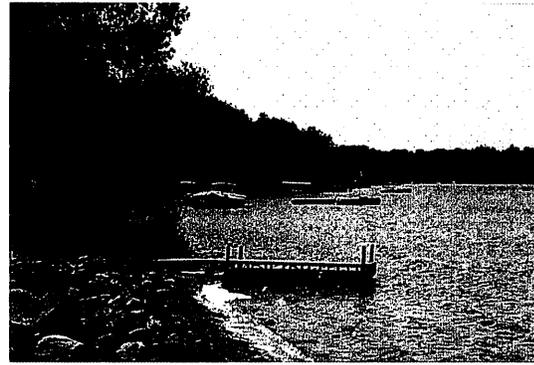


Comprehensive Outdoor Recreation Plan Village of Summit, Wisconsin

June 5, 2014



Prepared by the Village of Summit
Park and Recreation Committee



Village of Summit
Comprehensive Outdoor Recreation Plan
June 5, 2014

Village Board

Jack Riley, Village President

Kraig Arenz Sr., Trustee

Scott Piefer, Trustee

Susan Moran, Trustee

Richard Wentland, Trustee

Park and Recreation Committee

Scott Piefer, Chairman

Susan Moran

Errol Schluter

Nate Rice

Dan Nelson

Ed Mies

Sean Osborne

Village of Summit Staff

Bill Miller, Highway Lead Person

Henry Elling, Village Administrator

TABLE OF CONTENTS

	<u>Page</u>
Table of Contents, Lists of Tables, Charts and Maps	3
Summit Village Board Resolution	4
Introduction	5
Benefits of Parks, Open Space, and Trails	6
Definitions	9
Park Type Criteria	11
Vision & Mission Statement	15
Goals and Objectives	16
Existing Recreation Facilities	22
Recreation Needs Analysis	29
Action Plan	36
General Recommendations	37
Specific Recommendations	39
Community Profile	43
Historic and Natural Features	46
Park Operations and Maintenance	50
Funding Mechanisms	55
<u>List of Tables</u>	
Table #1 - Subdivision Parks	24
Table #2 - Park Land Summary	25
Table #3 - Recreation Facilities Summary	26
Table #4 - Summit Park Land Needs	31
<u>List of Maps</u>	
Existing Parks or Recreation Areas	27
Village of Summit Future Land Use Plan Map	28
Village of Summit Comprehensive Outdoor Recreation Plan Map	35
<u>Appendices</u>	
2004 Park Use Survey	
2013 Community Survey	
Village Park Plan	
Atkins-Olson Memorial Park Plan	
Peter Prime Park Plan	
William Jones Subdivision Park property survey	
Village of Summit Trails Map	
Village of Summit Groundwater Protection Area Map	
Lake Management Districts and Lake Associations Map	

VILLAGE OF SUMMIT

WAUKESHA COUNTY STATE OF WISCONSIN

RESOLUTION NO. 14-328

**A RESOLUTION ADOPTING A
COMPREHENSIVE OUTDOOR RECREATION PLAN
FOR THE VILLAGE OF SUMMIT**

WHEREAS the Town of Summit initially completed, reviewed and approved a Comprehensive Outdoor Recreation Plan in 1996, and

WHEREAS the Town updated that document in 2006; and

WHEREAS, the State of Wisconsin approved Incorporation of the Village of Summit from the Town of Summit on July 29, 2010; and

WHEREAS, the Village of Summit's June 5, 2014 Plan continues to serve as a guide for parkland acquisition, development and management of Village parks for the next five years, and

WHEREAS approval by the Village Board and Department of Natural Resources will qualify the Village for State and Federal matching grants.

NOW, THEREFORE BE IT RESOLVED that the Summit Village Board of Trustees adopt the 2014 Update of the Comprehensive Outdoor Recreation Plan for the Village of Summit as an official planning document.

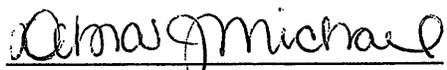
Dated this 5th day of June, 2014





Jack Riley, Village President

Attest:



Debra J. Michael, Village Clerk

Comprehensive Open Space Plan Village of Summit, Wisconsin

As the demand for leisure and recreational activities continues to grow throughout the country, Summit has taken the proper steps to preserve a solid natural resource base. Further, the community has committed to maintaining and improving recreational opportunities for local residents and visitors.

Throughout the development of the Comprehensive Open Space Plan, Summit recognized the importance of providing quality water-based and land-based recreational opportunities. The Village especially noted that lakes and rivers play a significant role in the recreational activities of local residents and visitors. Park, open space, and recreational needs can only be met by properly located and sized sites or access points that provide a wide variety of recreational opportunities convenient to potential users of all ages and challenge levels.

These park sites should possess natural characteristics appropriate to their intended functions. Providing these fixed-site facilities or access to lakes and rivers has become an accepted responsibility of all governmental units - local, county, state, and federal. The increasing demand for outdoor recreation has produced four issues of concern for local government decision makers:

1. The need to improve existing facilities and provide additional facilities to meet and satisfy current and future demand for recreational activities.
2. The need to provide park and recreation opportunities and facilities in a manner compatible with limited natural resources.
3. The need to provide recreation opportunities and facilities in a manner compatible with the limited fiscal resources of the Village of Summit, while recognizing the desire to avoid duplication of area park and recreation opportunities.
4. The need to coordinate the development and maintenance of private facilities in residential subdivisions, such as playgrounds, walking trails, active play areas, passive use fields, and man-made water features.

Planning plays a fundamental role in identifying community needs and providing facilities efficiently, effectively, and economically. The acceptance of the CORP by the Summit Village Board and the subsequent approval by the Wisconsin Department of Natural Resources establishes eligibility to pursue funding through the Federal Land and Water Conservation Fund Program (LAWCON), the State Acquisition and Development of Local Parks Program (ADLP), the Urban Green Space Program, and other state and federal grant-in-aid programs for the next five years. This Plan also provides direction to individual property owners, developers, and Village officials as they continue to plan for future recreation sites and facilities.

Benefits of Parks, Open Space, and Trails

As stated in the introduction, planning for parks and open space development and maintenance improves the quality of life for Village residents. Numerous researchers have presented scientific evidence that parks and open space have a number of benefits including community benefits, individual benefits, economic benefits, and environmental benefits.

Community benefits bring a positive result to a group of people. Individual benefits provide a direct result to a single person. In this Plan, economic benefits mean effects of park and open space in attracting investment, tourism, and direct positive effects to property values. Finally, environmental benefits show the economic benefits of protecting and enhancing existing natural areas.

The following lists illustrate the direct impact parks and open space have to Village residents, the local economy and the environment.

Community Benefits

- Families that recreate together report greater stability and satisfaction, the foundation of a stronger society.
- Recreation provides a sense of community and an opportunity to interact.
- National surveys identify communities with natural areas and open spaces as good places for children and offering high quality of life to all residents.
 - ✓ For example, 64% of Americans consider it very important to conserve and protect wetlands
 - ✓ Also, 46% of Americans say they believe there are too few wetlands in North America. (Study conducted by Responsive Management)
- Community recreation reduces alienation, loneliness, and anti-social behavior.
- Recreation provides opportunities for community involvement, and shared management and ownership of resources.
- Recreational opportunities, facilities and the quality of the local environment are the foundations of community pride.

Individual Benefits

- Contribute to a resident's overall well-being and health by providing the opportunity for recreational activities.
- Enhances the quality of residents' lives.
 - ✓ Provides opportunities to experience and observe nature.
 - ✓ Provides opportunities for learning and living a more balanced life.

- Provides a place for stress reduction, rest, relaxation, and revitalization through recreation. Washington County, Wisconsin residents responded to a survey with the following list of personal benefits from parks:
 - ✓ Helped improve overall physical health (55%)
 - ✓ Helped obtain greater appreciation of nature/outdoors (79%)
 - ✓ Helped decrease stress level (77%)
 - ✓ Improved quality of life (76%)
 - ✓ Helped provide balance between work and play (77%)

Economic Benefits

- Attracts Investment
 - ✓ Parks and open space enhance the quality of life that attracts tax-paying businesses and residents to communities.
 - ✓ Small company owners say recreation, parks, and open space are the highest priority in choosing a new location for their business. (Trust for Public Land, *Economic Benefits Report*, 2002)

- Attracts Tourism
 - ✓ Recreation and park services often provide the catalyst for tourism, a growing sector of the economy. For instance, the American Hotel & Lodging Association reported that “Americans spent \$150 billion on leisure related stays in 2000. That’s fifty-nine percent of the total American hotel/motel industry (\$2.54 billion) for the year.” (<http://www.manitowoc.org/parkandrec/benefits.htm>)
 - ✓ According to Parks and Recreation and Tourism, the direct tourism impact for Anderson County [South Carolina] in 1998, including state and local accommodations taxes, capital investments, wages and jobs totaled \$6,877,603. In 1998 alone, 1,448 jobs in the County were categorized as being in the tourism industry.” (<http://www.andersonpartnership.com/>)

- Parkland Effect on Property Values

Numerous studies have indicated the positive effect of parks on property values:

 - ✓ A study by Frank and Sielski on Washington County, Wisconsin parks found that properties within 200 feet of an “active recreation park” saw increased assessed value of \$113.00/foot. Within 2,600 feet of a “passive recreation park,” assessed values increased \$4.96/foot. The study further found \$1.5 million of assessed value could be attributed to an “active recreation park” of which \$30,000 was collected in taxes; \$879,000 of assessed value could be attributed to the “passive recreation park” yielding \$18,000 in collected taxes.”
 - ✓ In Philadelphia, Pennsylvania proximity to parks increased property values. Homes within forty feet of parks resulted in an additional \$1,171.00 in value and homes within 2,500 feet of parks resulted in an additional \$104.00 of value. (Values not adjusted from 1970s inflation).

- ✓ Four city parks in Worcester, Massachusetts were analyzed by researchers. The study found that homes within twenty feet from a park sold for \$2,675.00 more than homes 2,000 feet away. Aggregate property value increased by \$3.5 million.
- *Open Space Effect on Property Values*
Studies have also found positive effects of open space on property values:
 - ✓ Lutzenhiser and Netusil found that homes within 200 feet increase \$11,210.00, 201-400 feet increase \$10,216.00; 401-600 feet increase \$12,621.00; 601-800 feet increase \$11,269.00; and 801-1000 feet increase \$8,981.00.
 - ✓ Nelson found that homes adjacent to an open space were worth \$1,200.00 more per acre than land 1,000 feet from the open space.

Environmental Benefits

- **Reduces Flooding**
 - ✓ Natural areas reduce the rate and volume of stormwater runoff, which reduces incidents and severity of flooding. Stream flows decrease by 3.7% for every 1% increase in protected wetlands along a stream corridor. (Illinois State Water Survey, 1993).
 - ✓ A community near Boston purchased or protected 8,000 acres of wetlands along the Charles River. These wetlands were capable of containing 50,000 acre-feet of water and were an alternative to a \$100 million system of dams and levees. The loss of wetlands would have resulted in \$17 million in flood damage annually. (Trust for Public Land, *Economic Benefit Report*, 1999)
- **Enhances Air Quality**
 - ✓ An urban ecological analysis in New Berlin, Wisconsin found:
 - There are approximately 560,000 trees in the City of New Berlin, creating an average canopy cover of 13 percent.
 - Trees store over 94,000 tons of carbon and sequester carbon at over 2,100 tons a year.
 - Trees save urban residents a total of \$11,000.00 each year in cooling costs. As young trees mature, this is expected to grow to \$107,000.00 in saving each year.
 - Trees in the city remove over \$478,000.00 worth of pollutants each year. (David B. Haines, *The Value of Trees in the City of New Berlin*, 2001)
 - ✓ A similar study found that a typical tree provides \$196,250.00 worth of ecological benefits including air purification and oxygen formation. (G. Tyler Miller, Jr., *Living in the Environment*, 1998).

Definitions

In order to understand this plan, we have defined certain terms as they are used in this report.

Active Use Area

An area designed primarily for organized or non-organized active recreation for one or more age groups. The primary features of these areas may include, play fields, playground apparatus, ball fields, active trail use, organized sport areas, cross country skiing, tennis and/or basketball courts, or a combination thereof.

Passive Use Area

An area primarily designed for picnicking, passive trail use (e.g., hiking), fishing, lake or river access and other non-organized recreation activities. This type of facility often emphasizes natural settings and de-emphasizes active recreation facilities.

Open Play Area

A large turf area usable for a variety of unorganized field sports and leisure activities, such as softball, soccer, football, frisbee, etc.

Play Structure

A play system which incorporates a variety of functions such as slides, climbing bars, suspended platforms, and railings interconnected in one unit. Structures are usually sized for preschool and elementary users with structure height and apparatus determined by complexity of the fixture. Structures must be designed to meet all current safety and access regulations.

Land-Based Recreation

Activities that do not require a recreational water supply. These activities include camping, hiking, picnicking, and field sports.

Water-Based Recreation

Activities that require a recreational water supply. These activities include swimming, fishing, boating, canoeing, kayaking, waterskiing, and ice skating.

Multi-Purpose Trail System

A recreational system of trails connecting various communities (and areas within a single community) that affords a variety of year-round uses to a wide segment of the community (e.g., hiking, bicycling, jogging, cross-country skiing, etc.). Multipurpose

trail systems typically contain barrier-free, hard surface segments accessible to individuals with disabilities. This trail system offers a healthy and recreational means to interconnect community amenities and neighborhoods without the use of roads and autos.

Environmental Corridor

A defined area usually oriented in a linear pattern along a river or drainage pattern that contains a high concentration of environmentally significant features (plant species, wildlife, land forms, water features, etc.)

Park Service Areas

A park service area is the zone of influence of a park or recreation area. Planners determine service areas by estimating the average distance users travel to reach a facility. Although usually expressed in terms of service radius, features such as major traffic arteries and rivers influence the distance users must travel. Also, a park or recreation area may be unique in the County or region and thereby extend the zone of influence of that facility to the entire County or region. Where these other factors do not influence service areas, studies listed the zone of influence as follows:

- | | |
|-------------------------------|-------------------------|
| • Subdivision Park (Tot Lot) | 1/8 to 1/2 Mile Radius |
| • Neighborhood Park | 1/2 to 2 Mile Radius |
| • Community Park | 3 Mile Radius |
| • Special Purpose Park | Entire Community |
| • Conservancy Park | Entire Community |
| • County Park | 30 Minute Travel Time |
| • County Special Purpose Park | Entire County or Region |
| • County Forest | Entire County or Region |
| • County-Wide Trail System | Entire County or Region |

Park Type Criteria

Although many descriptions are available for parks, we have chosen the following language and uses for future reference.

Local Parks

Designed primarily to serve residents within the boundaries of the Village, the Plan includes five specific local park types.

Subdivision Parks

Subdivision parks provide open space for passive and some active recreation opportunities within a limited walking distance of primary users. Subdivision parks may include a short walking or hiking trail, open green space, small play area, and on-street parking. The service area is confined to a sub-neighborhood level from 100 - 500 persons, usually within a half-mile radius. Average area size ranges from 1 to 5 acres.

In the Village of Summit, a homeowner's association or group of homeowners usually own and maintain subdivision parks. The original developer designs and builds the park, and dues from the association maintain and improve the facilities. Approval documents from the original subdivision indicate which property and improvements must be maintained.

The Village of Summit currently includes 12 subdivision parks.

Neighborhood Parks

This Plan expects neighborhood parks to provide both active and passive short term recreation activities. Neighborhood parks may include open space, walking or hiking trails, play areas, limited off-street parking, active recreation courts (such as tennis, basketball, tetherball), picnic areas, and practice areas for soccer and softball. The primary user ranges from 5 to 15 years of age. However, informal recreation opportunities cater to groups of all ages, including the need to have accessible parking, trails, shelter or shade, water, electricity, and seating. The service area of one-half to 2-mile radius includes the entire neighborhood, with some neighborhood overflow if the site includes unique features.

The average neighborhood park serves from 500 to 2500 people. Neighborhood parks commonly range from 5 to 10 acres in size. In some cases, where development is extensive in terms of number of dwelling units or area, the Summit Village Board may allow ownership and control of the neighborhood park as part of the surrounding neighborhood Homeowner's association.

The Village of Summit owns and maintains one neighborhood park.

Community Parks

This type of park usually serves several neighborhoods while minimizing park travel distance. Though designed to accommodate all age groups, most community park activities cater to the active recreation needs of junior/senior high school students and adults. Community parks in large, spread out rural and suburban communities like Summit provide bonding opportunities that serve to unite neighborhoods and citizens and provide a significant source of community identity. Although size does not always form a sound criterion for classifying parks, most planners recognize that community parks are more spacious than neighborhood or subdivision parks.

Community parks may include active and passive recreation opportunities including practice and game fields for soccer, softball and baseball, volleyball, basketball and/or tennis courts, picnic areas, interconnecting multi-purpose trails, gardens, special event areas, ponds, dog activity areas, playgrounds, shelter/restroom buildings, native plant community areas, and off-street parking. These parks typically include utilities for water, electricity, sanitary sewer/septic, and stormwater management.

Community parks have an effective service radius of up to 3 miles and can serve from 2,500 to 10,000 people. Most community parks have an average size of between 20 to 100 acres.

The Village of Summit has one community park.

Special Purpose Parks

This type of park facility emphasizes a chief feature or features unique to the municipality. Examples of this type of facility include community trail systems, a children's zoo, marinas, fairgrounds, and historical features, etc. Due to the diverse array of features these parks offer, the age group of users varies. Often the service area of this type of park includes the entire municipality and often adopts a regional focus. No average park size or service area standard exists for special purpose parks.

One explicit type of a special purpose park is a public lake access site. Summit's park and open space system is enhanced by a number of state and county-owned and -maintained lake access sites that offer parking for vehicles and watercraft trailers. These sites provide public access to impoundment and seepage lakes that exist throughout the community. These public lake access points are used by local, state, and multi-state residents. The public has direct access to nine of the sixteen names lakes in the Village.

Lake access and parking areas include:

- Lower Genesee Lake
- Middle Genesee Lake
- Upper Genesee Lake
- Golden Lake
- Henrietta Lake
- Lower Nemahbin Lake
- Upper Nemahbin Lake
- Silver Lake

The public has indirect access to five additional lakes via connecting streams or waterways. These include Crooked Lake, Upper and Lower Nashotah Lakes, Laura Lake and Waterville Lake.

The public has direct access to the Bark River at the I-94/CTH DR public launch, Genesee Lake Road and CTH P (Sawyer Road) crossings and at the Atkins-Olson Memorial Park. The public has indirect access to Scuppernong Creek and Battle Creek at various road crossings.

County Parks

County parks are designed to provide a wide range of long and short-term active and passive recreation opportunities to several communities and/or municipalities. County parks are designed to accommodate all ages of users and usually provide a more limited range of recreation opportunities than municipal parks. Most county parks are located in areas with distinctive natural features and provide nature-oriented, passive outdoor recreation such as fishing, swimming, picnicking, camping, hiking, and boating.

County parks are generally large, ranging from 200 to 400 acres in size, and are usually located adjacent to a significant water body or natural resource corridor. County parks usually have an effective service radius of 3 to 5 miles and draw visitors from as far away as 30 minutes to 1 hour by motorized vehicle.

The Waukesha County Lake Country Trail runs through the northeastern portion of the Village. This linear park runs for almost three miles. The nearest County Park is Nagawaukee Park on STH 83 in the City of Delafield.

County Forest

County forest lands are designated to provide for multiple uses of their resources. In addition to timber management, county forest lands provide county residents with a variety of nature-related recreational opportunities. County forests typically provide facilities for hunting, fishing, camping, hiking, cross country skiing, and other types of multi-purpose trail use. County forests offer few active recreation opportunities such as organized sports, children's play areas, and game courts. No average county forest size or service area standard exists.

Neither Waukesha County nor Jefferson County have a County Forest.

State Park

State parks are designated and designed to provide recreational facilities in a unique natural setting for a wide range of users. State parks usually are located around a significant natural feature and provide extensive facilities, including: elaborate visitor centers, gift shops, and developed campgrounds. State parks usually have an on-site staff, including a park ranger and full-time maintenance staff. State parks do not have an average size or service radius, but generally can draw users from a local, state, and multi-state area.

The Village of Summit includes a one-mile portion of the Glacial Drumlin Trail along STH 18 and STH 67 in the far southern edge of the Village.

The Lapham Peak State Park and Kettle Moraine State Park are both within two miles of the village limits of the Village of Summit.

Vision and Mission Statement

Vision Statement

Summit strives to create, preserve, and manage its parks, lakes, natural areas, open space, and trails in a way that shapes the identity of the community by connecting its citizens and creating a sense of place. These lands and places will become the “heart” of our community and they will enhance opportunities for social interaction across generations and will promote wellness, civic pride, and connectedness.

Mission Statement

To provide a safe and sustainable park, recreation trail, and open space system in Summit that meets the needs of our existing citizens and future generations by preserving and protecting the community’s open space, environmental corridors, water, natural, historical, cultural, and economic resources. We will provide park and recreation programs designed to enhance quality of life and the local economy by leveraging partnerships that capitalize on donated time, expertise, and financial resources.

This can be accomplished by providing a comprehensive plan for park acquisition, park maintenance, and coordinated recreational activity planning that acknowledges the importance of partnering with Summit residents and members of adjoining communities, especially for the connectivity of recreation trails and the location of neighborhood parks.

Goals and Objectives

Goal #1: Provide adequate facilities at all parks within Summit as dictated by park type (i.e., neighborhood vs. community park facilities) and use.

Objectives:

- The Village should continue to develop community park facilities that meet both current and future needs.
- Park development shall mirror residential development. The Village Board should expect development of appropriate park facilities when residential development achieves twenty-five percent (25%) of the proposed park's service area.
- Park site development shall coincide with the growth of the population located within the park service area.
- Natural areas and connections to water bodies shall have the minimal improvements necessary for public access and safety.

Goal #2: Use the elements of the Plan to build a strong sense of community identity.

Objectives:

- Educate and encourage the residents to use the interconnecting trails to access park activities and facilities that will serve to unite various neighborhoods and promote a sense of common identity.
- Reinforce the perspective that lakes and rivers form a major portion of the Village's park system by maintaining public access and use of these natural features.

Goal #3: Recognize the importance of a park budget that provides adequate resources to improve existing park conditions, that allows for future park land acquisition, and that supports future park facility development, operation, and maintenance.

Objectives:

- Use the Summit Comprehensive Park and Open Space Plan as a guide to establish annual park budgets.
- Invest funds to develop facilities that will maximize existing park and recreation areas and increase park use.
- Maintain and update the Village's impact fee ordinance relating to park development fees.

Goal #4: Provide residents with safe and reliable park facilities and recreation equipment throughout the Summit park system.

Objectives:

- Replace old and deteriorating recreation equipment at all parks.
- Continually monitor and maintain existing park equipment to ensure its longevity and compliance with safety standards.
- Install or develop park facilities that allow for access to the lakes and rivers within the Village.
- Identify and replace park facilities that do not comply with the Americans with Disabilities Act (ADA) guidelines.
- Identify and replace all playground equipment that does not meet CPSC or ASTM safety guidelines.
- Require homeowner's associations, through developer's agreements, to comply with these objectives and be responsible for all maintenance and costs of compliance.

Goal #5: Utilize all available resources to further enhance the quality of Summit's park system.

Objectives:

- Pursue state and federal funding that can aid in the purchase or development of desired park system improvements.
- Secure financial donations from private and corporate citizens and other potential donors.
- Update Summit's park and recreation plan every five years to maintain grant eligibility.
- Pursue the development of revenue-generating recreational activities that can aid in the development of new facilities and/or the maintenance of existing facilities.
- Mobilize an active volunteer force to encourage citizens to contribute to their time and expertise to community endeavors.

Goal #6: Provide residents with multi-purpose trail systems that use environmental corridors and provide linkages between parks and other appropriate features within and outside of Summit to encourage non-automotive transportation means between one amenity and neighborhood to another.

Objectives:

- Secure additional lands along environmental corridors and within proposed subdivisions to ensure public control and accessibility. Require the cooperation of developers and consult with the Plan Commission before the approval of any plats.
- Develop trail systems that have multiple uses, are barrier free, and have appropriate signage.
- Use local rivers as an alternate trail system to link neighborhoods and land-based trails.

Goal #7: Acquire, maintain, and preserve an adequate amount of sustainable active and passive recreation lands to meet current and future recreation needs and provide recreation programming that promotes a sense of community identity.

Objectives:

- Acquire additional lands for active and passive park use based on both current and projected demand as recommended by the Summit Comprehensive Park and Open Space Plan.
- Stress the importance of acquiring developable land for active recreation facilities in areas targeted for future park development.
- Evaluate the community's park, recreation, and open space needs in response to periodic community or user surveys.

Goal #8: Establish partnerships and coordinate development efforts and the use and maintenance of recreational facilities in conjunction with the Oconomowoc Area and Kettle Moraine School Districts, recreation associations, and surrounding communities.

Objectives:

- Encourage cooperative development projects to help improve and expand recreation opportunities throughout the community in a cost-effective manner.
- Develop formal use/revenue/maintenance agreements between Summit and local school districts and recreation associations to help operate and maintain public recreation facilities in Summit.
- Establish an updated inventory of all public and private recreational opportunities within the community, including an annual review and a formal update of the Plan at least every five years.

Goal #9: All developers will review and comply with the Comprehensive Park and Open Space Plan.

Objectives:

- All applicants will receive the most recent copy of the Comprehensive Park and Open Space Plan.
- Prior to presentation of the preliminary plat all developers will meet with the Park Committee to demonstrate how their proposed development will contribute to the goals and objectives of the Comprehensive Park and Open Space Plan.

Goal #10: Highlight the benefits of larger neighborhood and community parks that provide a broader range of facilities than small playground and tot-lot facilities.

Objectives:

- Revisit the location, size, and function of existing and proposed parks as zoning changes or new developments occur.
- Use park service area criteria to help determine the location of future park sites.

Goal #11: Coordinate proposed subdivision review with all departments responsible for providing or maintaining adequate park facilities.

Objectives:

- Continually evaluate and update local ordinances so that they adequately address the recreational needs of Summit residents, to include addressing vegetation removal, required buffers, trail corridors, parkland management access, storm water management, and equipment safety and compliance.
- The Park Committee will make recommendations to the Summit Plan Commission regarding these issues, as needed.

Goal #12: Obtain and maintain public access to all waters of the State.

Objectives:

- Encourage on-going ownership and maintenance of County and State-owned boat launches.
- Identify additional locations for public access to Bowron Lake, Laura Lake and Duck Lake and use easements or public purchase to acquire these access sites.
- Identify access to Bark River, Scuppernong Creek and Battle Creek for improvements and maintenance.

Goal #13: Encourage the preservation of environmentally sensitive and historically significant areas.

Objectives:

- Encourage the preservation of environmental corridors by limiting development in these areas.
- Encourage the appropriate use of natural features such as floodplains, wetlands, and woodlands as passive recreation areas.
- Encourage the designation and preservation of local historic landmarks.
- Identify and incorporate historical entities into the development of parks.

Goal #14: Establish a community-wide urban forestry program to manage Summit's urban forest.

Objectives:

- Adopt an urban forestry ordinance and management plan that regulates the planting, removal, and management of trees on public lands in Summit to make Summit eligible for state and federal urban forestry grant-in-aid programs.
- Working with the Public Works Department, recommend the removal of dead trees and encourage the treatment of diseased trees on public lands within Summit.
- Establish a continuous tree planting and tree maintenance program for public lands in Summit.
- Acquire and maintain "Tree City USA" status for Summit.
- Incorporate the urban forestry program into the approval process for new subdivisions.

Existing Recreational Facilities

The Village of Summit currently has three developed parks that supply approximately 83 ½ acres of active and passive recreation facilities to the community residents. The village also hosts one county boat launch and four state boat launch sites. Summit does not have any county parks or state parks within its boundaries. Peter Prime Park is located in a developed residential area, Summit Village Park is on the western edge of development, and the Atkins-Olson Memorial Park is along the Bark River in the southern edge of the village. Public boat launches are located along highways, adjacent to lakes in numerous locations throughout Summit (see Map 2). Table 3 contains a summary of Summit's park land acreages, while Table 4 contains a listing of Summit's park and recreation facilities.

Summit Village Parks

- Summit Village Park

A 77-acre community park property located west of Dousman Road on Genesee Lake Road. The Town of Summit purchased this property in 2002 and identified it as the principal community park site. The Town and now Village of Summit have leveraged approximately \$100,000 in public monies to achieve over \$600,000 in private contributions. The property includes four ball diamonds, one grade school level play system, a sledding hill and hiking trails as active use facilities. Although mainly a passive recreation area for the remaining 50+ acres, the adopted park development plan shows areas of this property with tennis courts, picnic areas, covered shelters, a concessions building, two restroom buildings and winter sport facilities in addition to the support parking areas.

- Peter Prime Park

A 3.5-acre neighborhood park located north of Interstate Highway 94 and situated in a residential area west of Upper Nemahbin Lake. Peter Prime Park is currently Summit's only public neighborhood park. It receives heavy use from residents of the surrounding neighborhood. Recreation facilities include: a softball diamond, playground equipment, a basketball court, and open play area. In 2013 the Village planted a series of shade trees along the south/west border as a buffer from the new I-94 interchange. However, there is a need for additional seating opportunities in the park.

The existing facilities within Peter Prime Park are generally in good condition. Over the long term the park needs a covered shelter for protection from rainstorms and for covered seating.

- Atkins-Olson Memorial Park

The Village's newest park site is a 3-acre parcel on the south side of STH 18 at the Bark River. This land is bisected by the Bark River and had been a state wayside facility until 2001. With multiple contacts and follow-up to the Department of Transportation and Department of Natural Resources the Village acquired a long-term lease for this property in October, 2012. The property includes a 5-stall paved parking lot, and trail access to the Bark River for canoe and kayak use. In 2013 the Village installed a permanent flagpole and plaque. The long-term plan for this property includes improved river access, accessible fishing pier, covered picnic shelter, trails and parking area.

- William Jones Park

Located in the William Jones Subdivision, this 1-acre open space was dedicated for public use when the subdivision was platted. The Village completes periodic mowing and maintenance work, but has no plans for improvements on this property.

Public Lake / River Access Sites:

The Village of Summit benefits from publicly-owned and managed access points to a majority of the lakes in the Village. The community also has locations for access to the three major riverways running through the Village. These include the following:

- Upper Genesee Lake Wisconsin DNR access and parking lot
- Middle Genesee Lake Wisconsin DNR launch and parking lot
- Lower Genesee Lake Wisconsin DNR launch and parking lot
- Silver Lake Wisconsin DNR launch and parking lot
- Golden Lake Wisconsin DNR launch and parking lot
- Upper and Lower Nemahbin Lakes Waukesha County launch and parking lot
- Lower Nemahbin Lake right of way access from Sugar Island Road
- Bark River launch and parking area at Atkins-Olson Memorial Park
- Bark River access and on-street parking at Sawyer Road (CTH P)
- Bark River access and on-street parking at Genesee Lake Road
- Scuppernong Creek access and on-street parking at Sunset Drive (STH 18)
- Battle Creek access at Golden Lake Road (CTH BB)

Two private boat launches are available for public use to access Upper Nemahbin Lake.

- Adjacent to Sports Channel at 34422 Delafield Road
- Adjacent to Al's Bait Shop at 34048 Delafield Road

Subdivision Open Space and Parklands

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

Table 1
Subdivision Parks

<u>Subdivision/Project Name</u>	<u>Location</u>	<u>Area</u>
Silver Knoll	Section 16	9.73 acres
Forest Cove	Section 17	55.60 acres
Summit Village Commons	Section 22	9.00 acres
Brightwater on Upper Genesee	Section 22	21.78 acres
Shakerville	Section 25	22.66 acres
Ravinia Park	Sections 26/27	26.05 acres
Genesee Lake Farms	Section 28	228.92 acres
Pauly Preserve	Section 31	24.12 acres
Stillwater	Section 33	37.35 acres
Summit Meadows	Section 34	45.43 acres
Waterville West	Section 36	<u>3.79 acres</u>
		484.43 acres

Boy Scout Camp

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

County Recreation Areas

Waukesha County maintains one boat launch facility in Summit. The Nemahbin Lake Access is located in the eastern section of Summit, on CTH DR (Delafield Road), on the channel between Upper and Lower Nemahbin Lakes.

Waukesha County also owns and maintains the Lake Country multi-use trail. This facility connects from Roosevelt Park in the City of Oconomowoc to sites in Summit, Delafield, Pewaukee and Waukesha. In the Village of Summit the County maintains the paved trail and a trailhead restroom and picnic shelter.

State Recreation Areas

The State of Wisconsin maintains three boat launching facilities in Summit.

- The Golden Lake boat access is located in the southwest section of the area on State Highway 18, on the south shore of Golden lake.
- The Silver Lake public access is located in the north central section of Summit on CTH B on the northeast corner of Silver Lake.
- The Upper Genesee Lake public access is located in the central section of Summit, on State Highway 67, on the southwest shore of Upper Genesee Lake.

The State of Wisconsin has developed and maintains a portion of the Glacial Drumlin Trail along STH 18 in the Village.

Table 2
Village of Summit
Park Land Summary

Name	Type	Total Acres
Peter Prime Park	Neighborhood	3.5
William Jones	Neighborhood	1.0
Atkins-Olson Memorial Park	Special Purpose	3.0
Village Park	Community	77.0

Table 3
Village of Summit
Recreation Facilities Summary

Facility	Location	Existing	Budgeted	Planned
Basketball Court	Village Park Peter Prime Park	X	(resurfaced '13)	X
Dog run area	Village Park	X		
Fireplace grills	Village Park Peter Prime Park Atkins-Olson			X X X
Horseshoe Pits	Village Park			X
Ice skating rink	Village Park			X
Open Play area	Village Park Peter Prime Park Atkins-Olson William Jones	X X X X		
Parking lot	Village Park Peter Prime Park Atkins-Olson	X (gravel) X (paved) X (paved)		
Picnic Shelter	Village Park Peter Prime Park Atkins-Olson			X X X
Picnic Tables	Village Park Peter Prime Park Atkins-Olson	X (10) X (2) X (1)		4 total
Play Equipment	Village Park Peter Prime Park	X X		
Restroom	Village Park Peter Prime		X	X
Shelter	Village Park Peter Prime Park			X X
Sledding Hill	Village Park	X		
Soccer Field	Village Park	X (4)		
Softball Diamond	Village Park Peter Prime Park	X (4) X (1)		
Tennis Courts	Village Park			X
Trail System	Village Park Peter Prime Park	X X		
Volleyball Court	Village Park			X

Recreation Needs Analysis

The number and type of parks and recreation facilities needed within a community depends on the recreational needs and wants of the residents of the community. Identified recreation needs and wants of community residents provide the basis for justifying funding and maintaining existing recreational facilities. Most recreational needs and wants can be identified using the following five methods:

- Comparison of current acreages to acreage standards
- Comparison of current service areas to service area standards
- Comparison of current facilities to facility standards
- Review of existing quantitative studies
- Soliciting public input

Each method focuses on one specific element of recreation. Taken individually, they do not provide an accurate representation of community-wide recreation needs. However, taken as a group, recreation needs and wants can be aggregated and identified, and additional or new parks and recreation facilities can be justified. It is important to use all five of these methods in determining the need for additional parks and/or recreation facilities in Summit.

A copy of the 2003 public citizen survey, done in conjunction with the Village Park Master Plan, can be found in Appendix E. Specific needs identified in the Village Park Master Plan process included: active use areas for softball, soccer, playgrounds and volleyball, with passive use areas for picnicking, trails and environmental education.

The Village Board completed a community survey in 2013 with the assistance of the UW-Extension and UW-River Falls. This survey included a 38% response rate and statistically – supported results on all questions. A copy of the survey and results can be found in Appendix F.

The principal Park and Recreation findings of this survey included the following:

- About half the respondents said someone in their household used a lake in the Village of Summit for swimming, boating or fishing
- Kayaking, canoeing and water skiing were other activities that substantial minorities of respondents engage in on Village lakes.
- Bike lanes on roads and biking/walking paths were medium or high priorities
- Walking and hiking is the number one park activity the respondents said their family did in the previous year

- Households with younger members were more frequent users of the parks and those with members 65 or older less so.

Trail System Development

One of the highest priorities identified in the Statewide Comprehensive Outdoor Recreation Plan (SCORP) is the need for more facilities to accommodate walking, jogging, and bicycling. Summit should strive to develop an overall trail system that could connect existing and future parks to each other, and to other local and regional trail systems. This will result in Village and county residents having a greater opportunity to access other areas of the region. This trail system could be located along the Bark River and could connect to the County's Lake Country Trail, the Glacial Drumlin State Trail and the Ice Age National Recreational Trail.

Summit should cooperate with developers and others in the development of public trails and greenways in new developments that could connect to local and County trail systems. There is great potential for partnerships between Summit, adjacent communities, Waukesha County and the State of Wisconsin for trail development of the Lake Country Trail, Greenway Trail System and critical linkages to these trails from neighborhoods and local parks. The community has also identified access to various water bodies as a high priority – something that could easily be attached to the local, regional and national trail systems.

Parkland Development

In accordance with the goals and objectives outlined earlier, park development (as distinguished from acquisition) should coincide with the percentage of residential development within the proposed park service area. Park land should be secured as soon as possible. Grants or other special sources of revenue are available to assist with park development. Once park development begins, it should continue at a rate that is comparable with the overall residential development in the park service area.

Recreation Acreage Requirements

The first method of evaluating a community's recreational acreage needs is to determine the number of people the existing system serves or has the capacity to serve and then compare it to National Recreation and Park Association (NRPA) standards. This is accomplished by assigning an acreage requirement for recreation areas per 1000 persons in the Village of Summit. For planning purposes, the standard of 10 to 15 acres active use land per 1000 people is used as a basis for determining acreage needs. Based upon citizen input and the Park Committee's desire to maintain a high

level of park and open space and preserve the rural character of Summit wherever possible, the Committee is recommending that 15-20 acres per 1,000 people be the standard for this comprehensive planning effort. This park acreage should be distributed throughout the community, so that all residential areas, age groups, and activity needs are served in the best and most cost efficient manner.

Table 4
Summit Park Land Needs

Year 2010 Needs

Based upon 2010 population of 4,674

Acreage Needed (15 acres/1,000 population)	70.1	acres
Acreage Supplied in 2010	72.5	acres
Note: approximately 9 acres of the undeveloped 77 acre total Village Park is for future non-park uses.		
Acreage Deficit/Surplus	2.4	acres

Year 2014 Needs

Based upon 2013 population of 4,695

Acreage Needed (15 acres/1,000 population)	70.4	acres
Acreage Supplied in 2013	75.5	acres
Note: approximately 9 acres of the undeveloped 77 acre total Village Park is for future non-park uses.		
Acreage Deficit/Surplus	5.1	acres

Year 2020 Needs

Based upon 2020 projected population of 4,990

Acreage Needed (20 acres/1,000 population)	99.8	acres
Acreage Supplied in 2013	75.5	acres
Note: approximately 9 acres of the undeveloped 77 acre total Village Park is for future non-park uses.		
Acreage Deficit	(24.3)	acres

Using the park standards above and the acreage totals for each park type (see Table 4), current park land deficiencies were calculated. Table 3 portrays the results of this comparison. Summit currently provides a bit more than 15 acres of parkland per 1,000 population, or almost exactly the total acres per thousand that is the local standard. This 16-acres of parkland per 1,000 population includes the Summit Village Park, which includes lands for a future village hall. This amount of parkland is also concentrated at the Village Park and does not equally disperse to neighborhood park sites throughout Summit. However, using total acreage and applying it to one park land standard is not the only accurate measure of assessing overall recreation need.

Using the projected 2020 population of Summit, it is possible to project the recreational acreage needs for the future. According to Table 4, Summit will need approximately 25 acres of additional active and passive use park land, or 15 to 20 acres of park land per 1,000 population to meet the recreational needs of Summit in 2020.

Recreation Service Area Requirements

The second method of evaluating a community's park land needs and adequacy of service is to locate potential parks and the corresponding park service areas on a base map and then identify areas that are not being served. As a minimum, residential groupings should be served by either a neighborhood park or community park facility, or combination of these two park types.

To measure the adequacy of service the Summit park system provides residents within the Village, the Committee determined park service areas. Using the park service radius criteria established by the NRPA, the group mapped park service areas for the existing neighborhood and community park. This process showed the recreation service area deficiencies within Summit. The residential neighborhood adjacent to Peter Prime Park is the only area in Summit that is served by a neighborhood park facility. The Village Park provides the opportunity for recreation to a larger group of village residents.

The remaining residential areas within Summit fall outside of an existing neighborhood park service area, and are not served by public park lands. These are areas of Summit where voids in public outdoor recreation facilities exist. The void appears in the availability of neighborhood parks to service the existing and planned residential developments in Summit.

Summit Recreation Issues

A third, and perhaps most important method for determining recreational needs in the community, is to identify and analyze specific recreational issues that are important in Summit. The two previous methodologies designed to identify recreational needs are quantitative and general in nature, and are very good in identifying general park acreage and facility needs in a community. However, every community has a number of special issues, concerns, and wants that might not be reflected in the results of these quantitative methodologies.

Specific issues and concerns are identified through public input, input from local government, and input from interest groups or other agencies. These special issues are then analyzed and reviewed to see if these are actual needs that should be addressed. The result of this analysis is then combined with the recreation needs identified in the previous four sections, to become the basis for the action plan and capital improvements program.

Residents in the Village of Summit have expressed concern over the need to preserve the rural character of the community while allowing growth to occur where planned. Therefore, preservation of open space, environmental corridors, natural resources, and manageable recreation facilities are paramount in Summit's desire to balance providing active recreation opportunities with preservation and properly managed open space. Also, the 2013 community survey shows that many of the residents in the Village consider the area lakes to be recreation areas just as much as land-based parks. Their concerns about water quality, lake use, stormwater management and invasive species impact the Village's list of recreational issues.

Village Park Development

The Town of Summit acquired the 77-acre park property in 2002 for development of a central community park that provides a wide variety of active and passive recreation facilities, as well as support facilities to Town residents. The need for such a facility had been justified by comparing conditions within Summit to established park land acreage standards, service area standards, and facility development standards established by the NRPA.

The Town completed a Master Plan for the community Park, and planned to develop the park in phases. As of 2013 the Village and private support groups have completed the sledding hill, ball diamonds, walking paths and off-street parking areas. This park is

centrally located, and will eventually contain the recommended recreational facilities listed in the definitions section of this report.

This property functions as a staging point for community festivals, regional bike tours and run marathons. The site also hosts as many as four baseball tournaments annually in coordination with the Oconomowoc Area Baseball Club.

Village of Summit
Comprehensive Outdoor Recreation Plan Map
Map 3

ACTION PLAN

Village-wide Improvements

The following is a list of recommendations for the entire Village of Summit Park and Recreation system. The overall list of recommendations may seem overwhelming, but they are meant to be long-term and they should be implemented over a period of 5 to 20 years, as Summit develops. The village-wide improvements should be implemented over a period of time to allow for proper fiscal planning, and potential funding assistance to leverage the local expenditures. This phased development approach also allows Summit to develop key partnerships with area communities and agencies, as well as work with local developers in the implementation of the plan. This plan needs to be revisited every 5 years to update its progress and allow for a dynamic approach to implementation and coordination with other planning efforts in Summit.

Future Park Locations

As was previously stated, Village residents should be served by either a neighborhood park or community park. To address the parkland acreage, service area, and facility deficiencies of Summit, several future parks should be developed within Summit. The Village Park Plan Map shows the optimal location of the proposed parks. As was noted previously, the Village should continue development of the centrally located Village Park.

Additionally, Summit should acquire and develop neighborhood parks in developed (or developing) neighborhoods. The criteria used to select these specific locations were: 1) ability to serve existing residential neighborhoods currently not adequately served by parks, 2) the physical condition of land and its ability to accommodate both active and passive recreation activities, 3) ability to secure the land through purchase or easement.

Overall, the plan recommends that the Village acquire and eventually develop at least 7 additional neighborhood parks that have a size of between 5 and 10 acres. These proposed neighborhood parks, which are shown on map 5, are located in developing residential areas within Summit. These parks should be acquired as soon as possible (as they become available), and developed in conjunction with residential development within their service boundaries.

General Recommendations

Barrier Free Access

All parks facilities should be barrier free and should meet the intent of the Americans with Disabilities Act (ADA). As park facilities are built they should be designed to be barrier free and accessible to all park users. All existing park facilities should be evaluated and upgraded, as necessary, to meet ADA guidelines.

Playground Safety Surfaces

Surfaces directly under play equipment and within the use area around the play equipment should be covered with a 10"-12" layer of resilient safety surface. Commonly used resilient surfaces are approved wood fiber materials and poured in place resilient rubber surfacing. If wood fiber materials are used, to meet ADA requirements Summit should use a resilient rubber or similar product to provide safe, barrier free access to transfer points on the play equipment.

Park Signage and Security

Public park facilities should be properly signed to include the name of the facility, the jurisdictional owner of the facility, park hours, park uses allowed, emergency phone numbers, and park rules. If significant natural resources exist within the park, these should be signed with environmental education signs to help to build awareness and provide educational opportunities to park users. If outside funding was used on the project, or volunteers used in the development of the park, signage that recognizes and acknowledges these contributions is essential in building relationships in the community.

Park facilities should be designed to maximize user security, and minimize the probability of vandalism. Park facilities should: be designed to allow adequate visibility to and from active use areas, lighted (where appropriate) to provide safety at night, and utilize materials that are vandal resistant and safe. Summit should maintain an appropriate surveillance and monitoring program to promote safe use in parks and reduce the opportunity for vandalism. Also, existing park facilities should be evaluated, and upgraded, as necessary, to provide adequate security and safety.

Facility Use Policy

The Village should adopt a separate policy for use of its parks that: 1) is equitable to Village residents, 2) establishes priorities for use of Village recreation facilities, and 3) helps defray the cost of operation and maintenance of park facilities. Such a policy, with appropriate guidelines, would not only help generate revenue to help offset park operations and maintenance costs, but it also would help clarify responsibilities, obligations, and priorities for the use of public recreation facilities.

Suggested Policies

1. Village-organized athletic facilities (soccer fields, softball diamonds, baseball diamonds, tennis courts, etc.)
 - A. These facilities should be available on a first come, first served reservation basis.
 - B. These facilities could be available, at a predetermined rate (or at no charge), to individuals or organizations that provide recreation programs that benefit the residents of Summit.
 - C. These facilities could be available, at an established fee, to individuals or organizations that provide recreation programs that benefit users from outside of Summit.

2. Village of Summit park shelters
 - A. These facilities should be available on a first come, first served reservation basis.
 - B. Exclusive use of these facilities should be available, at an established fee, to Summit organizations or residents, or a predetermined time period.
 - C. Exclusive use of these facilities could be available, at an established fee that is higher than Summit resident fee, to organizations or individuals who are not residents, for a predetermined time period.

Neighborhood Parks

Acquire and develop neighborhood parks, as land becomes available and adjacent lands become proposed for additional residential development. At minimum, these parks would offer trail use, open space, mowed grass areas for casual play and picnicking, a park shelter, temporary or permanent restrooms, play equipment, off-street parking (if space allows), seating and landscaping. The Village will address the timing based upon future residential development in each of these Sections in the Community.

Site 1- Section 14

Site 2- Section 17

Site 3- Section 21

Site 4- Section 26

Site 5- Section 30

Site 6- Section 32

Site 7- Section 36, or S.E. corner of Section 2

Specific Recommendations

1. Upgrade all existing park facilities to meet the guidelines and standards established by the Americans with Disabilities Act (ADA).
2. Develop existing park lands to meet current and future recreational needs per the recommendations of Summit's Comprehensive Outdoor Recreation Plan.
 - a. Community Parks
 - i. Continue development of the 77 acre Village Park in Section 28 along Genesee Lake Road, as per the approved Master Plan. Approximately 9 acres of this parcel will be reserved for future Village infrastructure development, such as Village Hall and/or Public Works facility.
 - ii. Construct a combination picnic shelter/restroom facility for seasonal use by park visitors in the active recreation portion of the park. This will provide covered shelter during inclement weather, restroom facilities for large groups attending festivals, tournaments, bike rides or marathon events.
 - iii. Construct a restroom facility for year-round use by park visitors. This facility should be near the parking circle to allow for ease of maintenance and also access during the winter.
 - b. Neighborhood Parks
 - i. Peter Prime Park
 - ii. William Jones Subdivision Park
 - c. Special Purpose Parks – Access to Public Waters
 - i. Encourage on-going DNR and Waukeha County maintenance and improvements to existing boat launches and other public access points.
 - ii. Upgrade public access to the Bark River on STH 18 as a major canoe launch area for upstream and downstream access to this recreational artery.
 - iii. Coordinate with adjacent property owners to minimize impact of public access on private properties along the Bark River and lakes.
3. Acquire and develop 7 additional neighborhood parks in locations that are dispersed throughout the village in existing and proposed residential development areas, based upon Summit's Land Use Plan. These neighborhood parks would ideally be located adjacent to a natural resource, and have 5 to 10 acres of land area available for active and passive neighborhood park uses. These parks could have shared storm water pond areas with adjacent residential development, as long as 5 to 10 acres of usable land is remaining for park use.

Typical minimum activity and use areas should include: open air shelter, play area for 2-5 age and 5-12 age groups, mowed grass area for open space and casual or active play, off-site or on-site parking, accessible walk, drinking fountain, waste container and plantings for vegetative buffer, year round interest, shade and diversity.

4. Develop a Village-wide Multi-Purpose Trail System
 - a. Acquire land and/or permanent easements within Bark River environmental corridor to assist Waukesha County in developing the Greenway Trail System.
 - b. Coordinate with Waukesha County for trail development for the County-wide Greenway Trail System, and critical linkages to the Greenway Trail, and the Lake Country Recreation Trail.
 - c. Coordinate with the State of Wisconsin Department of Natural Resources for potential linkages to the Glacial Drumlin Trail.
 - d. Acquire land and/or permanent easements for Village off-road trails to connect the Village Park with the Lake Country Trail, Greenway Trail, and Glacial Drumlin Trail.
 - e. Connect existing and proposed Village parks and provide access to community resources, rivers and lakes.
5. Generate funds for park and recreation programs and park development.
 - Revenue generating activities
 1. soccer
 2. baseball / softball
 3. picnic area rental
 4. supervised playground activities
 - Payment in lieu of dedication of park land
6. Develop joint use policies and agreements among the Village of Summit and recreation associations to help develop and maintain Village park facilities.
7. Identify specific roles and responsibilities of staff needed to operate and maintain the parks. Hire additional staff and acquire additional equipment to adequately operate and maintain the Park System.

8. Perform systematic routine maintenance of park facilities and equipment.
 - a. Play equipment
 - b. Courts and fields
 - c. Benches and picnic tables
 - d. Trail systems
 - e. Restrooms and shelters
 - f. Signs
 - g. Pavements and surfaces
 - h. New facilities as they are developed

Capital Improvements for Specific Sites

Capital improvements to a park are the phased development projects that include labor and materials that improve the overall value and usefulness of that park. These projects are typically designed and bid as public improvement projects. Capital improvements are designated and funded individually through segregated municipal funds. Annual operation and maintenance, on the other hand, is considered to be the routine repair and upkeep of existing park facilities, such as painting a shelter building. Routine maintenance of park facilities does not significantly increase the value or usefulness of the park, and is traditionally funded through the park department's operations budget. Non-routine maintenance of park facilities, such as upgrading a toilet facility to be barrier free, usually would be considered a capital improvement.

Most projects can be easily identified and categorized. When a project falls on the border line between capital improvement and operational project, the overall cost will become the determinant. Summit will set its minimum requirement for the dollar amount that categorizes it as Capital Improvement Project. Projects with a high cost, such as seal coating roads or parking lots, will be categorized as capital improvements.

The capital improvements system for each park is a combination of several types of projects. These projects are ranked according to their importance and priority in the overall development of the park. Generally, capital improvements are ranked in the following manner:

- a. Improvements to existing facilities
 1. Correct health and safety hazards
 2. Meet ADA guidelines and standards
 3. Upgrade deficient facilities
 4. Modernize adequate but outdated facilities

- b. Installation of facilities as deemed appropriate and necessary through community response
- c. Development of new facilities as deemed necessary through comparison to NRPA park and recreation standards.

Specifically, improvements to existing facilities will rank the highest in the capital improvements program, while new facilities are usually rank lower, according to their relative need in the park. Improvements that correct health and safety hazards are always the highest ranking priority. Improvements that are deemed necessary through comparison to national recreation and park standards are usually ranked the lowest.

Village Park

- 1. Construct year-round restroom and covered shelter building
- 2. Earthwork for picnic area #2, grading for overflow parking area
- 3. Construct winter warming house and restroom building
- 4. Construct gazebo/covered shelter in center circle parking lot
- 5. Construct soccer field restroom and covered shelter building
- 6. Construct Grass Leaf Trail connecting roadway

Peter Prime Park

- 1. Install open sided shelter
- 2. Install picnic tables and grills

Atkins-Olson Park

- 1. Install ADA-compliant fishing pier and canoe launch
- 2. Improve trail and parking lot for ADA compliance
- 3. Construct covered picnic shelter

Complete accurate cost estimating for future park projects

Proper estimating of quantities, using accurate and current pricing, offers the community a more realistic cost projection for properly budgeting for park improvement projects. This tool also helps identify the park development elements that may be eligible for State and/or Federal funding grant programs.

COMMUNITY PROFILE

Summit is a semi-rural area of approximately 4,700 inhabitants, located on the western edge of Waukesha County in southeastern Wisconsin.

Natural Resources

Summit includes 17 named lakes, the largest of which include Upper and Lower Nemahbin; Upper and Lower Nashotah; Upper, Middle, and Lower Genesee; Crooked; Silver; Golden; Bowron; and Duck Lakes. Portions of the Bark River, Battle Creek and Scuppernong Creek bisect the village. In addition to its surface waters, a dominant feature of the community is an extensive network of natural areas characterized by woods, wetlands, floodplains, and other areas in which the water table is at or near the surface.

In the areas that are farmed, Fox and Casco soils are dominant. These well-drained soils that have a subsoil of clay loam, are shallow to moderately deep over sand and gravel, and are located on outwash plains and stream terraces. They also are well suited to soil absorption sewage disposal systems on slopes of zero to six percent, which is the dominant topography of Summit.

Land Uses

The major current land uses are single-family residential and agriculture. Residential development first occurred on the lake shores, but in recent decades extensive areas in the eastern and central areas of Summit have been developed. Summit has completed two major sanitary sewer installation projects within the past 15 years, serving over 750 households in two of the more densely populated portions of the community. The other residents live almost entirely in single family dwellings on relatively large lots served by on-site sewage disposal and water supply facilities. Substantial areas in the northern part of the original Town of Summit have been annexed to the City of Oconomowoc for residential and industrial purposes.

Only a few commercial uses exist (sand and gravel, trucking, riding stables, restaurants and taverns, etc.). Manufacturing enterprise to date is nonexistent, although areas along Interstate Highway 94 have been planned and designed for business park uses, offices and a small commercial center.

Summit has completed an overall Master Plan in 2001 and adopted an updated document in May of 2012. Upon complete development of the area, the Plan anticipates

between 8,299 and 10,599 people residing within the Village of Summit. The Plan identifies the need for approximately 176 acres of park, community, and recreational uses by 2020. Summit has also completed a revision of its facility needs analysis and road specifications that include trails, sidewalks, and street tree installations. A new Zoning and Shoreland Protection Ordinance was approved by the Village Board and Wisconsin DNR in June, 2013.

Traffic Circulation

Interstate Highway 94 is Summit's major east-west transportation facility that divides roughly the northern third of the community from the southern two-thirds. State Trunk Highway 67 is the second most important highway, dividing Summit east to west roughly in half. US Highway 18 skirts the southern fringes of the village.

County Trunk Highways B, BB, DR, V, and P also serve the local residents. These routes carry most of the arterial traffic to and through Summit. Two interchanges serve the area from the Interstate at STH 67 and CTH P. Numerous lakes and other natural areas limit traffic circulation somewhat in an east west direction, especially between CTH DR and US 18.

Population and Age Characteristics

The U.S. Census Bureau estimated a 2010 population of 4,674 people. The median age of residents is 45 years. The total population includes 1,202 children 5 – 19 years old, accounting for 24% of Summit's population. Over two thousand resident adults fall in the 25 – 54 year-old category (2,328 people), representing 46% of Summit's population. Seven hundred thirty-three adults are age 60 and older, resulting in 14% of population in this age bracket. Forty percent (40%) of the households in Summit have individuals aged 18 or younger. Twenty percent (20%) of the households have residents 65 years of age or older.

Place of Work.

As evidenced by a lack of local commercial and industrial enterprise, few residents work within the village. A quarter of Summit's labor force work in Milwaukee, and two thirds in the greater Milwaukee metropolitan area, as commercial development continues in Western Waukesha County, the employment base will increase in short-trip locations.

Population Trends

The 1990 Census for Summit township included 4,003 residents. The area is experiencing the outward pressures of metropolitan growth, and U.S. Census population figures over the past decade reflect this growth. The 1990 U.S. Census, for example, showed a population decline between 1980 and 1990, from 4,005 to 4,003. However, since that time Summit has added about 700 residents, reflected in the 2013 Wisconsin Demographic Services estimate of 4,695 residents. That population grew despite substantial housing development in Summit has been due in large measure to the decline in the average household size.

Population projections

The future population of Summit will depend upon the rate of new construction and the average household size. Summit's master plan estimates potential growth of between 3,300 to 6,600 people depending on the household sizes. This development level is expected to result in a total population between 8,299 and 10,599 people. Yet, the University of Wisconsin Applied Population Laboratory projects only 5,235 people in 2025 and 5,525 in 2040.

Historic and Natural Features

Historic Resources

Summit, like many other communities, has numerous historic resources. These historic resources, such as effigy mounds, historic structures, and historic sites, are significant community resources and should be protected. Furthermore, some of the historic resources provide opportunities for residents and visitors to interpret the social and cultural heritage of the area.

Some historic resources, such as effigy mounds and certain structures and sites, have state or regional significance and fall under the jurisdiction of the Wisconsin State Historical Society or other similar agencies. However, many other historic sites, buildings, and other features are significant to the local community, and are not protected by any regulatory agency. Under Wisconsin state law, communities may adopt an historic preservation ordinance, which would permit the community to designate, preserve, and promote historic resources within their jurisdiction.

Summit should consider adopting an historic preservation ordinance to identify, designate, preserve, and promote historic resources within Summit. These resources could become a significant component of Summit's park system.

Primary Environmental Corridors

Environmental corridors are groupings of natural resources that are usually situated along a linear waterway or drainage feature. They all contain some type of water feature, such as a river, stream, lake, or wetland, and are typically bounded by areas of steep topography, or "rims". They also typically contain a variety of woodlands, grasslands, and other native plant communities and wildlife habitat areas.

Environmental corridors usually contain approximately 95% of a community's natural resources. Primary environmental corridors are the highest quality corridors within the community. They have the largest land areas, the richest diversity of wildlife, and the highest quality water features. Also, primary environmental corridors typically run along the entire length of a water body.

The Southeast Wisconsin Regional Planning Commission (SEWRPC) has established guidelines for designating primary environmental corridors. Their guidelines establish that primary environmental corridors must be a minimum of 400 acres in size, be at least two miles long, and have a minimum width of 200 feet. Based on these guidelines,

Summit has two main areas that meet the criteria for a primary environmental corridor:
Bark River Corridor
Western Lowland Corridor

These primary environmental corridors provide unique opportunities for recreational development. They provide opportunities for fishing, swimming, hiking, hunting, cross country skiing, canoeing, kayaking, boating and nature interpretation. Multi-purpose trail development along these corridors would provide users with a variety of year-round, barrier-free recreation opportunities. Designation of these corridors as wetland preservation districts would help protect the lands from inappropriate development.

The Bark River Corridor consists of the land along the Bark River, which passes through the south and eastern sections of the Village, and the eight associated lakes that are attached to the Bark River through streams and wetlands. The Bark River Corridor is significant because it contains significant high-quality natural areas, and it has the potential to provide important conservancy, recreational, and interpretive opportunities. Currently, Waukesha County owns several remnant areas along the Bark River and maintains a public access on the Nemahbin/Nashotah lake complex. This corridor has the potential to be developed as a regional multi-purpose trail system and also a waterway corridor.

The Western Lowland Corridor consists of the series of wetlands and associated lakes and streams that are located in the western sections of the township. These lowlands are significant because of they contain large areas of high-quality natural areas. This area has also been included in the Village's incorporation petition for groundwater recharge protection status.

Summit should explore the possibility of acquiring additional land and easements, and developing additional parks, appropriate facilities, and multi-purpose trails along the primary environmental corridors to provide access to the Village's existing natural resources. Also, Summit should cooperate with other jurisdictions (particularly the City of Oconomowoc, Village of Dousman and Waukesha County) to develop appropriate parks and trails within Summit's primary environmental corridors.

Groundwater Recharge Area

The Bark River is the main drainage system for the Village of Summit. 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 County 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 Summit, 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 County floodland zoning.

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 proposed Village fall into the above described condition. The area is comprised almost exclusively of wetlands, agricultural lands and undeveloped open spaces. Although the wetlands have not been named, for purposes of this document we will refer to the area as the "Summit Wetlands."

The Summit Wetlands comprise generally the western quarter of the proposed Village, and will be maintained in this rural state due to the environmental conditions. This results in tighter restrictions on development.

Urban Forestry

Summit's urban forest is comprised of the trees on Summit's park lands and open spaces, public rights-of-way, boulevards and terraces, and privately owned and maintained gardens, yards, and open spaces. These resources are important since they are visually pleasing, they are environmentally beneficial, and they are an important (if not the only) link between community residents and the natural environment. They provide habitat and sanctuary for birds and other wildlife, they help rejuvenate oxygen

and control air pollution, and they provide shade and microclimate control for urban structures. Also, they provide an important visual break, or softening, from the often harsh urban environment of streets, parking lots, and buildings. It is very important to the residents of Summit, and society in general, to preserve, enhance, and maintain these important natural resources.

It should be the goal of Summit to establish and maintain an urban forest in parks, boulevards, terraces, preserves, and other public right-of-way lands. This urban forest will provide community residents with high-quality, convenient, economical, and healthy exposure to trees and native plant communities, and their associated benefits to the environment as well as to individuals. Furthermore, it should also be the goal of Summit to regulate certain private trees on private property in order to protect the health, safety, and welfare of the general public. Specifically, Summit should:

1. Provide services to develop and maintain its urban forest
2. Maintain an adequate amount of land to meet current and future urban forest needs.
3. Regulate "public nuisance" trees on private property
4. Stress the benefits of urban forestry to the public
5. Utilize all available resources to develop and maintain the quality of Summit's urban forest

To meet the goals of establishing and maintaining an urban forest, and regulating "public nuisance" trees on private property, Summit should make a commitment to prepare and implement an urban forestry plan. This urban forestry plan should contain:

1. Analysis of the existing urban tree ordinance
2. Inventory of publicly owned urban trees
3. Analysis of Summit's urban forest
4. Analysis of Summit's current urban forestry programs
5. Recommendations to manage Summit's urban forest
6. Proposed multi-year capital improvements program that identifies the costs of implementing an urban forestry plan

Park Operations and Maintenance

The operations, maintenance, and upkeep of park and recreation facilities is an important component of the overall community recreation experience. It is important that Summit make a commitment to maintain adequate staff, and budget appropriate funds to maintain their park lands. National Recreation and Park Association baseline studies and other state sponsored studies from Ohio and Iowa can be used to identify general performance standards for park operations and maintenance.

These standards indicate that park operations in a community the size of Summit should be administered as distinct programs through an existing Department (for example Department of Public Works) and directed by an existing Town staff member (perhaps the Director of Public Works). The parks and recreation programs should be funded by separate line items for development, operations, programming, and maintenance.

Park and recreation policy should be developed and administered by a Village Park Committee, under the oversight of the Village Board. The standards also indicate that, with the proposed park land acquisitions, a community the size of Summit should have at least two part-time (or seasonal) park personnel to maintain village park facilities. These personnel should use existing village equipment (mowers, trucks, loaders, etc.)

Summit currently has three full time public works staff members who work part-time (on an as-needed basis) performing park maintenance tasks. The village also employs another individual part-time for summer mowing and light property maintenance work. These staff members work under the direction of Highway Lead Person, and use village public works equipment for park maintenance operations. Funds to maintain Summit park facilities are budgeted through general line items of the overall village park and recreation budget. This system keeps the existing village parks adequately maintained.

As the Summit park system expands, the village should expect to add additional part time seasonal park maintenance personnel, and purchase additional capital equipment to help manage the park system. Furthermore, the Village Board should consider creating new Park development, operations, and maintenance line items within the public works budget to better track park related expenditures. However, the Village of Summit staff may not be able to manage the current park system with existing staff and equipment.

Park Security/Safety

Safety and security are important concerns in the planning and design of recreational facilities. The perceived security and actual safety of these facilities will affect the overall utilization and ultimate success of a park. Parks that experience crime or intimidation of users, or do not feel "safe" will have lower utilization, will usually experience vandalism, and generally will decline as viable recreation areas.

Conversely, parks that are warm, inviting, visible, and have a "safe" feeling will have higher utilization, lower vandalism, and will be viable recreation areas.

There are several means of making a park more secure and safe. Some of these factors are tangible safety measures, while others give a psychological "feeling" of security. These factors include:

Visibility

Buildings and sites should be located in areas that are clearly visible from streets, buildings, and other areas of observation. This will facilitate periodic patrolling by police officers and constant visibility to neighborhood residents and visitors.

Proximity

Buildings and activity areas should be located near other activity areas and facilities, and should not be isolated by themselves. This will give facility users a feeling of security, increase utilization, and decrease the temptation for vandalism and other crime.

Lighting

Lighting of recreation facilities, buildings, and pathways will not only allow night use, but also discourage crime by illuminating the activity areas and making them visible. Critical facilities such as restrooms, children's play areas, and frequently used paths should be illuminated all night to further discourage crime or inappropriate use.

Screening

Individual areas should be carefully designed so that they do not provide hiding places for criminals. Generally, earth berms, hedges, low branched evergreen trees, or fences higher than 3 feet should not be situated in or around activity areas. Furthermore, paths that pass through wooded areas should have at least 6 feet of cleared land between the edges of the path and vegetation or obstructions. Also, paths that pass through wooded areas that receive night use should always be well lighted, and should have benches that can be seen from public streets. Children's play areas should also be kept away

from potential hiding places, and should normally be located in the most visible and secure part of the park.

Materials

Recreational facility materials should be appropriately selected for their intended use and location. Materials should be durable enough to withstand normal public use, and perhaps anticipated abuse. If a particular facility receives such abuse that no material can withstand it, Summit should consider relocating the facility or adding some other safety or security measure. Also, all materials used in park facilities should meet the appropriate U.S. Consumer Product Safety Commission (CPSC) guidelines for that facility.

Surveillance

The installation of surveillance devices, such as cameras, can reduce vandalism, but are generally expensive to install and operate. These devices require periodic maintenance and an operator to monitor them. Also, surveillance devices themselves can be the target of theft or vandalism. Surveillance devices are typically not cost effective in park facilities.

However, routine surveillance of park facilities by law officers, park staff, and residents can significantly reduce vandalism and crime. Neighborhood residents, and Neighborhood Watch groups in particular, should be encouraged to monitor activities in their local neighborhoods and to report suspicious activities to local law enforcement officials. In particular, bicycle patrols by law enforcement officials and neighborhood resident "foot patrols" can reduce the likelihood of crime and vandalism in a park.

Park security and safety is challenging, but achievable. By using common sense and following these suggestions, most parks can be made safer and more secure. These considerations are taken into account in the development of each recommendation of this plan.

Universal Design/ADA

The Americans with Disabilities Act of 1990 (ADA) is a comprehensive civil rights law which is intended to eliminate discrimination against people with disabilities in all aspects of American life. ADA includes provisions regarding employment, state and local government services, state and local government public transit service, public accommodations provided by private entities, and communications.

Under ADA, any unit of state or local government is prohibited from discriminating on the basis of disability in the provision of state or local government services against an individual who, with or without a reasonable accommodation, meets essential eligibility requirements for receipt of that service. State and local government services are broadly interpreted to include every program, service, and activity of such an entity. A reasonable accommodation shall include but is not limited to, the changing of rules, policies, and practices; the removal of architectural, transportation, and communication barriers; and the provision of auxiliary aids and services. Units of local government must conduct a self-analysis to identify discriminatory practices and barriers, and shall remove all barriers as soon as is possible.

Using this definition, municipalities are required, under ADA to provide reasonable access to park and recreation facilities and opportunities. Also, municipalities are required to upgrade non-accessible facilities and opportunities to allow reasonable access to parks and other recreation opportunities. ADA does not necessarily require that municipalities upgrade all park facilities within their jurisdiction, only that the municipalities provide reasonable access to the park and recreation system. The function of the Atkins-Olson Park river access and Village Park restroom facility will be to provide ADA-compliant facilities at these park properties.

A realistic method for complying with ADA is Universal Design. Universal design is an evolving ideal, a method of looking at facilities and opportunities objectively, that result in programs, services, and facilities that work for everyone. This is very different from providing special facilities that highlight the differences between people.

Universal design results in equal opportunity facilities that enable all people to benefit from their desired recreation experiences. The needs of all users are incorporated as an integral part of the architecture, landscape design, and program. All people are welcome to use the facilities with little or no assistance needed. This offers feelings of dignity, independence, self reliance, and the opportunity to socialize with other users. Mainstream participation is facilitated through careful consideration of different physical, mental, and social needs. These human factors are matched with the natural opportunities and limitations of a site in the design process. Success is best portrayed by simple solutions that solve many problems and support many types of use. This "one size fits all" approach is initially more complex during design, but results in simple but multi-functional solutions.

Recreation site designs based on these principles, can offer understandable choices for all users. Summit should make a commitment to design new recreation facilities to be barrier free and meet the intent of universal design. Also, Summit should routinely

monitor existing facilities, and upgrade them as necessary to provide reasonable barrier free access to park and recreation users. However, Summit should also be sensitive to the natural limitations of the park sites, and should not "force" barrier free facility designs onto landscapes that are not suitable for them.

Furthermore, Summit should strive to assure that groups that use village parks and recreation areas do not violate the spirit, if not the letter of the ADA. Summit should include a clause in their facility use/rental agreement to require that public and private groups who use public facilities do not discriminate against potential park users. This clause would place the burden of complying with ADA on the user groups, and would reduce, if not eliminate the burden of compliance on Summit.

Funding Mechanisms

There are several common mechanisms that communities can use to help acquire, develop, operate, and maintain park systems. Each mechanism has its relative strengths, while several have specific regulatory requirements that restrict their use. The amount of park system funding is a function of the recreation need and supply within the community. Recreation need and supply are typically identified through a planning process, which also proposes an action plan, capital improvement program, and a budget to help support the development and operation of the park system. The proposed action plan and budget, in turn, helps the community identify the appropriate funding mechanism to develop and manage park land.

Most communities that have successful park and recreation systems utilize a balanced combination of general funds, land dedication, impact fees, and grant-in-aid programs. Many communities with successful park systems have adopted a general system for funding park acquisition, development, and operations:

1. General Funds (local taxes) – used for park system administration, park operations, and maintenance, and some park acquisition and development.
2. Land Dedication (or payment of lieu of dedication) – used for general parkland acquisition and development.
3. Impact Fees – used for parkland acquisition and development within a specified district and designated to meet specific recreation needs created by the new development.
4. Grant-in-Aid Programs – used for parkland acquisition and development
Summit should adopt this general approach and develop a balanced funding mechanism for acquiring, developing, and managing the park system.

General Funding

Communities can levy local taxes to acquire, develop, operate, and maintain parks and other public spaces. This is one of the most common and widely accepted methods of funding the development and operation of a park system. While there are no specific restrictions on levying local taxes to support park systems, actual allocations within communities vary widely due to a variety of reasons, including; value of the local tax base, political commitment to park development, and constituent support for parks and recreation. Local tax levies are typically used to fund all types of park development and management.

Parkland Dedication or Payment in Lieu of Dedication

Under Chapter 236 of the Wisconsin State Statutes, communities can accept dedications of land, or payments in lieu of dedication, for the purpose of developing parklands. Communities typically have subdivision platting ordinances that require developers to dedicate land or make a payment in lieu of dedication as a condition for receiving subdivision plat approval. Most communities require these developers to comply with adopted comprehensive plans, and only dedicate lands that are suitable and needed for park system development. Furthermore, if suitable and needed land is not available, most communities require that the developer make a payment, based on the size of the proposed development, into a designated park development fund. These payments in lieu of dedication vary, but typically are based on the fair market value of development land in the area. Payments in lieu of dedication in commercial and industrial developments are typically higher.

Currently, Summit requires that developers dedicate land or make a payment in lieu of dedication. Summit should update their subdivision ordinance to establish a current impact fee amount. Summit should also have the option of accepting land that is suitable for needed park development, and land that is within an area that is designated for park acquisition and development. Summit should not accept land dedications that do not meet current or future park needs.

Park Impact Fees

Chapter 305 permits towns, municipalities, and counties in Wisconsin to impose impact fees on developers. This legislation specifies standards that an impact fee ordinance must meet, as well as establishing procedural requirements that must be satisfied before a governmental entity may enact such an ordinance, including the completion of a needs assessment study and the holding of a public hearing. Such an ordinance could apply to rezoning, condominium developments, or any land development that would affect public facilities, regardless of whether land division is involved. The impact fees collected could be used by local governments to defray the cost of the public facilities necessary to accommodate development projects, and are subject to any fees already imposed under existing land division ordinances (i.e. parkland dedication and/or payment in lieu of dedication).

The Village of Summit currently collects impact fees from residential development at the rate of \$2,117.00 per residential unit. This fee is based on a needs analysis conducted in 2007.

Grant-in-Aid Programs

There are numerous publicly administered grant-in-aid programs available to assist towns, municipalities, and counties in acquiring and developing park lands and recreation facilities. Most of these programs are administered through the Wisconsin Department of Natural Resources, even though the funding may originate in one of several state or federal agencies. All of the grant-in-aid programs have eligibility requirements and restrictions on their use, and most of them require some sort of a local match (cash, in-kind contribution, or both). These grant programs are excellent mechanisms for communities to generate funds to acquire land and develop needed facilities that they might not otherwise be able to afford.

Also, there are numerous publicly administered grant-in-aid programs available to assist towns, municipalities, and counties to conduct other projects that support park development through resource and habitat improvement, and environmental protection. These programs, which are administered through the Wisconsin Department of Natural Resources, also have eligibility requirements and restrictions on their use. Some of the programs include; urban forestry planning, lake protection, lake planning, and water quality management planning.

Methods of Acquiring Recreational Land

Advance Purchase

By signing purchase agreements ahead of the actual date of purchase, the public agency fixes the purchase price, the landowner is relieved of up to 100 percent of the property tax, and the lands are preserved in their natural condition for future park development.

Donation

The ideal means of acquiring recreational and open space lands since it minimizes the public costs.

Easements and Rights

Several legal devices are commonly used to acquire less-than-fee title or partial rights to a piece of real estate. Such things as access rights, fishing or hunting rights, or scenic easements can usually be purchased at a cost substantially below the cost of fee title ownership. These arrangements allow concurrent public and private uses on the same property. As incentive to private property owners, it is important to emphasize the State of Wisconsin's recognition of recreational activity immunity for liability on recreational activities, as described in State Statutes 893.80(4).

Eminent Domain

Useful in protecting threatened parcels of unique land or to complete the acquisition of large parcels having many different owners. It is also useful to clear clouded titles. Excess condemnation of areas adjacent to road rights-of-way is another method of acquiring scenic and recreational land.

Fee Simple Acquisition

The landowner is given a sum of money for all rights to a specific piece of land or property. In Wisconsin, fee simple acquisition is the most common way of acquiring public lands for recreational uses. A land contract may also be used as a form of fee simple acquisition.

Land Banking

The land bank, which can be set up as a part of local government or a self governing entity, can purchase land and then sell it for recreational purposes. Proceeds from the sale of land could be used for subsequent purchases. Initial financing could be provided through grants or by the issuance of bonds.

Leaseback

In this arrangement, the property is acquired by the public agency and then leased back to the original owner either in whole or part. This relieves the original owner of the tax burden, gives the public protective control of the land's use and allows limited continued use of the property.

Leases

Long-term leases are often suitable for acquiring developable park sites at minimal cost.

Option

This is a desirable tool to utilize on the short or long-term basis since it holds prices from rising while the purchase agreements and sources of funds are being arranged.

Option of Tax Delinquent Property

Often overlooked as a simple way of acquiring recreation land, local governments may make use of otherwise unused land for the public good through this means.

Trust for Public Lands

Private groups or organizations such as The Trust for Public Land or the Nature Conservancy can purchase outdoor recreation lands and hold these lands until a public agency can acquire them.

Plan Implementation

Planning for the future involves input from a wide variety of sources to ensure that cooperation and coordination takes place by all parties concerned with growth of the Summit community. The ultimate goal for the village is to acquire and develop land for both passive and active forms of recreation. Additionally, our desire is to actively manage the parklands that are now owned by Summit, so that future generations can enjoy these wonderful resources.

Appendix C
Park Use Survey & Results
Summit Town Park Property Survey
 September, 2003

1. Your street name: _____

2. What are the ages of the members of your household? (Please note the number in each age group):

____ 0-6 yrs.

____ 13-18 yrs.

____ 26-50 yrs.

____ 7-12 yrs.

____ 19-25 yrs.

____ over 50 yrs.

3. Please check the recreational uses you believe to be the most important to be provided at the Summit Town Park:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Disc golf | <input type="checkbox"/> Football fields | <input type="checkbox"/> Soccer fields | <input type="checkbox"/> Basketball courts |
| <input type="checkbox"/> Tennis courts | <input type="checkbox"/> Horseshoe pits | <input type="checkbox"/> Ultimate frisbee | <input type="checkbox"/> Volleyball courts |
| <input type="checkbox"/> Baseball/Softball diamonds | <input type="checkbox"/> Trails to and from neighborhoods | <input type="checkbox"/> Leash free, fenced in dog "park" | <input type="checkbox"/> Lighting at sports fields |
| <input type="checkbox"/> Skateboarding | <input type="checkbox"/> Rugby fields | <input type="checkbox"/> Wildlife viewing | <input type="checkbox"/> Walking trails |
| <input type="checkbox"/> Covered picnic shelter | <input type="checkbox"/> Enclosed shelter/Warming house | <input type="checkbox"/> Restrooms | <input type="checkbox"/> Amphitheater |
| <input type="checkbox"/> Fire pit/grills | <input type="checkbox"/> Picnic tables | <input type="checkbox"/> Bike paths | <input type="checkbox"/> Sled hills |
| <input type="checkbox"/> Native habitat education area | <input type="checkbox"/> Native planting area | <input type="checkbox"/> Open space/fields | <input type="checkbox"/> Community gardens |
| <input type="checkbox"/> Fishing pond | <input type="checkbox"/> Ice skating | <input type="checkbox"/> In-line skating | <input type="checkbox"/> Cross country skiing |
| <input type="checkbox"/> Shade trees | <input type="checkbox"/> Archery | <input type="checkbox"/> Tot lot/playground | |
| <input type="checkbox"/> Other - please list: | | | |

4. Of all the recreational uses that you identified above - please pick the three uses that are MOST IMPORTANT to you. (Please list them by importance):

1.

2.

3.

5. May we contact you to volunteer with our Town Park planning and development?

Yes

No

Thank you for your help with this survey.

Town of Summit Park Property – Survey Tally

Disc Golf	Tennis Courts	Baseball Softball Diamonds	Skateboarding	Covered Picnic Shelter	Fire Pit Grills	Native Habitat Education Area
16	98	131	40	198	143	157

Fishing Pond	Shade Trees	Football Fields	Horseshoe Pits	Trails to and from Neighborhoods	Rugby Fields	Enclosed Shelter Warming House
94	257	34	27	103	8	107

Picnic Tables	Native Planting Area	Ice Skating	Archery	Soccer Fields	Ultimate Frisbee	Leash Free Fenced Dog Park
211	162	110	37	90	15	77

Wildlife Viewing	Restrooms	Bike Paths	Open Space Fields	In-line Skating	Tot Lot Playground	Basketball Courts
143	262	186	141	39	122	89

Volleyball Courts	Lighting at Sports Fields	Walking Trails	Amphitheater	Sled Hills	Community Gardens	Cross County Skiing
71	45	249	26	130	48	133



**OCONOMOWOC AREA BASEBALL CLUB
VILLAGE OF SUMMIT FIELDS - ANNUAL EXPENDITURES**

Description	2011	2012	2013	2014
Field Rental - Town of Summit	\$20,000.00	\$17,500.00	\$1.00	\$5,000.00
Field maintenance / supplies: fertilizer, overseed, aeration, etc	\$2,095.91	\$1,835.11	\$3,740.97	\$2,583.02
Field maintenance labor: diamond prep, chalking, etc	\$1,600.00	\$2,000.00	\$1,243.84	\$0.00
Fencing	\$1,500.00	\$0.00	\$650.49	\$5,360.00
Supplies: bases, pitching rubbers, chalk	\$1,067.47	\$518.50	\$0.00	
Storage shed:	\$1,597.80	\$0.00	\$2,653.25	
Run water to fields: Includes electric as well	\$0.00	\$4,992.88	\$0.00	\$900.63
	\$0.00	\$0.00	\$0.00	
Field watering equipment: Big Gun	\$1,824.75	\$0.00	\$0.00	
Scoreboards: purchased from Arrowhead	\$0.00	\$700.00	\$0.00	
Field grooming tractor: John Deere tractor	\$0.00	\$800.00	\$0.00	
Portable toilet rental: Number One Portables	\$803.04	\$1,826.57	\$2,539.28	
Field improvements: Field # 3 expansion			\$8,015.00	
Field # 4 construction			\$16,900.69	
Dugout excavation / prep			\$2,624.55	
Dugouts Material & Labor				\$18,255.88
Benches for Dugouts				\$5,917.00
Total OABC expense at Summit Fields	\$30,488.97	\$30,173.06	\$38,369.07	\$38,016.53
TOTAL Expenses 2011 thru 2014 as of 3/18/14		\$137,047.63		



Village of Summit Community Survey Report

David Trechter and James Janke

Survey Research Center Report 2013/26
November 2013

Table of Contents

Executive Summary	1
Survey Purpose and Methods	3
Profile of Respondents	4
Quality of Life.....	6
Utility and Community Services	7
Community Facilities	10
Economic/Housing Development and Land Use.....	12
Natural and Cultural Resources.....	14
Conclusions	16
Appendix A: Written Comments.....	18
Appendix B: Numerical Summary of Village of Summit Resident Survey – 2013	20
Appendix C: Summary of Public Presentation Discussion	24

Executive Summary

In late September, 2013, 1,812 surveys were sent to all households in the Village of Summit. The purpose of the survey was to gather residents' opinions about the quality of services and land use in the Village. A total of 706 surveys were completed (39% return rate), which should provide estimates that are accurate to within plus or minus 3.6%.

The relatively large sample size and the fact that the demographic variables align well with census data provide confidence that these data represent popular opinion. The distribution of ages in member of sample households is quite similar to data from the Census bureau with a couple of exceptions. There are significantly fewer respondents in the sample in the 35-44 age category and significantly more in the 65+ category. The years of residency in the Village appear to align well with census data and the distribution of responses across wards is relatively equal (Table 1).

More than 90% of respondents said that Summit is their primary residence (Figure 1) and more than 40% own waterfront property (Figure 2).

Respondents were overwhelmingly satisfied with the overall quality of life in Summit; 95% said they would tell a friend considering a move to the Village that they were satisfied with overall quality of life. Most residents are satisfied with crime and safety in the Village and approximately two-thirds would report satisfaction to a friend with respect to the quality of Summit's roads, their rights as property owners, bike and walking paths, and the municipal parks. Opinion about property taxes is nearly evenly split, with slightly more who are dissatisfied than are satisfied (Figure 3). Satisfaction with various dimensions of Village life varies significantly by ward and the age structure of responding households.

Relatively high proportions of respondents gave high ratings to several Village services (garbage collection, police protection, recycling, snow removal, roadside mowing, election administration, speed limit enforcement and tax collection). Only three services received substantial numbers of lower ratings (road maintenance, snow removal, and roadside mowing). At least one-third of all respondents were unsure about how they felt about a relatively long list of the services (zoning administration, sewage treatment, boat patrol, cemetery maintenance, ambulance services, code and ordinance enforcement, permits and inspections, and fire protection). Again, different geographic areas (wards, waterfront property) and respondent household age composition had statistically different assessments of Village services (Figure 4).

A majority of respondents would not be in favor of shifting from "up the drive" to curb-side garbage collection as a means of saving money (Figure 5).

Seven potential Village improvements were identified in the survey and residents were asked to indicate how high a priority they felt each was. None of the seven were seen as a high priority by a majority of respondents. However, 90% said that Village roads are a medium (50%) or high (40%) priority. Smaller majorities said that bike lanes on roads (54%) and biking/walking paths (59%) were medium or high priorities (Table 2).

Residents were also asked to weigh in on what services/events they would like to see take place in an upgraded or new Village Hall. Roughly two-thirds of the respondents would like to see elections and tax collection to take place in the new/upgraded facility, and would like to see the Village police station located there. Nearly half would like to see community activities take place in the upgraded or new Village Hall. A substantial number of written comments expressed the opinion that a new or upgraded Village Hall is not needed (Figure 6).

A majority of respondents were opposed to allowing any of the economic activities that are currently restricted under the Village's master plan (truck stops, car dealerships, gas stations/convenience stores, etc.). The only economic activity on this list with significant and meaningful differences of opinion across demographic groups is whether to allow gas stations/convenience stores to locate in the Village under some circumstances. The data indicate that a narrow majority of households with residents less than 55 years of age approve of allowing gas stations in Summit, under some circumstances, but that a substantial majority of households with members 65 and older are opposed to this land use (Figure 7 and Table 3).

Future land use priorities identified by majorities of respondents include preserving open space (77% agree), preserving agricultural land (76%), requiring larger lots in future developments (63%), and expanding the tax base via residential growth (57%) (Figure 8).

About half the respondents said they, or someone in their household, have used a lake in the Village of Summit for swimming, boating or fishing. Kayaking (43%), canoeing (37%) and water skiing (30%) were other activities that substantial minorities of respondents engage in on Village lakes. Owning waterfront property is associated with more intensive use of the lakes for all the recreational activities asked about in the survey. Residents in wards 2, 3 and non-resident property owners were more active users of the lakes for recreational purposes, while residents of ward 5 and households with members older than 65 were significantly less likely to use the lakes for recreational purposes (Figure 9).

The results of this survey indicate that a large majority of Village residents do not use the parks very often. Roughly three-quarters or more said they did not use the parks for organized sports, a picnic, dog walking, community events, sledding, or playing on a playground. Nearly 60% said they hadn't used the parks during the preceding year for walking or hiking. Walking and hiking is the only park activity that more than 10 percent of the respondents said their family did at least every other month in the previous year. As might be expected households with younger members were more frequent users of the parks and those with members 65 or older less so (Figure 10).

The results of this survey indicate that residents of the Village are generally happy with the quality of life in Summit and the municipal services they receive. They appear content with the status quo, including preservation of open and agricultural land, don't have a clear priority in terms of additional Village amenities, and tend not to support changes in land use that would accommodate a wider variety of economic activities.

Survey Purpose and Methods

In late September, 2013, 1,812 surveys were sent to all households in the Village of Summit. The purpose of the survey was to gather residents' opinions about the quality of services and land use in the Village.

A total of 706 completed surveys were completed, a return rate of 39%. This is a relatively strong response for a single mailing and, given an adult population of 3,569 (US Census, American Factfinder), should provide estimates that are accurate to within plus or minus 3.62%, with 95% confidence.

As will be seen in Table 1 below, the age structure of households in the sample aligns fairly well with Census figures. However, because we don't know the age of the person completing the survey, it is not possible to determine if the variances in the age structure of the sample compared to the Census translates into potential biases in the opinions represented in the responses. For example, the only significant deviations between the sample and the Census are with respect to people in the 35-44 (under-represented) and 65+ (over-represented) age groups. As will be seen, there are a number of statistically significant differences in the opinions of households with people in these age groups, especially those over 65 years of age, and households without members in these age groups. However, because we can't know if the person who completed the survey falls into an over- or under-represented age group, we can't re-weight responses to account for these deviations. Rather, throughout the report, we will identify instances when there are significant differences in the opinions of households containing people in the various age categories.

Profile of Respondents

As noted above, a limited amount of demographic data were gathered in the Village of Summit survey. These data are summarized in Table 1. The survey asked respondents to identify the number of people in the household who fall in to the age groups shown in Table 1. The SRC calculated the number of people in each age group and found that the respondent households included 1,872 people (40% of the total estimated population of the Village). For instance, there were 110 respondents reporting one person older than 65 years or older, 134 with two people in this age category and one with three who are 65 or older. Thus, across all respondent households there were 381 (= 110+ (2*134) + (3*1)) people 65 or older, which represent 20% (381/1,872) of the total number of people living in respondent households. For the most part, the age structure of sample households aligns very well with Census data. The only difference that is a significant deviation from the census is with respect to those 35-44 (fewer than would be expected) and those 65 and older (more than would be expected). In both cases, the SRC sample is outside the margin of error associated with the Census estimates.

Table 1: Demographic Summary of Summit Respondents								
Age	Count	0-17 years	18-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65+ years
Sample	693	19%	8%	6%	8%	18%	21%	20%
Census ¹	4,665	23%	6%	6%	13%	21%	18%	13%
Years Resident	Count	0-5 years	6-10 years	11-15 years	16-20 years	21+ years		
Sample	700	12%	15%	16%	13%	44%		
Ward	Count	1	2	3	4	5	6	Non-Resident Property Owners
Sample	695	19%	16%	12%	15%	17%	10%	11%

1. 2007-2011 American Community Survey 5-Year Estimates, <http://www.census.gov/acs/www/>

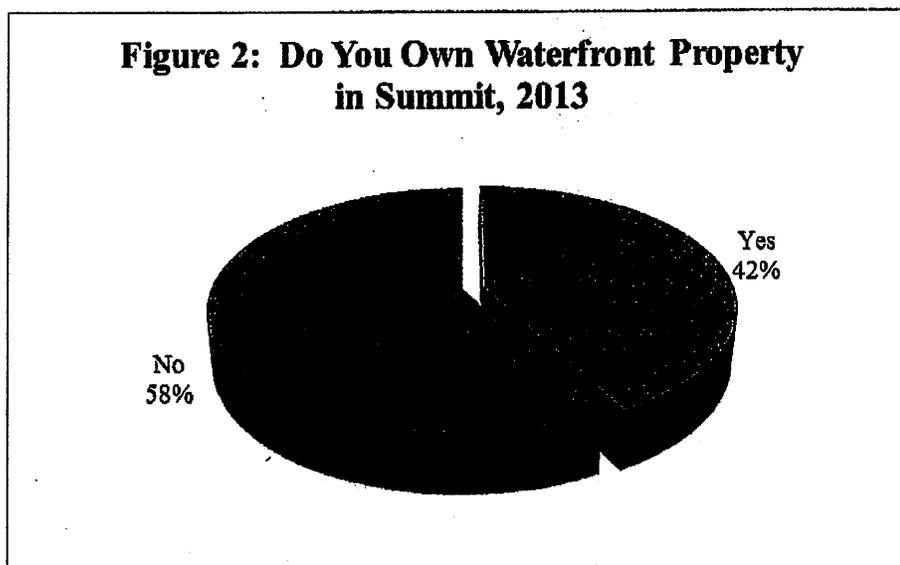
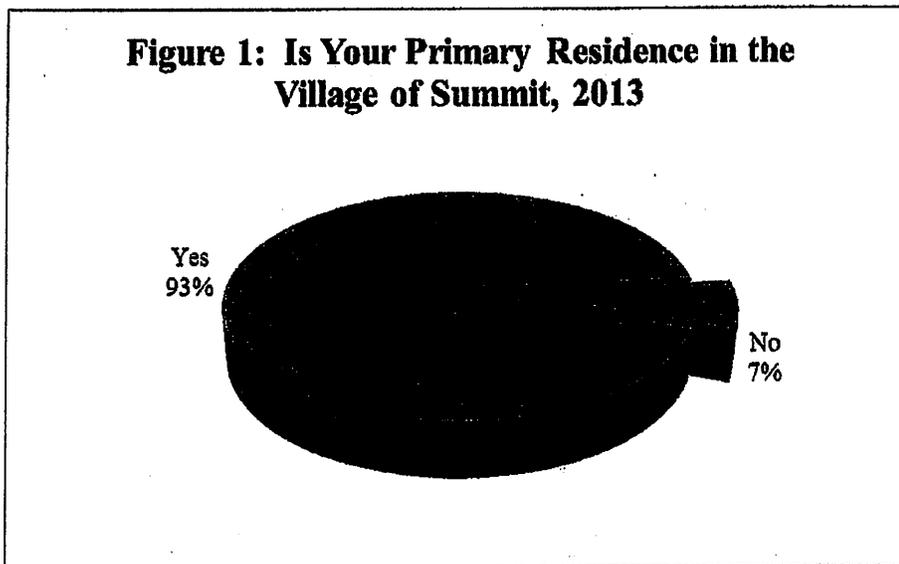
Table 1 indicates that the sample is dominated by long-term residents. While there isn't a perfectly comparable indicator, the Census does indicate the proportion of residents who moved into their current residence since 2005 (within the last 8 years), between 2000 and 2004 (9 – 13 years), during the 1990s and during the 1980s or earlier. Thus, the years don't align with those included in the survey and wouldn't account for those who have changed residences within the Village since they moved to Summit. The Census data report that 20% have moved into their current residence in Summit over the past 8 years, 23% between 9 and 13 years ago, 27% 14 – 23 years ago, and 30% more than 24 years ago. So, as with the age structure of the sample, it appears that the sample aligns well with the Census.

The SRC linked the respondents' address to their ward. Assuming that each of the 6 wards includes roughly the same number of voters, each would have about 16.7% of the total voting-age population. If we ignore the non-resident property owners, the geographic distribution of respondents aligns well with expectations except that ward 1 may be slightly over-represented and ward 6 may be slightly under-

represented. Thus, as is true with the other demographic indicators, the distribution of the sample aligns well with expectations.

Given that all three demographic variables correspond fairly closely with Census data or expectations, the sample is likely to represent the diversity of opinions in Summit well.

Two other demographic-types of data were gathered in the survey; the proportion of respondents who said that their primary residence is in the Village and the proportion who own waterfront property in Summit. Figures 1 and 2 summarize these data.

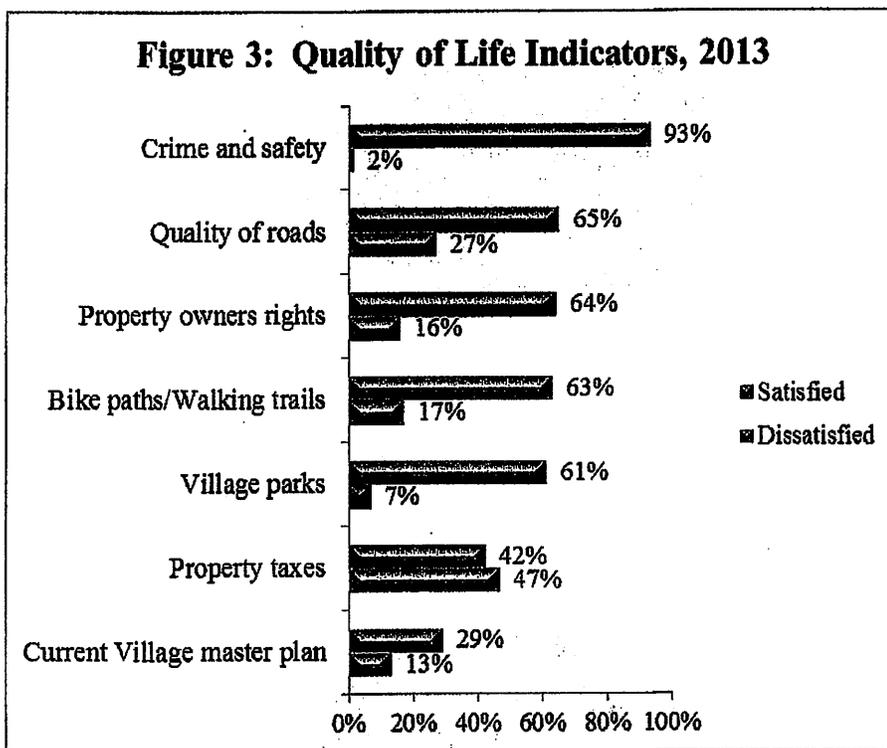


Virtually all respondents (93%) report that their primary residence is in the Village and about four in ten own waterfront property.

With respect to owning waterfront property, there are a number of statistically significant differences within the sample. Residents in wards 2, 3, and non-resident property owners were significantly more likely to report owning waterfront property, as were households with someone 65 or older and those who've lived in the Village for 21 years or more. Households with children or adults in the 35 to 44 and 45 to 54 age groups were significantly less likely to own waterfront property.¹

Quality of Life

Residents were asked what they would say to a friend considering a move to Summit about their satisfaction with the overall quality of life in Summit and with a variety of Village characteristics. Answer options included “satisfied,” “no opinion,” and “dissatisfied.” A high proportion (95%) of Village residents would tell a friend that they are satisfied with overall quality of life in Summit. Only 3% reported they are dissatisfaction.



In Figure 3, the difference between 100% and the percentage saying they are satisfied with the characteristic (top/red bar) plus the percentage who are dissatisfied (bottom/blue bar), is the percentage of respondents with no opinion. With respect to the characteristics shown in Figure 3, most residents are satisfied with crime and safety in the Village and approximately two-thirds would report satisfaction to a friend with respect to the quality of Summit’s roads, their rights as property owners, bike and walking paths, and the municipal parks. Opinion about property taxes is nearly evenly split, with slightly more

¹ Throughout the report, differences that are significant at the 5% level will be reported. For instance, only 31% of households with children under 18 own lakeside property, which is significantly less than the 42% for the whole sample.

(47%) saying they are dissatisfied than are satisfied (42%). With respect to the Village master plan, 58% said they have no opinion; among those with an opinion, about twice as many were satisfied as were dissatisfied with the master plan.

There are a number of statistically significant differences in terms of the items in Figure 3:

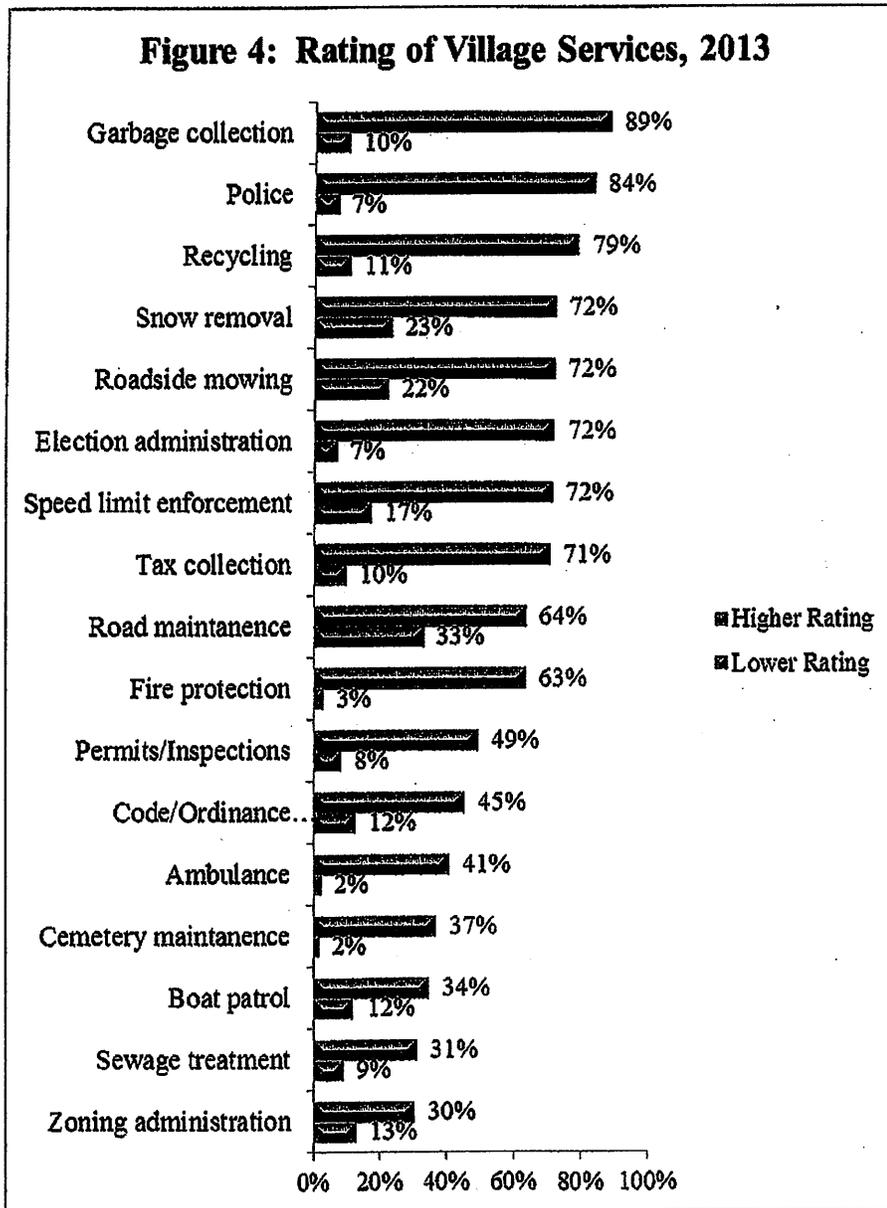
- Ward 1 residents are less satisfied with Village bike and walking trails but more satisfied with roads
- Ward 2 residents are less satisfied with property taxes but more satisfied with bike and walking trails
- Ward 4 residents are more dissatisfied with roads
- Ward 5 residents are more satisfied with property taxes
- Ward 6 residents are more likely to say they don't know about their satisfaction with bike and walking trails or Village roads
- Households with children are more likely to say they don't have an opinion about the master plan
- Households with people in the 18-24 age category are more opinionated (both satisfaction and dissatisfaction) about biking and walking trails
- Households with people in the 25-34 age category are more likely to say they don't have an opinion about the Village master plan
- Households with people in the 35-44 age category are more dissatisfied with biking and walking trails, parks, and property taxes
- Households with people in the 45-54 age category are more satisfied with property taxes and parks
- Households with people in the 55-64 age category are more dissatisfied with the master plan and with property taxes
- Households with people in the 65+ age category are less likely to have an opinion about biking and walking trails and Village parks.
- Respondents who own waterfront property are more satisfied with Village bike paths and roads and less satisfied with property taxes

Utility and Community Services

Respondents were asked, based on their experiences, to rate a series of Village of Summit services. Answer options ranged from Excellent to Poor and included a "Not Sure" option. In Figure 4, the SRC has combined the excellent and good responses into "higher" ratings and fair and bad responses into "lower" ratings.

Between roughly three-quarters and 90 percent of respondents gave higher ratings to garbage collection, police protection, recycling, snow removal, roadside mowing, election administration, speed limit enforcement and tax collection (Figure 4). There are only three services to which relatively high numbers of respondents gave lower ratings: road maintenance (33%), snow removal (23%) and roadside mowing (22%). Between one-third and two-thirds of respondents were not sure how they felt about a relatively long list of the services shown in Figure 4: zoning administration (57%), sewage treatment (60%), boat

patrol (54%), cemetery maintenance (62%), ambulance services (57%), code and ordinance enforcement (42%), permits and inspections (43%), and fire protection (34%).



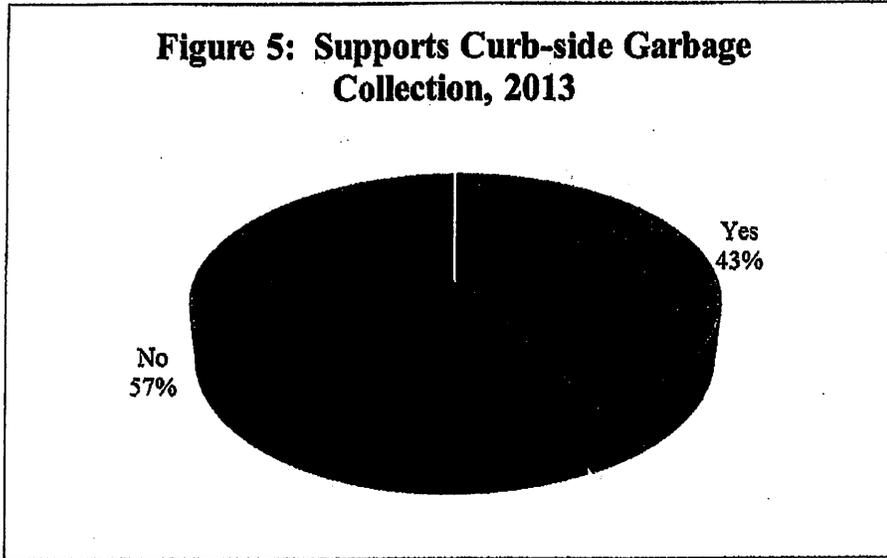
There are numerous significant differences of opinion about the quality of the services in Figure 4:

- Ward 1 residents gave higher ratings to garbage collection, snow removal, maintenance of the Village cemetery, and zoning
- Ward 2 residents gave higher ratings to snow removal and the sewage system, there were higher proportions with both high and low ratings (fewer “not sure” responses) for boat patrols and worse ratings for zoning administration

- Ward 3 residents gave higher than average ratings to election administration, snow removal, the sewage system, cemetery maintenance, and zoning administration; higher proportions gave both higher and lower ratings to code and ordinance enforcement
- Ward 4 residents gave higher ratings to garbage collection and more were unsure about boat patrols, sewage system, and cemetery maintenance
- Ward 5 residents gave lower ratings to snow removal and more were unsure about boat patrols, the sewage system and cemetery maintenance
- Ward 6 residents gave lower ratings to zoning administration and were more unsure about code and ordinance enforcement and the sewage system
- Non-resident property owners gave higher ratings to boat patrols, worse ratings to garbage removal and were more unsure about election administration, snow removal and cemetery maintenance
- Households with children gave higher ratings to speeding enforcement, permits and inspections, and are less sure about cemetery maintenance
- Households with people in the 18-24 age category gave higher ratings to both speed enforcement and sewage treatment
- Households with people in the 35-44 age category gave higher ratings to roadside mowing and road maintenance, lower ratings to garbage removal, and were less sure about cemetery maintenance
- Households with people in the 45-54 age category gave higher ratings to speeding enforcement
- Households with people in the 65+ age category gave higher ratings to ambulance services, election administration, fire protection, garbage services, snow removal and cemetery maintenance; these households were less sure about permits and inspections
- Long-term residents gave higher ratings to ambulance, fire and garbage services, snow removal and cemetery maintenance
- Owners of waterfront property are less likely to be unsure (with more in both the more positive and more negative assessment categories) about the boat patrol, code/ordinance enforcement and the sewer system. They rated roadside mowing, road maintenance, and snow removal more highly

Finally, residents were asked if they would support changing from “up the drive” to “curbside” garbage collection if money could be saved. A majority (57%) would not support curb-side collection of garbage to reduce the cost of this service.

Figure 5: Supports Curb-side Garbage Collection, 2013



Respondents from wards 1 and 4 were significantly less supportive of moving to curb-side garbage and those from wards 3 and 5 were more supportive of this change if it could reduce costs.

Community Facilities

Respondents were asked how high a priority making improvements to seven community facilities were over the next five years. As Table 2 indicates, none of the items were seen by a majority of respondents as a high priority for improvement over the next 5 years. However, 90% said improving Village roads is a medium or high priority. Smaller majorities said that improving bike and walking paths (59%) and bike lanes on existing roads (54%) were medium or high priorities. There is relatively little support for any of the improvements to the park on Genesee Lake Road.

	Not	Low	Medium	High
Village roads	3%	6%	50%	40%
Bike lanes on roads	25%	22%	27%	27%
Bike/Walking paths	21%	21%	38%	21%
Genesee Lake Road Park restroom	27%	33%	29%	11%
Genesee Lake Road Park recreation	29%	36%	28%	7%
Genesee Lake Road Park shelter/concession stand	33%	41%	22%	4%
Village Cemetery	34%	39%	23%	3%

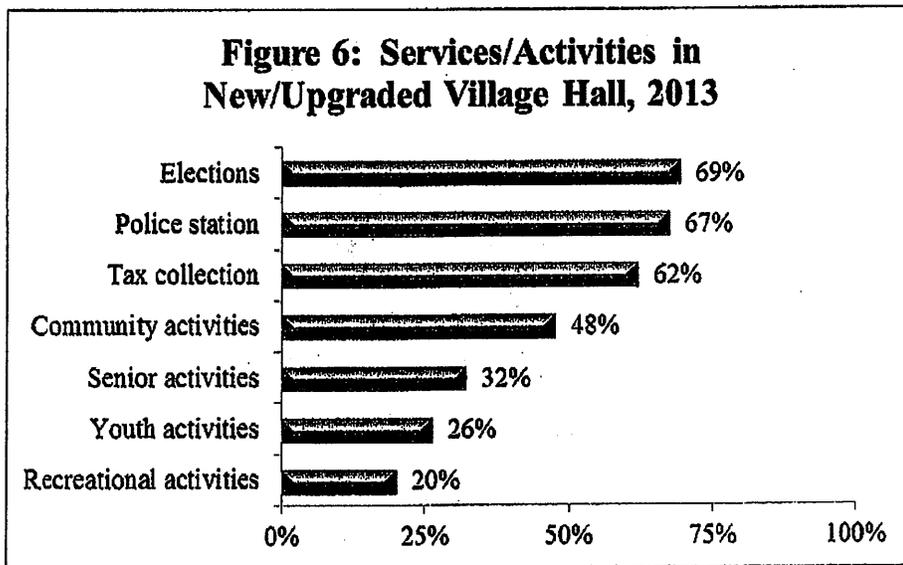
Statistically significant differences across demographic groupings include:

- Households with children under 18 years of age and those with 35 to 44 year olds placed higher priority on bike and walking paths, a concession stand/shelter, a restroom, and recreation facilities at the Genesee Lake Road park
- Households with members older than 65 and those who've lived in Summit for more years placed a higher priority on the Village cemetery but less on biking/walking trails

- Those from ward 3 place a lower priority on restrooms and recreation facilities in the Genesee Lake Road park; those from ward 4 are also less interested in a restroom in this park; wards 5 and 6 residents placed a higher priority on recreational and restroom facilities in the park
- Waterfront property owners place a lower priority on roads and all of the Genesee Lake Road Park items (restroom, recreation, shelter/concession stand)

Residents were also asked to weigh in on what services/events they would like to see take place in an upgraded or new Village Hall. Figure 6 indicates that roughly two-thirds of the respondents would like to see elections and tax collection to take place in the new/upgraded facility, and would like to see the Village police station located there. Nearly half would like to see community activities take place in the upgraded or new Village Hall. Only one-fifth to one-third would favor hosting senior, youth or recreational activities there.

There are relatively few statistically significant differences about what services or activities different demographic groups feel should be housed in a new or upgraded Village Hall. Perhaps because of proximity, those in wards 5 and 6 are more favorably disposed to holding elections, collecting taxes, and housing the police station in the Village Hall and those in wards 1 and non-resident property owners less so. Households in which there is someone older than 65 are more interested in having senior activities and those in which there is someone under 18 years of age are more interested in having recreational activities in the Village Hall. Waterfront property owners are less supportive of including youth activities, elections, the police station, and tax collection in a new or upgraded Village hall.



In addition, respondents had an “other” option for what services/activities should be included in a new or upgraded Village hall. Fully half the respondents’ written comments (53) were in a “we don’t need a new hall” group, including suggestions that nothing be done or that only things needed to bring the building up to code be undertaken. Another 19 identified additional Village services, including 5 wanting a fire station, in this facility. The full list of “other” ideas is listed in Appendix A.

Economic/Housing Development and Land Use

Residents were asked if the economic activities included in Figure 7 should, under some circumstances, be allowed in the Village. The accuracy of the statement included in this question on the survey, "The current Village of Summit code prohibits the following uses." is debatable. While this may have caused some confusion, the Survey Research Center believes that the responses are expressions of popular opinion about the acceptability, or non-acceptability, of the uses included in the question now and in the future.

Figure 7 indicates that a majority of respondents are opposed to allowing any of the economic activities included in this question. There are large majorities who are opposed to using land in the Village for truck stops, car dealerships, warehousing, big box retailers, self-storage facilities, buildings greater than 3-stories in height, and strip malls. Opinions about allowing hotels/motels or gas stations/convenience stores are more closely divided, but it appears that a majority are opposed to these uses as well.

The only economic activity with significant and meaningful differences of opinion across demographic groups is whether to allow gas stations/convenience stores to locate in the Village under some circumstances. Waterfront property owners are significantly more opposed to allowing gas stations/convenience stores in the Village. The age of people in respondent households also appears to influence opinions about the acceptability of gas stations. Table 3 shows the proportion of households opposed to allowing gas stations/convenience stores according to whether or not the household includes people in different age categories.

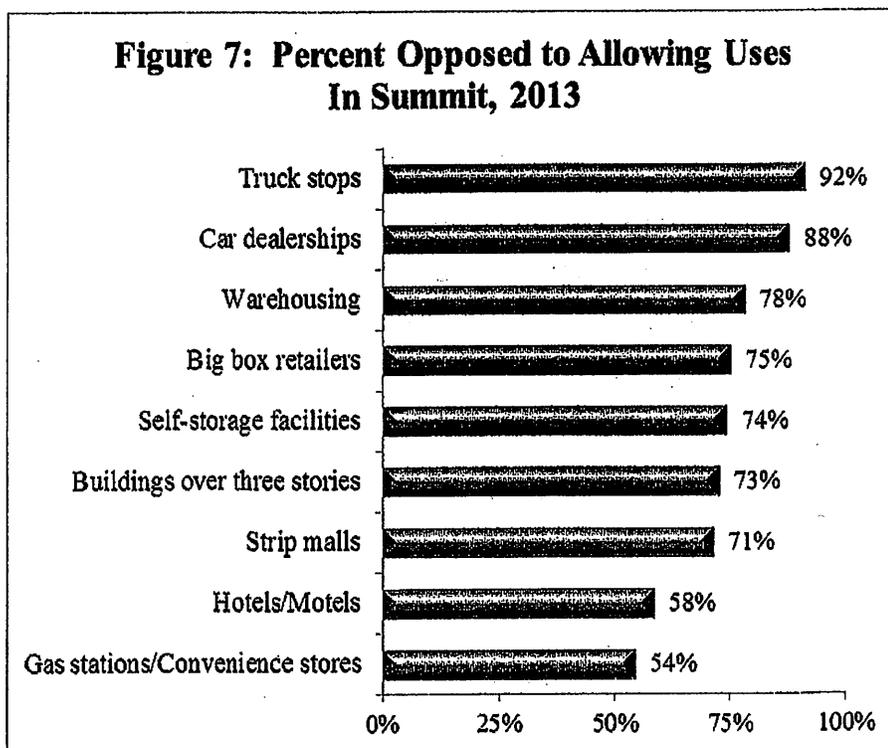
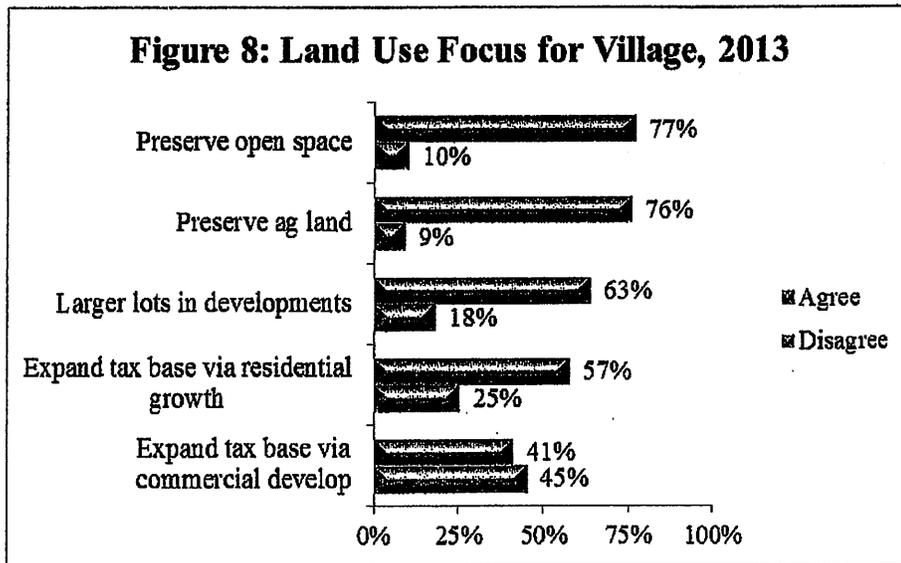


Table 3 suggests that for households with members in age groups up to the 55 – 64 age category, gas stations/convenience stores are acceptable to half or slightly more. Opposition to this land use is quite strong among households with members who are older than 65. Because households with members in the 55- 64 and 65 or older categories are over-represented in the sample, it is likely that popular opinion about the acceptability of gas stations/convenience stores is more closely divided than the 46% in favor/54% opposed margin shown in Figure 7.

Age Group	Statistically Significant	Percent Opposed
0 – 17	Yes	46%
18 – 24	Yes	42%
25 – 34	No	46%
35 – 44	No	51%
45 – 54	Yes	46%
55 – 64	No	54%
65+	Yes	63%

In response to a question that asked if the Village of Summit should focus its efforts on a series of land uses, large majorities agreed that preserving open space (77% agree) and agricultural land (76% agree) were things on which the community should focus (Figure 8). Interestingly, promoting larger lot sizes in future residential developments was also something respondents felt the Village should focus on. Larger lots in future developments could be seen as antithetical to preserving open, undeveloped space, as well as preserving agricultural land. A majority of respondents were also in favor of expanding the Village tax base via residential growth. Though fairly equal, it appears that a larger proportion of respondents are opposed to rather than supportive of expanding the Village tax base through commercial development.



There are few statistical differences across demographic groups with respect to the items in Figure 8. Households with members in the 45-54 year old category were somewhat less supportive of focusing on preserving open space or agricultural lands. Longer-term residents are less supportive of promoting

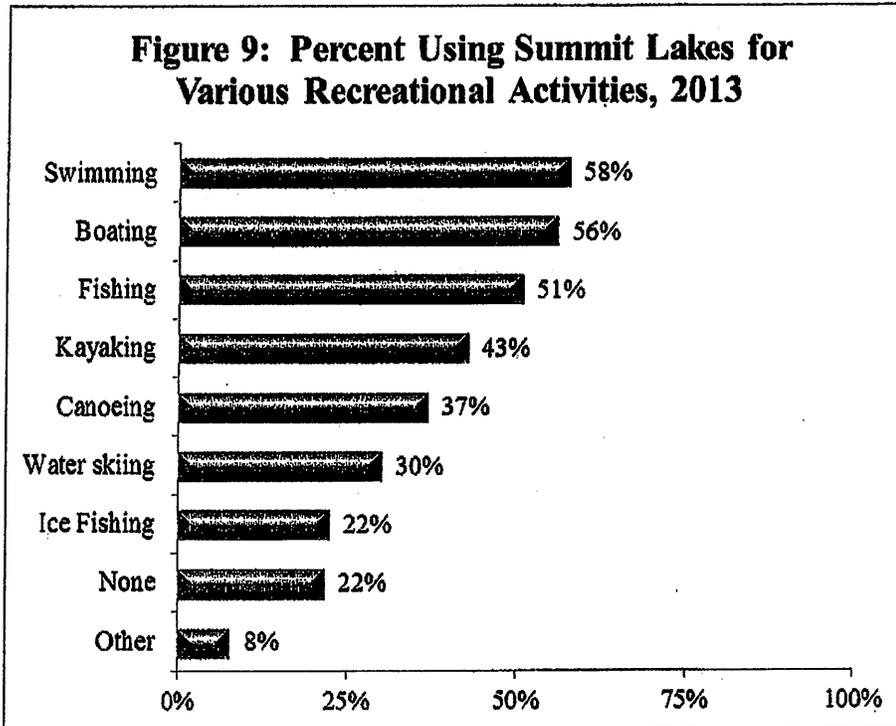
larger lots in future developments, and households with members who are older than 65 are less supportive of expanding the tax base via commercial development.

Natural and Cultural Resources

About half the respondents said they, or someone in their household, have used a lake in the Village of Summit for swimming, boating or fishing. Kayaking (43%), canoeing (37%) and water skiing (30%) were other activities that substantial minorities of respondents engage in on Village lakes. Only about one in 5 said they don't use the lakes for any of the listed recreational activities.

Geography and age both play significant roles in the degree to which Summit residents use Village lakes for recreational activities. Residents who own waterfront property were significantly more likely to say that they, or someone in their family, used the lakes for all of the activities listed in Figure 9 (and, of course, less likely to say they use the lakes for none of these activities). Additionally:

- Residents of Ward 2 were the most intense users of Village lakes for recreational activities; these residents were significantly more likely to say that they or members of their family used the lakes for all the activities listed. Ward 3 residents were significantly more likely to use the lakes for all the activities listed except water skiing, and, surprisingly, non-resident property owners were significantly more likely to engage in all the listed activities except ice fishing
- Residents of ward 5 were the least intense users of the lakes and were significantly less likely to say they or members of their family use the lakes for any of the listed activities. Residents of ward 6 were significantly less likely to use the lakes for all the uses except water skiing and ice fishing. Residents of ward 4 were significantly less likely to report that they/their family use the lakes for boating, water skiing or ice fishing, and those from ward 1 were less likely to use the lakes for canoeing or kayaking.
- Households with members who are 65 or older were significantly more likely to say they use the lakes for none of the activities in Figure 8 and less likely to say they fish, ice fish or swim in the lakes. In contrast households with young adults (25-34) were more likely to report they boat, fish, ice fish and swim in Village lakes.



In addition to the activities listed in Figure 9, respondents could identify other recreational uses of the lakes in which they engage. Sixty-nine respondents included “other” uses, including paddleboarding (10), biking (7), and ice skating (6). A complete list of other activities is included in Appendix A.

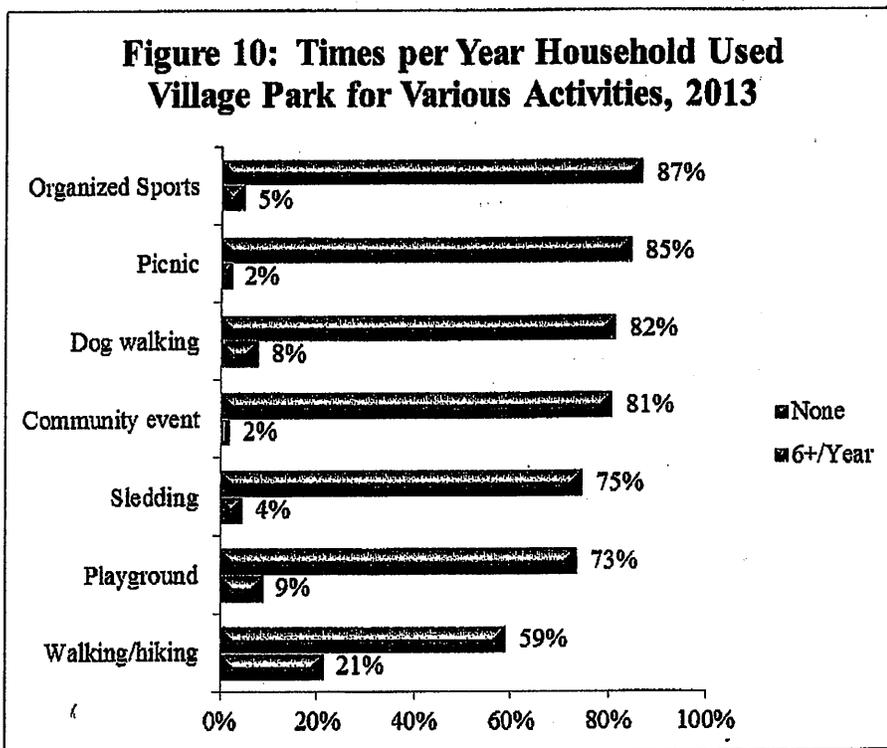
Finally, residents were asked how many times in the past 12 months have any members of their household engaged in a list of activities in a Village park (Figure 10). Response options were zero, one to five, six to ten and more than ten. In the figure, we’ve combined the six to ten and ten plus options to report the proportion who use the parks at least every other month. The difference between 100 and the proportion who never use the parks and those in the 6+ category is the percentage who said they engaged in the activity in a Village park between once and five times.

The results indicate that a large majority of Village residents do not use these parks for any of the activities listed. Roughly three-quarters or more said they did not use the parks for organized sports, a picnic, dog walking, community events, sledding, or playing on a playground. Nearly 60% said they hadn’t used the parks during the preceding year for walking or hiking.

Walking and hiking is the only park activity that more than 10 percent of the respondents said their family did at least every other month in the previous year.

The frequency of participation in the park activities listed in Figure 10 is heavily influenced by the age composition of respondent households. Households with children under 18 are significantly more frequent participants in all of the Village park activities included in Figure 10. Similarly, households with members in the 35- 44 age category were more frequent participants in all of the activities listed except dog walking and walking/hiking. In contrast, households with members in the 65+ age category participated in all park activities except walking/hiking in significantly lower proportions. In general, the

longer a respondent has lived in Summit the less frequently they participate in community events, dog walking, the playground, or sledding.



Respondents from ward 2 use the parks in significantly higher proportions with respect to the playgrounds and for walking and hiking, but less frequently for sledding. Those in ward 6 participate significantly more often in sledding and walking/hiking, while those in wards 4 and non-resident property owners are less frequent users of the park for the playground, walking/hiking or sledding.

Those with waterfront property use the parks significantly more frequently for dog walking but less frequently for sledding or visiting the playgrounds.

Conclusions

Because of the large number of responses and the relatively close alignment between the sample and the population of Summit in terms of demographic structure, the SRC believes the results of this survey accurately reflect residential opinions.

For the most part, there tend to be clear majority opinions with respect to many issues facing the Village of Summit. The results suggest that residents are generally happy with the quality of life offered by the Village (they view it as a safe place with quality infrastructure and amenities). Majorities believe that city services are generally good or excellent, though many lack first-hand experience and, hence, an opinion about the quality of many city services. Other than roads and possibly expanding biking/walking options, there is relatively weak support for the potential priorities about which residents were asked. The services/activities they would like to see take place in a new or remodeled city hall generally relate to core municipal functions (elections, police/public safety, and tax collections). A majority of residents are

opposed to most of the alternative land uses (truck stops, warehouses, etc.) about which they were asked; popular sentiment about gas stations appears to be closely divided. Residents want to preserve open space and agricultural land but are also supportive of larger lot sizes in new developments, which seems contradictory to their land preservation goals. A majority of households report that family members use Village lakes for common recreational purposes (swimming, boating and fishing), but relatively low proportions use parks in Summit.

Appendix A: Written Comments

Question 5: Uses for New/Upgraded City Hall - Other Responses

Include All the Above (6 Comments)

All
All listed
All of above if and when needed
All of the mentioned, plus treatment plant for residents
Any
If you upgrade include all of the above.

Opposed to New Facility (53 Comments)

No new facility (6X)
None (5X)
Leave as is (4X)
No upgrade needed (2X)
Current facility is fine/not new facility
Do not build!
Do not upgrade
Don't build a huge facility and then raise taxes
Don't spend the money
Hall is not deficient
Hold off on a new facility until things are better.
I think what we have is not worth spending tax payer dollars to be new and fancy.
It should stay the way it is
It's just fine the way it is
Keep current facility
make existing work- do not build a new facility
No need for a new facility
No need for large, elaborate building!
No new facility- remodel
No new Village Hall needed, upgrade current facility.
No new Village Hall!!
None of the above- it's efficient to get the job done.
Not deficient, not a need
Nothing until the economy gets better.
Please don't build a new facility- you can remodel it
Present hall is fine.
Remodel existing facility - hire sheriff dept to perform police duties
Simple remodel, we cannot afford a new Village Center!
Stay the same
Upgrade current facility to current standards
Upgrade to code
Village Hall seems fine to me
Why do we always need 'new'? Let's fix the village hall and save money by not building a completely new building that is unnecessary.
Why is it deficient? Seems ok to me.
It is useful, make ADA accessible and leave as is.
Keep small. Bigger is NOT better.
Make it accessible, we don't need a new facility.

No one uses the Village Hall except to vote. I do not need an increase in my taxes for a new facility that will not get used.

No problem with facility
Only make up to code

No opinion (2 comments)

No opinion (2X)

Additional Village Services (19 Comments)

Fire station (5x)
D.P.W.
DPW Garage
Hunting/fishing licenses
Inspections/city clerk
Library
Local governing issues (permits etc.)
Public Works
Public works facility
Recycle center/yard waste disposal
Shop a Maintenance Building
Village Administration
Village Meetings
Village Operations
Village Public meetings.

Other Recreational Activities (3 comments)

Educational activities
Music concerts
Recreation with kitchen

Yard waste (2 comments)

Brush dump
Yard waste drop site/brush drop

Miscellaneous (14 comments)

As much as possible for the money
Classes for your road crew- tree trimming, grass cutting, snow removing.
Control of bikers on the road
Do be building a new one
Handicap accessibility
Improve Sand??
It's old now
Minimize less police force
My opinion- it is efficient
Properly paved roads
Rental to community orgs. E.g.: churches, etc.
Solely for village hall activities
These are in present hall
This statement is deceiving! Stated towards needing a new facility.
Town Hall meetings
Use Oconomowoc's new center
Whatever you want. I have no use for it.

Question 8: Other Uses of Summit Lakes

Paddleboard (10X)
Biking (7X)
Ice skating (6X)
Hunting (4X)
Tubing (4X)
Sailing (3X)
Snowmobiling (3X)
Biking, dog park, hiking and cross country skiing.
Biking, hunting, and dog park
Biking, walking on roads and trails
Biking/Hiking
Canoeing on Bark River
Cross country skiing
Cross Country Skiing, hiking
Diving
Enjoy sitting by the lake
Golf
Hiking
Horseback riding
Ice skating, sailing, paddleboarding
ice skating/observation of wildlife
Just looking at the water, stars, sunsets
No access to Genesee Lake without a boat-not everyone can afford a boat
Paddelboarding/Paddleboating
Paddleboat/Cross-country skiing
Peaceful view and bird watching
Please stop more than 2-3 pontoon boats to tie up in the sandbar. I have counted up to 45 boats in the summer-with no bathroom facility being used!
Please take the vehicle ban on ice- make a weight limit so we can use lake in winter- we pay for it all year.
PWC
Rowing
Simply enjoying countryside environment.
Snowshoeing, ice skating, paddle boating
Stand-up paddleboarding, windsurfing
SUP
Too old
Viewing the lake
We used the Bark River
Wildlife preservation
Wind surfing

Appendix B: Numerical Summary of Village of Summit Resident Survey – 2013

QUALITY OF LIFE

1. If asked by a friend who is thinking about moving to the Village of Summit, how would you rate your level of satisfaction with the following?

	Satisfied	No Opinion	Dissatisfied
a. Bike paths and walking trails	63%	20%	17%
b. Crime and safety	93%	5%	2%
c. Current Village Master Plan	29%	58%	13%
d. Overall quality of life in Summit	95%	3%	2%
e. Property owner rights	64%	20%	16%
f. Property taxes	42%	11%	47%
g. Quality of roads	65%	8%	27%
h. Village parks	61%	33%	7%

UTILITY AND COMMUNITY SERVICES

2. Based on your experience, please rate the following Village of Summit services:

	Excellent	Good	Not sure	Fair	Poor
a. Ambulance service	20%	20%	57%	2%	0%
b. Boat patrol	9%	25%	54%	7%	5%
c. Code and ordinance enforcement	12%	33%	42%	9%	4%
d. Election administration	26%	46%	21%	5%	1%
e. Fire protection	25%	39%	34%	2%	1%
f. Garbage collection	48%	41%	1%	7%	3%
g. Level of speed limit enforcement	20%	51%	11%	10%	7%
h. Roadside mowing	16%	56%	6%	16%	6%
i. Road maintenance	14%	49%	4%	22%	11%
j. Snow removal	25%	47%	4%	15%	8%
k. Tax collection	18%	53%	20%	9%	1%
l. Permits and inspections	14%	35%	43%	6%	2%
m. Police service and protection	35%	49%	9%	6%	1%
n. Recycling	23%	56%	10%	7%	3%
o. Sewage treatment	7%	24%	60%	5%	4%
p. Village cemetery maintenance	13%	23%	62%	1%	0%
q. Zoning administration	9%	21%	57%	8%	5%

	Yes	No
3. If cost savings could be achieved in the cost of garbage pick-up, would you support changing the current 'up the drive' service with 'curbside' service (you would be required to take garbage to the roadside each week)?	43%	57%

COMMUNITY FACILITIES

4. During the next five years, how much priority should each of the following facilities have for improvement?

	Not a Priority	Low Priority	Medium Priority	High Priority
a. Bike paths and walking trails that connect to existing trail systems	21%	21%	38%	21%
b. Bike lanes on existing roads	25%	22%	27%	27%
c. Village Cemetery	34%	39%	23%	3%
d. Village roads	3%	6%	50%	40%
e. Village Park shelter/concession stand (Genesee Lake road)	33%	41%	22%	4%
f. Village Park restroom (Genesee Lake road)	27%	33%	29%	11%
g. Village Park recreation facilities (Genesee Lake road)	29%	36%	28%	7%

COMMUNITY FACILITIES

5. The current Village Hall is deficient: not completely accessible, inefficient and not code compliant. What uses do you envision should be included in an upgraded/new facility?

48%	Community activities	69%	Elections	67%	Police station	20%	Recreational activities
26%	Youth activities	32%	Senior activities	62%	Tax collection	11%	Other, <u>See Appendix A</u>

ECONOMIC/HOUSING DEVELOPMENT AND LAND USE

6. The current Village of Summit code prohibits the following uses. Should these uses be allowed under some circumstances?

	Yes	No
a. Big box retailers	25%	75%
b. Buildings over three stories	27%	73%
c. Car dealerships	12%	88%
d. Gas stations/convenience stores	46%	54%
e. Hotels/Motels	42%	58%
f. Self-storage facilities	26%	74%
g. Strip malls	29%	71%
h. Truck stops	8%	92%
i. Warehousing	22%	78%

7. Do you agree or disagree that the Village of Summit should focus its efforts on the following?

	Agree	No Opinion	Disagree
a. Preservation of agricultural land	76%	15%	9%
b. Preservation of undeveloped open space	77%	13%	10%
c. Promoting larger lot sizes on future residential development	63%	18%	18%
d. Promoting expansion of tax base through commercial development	41%	14%	45%
e. Promoting expansion of tax base through residential growth	57%	18%	25%

NATURAL AND CULTURAL RESOURCES

8. Please indicate in which of the following lake uses in the Village of Summit that you or members of your family participate. Mark (•) all that apply.

56% Boating	37% Canoeing	51% Fishing	22% Ice Fishing	58% Swimming
30% Water skiing	22% None	8% Other, <u>See Appendix A</u>	43% Kayaking	

Yes No

9. Do you own waterfront property in the Village of Summit?

42% 58%

10. How many times in the past 12 months have any members of your household used a village park for each of the following?

	0	1 to 5	6 to 10	More than 10
a. Community events	81%	18%	2%	0%
b. Dog walking	82%	11%	3%	5%
c. Organized sports	87%	8%	2%	2%
d. Picnic	85%	13%	2%	0%
e. Playground	73%	18%	5%	3%
f. Sledding	75%	21%	3%	1%
g. Walking/hiking	59%	20%	9%	12%
h. Other, <u>See Appendix A</u>	89%	4%	2%	4%

DEMOGRAPHICS (for statistical purposes only)

		0-5 yrs.	6-10 yrs.	11-15 yrs.	16-20 yrs.	21+ yrs.	
11. How many years have you lived in Summit?		12%	15%	16%	13%	44%	
12. Is your primary residence in Summit?		Yes	No				
		93%	7%				
13. How many people live in your household in each of the following age ranges	0-17 yrs	18-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65+ yrs
Number of Households	179	106	66	92	213	246	245
1	39%	64%	53%	46%	43%	40%	45%
2	39%	31%	39%	52%	57%	59%	55%
3	15%	3%	3%	2%	0%	0%	0%
4	4%	1%	5%	0%	0%	1%	0%
5	2%	1%	0%	0%	0%	0%	0%
6	2%	0%	0%	0%	0%	0%	0%
7	1%	0%	0%	0%	0%	0%	0%

Appendix C: Summary of Public Presentation Discussion

On December 3rd, 2013, the Village of Summit Survey Committee hosted a public presentation and discussion of the survey results. Twenty-five residents participated in the presentation and discussion. The group in attendance provided the following comments.

SURVEY PROCESS:

- A Survey Committee member stated they were glad that the board decided to send surveys to all households in the Village of Summit rather than conducting a random sample.
- A Survey Committee member stated that the results helped him to generate more questions about the Village.
- There is no difference of opinion by ward in respect to allowing gas stations/convenience stores under some circumstances
- One resident stated that the 39% response rate was amazing.

LAKES:

- When reviewing that 4 of 10 survey respondents also own waterfront property, a board trustee asked to find out how what the percentage of waterfront property owners is in the Village of Summit
- One participant commented on the amount and type of use the lakes receive by Village residents, questioning the level of public beach access and future considerations for improving lake access.
- When comparing the amount of use residents give to the lakes vs. the parks, discussion took place on exploring investment in lakes, as “they (the lakes) are our parks...”
- Currently, there are no public access points with a beach attached to it
- 55% of properties are in a Shoreland Zone that is within 300 feet of a wetland or water body. A considerable amount of the Village is lakes. The Village could encourage swimming access for all residents.

NEED FOR INCREASING EFFECTIVE COMMUNICATION:

- A comment was made that constituents do want to be more involved with their local government, yet may not be aware of the current and future topics and details for decision-making.
- Discussion noted that the Village board could do a better job of communicating what is wrong with Village Hall. Participants suggested that residents may not fully understand ADA requirements and current and future operational needs for Village departments.

VILLAGE HALL/FACILITIES:

- No restroom on lower level of current Village Hall. One family likes to rent the lower level to host family gatherings of 40-50 people of all ages. Not having a restroom on the lower level was a main deciding factor for not renting the space again this year to host a gathering.

BOARD STRUCTURE:

- Currently Village Board Trustees are elected at large.
- A question was raised about the Village having equal representation on the board from all 6 wards (Should the board consider having a discussion with regard to elections based on representation from all 6 wards?).

APPLICATION OF SURVEY RESULTS:

- When asked about how Summit used data in the past for decision making, the Village Administrator shared that in 2002, the Town of Summit purchased the land on Genesee Lake Rd, and hand delivered surveys to solicit input on park uses that was used to develop the Village's Parks Plan.
- The board will use this data in the next couple of years as they make budget and land use decisions. It will also be used in the application for DNR funding of waterfront and lake access grant applications, along with the updated Comprehensive Outdoor Recreation Plan.

