLAGE OF SUMMIT LANDS TO BE TRANSFERRED

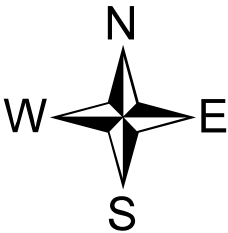
LEGEND

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

LANDS TO BE TRANSFERRED:

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

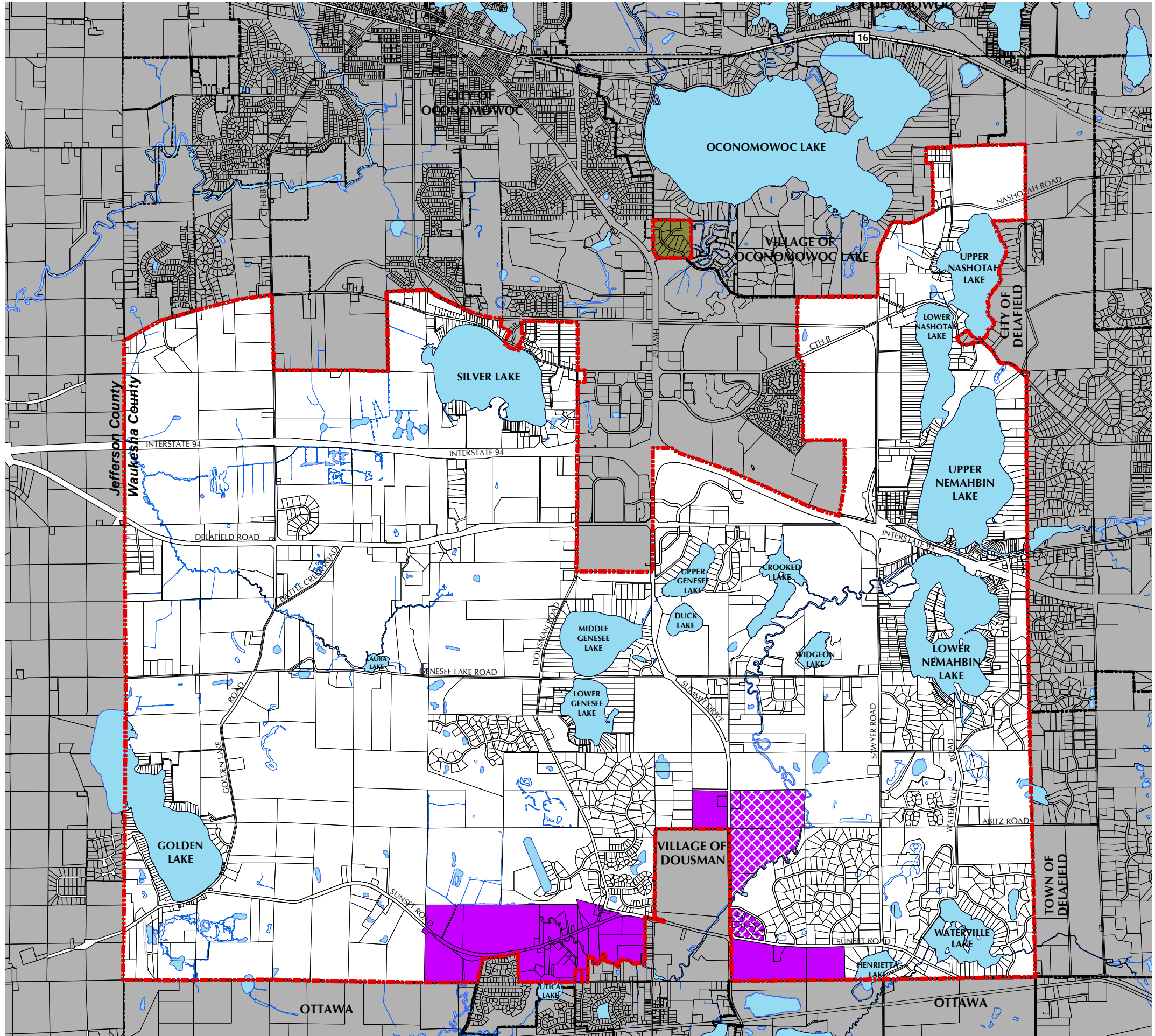
Source: Waukesha County, Jefferson County



0 1,750 3,500 7,000 Feet



Map created August 24, 2010
YCA Project # 3308-308



H. LAND USE INFORMATION

H.1. Detailed Information

Since 2001, the Town has approved 25 requests to rezone property. Over the same period, the Town denied two requests. Both the approvals and denials have been based upon the requests' compliance with the Town's adopted Master Plan. The majority of requests have been to convert from A-1 Exclusive Agricultural to residential.

Table 3-1: Town Rezoning Actions 1990 -2003

<u>Title or parcel</u>	<u>Area Rezoned</u>	<u>Section</u>	<u>Rezoning Date</u>	<u>Subdivision Name</u>
Tompkins property	15.5 acres	NE 28	April 2, 1990	AG to R-1
Redlich property	13.2 acres	NW 25	April 2, 1990	Meadow Ridge Estates
Slawney property			June 4, 1992	
		SW 35	Dec. 3, 1992	Opengate
Del ellis property	65 acres	SW 27	Nov. 3, 1993	Pappa Del East
Nickel property	34 acres	NE 16	March 3, 1994	Silver Knoll Estates
Magnus property	40 acres	NE 19	April 18, 1994	R2 to AG
Massaro property	12 acres	SE 13	July 6, 1995	R-1 to R-3
Theisen property	317 acres	N 28	August 3, 1995	Genesee Lake Farms
				AG to OPD
Launder property	6 acres	SE 23	May 1, 1997	AG to R-1
Lurvey property	13.3 acres	SW 33	August 6, 1998	
Ellsworth property	12 acres	SE 13	Nov. 5, 1998	AG to R-1
Stillwater Sub.	60 acres	NE 33	Dec. 2, 1999	AG to R-1
Rhodee property	3 acres	SE 13	Oct. 5, 2000	AG to R-1
Stocks Farm property	115 acres	NW 36	no rezone needed	
Hollnagel property	100 acres	SW 17	August 1, 2002	Forest Cove

Table 3-2: Town Rezoning Actions 2003 - 2009

Pabst Farms	200 acres	NE 14	October 7, 2004	Lake Country Village
Pabst Farms	57 acres	NW13	October 7, 2004	Interlaken Village
Aurora Medical Ctr.	75 acres	SE 15	Dec. 2, 2004	A-1 to IN / BP
Nimrod Farms	40 acres	NE 22	Nov. 2, 2006	A-2 to NC/MF-2
Horstick property	90 acres	NW 26	Dec. 7, 2006	A-1 to R-1
Kenehan property	60 acres	NE 22	January 4, 2007	A-1 to R-1
Siepmann property	15 acres	NW 23	Oct. 2, 2008	A-2 to R-1
Erdmann property	64.3 acres	SE 21	Oct. 2, 2008	A-1 to A-2

As the properties have been rezoned, follow-up development as residential subdivisions has occurred.

Table 3-3 : Approved Subdivisions 1990 - 2011

<u>Subdivision Name</u>	<u>Number of lots</u>	<u>Plat date</u>
Opengate	35	1992
Pleasant Mound	28	1993
Silver Knoll	5	1994
Meadows of Waterville	67	1995
Papa Dell West	15	1995
Riverline	57	1995
Genesee Lake Farms	64	1996
Pauly Preserve	7	1999
Stillwater	27	2000
Waterville West	21	2002
Forest Cove	24	2003
Canterbury Lane	5	2004
Ravinia Park	33	2008
Brightwater on Upper Genesee Lake	<u>21</u>	2008
Total Number of Lots	409	





Table 3 – 4 : Approved Commercial Projects

Aurora Medical Center	53 acres	2006
Summit Village Commons	40 acres	2007

Maps on pages 76 and 77 graphically show the changes in land use over the past 10 years. This data, taken from Southeastern Wisconsin Regional Plan Commission materials, shows that the development has been distributed throughout the entire community proposed for incorporation while trying to minimize the impact on the Summit GPZ. This coordinated effort at protection of valuable resources can only be continued if the proposed area is approved for incorporation.

VILLAGE OF SUMMIT LAND USES IN 2000

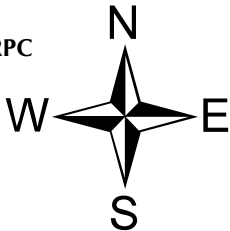
LEGEND

-  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
-  TRANSPORTATION
-  COMMUNICATION & UTILITIES
-  GOVERNMENT & INSTITUTIONAL
-  RECREATIONAL
-  OPEN LANDS

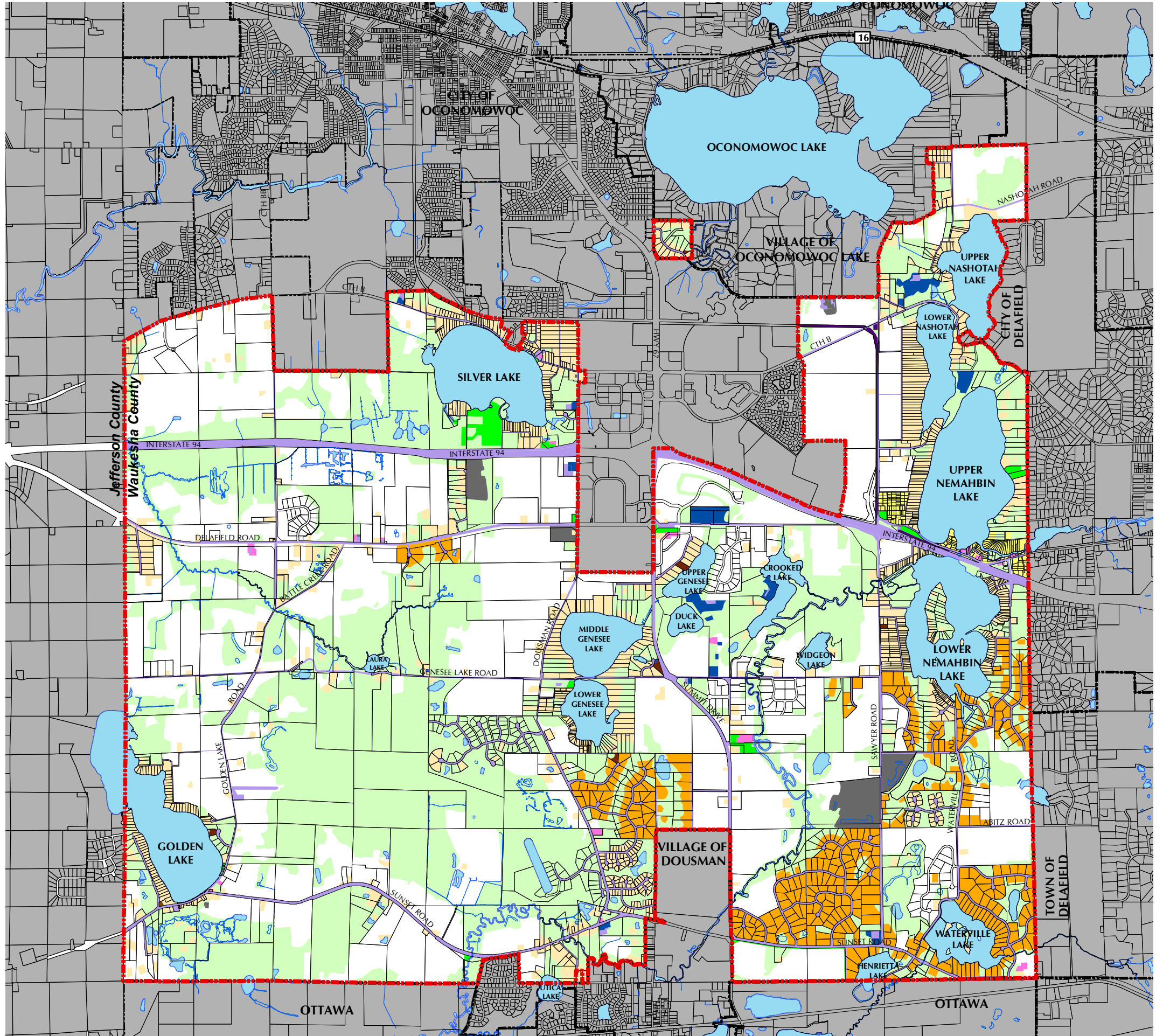
Source: Waukesha County, SEWRPC



0 1,750 3,500 7,000 Feet



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







MAP 30

TOWN OF SUMMIT

LAND USES IN 2009

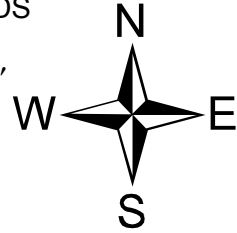
LEGEND

-  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

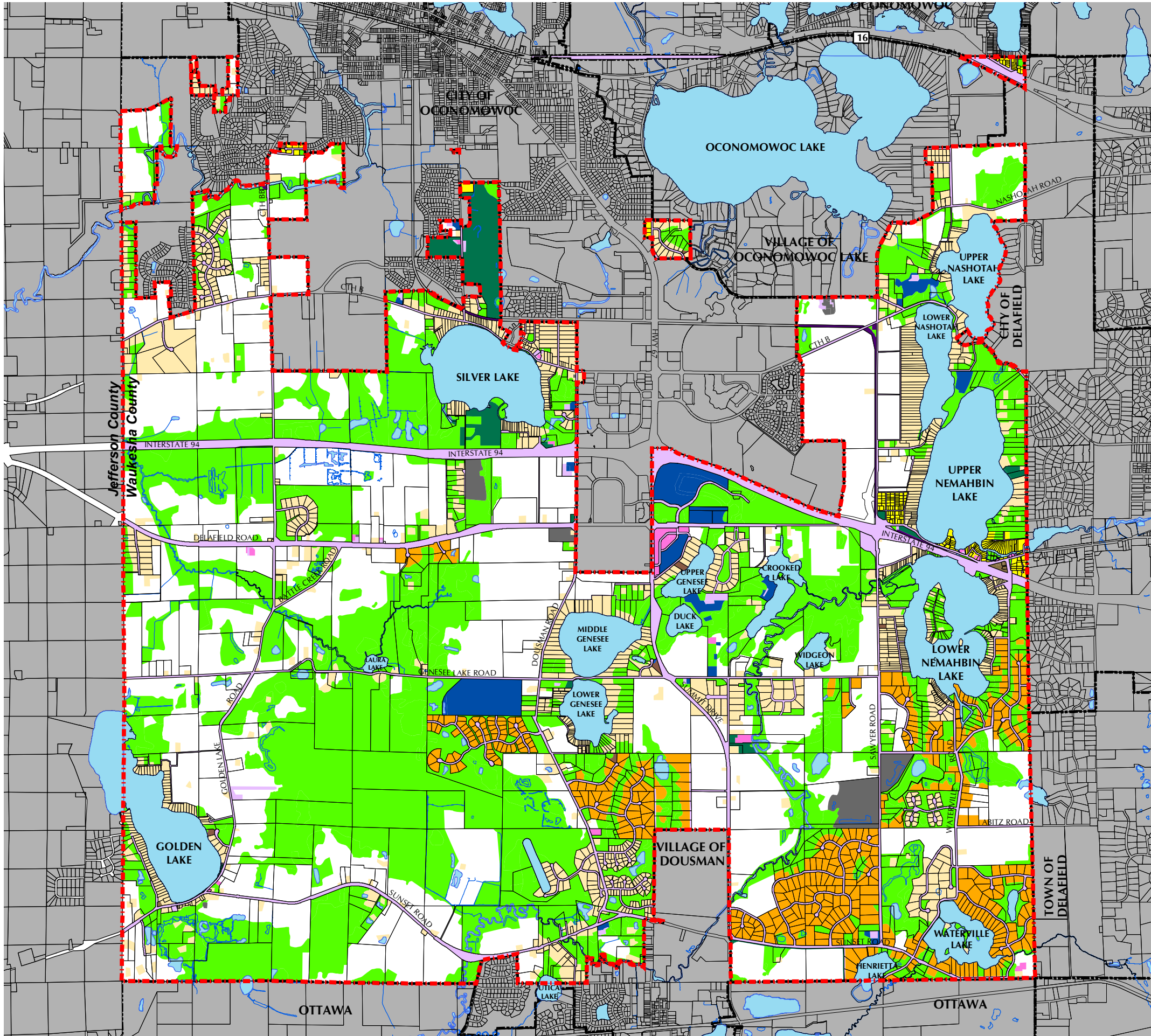
Source: Waukesha County,
SEWRPC



0 1,800 3,600 7,200 Feet



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



H.2. *Current (2010) Land Use by Acreage*

The following chart is a breakdown of Village land use classifications by the estimated total acreage of land uses in October, 2010. This chart also shows the percent of total acreage and ranking by prevalence of land use where #1 is the land use with the most acreage. It is based on the corporate boundary as of July 29, 2010.

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

(*) Lake area calculations are estimates

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