Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
www.summitvillage.org

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

AGENDA
Village of Summit Plan Commission
Thursday, June 19, 2025, 5:30 p.m.

At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER

2. ROLL CALL AND CONFIRM POSTING

3. PLEDGE OF ALLEGIANCE

4. MINUTES
   - May 15, 2025

5. Next meeting date – proposed for Thursday, July 17, 2025, at 5:30 p.m.

6. **PUBLIC HEARINGS:**

   A. Receive comments and discuss a request by Robb Brinkmann Construction to amend an existing Conditional Use Permit to allow indoor and outdoor storage of landscape and commercial equipment and materials and to renew the Conditional Use Permit for another five years on property that currently has a Legal Nonconforming Conditional Use Permit for the storage of trucks, trailers and the operation of a landscape business for the storage of nursery stock, sand, stone, gravel, bark, and the storage and repair of related landscape equipment. The subject property is owned by LILO Properties LLC and located at 38510 Delafield Road (SUMT0653996002).

   B. Receive comments and discuss a request by Steve Hanke to amend the Zoning District Map from the R-1 Estate Residential District to the BP Business Park District to accommodate a conference center on property located at 37214 Delafield Road (SUMT0640998001).

   C. Receive comments and discuss a request by Eric Wittnebel, on behalf of Rogers Behavioral Health, Inc., to amend an Existing Conditional Use Permit to replace three residential buildings that accommodate a total of 20 beds with a new single building 20-bed residential facility and related improvements and to renew the Conditional Use Permit for another five years on property that currently has a Conditional Use Permit to operate a community-based residential facility and associated activities. The property is located at 3011 N. Cedar Ridge Road (SUMT0625998).

7. **REGULAR BUSINESS:**

   A. Discussion and action on a request of Ken Kranzman for approval of Business Plan of Operation to operate a woodworking shop on property owned by GRHAE, LLC located at 2911 N. Dousman Road (SUMT0637007).

B. Discussion and action on a request of Nicholas Dillon for approval of a Business Plan of Operation to change the business owner and operator at Lucky Chucky's located at 37238 Valley Road (SUMT0612963001).

C. Discussion and action on a request by Robb Brinkmann Construction to amend an existing Conditional Use Permit to allow indoor and outdoor storage of landscape and commercial equipment and materials and to renew the Conditional Use Permit for another five years on property that currently has a Legal Nonconforming Conditional Use Permit for the storage of trucks, trailers and the operation of a landscape business for the storage of nursery stock, sand, stone, gravel, bark, and the storage and repair of related landscape equipment. The subject property is owned by LILO Properties LLC and located at 38510 Delafield Road (SUMT0653996002).

D. Discussion and action on a request by Steve Hanke to amend the Zoning District Map from the R-1 Estate Residential District to the BP Business Park District to accommodate a conference center on property located at 37214 Delafield Road (SUMT0640998001).

E. Discussion and action on a request of Eric Wittnebel, on behalf of Rogers Behavioral Health, Inc., to amend an Existing Conditional Use Permit to replace three residential buildings that accommodate a total of 20 beds with a new single building 20-bed residential facility and related improvements and to renew the Conditional Use Permit for another five years on property that currently has a Conditional Use Permit to operate a community-based residential facility and associated activities. The property is located at 3011 N. Cedar Ridge Road (SUMT0625998).

F. Discussion and action on a request of Cory Majszak, on behalf of Rogers Behavioral Health, Inc., for Site Development and Business Plan of Operation approval to construct an experiential therapy and aquatic center building on property located at 34700 Valley Road (SUMT0622977002).

8. **UPDATE** on Zoning Code Land Use Project, next sub-committee meeting September 11, 2025

9. **UPDATE** regarding Village Board action on Plan Commission matters

10. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner **Posted: June 13, 2025**

Next meeting date: July 17, 2025

***** Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact the Village Hall at 567-2757.

***** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any other governmental body except by the Village of Summit Plan Commission noticed above.

Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
www.summitvillage.org

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

MINUTES
Village of Summit Plan Commission
Thursday, May 15, 2025

CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 p.m. on Thursday, May 15, 2025 at Summit Village Hall, 37100 Delafield Road, Summit, WI.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk LaValliere took roll call and confirmed that the meeting was noticed to the local media as required and requested and posted on the Village posting board and website. Commissioners present were: Jim Petronovich, Annette Kaja, Jay Obenberger, Matthew Katz, Paul Schmitter, and alternate Joan Gucciardi.

Also present were: Chairperson Jim Siepmann, Planner Amy Barrows, Deputy Clerk/Deputy Treasurer Sarah LaValliere.

MINUTES

- April 17, 2025

MOTION: (Petronovich, Schmitter) *to approve the minutes as presented.* Carried

Next meeting date – proposed for Thursday, June 19, 2025, at 5:30 p.m.
Paul Schmitter is not available

REGULAR BUSINESS:

Discussion and action on a request of Daniel Groskopf, on behalf of the property owner, 604 South Golden Lake Lane LLC, to construct a detached garage that exceeds 60% of the floor area of the residence on property located at 604 S. Golden Lake Lane (SUMT0698018).

Planner Barrows gave a summary of the request. Plan Commission reviewed the request. Chairperson Siepmann complemented the applicant on making architectural revisions so that the building is more compatible with the residence and neighborhood based on its size.

MOTION: (Petronovich, Schmitter) *to approve the request to construct an accessory building that results in more than 60% of the finished floor area of the residence, subject to the following conditions:*

1. *The accessory building shall be constructed in conformance with the building plans prepared on May 6, 2025 by Groskopf Construction.*

2. *The second story of the garage shall not exceed 7.5 ft. in height from the floor to the ceiling.*

3. *The applicant shall record a declaration of restriction with the Waukesha County Register of Deeds, drafted by Village Staff, that states the building shall not be occupied for purposes of human habitation or for commercial purposes, unless allowed per the Zoning Ordinance.*

Carried.

Discussion and action on a request of Andy Fieber, on behalf of the property owner, Nemahbin Lake Holdings LLC, for Site Development approval to redevelop the parking lot on property occupied by Panga, located at 34422 Delafield Road (SUMT0669017).

Planner Barrows reviewed the request for Site Development approval to redevelop the parking lot on property occupied by Panga.

Applicant Andy Fieber was present to provide additional information as requested by the Plan Commission.

The Plan Commission determines that the enclosure for the dumpster should be wood not chain link and possibly painted the same color as the building to lessen visibility. Their recommendation was to come back to group to work on the architecture of the enclosure.

MOTION: (Schmitter, Kaja) *to approve the parking lot improvements, subject to the following conditions:*

1. *All comments of the Engineering Staff's Review Letter dated March 18, 2025, shall be complied with prior to commencing any construction activities.*
2. *The applicant shall apply for a Floodplain Development Permit that shall be reviewed and approved by the Village prior to commencing any construction activities. The water equipment racks proposed adjacent to the Upper Nemahbin Lake shall be properly anchored to meet the Village's floodplain requirements. The property is limited to two equipment racks, each holding eight units of recreational equipment, per the existing Business Plan of Operation.*
3. *The outbuilding shall be removed prior to commencing any parking lot improvement activities.*
4. *Written documentation shall be submitted to Village Staff from Waukesha County Department of Public Works that all necessary approvals and permits have been issued for improvements within the road right-of-way of CTH DR prior to commencing any parking lot improvement activities.*
5. *Prior to commencing any parking lot improvement activities, a Stormwater Maintenance Agreement shall be reviewed and approved by the Village and recorded with Waukesha County Register of Deeds that includes the floodplain compensatory storage area on the land owned by the Upper Nemahbin Lake Management District. An easement encompassing the stormwater management/floodplain compensation area will need to be established.*
6. *Prior to commencing any parking lot improvement activities, the Fire Department shall review the final plan set to ensure the fire department has adequate access and maneuverability.*
7. *Applicant shall work with Village staff for approval on revised dumpster screen.*

Carried

Discussion and action on a request of Jack Collier, on behalf of Rogers Behavioral Health, Inc., for a revised Certified Survey Map approval to combine several properties located at 34700 Valley Road (SUMT0622977002), 3646 N. Sawyer Road (SUMT0622987), a portion of 3630 N. Sawyer Road (SUMT0622986), 34700D Valley Road (SUMT0622982), SUMT0622980002, SUMT0622979002, and a portion of a property located on N. Hickory Lane (SUMT0622980004).

Planner Barrows reviewed the request of Jack Collier on behalf of Rogers Behavioral Health for a revised Certified Survey Map to combine properties on the Rogers Campus. Plan Commission and Village Board should be aware the updated CSM reflects the revised boundaries which opens the door for trees to be cut.

On the existing CSM, #7 Environmental corridor notes 20% allowable disturbance by Southeastern Wisconsin Regional Planning Commission (SEWRPC). This is a sewer connection consideration not a Village allowance. If it is removed, future projects in the corridor will have prohibitions that still apply. Planner Barrows, recommendation is to remove it from the CSM.

Jack Collier Rogers Behavioral Health is on site to answer questions and made reference to a confirmation letter in 2017 from SEWRPC letter (included in the packet) that adopts a 2008 corridor line.

Plan Commission agrees that what SEWRPC has designated is acceptable. There was conversation about additional buildings for Roger's Memorial and environmental corridor. There are a few more buildings planned. The recommendation is to get the CSM approved and if they need to amend the CSM for future building that is fine. Remove item #7 on the CSM as requested by the Planner.

MOTION: (Obenberger, Schmitter) *to recommend that Village Board approve the amended Certified Survey Map for the main campus, subject to the following conditions:*

A. *APPROVALS FROM ALL OBJECTING AND APPROVING BODIES: Petitioner shall satisfy all comments, conditions and concerns of the Waukesha County Department of Public Works, Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.*

B. *SUBJECT TO REIMBURSEMENT OF EXPENSES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*

C. *UTILITY CONNECTION FEES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note:* ***The CSM results in the reconfiguration and combination of lots. Therefore, this condition does not apply.***

D. *BUSINESS OR COMMERCIAL USE. Commercial or business uses on these lots are limited to those uses approved as part of the Rogers Memorial Hospital Conditional Use Permit.*

E. *ONE YEAR TO SATISFY CONDITIONS. Subject to the Petitioner satisfying all the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM's.*

F. *RECORDING. The Petitioner shall submit all three CSM's that have been approved by the Village, including the signed signature sheets, to Village Hall for recording. The Village will record the CSM's,*

as well as the road vacation documents, at the cost of the Petitioner. The properties shall be rezoned appropriately prior to the CSM's being recorded.

G. *RESTRICTION REMOVAL. Restriction #7 on sheet 11 of 14 of the Certified Survey Map shall be removed.*

Carried.

Discussion and action on the request of Jack Collier, on behalf of Rogers Behavioral Health, Inc., for Site Development approval to construct a new 24-bed residential facility on property located at 34700 Valley Road (SUMT0622977002).

Planner Barrows reviewed the request of Rogers for site development to construct a new 24-bed residential facility.

Planner Barrows requests that stormwater facilities for the entire site be cleaned up for the whole property as part of the Stormwater Maintenance Agreement. Tree removal is planned, that causes significant disturbance, staff has asked applicant to plant more trees through the entire site.

Site preparation is the goal currently. Approving the Development Plan with conditions would be acceptable at this time.

Jack Collier, Roger's Behavioral Health provided renderings of the facility and stated that the elevation has been updated to reflect the recommendation of plan staff.

Plan commission requested to screening any HVAC, and adding dumpster enclosure, staff will then review and provide approval.

MOTION: (Kaja, Schmitter) *to approve the Site Development Plans for a 24-bed adult CBRF, subject to the following conditions being met prior to the commencement of any construction activities unless otherwise stated. Conditions 4-7 and dumpster enclosure and HVAC screening: shall be submitted by the August Plan Commission meeting*

1. *The Certified Survey Map combining several parcels shall be recorded prior to the commencement of any construction activities.*
2. *The emergency alarm system for the entire campus shall be updated to the satisfaction of the Village of Summit Police Department and Western Lakes Fire Department prior to the commencement of any construction activities.*
3. *All comments from the Engineering Staff shall be complied with. A revised Stormwater Maintenance Agreement shall be reviewed and approved by the Village and recorded with the Waukesha County Register of Deeds Office. Written documentation shall be submitted to the Village that all WDNR permits have been issued.*
4. *A dumpster enclosure plan shall be submitted to Plan Commission for review and approval.*
5. *A lighting plan, including photometrics and catalog cut sheets, shall be submitted to Plan Commission for review and approval.*
6. *Final landscape plans shall be submitted to Plan Commission for review and approval.*
7. *A Final Signage Plan with dimensions shall be submitted for review and approval by Village Staff.*
8. *The Fire Department shall review the final plan set to ensure the fire department has adequate access and maneuverability.*

9. *The Delafield Hartland Pollution Control Commission shall review and approve the proposed improvements. Any necessary professional reimbursement, sewer connection and impact fees shall be paid prior to the issuance of a Building Permit.*
10. *The applicant shall submit a Business Plan of Operation for review and approval by Plan Commission prior to commencing any operations.*
11. *Prior to commencing any construction on the building, a Building Permit shall be issued by the Village Building Inspector.*

Carried

UPDATE on Zoning Code Land Use Project:
Planner Barrows provided an update regarding the Zoning Code Land Use Project.
Meetings of the sub-committee are delayed until September because of Summer activities.
Joint listening session planned for May 29 at 6:00 pm

UPDATE regarding Village Board action on Plan Commission matters.

- Village Board agrees to meeting between now and September to discuss Eschweiler property.
- Bark River Conservancy rezone and Preliminary Plat approved subject to same conditions as Plan Commission.
- MacKenzy/ Raabe CSM approved

ADJOURN Plan Commission meeting.

MOTION: (Schmitter, Gucciardi) *to adjourn the Plan Commission meeting at 7:00 p.m.* Carried.

Respectfully submitted,

Sarah LaValliere
Deputy Clerk/Deputy Treasurer

Next meeting date: June 19, 2025

Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
www.summitvillage.org

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

PUBLIC HEARING NOTICES
VILLAGE OF SUMMIT, WISCONSIN

Thursday, June 19, 2025

Please be advised that the Village of Summit Plan Commission will hold a public hearing on **Thursday, June 19, 2025, at 5:30 p.m.,** at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin. The purpose of the hearing is to receive comments and discuss a proposed request by Robb Brinkmann Construction to amend an existing Conditional Use Permit to allow indoor and outdoor storage of landscape and commercial equipment and materials and to renew the Conditional Use Permit for another five years on property that currently has a Legal Nonconforming Conditional Use Permit for the storage of trucks, trailers and the operation of a landscape business for the storage of nursery stock, sand, stone, gravel, bark, and the storage and repair of related landscape equipment. The subject property is owned by LILO Properties LLC and located at 38510 Delafield Road (SUMT0653996002).

Immediately following the above noticed public hearing, another public hearing will be held by the Village of Summit Plan Commission at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin, at which time the Plan Commission will receive comments and discuss a proposed request by Eric Wittnebel, on behalf of Rogers Behavioral Health, Inc., to amend an Existing Conditional Use Permit to replace three residential buildings that accommodate a total of 20 beds with a new single building 20-bed residential facility and related improvements and to renew the Conditional Use Permit for another five years on property that currently has a Conditional Use Permit to operate a community-based residential facility and associated activities. The property is located at 3011 N. Cedar Ridge Road (SUMT0625998).

Immediately following the above noticed public hearing, another public hearing will be held by the Village of Summit Plan Commission at the Summit Village Hall located at 37100 Delafield Road, Summit, Wisconsin, at which time the Plan Commission will receive comments and discuss a proposed request by Steve Hanke to amend the Zoning District Map from the R-1 Estate Residential District to the BP Business Park District to accommodate a conference center on property located at 37214 Delafield Road (SUMT0640998001).

Information regarding these applications is available for review at the Village of Summit Village Hall, 37100 Delafield Road, during regular business hours. Citizens with written comments regarding these public hearings may email those comments to the Village Deputy Clerk at deputyclerk@summitvillage.org or by using this link: https://summitvillage.org/contact-us/ and those comments will be included in the meeting packet. The deadline to receive written comments is noon on Thursday, June 12, 2025. Verbal comments may be provided at the meeting. For more information regarding this public hearing, please contact Amy Barrows, Village Planner, at the Summit Village Hall (262) 567-2757.

All interested parties will be heard.

VILLAGE OF SUMMIT

Amy Barrows, Village Planner

Published: June 5 and June 12, 2025
Posted: June 5, 2025

VILLAGE OF SUMMIT ORDER
GRANTING A CONDITIONAL USE AND PRESCRIBING CONDITIONS FOR
PATRICK KUMMROW
TO OPERATE A BUSINESS FOR THE STORAGE OF TRUCKS, TRAILERS AND TO OPERATE A LANDSCAPE BUSINESS FOR THE STORAGE OF NURSERY STOCK, SAND, STONE, GRAVEL, BARK, AND THE STORAGE AND REPAIR OF RELATED LANDSCAPING EQUIPMENT
IN THE VILLAGE OF SUMMIT

WHEREAS, a petition has been filed by Patrick Kummrow (hereinafter PETITIONER) pursuant to the Zoning Code of the Village of Summit for premises known as 38510 Delafield Road in the Village of Summit, said premises containing approximately 3.7 acres of Lot 1 of Certified Survey Map Number 6480 as shown on the attached Exhibit A, (hereinafter "SUBJECT PROPERTY"); and

WHEREAS, Richard Kummrow previously received a Conditional Use Permit for this use on or about August 17, 1994, which Conditional Use Permit (Exhibit B) was to extend for a period of 5 years; and

WHEREAS, Richard Kummrow was granted a five-year extension to the initial term of the original Conditional Use Permit, on or about September 15, 1999, as shown in Exhibit C; and

WHEREAS, Richard Kummrow was granted another five-year extension on October 20, 2004, as shown in Exhibit D; and

WHEREAS, a petition to renew and modify the Conditional Use Permit was filed on October 2, 2009 by Richard Kummrow and granted on March 10, 2010. This new Permit was approved through January, 2015; and

WHEREAS, pursuant to 235-9(B)(3), 235-56(A) and 235-76 of the Town Code existing in March, 2010, the use of existing buildings to be used to repair and store trucking equipment and related uses was a legal non-conforming use of the subject property, and as such was an authorized conditional use of the subject property; and

WHEREAS, the Town of Summit was incorporated by the State of Wisconsin as the Village of Summit on July 29, 2010; and

WHEREAS, the Village of Summit adopted a new Zoning and Shoreland Protection Ordinance in May, 2013, updated in November, 2015; and

WHEREAS, the Village Zoning and Shoreland Protection Ordinance continues the provisions of legal non-conforming Conditional Use Permits in Section 111-317 of the Ordinance; and

WHEREAS, the Village Plan Commission also authorized use of the property for Somerset Marine to store equipment and material on the property as part of the January 21, 2016 renewal; and

WHEREAS, the Summit Plan Commission reviewed Patrick Kummrow's transfer request at a regular Plan Commission meeting on April 18, 2019, and determined that this transfer qualified as an immediate family member and that under this provision no public hearing was required; and

WHEREAS, the Summit Plan Commission, following the necessary study and investigation, having given the matter due consideration, and having based its determination on the effect of transferring such conditional use permit on the health, general welfare, safety and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as impact on surrounding properties as to noise, dust, smoke, odor or other similar factors, and further considering that the proposed use is similar in nature to the previous use of said property that lawfully existed prior to July 11, 1960, hereby determines that the use will not violate the spirit or intent of the Chapter 111 of the Village Code for the Village of Summit, will not be contrary to the public health, safety or general welfare of the Village of Summit, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of smoke, dust, odor, or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, a Conditional Use Permit for the subject premises is hereby renewed to Patrick Kummrow. The Conditional Use Permit granted herein shall apply only to this specific use of the aforesaid premises by Patrick Kummrow or tenants under his direct control, and the Conditional Use Permit shall continue in existence only so long as the conditional use is operated in compliance with this permit. This Conditional Use Permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations. No transfer of this Conditional Use is allowed.

A. This conditional use is granted to permit the storage of trucks, trailers and related items on the site and in three building, the storage and delivery of materials related to landscape maintenance, including plants and nursery stock and the storage and repair of related equipment on the above-described property, subject to the following conditions, restrictions and limitations.

1. OPERATION: The operation and layout, including ingress and egress, shall be in substantial compliance with the application and representation made to the Summit Plan Commission. The maximum number of trucks, equipment and

materials shall be as described in this Permit. The premises shall at all times be maintained in a neat and orderly condition. Transfer of loads will be allowed on an occasional basis, within the buildings only.

2. BUILDINGS: Three separate buildings are approved for the site consisting of (a) an 82' by 31' repair shop and office area, (b) a 12' by 13' storage shed, and (c) a 42' by 82' storage shed which will be used for the storage of trucks and related items owned by Patrick Kummrow. A loading dock has previously been allowed onto the 42' by 82' building for the use of transferring freight from one trailer to another.

3. SETBACKS: The existing buildings shall be set back as they now presently exist and the 42' by 82' building shall set back as set forth in the plans presented to the Summit Plan Commission on May 18, 1994.

4. OUTSIDE STORAGE - TRUCKING: Outside storage related to the trucking operation shall be limited to five (5) truck/trailer units; all of which will be under the control of the Petitioner, and one trailer on the west side of the property which can be used for storage of parts as long as it is properly maintained.

5. OUTSIDE STORAGE – LANDSCAPING: Outside storage related to the landscaping operation shall be limited to ten 1-ton trucks, ten trailers, nursery products and materials as shown on the site plan approved by the Summit Plan Commission, in the areas shown on the approved site plan or as set forth in this permit. Maximum quantities of materials within the storage bins to be as shown on the approved site plan.

6. SIGNS: Signage on the property shall be limited to that which now exists, a wall mounted sign measuring 32 square feet in area.

7. LIGHTING: Lights shall not reflect light onto adjacent residences. There shall be no whirling or flashing lights on the premises. All lights shall be approved by the Summit Plan Commission and they shall not unreasonably withhold approval if there is substantial compliance with the intent of this order.

8. HOURS OF OPERATION: The normal hours of operation shall be between 6:00 a.m. and 9:00 p.m. Monday through Friday, with weekend daytime hours between 7:00 a.m. and 5:00 p.m. from April through October.

9. GARBAGE, REFUSE AND WASTE PRODUCTS: Garbage, refuse, or waste products shall not be stored outside the buildings and any garbage, refuse or waste materials accumulated shall be removed from the property at regular intervals of once per week in between May 1 and September 30, once per month from October 1 through April 30.

10. RESIDENTIAL USE: No living or sleeping quarters shall be allowed on the premises.

11. NOISE: If there are any complaints about unusual noise, inconsistent with the normal operation, the Plan Commission shall hold a public hearing, upon due notice, and shall make reasonable rules and regulations in such regard.

12. LANDSCAPING: The site shall include landscaping as approved by the Town Plan Commission in 2010. The Plan Commission reserves the right to require additional landscaping and screening in future reviews.

13. ANNUAL FIRE INSPECTION REPORT: The petitioner shall cause the subject property to be inspected by the Fire District having jurisdiction over the subject property on an annual basis, and shall provide the Village Administrator with a written report no later than March of each calendar year. The written report shall show that there are no violations on the property, or if violations are noted, the report shall show that such violations have been corrected to the satisfaction of the Fire District having jurisdiction over the property.

14. HAZARDOUS MATERIAL STORAGE: The petitioner shall report to the Fire District having jurisdiction regarding hazardous materials storage on the subject property, which report must be filed with the Fire District no later than March 1 of each calendar year and a copy provided to the Village Administrator.

15. This Conditional Use shall be confined to the subject property without extension or expansion.

B. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of the use, the question shall be submitted to the Plan Commission for the Village of Summit for determination.

C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Summit, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the premises above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by the Village ordinance or other law. The conditional use hereby authorized shall be confined to the premises described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village Plan Commission of the Village of Summit as being in compliance with all pertinent ordinances.

D. Should the permitted conditional use be abandoned in any manner, or discontinued in use for six (6) months, or continued other than in strict conformity with the conditions of the original approval, or should a change in the character of the surrounding area or of the use itself cause it to be no longer compatible with the surrounding area, or for similar cause based upon considerations of public health, safety or welfare, the conditional use may be terminated by action of the Village Board of the Village of Summit following referral to the Plan Commission for the Village of Summit for recommendation and a public hearing thereon; such use shall thereafter be classified as a legal nonconforming use, except if the Village Board requires complete termination of the conditional use and legal nonconforming rights or use.

E. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use, including but not limited to a change in the use, premises, lands or owners, other than as specifically authorized herein, shall require a new permit and all Village procedures in place at the time must be followed. This provision does not apply to requested changes, additional modifications, alterations and/or amendments of any of the plans required pursuant to the Conditional Use except that, at the discretion of the Village of Summit Plan Commission, any change in any plan that the Village of Summit Plan Commission feels, at its discretion, to be a substantial change will require a new Permit and all Village procedures in place at the time must be followed.

F. Unless this conditional use permit expressly states otherwise, plan that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds that plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission feels, in its sole discretion, to be substantial shall require a new permit, and all procedures in place at the time must be followed.

G. Should any paragraph or phrase of this Conditional Use Permit be determined by a court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.

H. This Conditional Use Permit shall be effective for through January 31, 2026 at which time it shall be reviewed by the Plan Commission of the Village of Summit. It may be renewed thereafter for such additional terms as the Plan Commission for the Village of Summit deems appropriate. Application for renewal shall be filed by the Patrick Kummrow not less than sixty (60) days prior to the expiration of this term. In the event that the use of the property is compatible with the surrounding areas and that application is in substantial compliance with all the terms of this Conditional Use agreement, then, in that event, the Plan Commission for the Village of Summit shall continue to renew this Conditional Use Permit for additional periods of time. Failure of Patrick Kummrow to apply for the renewal as provided herein shall be deemed a violation of the conditions of the conditional use and may serve as a basis for termination of the Conditional Use Permit.

1. Where the changing character of the surrounding area causes the original conditional use or subsequent amendments thereto to no longer be compatible with the surrounding area, or for similar cause, based upon consideration for the public welfare, the conditional use grant and any subsequent approved amendments or changes may be terminated by action of the Village Board for the Village of Summit following a referral to the Plan Commission for the Village of Summit for recommendation and a public hearing thereon by the Village Board. Such use shall then after be classified as a legal non-conforming use as it was permitted to exist on the day it was terminated.

2. Where this permitted conditional use does not continue in conformity with the conditions of the original approval or subsequent approved amendments or changes, the conditional use grant and any subsequent approved amendments thereto may be terminated by action of the Village Board for the Village of Summit following referral to the Plan Commission for the Village of Summit for recommendation and public hearing thereon by the Village Board. The Village Board for the Village of Summit may require complete termination of such use.

3. This Conditional Use Permit may be reviewed annually by the Plan Commission of the Village of Summit. Additionally, this conditional use may be reviewed by the Plan Commission for the Village of Summit at any time upon complaint or upon Commission initiative.

I. Upon acceptance and signature by Patrick Kummrow of this Conditional Use Permit, all prior conditional use permits for the property are hereby terminated. Upon acceptance and signature by Patrick Kummrow of this Conditional Use Permit, Petitioner waives any legal non-conforming rights he may have had prior to the date of his acceptance.

J. If any aspect of this conditional use or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission of the Village of Summit.

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

Approved this 18th day of February, 2021.

BY THE PLAN COMMISSION
FOR THE VILLAGE OF SUMMIT

VILLAGE OF SUMMIT SEAL WAUKESHA COUNTY, WI

James Siepmann
Plan Commission Chairman

Debra J. Michael, Village Clerk

ACCEPTANCE

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

Date this 17th day of March, 2021.

By: _____
Patrick Kummrow

This Conditional Use was updated by
Henry Elling, Village Planner

EXHIBIT A

FORM NO. 985-A
H.C. Miller
Stock No. 262731660498

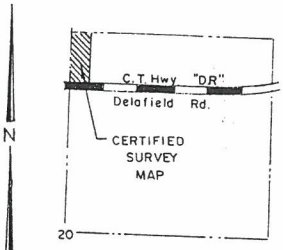
Sunt 653.996.002

CERTIFIED SURVEY MAP NO. 6480

FOR

ARLAND E. & MARY J. KUMMROW
N6747 Morgan Road
Oconomowoc, WI 53066
OWNERS

BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20,
TOWN 7 NORTH, RANGE 17 EAST, TOWN OF SUMMIT,
WAUKESHA COUNTY, WISCONSIN



LEGEND

⊙ EXISTING IRON PIPE

○ 1" x 24" IRON PIPE, 1.13 LBS. PER LIN. FT.

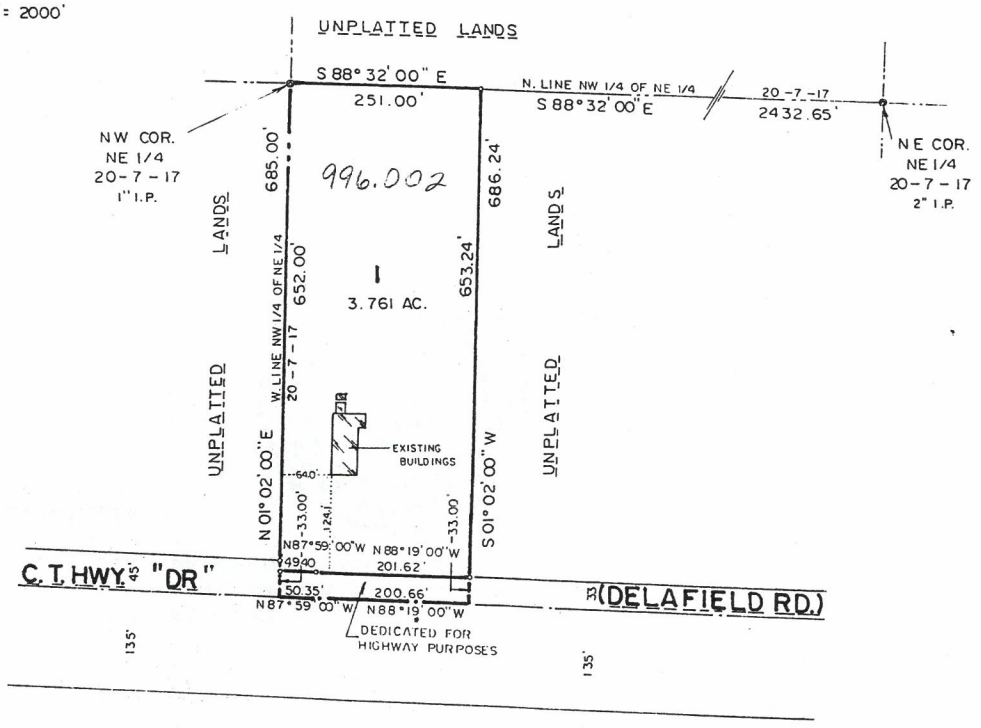
BEARINGS REFERENCED TO STATE HWY. PLAN FI 056-11(8) W LINE OF NE 1/4 ASSUMED BEARING N 01° 02' 00" E

SCALE: 1" = 200'

N

LOCATION MAP
NE 1/4 SECTION 20
T7N - R17E
SCALE: 1" = 2000'

0 50' 100 200 400 FEET
GRAPHIC SCALE



NOTE: DRIVEWAY ACCESS SHALL BE LIMITED TO ONE PER LOT PER COUNTY STANDARDS.

BY: ROBERT E. JAGUSCH
REGISTERED LAND SURVEYOR
890 SUNNYCREST DRIVE
WAUKESHA, WI 53186
414-782-8061

Robert E. Jagusch

DATE: June 10, 1991

WISCONSIN
ROBERT E. JAGUSCH
S-1015
WAUKESHA, WIS.
LAND SURVEYOR

SHEET 1 OF 3 SHEETS

337

FORM NO. 985-A
H.C. Miller
Stock No. 26273

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20,
TOWN 7 NORTH, RANGE 17 EAST, TOWN OF SUMMIT,
WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Robert E. Jagusch, Registered Land Surveyor, do hereby certify that at the direction of the owners, I have made a survey and division of all that part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 7 North, Range 17 East, Town of Summit, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of Northwest 1/4 of the Northeast 1/4 of said Section 20; thence South 88° 32' 00" East, along the North line of said Northwest 1/4 of the Northeast 1/4, 251.00 feet; thence South 01° 02' 00" West, 686.24 feet to a point in the centerline of County Trunk Highway "DR"; thence North 88° 19' 00" West, along said centerline, 200.66 feet to and angle point in said centerline; thence North 87° 59' 00" West along said centerline, 50.35 feet to a point in the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 20; thence North 01° 02' 00" East along said West line, 685.00 feet to the place of beginning, containing 3.951 acres of land.

Dedicating therefrom the Southerly 33.00 feet, measured at right angles to the centerline of County Trunk Highway "DR", for highway purposes. The net area being 3.761 acres of land.

That this survey is a correct representation of all the exterior boundaries of the land surveyed and that I have complied with the regulations of the Town of Summit and Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

DATE: JUNE 10, 1991

Robert E. Jagusch S-1015

WISCONSIN
ROBERT E. JAGUSCH
S-1015
WAUKESHA, WIS.
LAND SURVEYOR

OWNERS' CERTIFICATE

We, the undersigned, as owners, do hereby certify that we have caused the land described herewith to be surveyed, divided, mapped and dedicated as represented on this plat.

Arland E. Kummrow

Mary J. Kummrow

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this 19 day of June, 1991 the above named persons to me known to be the persons who signed the foregoing instrument and acknowledged that they executed the same.

My commission expires 9-12-93

Notary Public

Existing Site Plan

634.98'

634.98'

49.40'

6 7 8 9 10

2 3 4

1 2 3 4

Trailer Parking

Employee Parking

Truck Parking

Work Shop

Office

Landscape Material

1 2 3 4 5

Trailer Parking

Garbage

Inside Parking

201.62'

653.24'

Lake Country Conference Center

Planning Commission Meeting
Village Board Meeting

Proposed site:
37214 Delafield Rd.
Oconomowoc, WI 53066

Lake Country Conference Center:

Located in the Village of Summit, west of the village hall is a prime location for a community conference center.

This modern facility with state-of-the-art amenities, and eco-friendly features, we aim to attract local and regional clients. Our focus on strong marketing, strategic partnerships, and high-quality services would position us as a top event destination.

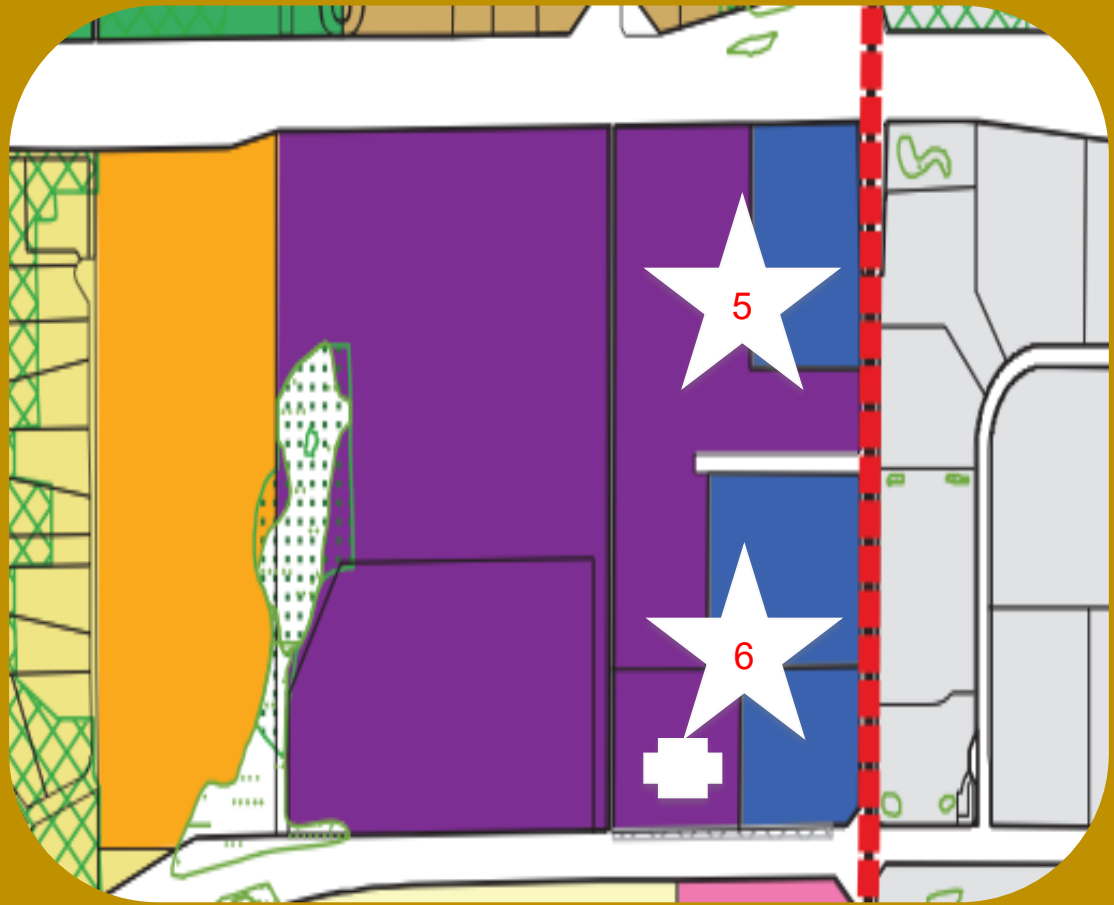
Materials:
Smart siding-board and baton
Roof: combination of shingles and metal

Utilities:

November 14th Village of Summit board meeting announcing utilities available from the city of Oconomowoc to areas 5 & 6.

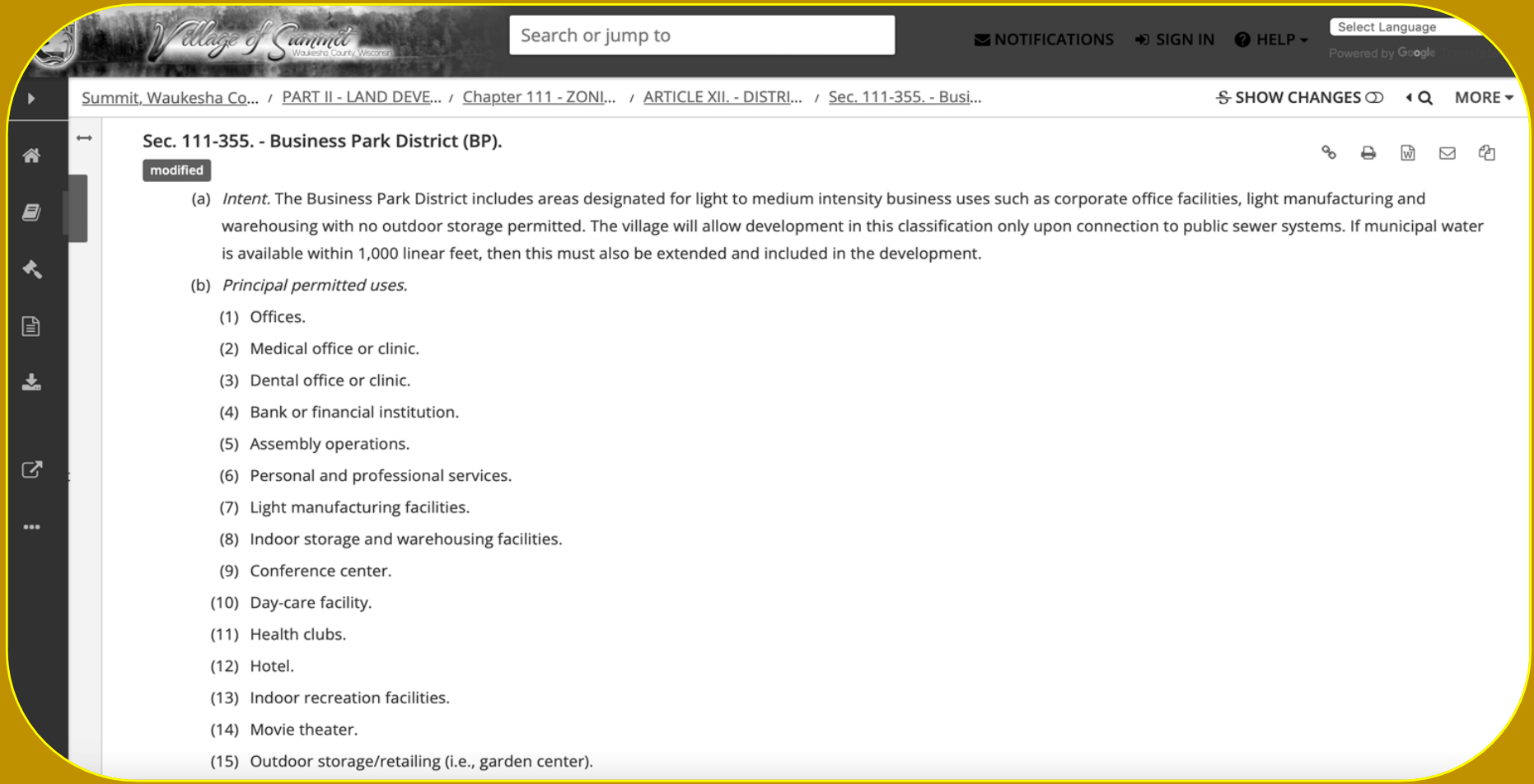
Amy Barrows email confirming availability along with our call to Lucas Caine (Senior Utility Engineer) They have now developed 80% of the Pabst farm area, which was required in their land border agreement with Summit.

A formal request would have to come from the Village of Summit to initiate.



- Proposed location

Approved uses in a BP District. #9



Sec. 111-355. - Business Park District (BP).

modified

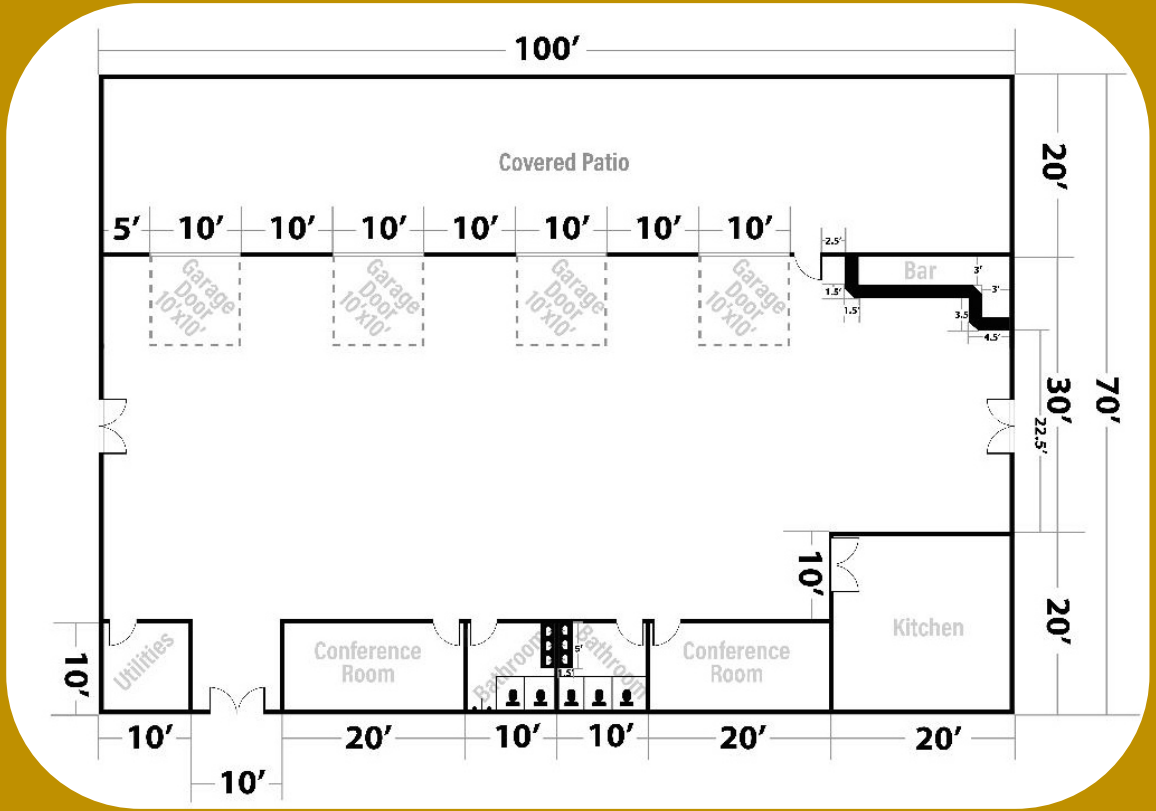
(a) *Intent.* The Business Park District includes areas designated for light to medium intensity business uses such as corporate office facilities, light manufacturing and warehousing with no outdoor storage permitted. The village will allow development in this classification only upon connection to public sewer systems. If municipal water is available within 1,000 linear feet, then this must also be extended and included in the development.

(b) *Principal permitted uses.*

(1) Offices.
(2) Medical office or clinic.
(3) Dental office or clinic.
(4) Bank or financial institution.
(5) Assembly operations.
(6) Personal and professional services.
(7) Light manufacturing facilities.
(8) Indoor storage and warehousing facilities.
(9) Conference center.
(10) Day-care facility.
(11) Health clubs.
(12) Hotel.
(13) Indoor recreation facilities.
(14) Movie theater.
(15) Outdoor storage/retailing (i.e., garden center).

Facility & Features

- 5,000 sq. ft. space with seating for 300 guests
- Multiple breakout rooms with high-speed internet & digital tools
- Advanced audiovisual technology & video conferencing
- On-site catering kitchen & flexible event services
- Ample parking with hotel shuttle partnership
- Executive lounge & co-working areas
- Sustainability initiatives: solar panels, Led lighting, water conservation and recycling programs

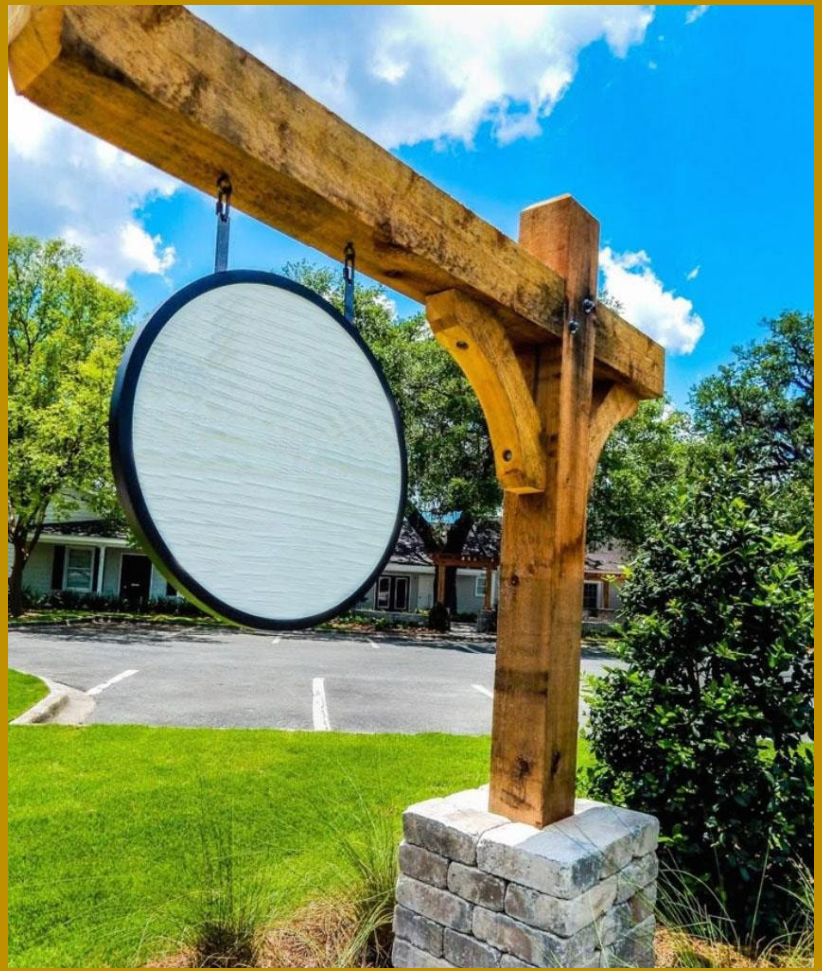


Interior floor plan

Interior example

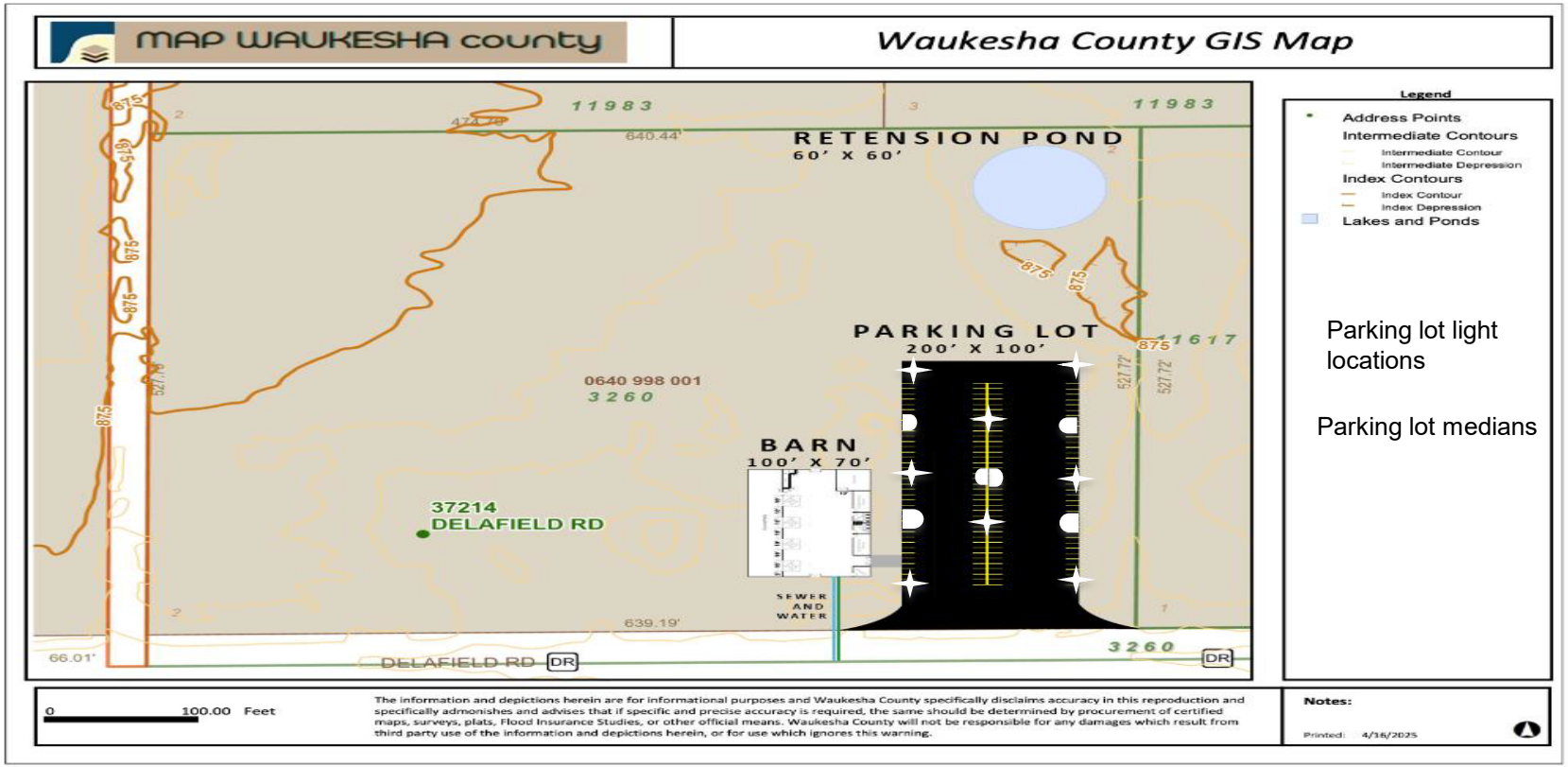
Marketing & Outreach

- Digital campaigns on LinkedIn, Facebook, and Instagram
- Partnerships with hotels, travel agencies, and businesses
- Participation in trade shows & business expos
- Early booking promotions and loyalty programs
- SEO-optimized website with virtual tours & online booking
- Community engagement via sponsorships & networking events
- Media outreach and influencer collaborations



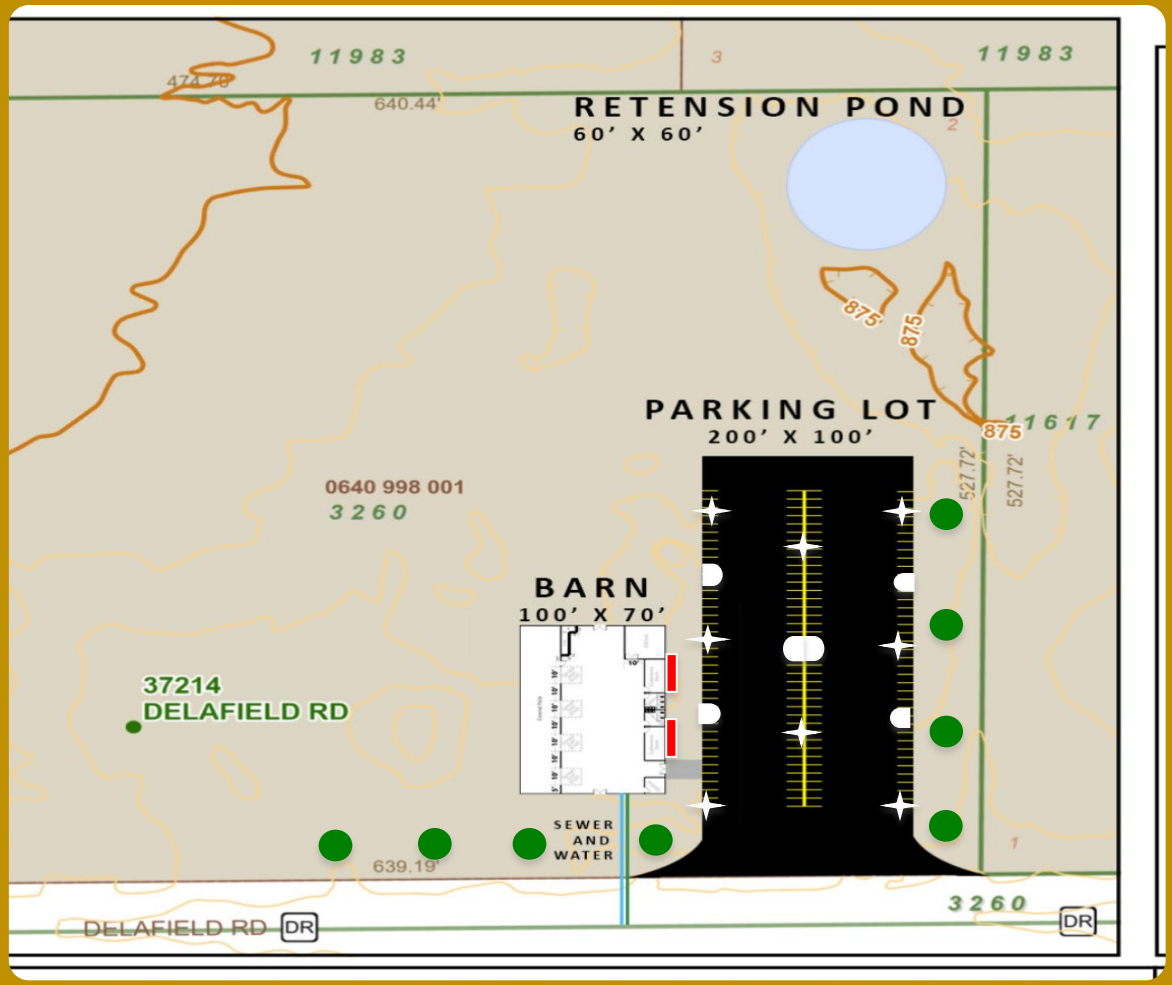
Sign example

Topographic map



Water and Sewer from Delafield Rd

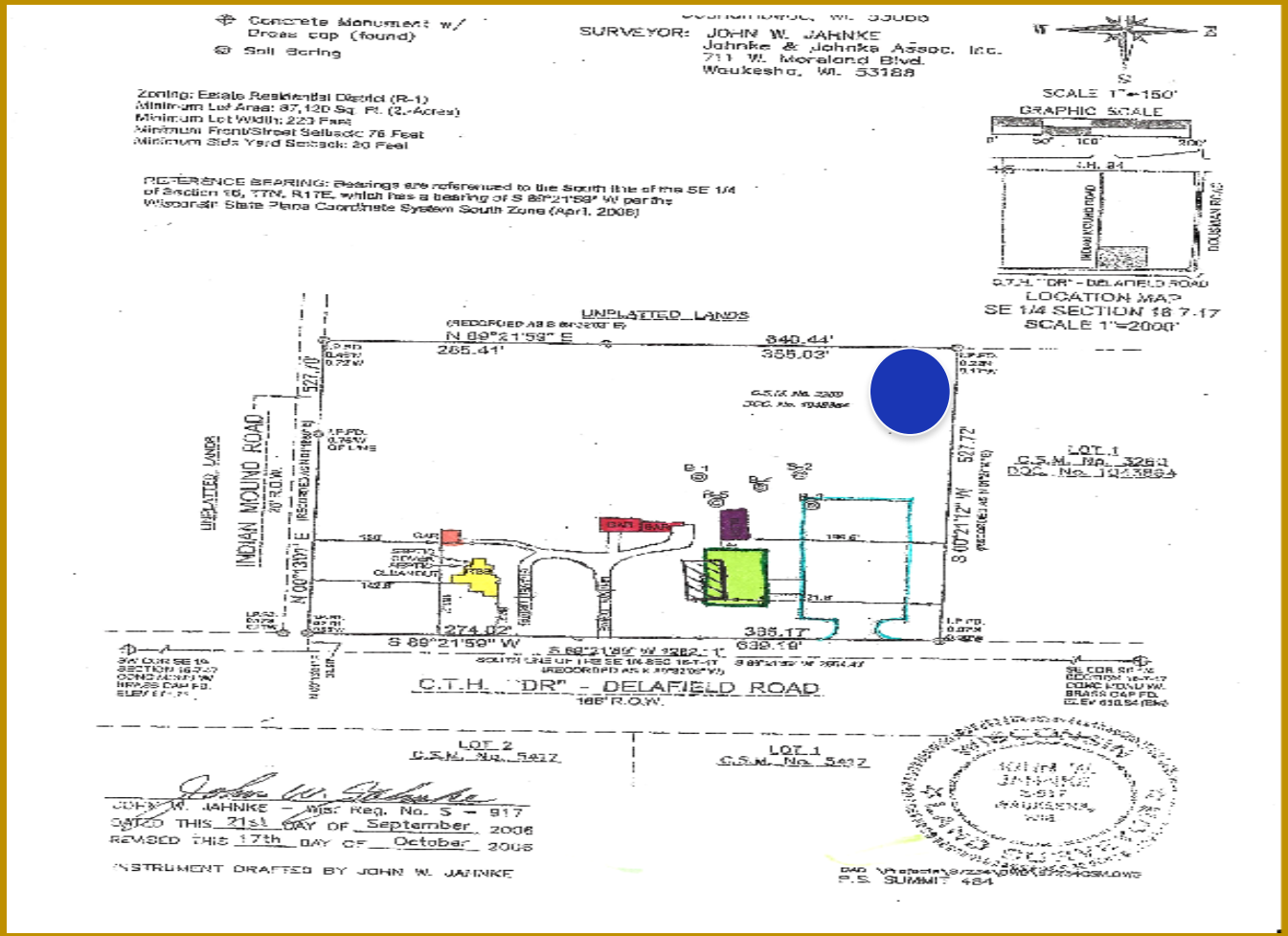
Landscaping



White Dogwood trees

White and Pink Peonies

Survey Map



Yellow-Assisted living home which has 2 adults and 2 caretakers living in it.

Pink-garage for home

Red-garage (storage) tables

Purple-garage (storage) chairs

Green-new proposed 5000 sq ft structure

Striped- barn to be removed

Blue circle-proposed storm water area

Light blue outline-proposed parking lot. 150 stalls with poles and lighting to match village hall

Opportunity in the area

The Village of Summit and surrounding areas lack a mid-sized, high-quality conference center. We will fill this gap by offering premium amenities at competitive rates.

Our main clientele includes businesses, organizations, and individuals seeking an affordable yet sophisticated space. Competitors include local hotels with limited conference space and high-cost upscale venues. Our strategic pricing, technology integration, and customer-centric approach will set us apart.

Operations & Management

-Professional Hospitality management team
-Seamless online booking & meeting customization
-Reliable vendor partnerships for catering, security and maintenance
-Staff trained for exceptional service & customer experience
-Sustainability-focused operational plans
-Customer feedback systems for continuous improvement

Target Market & Competitive Advantage

Lake country conference center would be a key driver of economic growth in the Village of Summit

Our premium location, strategic marketing, and dedication to sustainability will ensure long term success.

By offering a high quality, versatile conference space, we will become the preferred destination for professional and social gatherings.

DESCRIPTION (PER WAUKESHA TITLE CO., INC. COMMITMENT No. 59615)
Lot 2 of Certified Survey Map recorded as Document No. 1043864, being a part of the Southwest 1/4 of Section 18, Town7 North, Range 17 East, Town of Summit, Waukesha County, Wisconsin. * now Village

REFERENCE BEARING: Bearings are referenced to the South line of the SE 1/4 of Section 18, T7N, R17E, which has a bearing of S 89°21'59" W per the Wisconsin State Plane Coordinate System South Zone (April, 2004).

•(20) Iron pipes were not placed as a part of this survey.

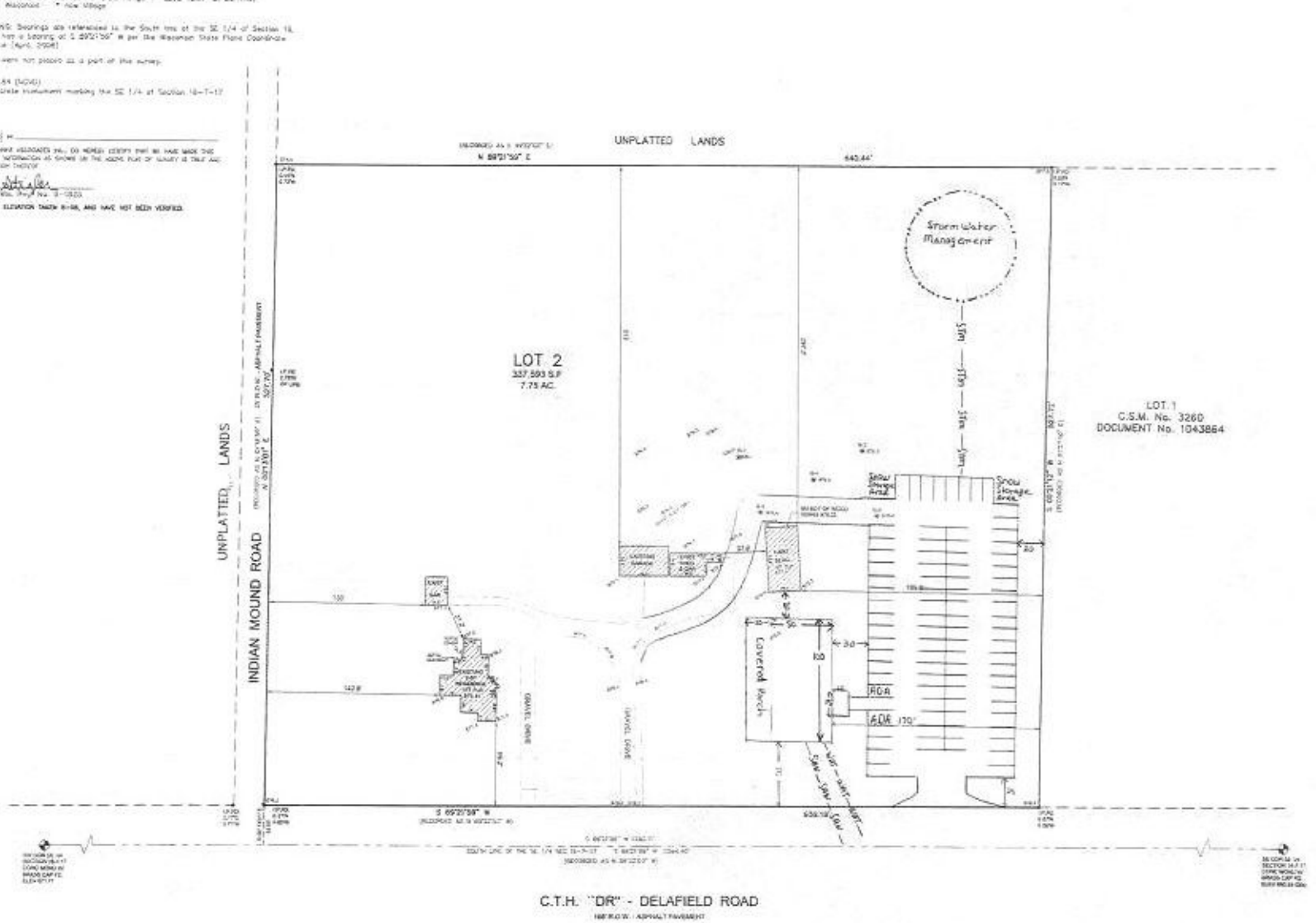
BENCH MARK: ARL#1 (NGVD)
Brass cap on concrete monument marking the SE 1/4 of Section 18-7-17

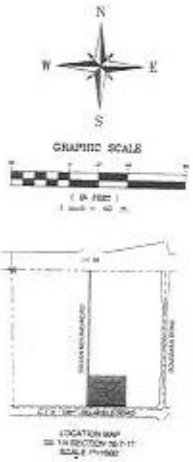
STATE OF WISCONSIN)
COUNTY OF WAUKESHA)ss

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

Charles R. Snyder
Charles R. Snyder - Wis. Reg. No. S-1833

NOTE: LOCATIONS AND ELEVATION SHOWN IN (•) ARE HAVE NOT BEEN VERIFIED.





PLAT OF SURVEY
RE: MICHAEL & CHARLOTTE BOUCHE
LOT-2 C.S.M. 3260
VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNING & PROFESSIONAL ENGINEERS
711 W. HIGHLAND BLVD.-WAUKESHA, WI. 53188
TEL. No.(262) 542-0791 FAX (262) 542-7868 E-MAIL: jahnkejahnke@sbcglobal.net

SCALE: 1" = 40'		DATE: MARCH 14,2011
DRAWN BY: PJK	CHECKED BY: J.R.S.	FILE NO.: SUMMIT 3260
BOOK NO.: SUM.7	10,20-22/32 JOB NO.: S-7234	SHEET 1 OF 1

FILE NAME: G:\PROJECTS\7234\DWG\S7234

PROJECT:

HANKE
37214 DELAFIELD ROAD
OCONOMOWOC, WISCONSIN 53066

GENERAL CONTRACTOR:

OWNER:

GENERAL NOTES:

EXISTING BUILDING FOOTPRINT:
NEW ADDITION FOOTPRINT:
TOTAL BUILDING FOOTPRINT:

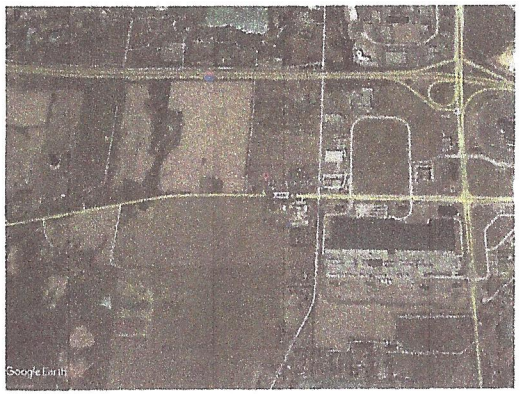
REVISION LOG:

REVISION #	DESCRIPTION
0	INITIAL ISSUE

PLAN KEY:

GENERAL	
G001	COVER
CIVIL	
C100	SITE PLAN
ARCHITECTURAL	
A100	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A110	RENDERINGS

AREA MAP:



AERIAL IMAGE:

HANKE
37214 DELAFIELD ROAD
OCONOMOWOC, WISCONSIN

92939

COVER
G001

APPLICANT REQUEST FOR CHANGES TO CU

VILLAGE OF SUMMIT ORDER GRANTING A CONDITIONAL USE AND PRESCRIBING CONDITIONS FOR ROGERS MEMORIAL HOSPITAL, INC. TO OPERATE A COMMUNITY-BASED RESIDENTIAL FACILITY AND ASSOCIATED ACTIVITIES IN THE VILLAGE OF SUMMIT

WHEREAS, a petition was filed on February 28, 2013 on behalf of Rogers Memorial Hospital, Inc., 34700 Valley Road, Oconomowoc, Wisconsin, 53066. (hereinafter "PETITIONER"), by Gerald A. Noll as agent; and

WHEREAS, after conducting a public hearing, the Village granted a new conditional use permit pursuant to the Village Code for the Village of Summit for land located in Section 13 of the Village of Summit at the south end of Cedar Ridge Road as described on Exhibit A attached hereto and incorporated herein (hereinafter "SUBJECT PROPERTY"); and

ADD current CUP Application and June 19, 2025 Public Hearing and Plan Commission meeting.

WHEREAS, the petitioner filed an application on December 29, 2022 on behalf of Rogers Memorial Hospital, Inc. to renew the previously issued Conditional Use Permit for an additional five years with no modifications; and

WHEREAS, the subject property is currently zoned Institutional District per Section 1 1 1-356 of the Village Code of the Village of Summit; and

WHEREAS, pursuant to Section 1 11-356(d), the operation of hospitals, sanitariums, nursing homes and outpatient care facilities is an authorized conditional use on the subject property; and

WHEREAS, the subject property already included structures and utility improvements for the Cedar Ridge Foundation retirement center; and

WHEREAS, the operation of Rogers Memorial Hospital, Inc. includes an existing facility within one mile of this property that provides check-in offices and off-street parking facilities to support the uses on the subject property; and

WHEREAS, at their meeting of January 19, 2023, the Plan Commission determined that the Conditional Use renewal did not require a public hearing; and

WHEREAS, following necessary study and investigation, having given the matter due consideration, and having based its determination on the effect of granting such conditional use permit on the health, general welfare, safety and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be

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

THEREFORE, IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, this Conditional Use Permit for the subject property is hereby granted. The Conditional Use Permit granted herein shall apply only to the specific uses of the aforesaid subject property outlined herein, principally the treatment and support services for treatment of anxiety disorders for patients registered for treatment through Rogers Memorial Hospital, Inc. The Conditional Use Permit shall continue in existence only so long as the conditional use is operated in compliance with this permit and so long as Rogers Memorial Hospital, Inc., shall be the owner of the subject property.

This Conditional Use Permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations.

A. The following specific uses are hereby approved: (Note that the building numbers described herein are as referenced on the Site Plan dated May 16, 2013 on file in the office of the Village Clerk.) Insert new Plan date

1. Building #1.

   For use as a Large-scale Community-based Residential Facility [CBRF], Class A Ambulatory, licensed by the State of Wisconsin, with a maximum of 28 beds and support activities such as kitchen, dining, office and common spaces. This building may also include a future connecting covered hallway linking to the northwest Building #3 (completed). This building may also be expanded on a footprint not to exceed 4,500 square feet at the same existing second floor height (not yet completed). These expansion areas are shown as Building #2 and Building #13 on the site plan reviewed at the March 21, 2013 public hearing, but as part of Building #1 on the site plan dated May 9, 2013.

   The connection and/or expansion described herein shall not commence unless and until the Petitioner applies for and receives approval from the Village Plan Commission for an amendment to the site plan, building and architectural plan, signage plan, lighting plan, parking plan, and landscaping plan as applicable, to

depict the specific work that will be conducted at that time; plans which currently note these as future projects do not satisfy this requirement for specific plans in this regard.

11. Building #2.

Building #2 designation has been deleted from this permit for clarity. The previous area shown as Building #2 included the corridor connection from Building #1 to Building #3.

111. Building **#3.**

For use as office and meeting rooms for staff and patients.

IV. Building **#4.**

For the use ~~as office and meeting rooms for~~ of staff and patients.

V. Building #5

This building was demolished upon occupancy of the addition to Building #1. The area is used as open space.

VI. Building #6. To be razed

This building is used as a Small-scale Community-based Residential Facility[CBRF], Class A Ambulatory, licensed by the State of Wisconsin, with a maximum of 6 beds and support activities such as common space.

Vil. Building #7. To be razed

This building is used as a Small-scale Community-based Residential Facility[CBRF], Class A Ambulatory, licensed by the State of Wisconsin, with a maximum of 7 beds and support activities such as common space.

Vlll. Building**#8.** To be razed

This building is used as a Small-scale Community-based Residential Facility[CBRF], Class A Ambulatory, licensed by the State of Wisconsin, with a maximum of 7 beds and support activities such as common space.

IX. Building #9.

This building is used for storage of maintenance equipment. In the future this building may be converted to a greenhouse as a therapeutic tool for Rogers Memorial Hospital patients.

X. Building #10.

This building is used for storage of materials, vehicles or equipment used to serve patients or staff on this property. ~~In the future, a portion of the building may be demolished for creation of fourteen (14) additional off-street parking spaces. The demolition and paving described herein shall not commence unless and until the Petitioner applies for and receives approval from the Village Plan Commission for an amendment to the site plan, building and architectural plan, signage plan, lighting plan, parking plan, and landscaping plan as applicable, to depict the specific work that will be conducted at that time; plans which currently note these as future projects do not satisfy this requirement for specific plans in this regard.~~

Xl. Building #11.

This building is used for storage of materials, vehicles or equipment used to serve patients or staff on this property.

Xll. Building #12.

Open-sided gazebo for use as an outdoor gathering place and meetings of staff and/or patients and visitors to the property.

XIV. Building #14

This building will be for an additional 20 bed residential- expand narrative.

B. This conditional use is granted for the aforementioned uses subject to the following conditions:

I. Community-Based Residential Facility.

For use as a mental health treatment facility as specifically outlined in Exhibit B attached hereto and incorporated herein. The Petitioner shall update all of the plans and requirements of this conditional use, and such updated plans and requirements shall be subject to the approval of the Plan Commission for the Village of Summit, prior to commencement of any construction activities, site preparation or the issuance of building permits, related to the building addition and related work that was the subject of the public hearing held on March 21 and April 18, 2013.

a. USES: The use of the subject premises shall consist of normal mental health treatment activities primarily related to anxiety disorders, including residential care and associated support activities with a maximum of 48 beds, except as otherwise expressly conditioned by this conditional use permit or the plans approved hereunder.

b. LAKE ACCESS AND USE: This Permit limits the use of water frontage along Lower Nashotah and Upper Nemahbin Lake.

1. Rogers Memorial Hospital Inc. is allowed one pier on each lake, with the piers to comply with the regulations of the Department of Natural Resources for location, size, construction and length.

2. No more than two motorized boats shall be moored to each pier. Any boats moored to the pier shall be under the control of Rogers Memorial Hospital, Inc.
3. No more than two canoes and two kayaks may be stored on the subject property for use on either lake.
4. The Police Department for the Village of Summit, or other law enforcement agencies in coordination with the Summit Police Department, may use the boat launch on Lower Nashotah Lake for access to Lower Nashotah Lake.

C. PLAN OF OPERATION: The plan of operation from 2013 for the subject property shall remain current. Any amendments are subject to approval of the Plan Commission for the Village of Summit.

D. SITE PLAN: A specific site plan for the subject property, including any new building construction, and any changes to the site grading, parking, sanitary sewer utility connection(s), stormwater management shall be submitted to and subject to approval of the Plan Commission for the Village of Summit prior to commencing any construction activities. Building #1 that provides a connection to Building #3 has already been permitted. Building #5 has been removed for open space and part of building #10 may be removed for off-street parking spaces. This Permit further restricts development to a maximum 15% impervious surface coverage on the subject property.

E. BUILDING AND ARCHITECTURAL PLANS: Specific building and architectural plans for any new buildings or external remodeling on the subject property shall be submitted to and subject to approval of the Plan Commission for the Village of Summit. Internal remodeling may require building permits, but does not require Plan Commission review or approval.

f. SIGNAGE PLAN: A specific signage plan for any new signage on the subject property shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

g. LIGHTING PLAN: If any changes to lighting are proposed, a specific lighting plan for the subject property shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

h. PARKING PLAN: Any changes in parking will require the submittal of a parking plan and be subject to approval of the Plan Commission for the Village of Summit. This plan shall include a minimum of one parking space for each patient bed on the property; ~~therefore, in order to expand beyond the 28 beds in Building #1, the parking improvements at Building __ must be completed, or other site plan, parking plan, and~~

~~related plan amendments are subject to Plan commission approval to accommodate the required additional parking in another way, which shall be subject to Plan Commission approval prior to commencement of any such work.~~

i. LANDSCAPING PLAN: If any changes to landscaping are proposed, a specific landscape plan for the subject property shall be submitted to and subject to approval of the Plan Commission of the Village of Summit.

11. PLANS.

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

a. UTILITY DISTRICT #2: The petitioner shall submit to and receive approval of all sanitary sewer connections, usage and capacities from the Summit Utility District #2 for all uses changes in use.

b. FIRE PREVENTION: The petitioner shall submit to and receive approval from the Western Lakes Fire District for any proposed internal remodeling or building additions including any sprinkler requirements, and the petitioner shall submit written proof of such approval to the Village Administrator.

C. STORMWATER: The petitioner shall submit to and receive approval from the Village Engineer of a stormwater management and grading plan prior to obtaining approvals for any remodeling or building additions;

Ill. Greenhouse.

For use as a therapeutic tool for Rogers Memorial Hospital as noted in the 2013 application documents.

a. USES: The use of the greenhouse shall be limited to Rogers Memorial Hospital patients and staff members.

b. PLAN OF OPERATION: A specific plan of operation for the greenhouse shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

C. SITE PLAN: A specific site plan for the greenhouse shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

IV. Off-street Parking

a. USES: The paved parking spaces provided on the subject property shall be limited to use by staff, vendors and guests of the patients on the subject property.

b. PLAN OF OPERATION: Any changes to the plan of operation for the subject property shall be submitted to and subject to approval of the Plan Commission for the Village of Summit and shall include hours and days of the week for deliveries to the site.

c. SITE PLAN. There shall be a minimum of ~~28~~ (48) paved off-street parking spaces and related loading areas to allow for employee and guest parking, and also for loading and unloading of materials, equipment and supplies. The number and location of the parking and loading spaces are shown on the site plan. Areas for expansion of parking to a maximum of ~~50~~ 68 paved off-street parking spaces may be shown on the site plan and developed without a new public hearing.

The connection and/or expansion described herein shall not commence unless and until the Petitioner applies for and receives approval from the Village Plan Commission for an amendment to the site plan, building and architectural plan, signage plan, lighting plan, parking plan, and landscaping plan as applicable, to depict the specific work that will be conducted at that time; plans which currently note these as future projects do not satisfy this requirement for specific plans in this regard.

V. General Conditions

The following conditions apply to the Subject Property as a whole:

a. SUBJECT PROPERTY AS A WHOLE. The foregoing conditions that are applicable to particular uses of the Subject Property are applicable to the Subject Property as a whole, unless the context requires a different interpretation. By way of illustration, the conditions applicable to the Subject Property as a whole include but are not limited to the conditions relating to signage, lighting, parking, federal, state and local requirements, noise, nuisance, and inspection. Said requirements apply to the Subject Property, even if not conducted as part of any of the uses particularly described herein. Any amendment or change in any plan contemplated herein that the Plan Commission for the Village of Summit feels, in its sole discretion, to be substantial will require a new permit and all Village procedures in place at the time must be followed.

b. NO DISTURBANCE OF EXISTING PROPERTY FEATURES. The existing natural vegetation, landscape treatment, planting screens, wetlands, natural areas, wooded areas, primary environmental corridor vegetation, fences, structures, and other such existing features of the Subject Property shall be continued on the site, without removal or destruction, except for normal maintenance and clean-up activities, even if those features are not specifically described in this permit, or in a plan incorporated herein. Minor disturbances of existing property features may be approved by the Village

Engineer or Village Planner. Major disturbances of existing property features must be approved by the Plan Commission for the Village of Summit. This requirement does not apply to any such existing features of the Subject Property that are specifically modified by this Permit, or specifically modified by any approved plans incorporated herein. The provision shall not apply to the removal of dead, diseased or dying trees or shrubbery.

c. NO OTHER USES. Unless permitted herein, no other use of the Subject Property, whether residential, commercial, agricultural, institutional or public service, is allowed.

d. STATE AND LOCAL CERTIFICATION REQUIREMENTS: The petitioner is required to obtain, and at all times hold, all necessary state and local permits for operation of any and all uses.

e. FEDERAL, STATE AND LOCAL CODE COMPLIANCE: The petitioner is subject to conforming to and being in compliance with all federal, state, county and local codes, ordinances, regulations and rules.

f. BUILDING PERMITS: No building permits shall be issued for the subject property without prior approval of the Plan Commission for the Village of Summit; and of the Summit Utility District #2 for the sanitary sewer connections, utility plan approvals, and additional residential equivalent calculations; and also the approval of the Western Lakes Fire District.

g. NUISANCE: The use of the subject property shall not in any way be a nuisance by reason of appearance, noise, dust, smoke, odor or other similar factors.

h. PROFESSIONAL FEES: Any professional fees incurred by the Village of Summit to enact this conditional use permit or enforce any of the conditions or requirements of this conditional use permit shall be paid by the petitioner as determined due and owing to the Village of Summit by the Village Clerk.

i. INSPECTION: The petitioner shall allow the subject premises to be subject to inspection by the Village of Summit officials at any reasonable time.

C. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of the use, the question shall be submitted to the Plan Commission for the Village of Summit for determination.

D. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Summit, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted

authority, except only to the extent that it authorizes the use of the premises above described in any specific respects described herein. This order shall not be

deemed to constitute a building permit, nor shall this order constitute any other license or permit required by the Village ordinance or other law. This conditional use hereby authorized shall be confined to the premises described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village Plan Commission of the Village of Summit as being in compliance with all pertinent ordinances.

E. The conditional use permit may be terminated by action of the Village Board following referral to the Plan Commission for a public hearing and recommendation, based on the following considerations:

1. Where an approved conditional use does not continue in conformity with the conditions of the original approval.

2. Where a change in the character of the surrounding area or of the use itself cause it to be no longer compatible with surrounding areas.

3. For similar cause based upon consideration for the public welfare.

If this conditional use permit is terminated by Village Board action, such use shall thereafter be classified as a legal nonconforming use, except that where the action is due to failure to comply with the conditions of the conditional use permit, the Village Board may require complete termination of such use.

F. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use, including but not limited to a change in the use, premises, (including but not limited to any changes to the boundary limits of the subject property) lands or owners, other than as specifically authorized herein, shall require a new permit and all Village procedures in place at the time must be followed.

G. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditionally use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission feels, in its sole discretion, to be substantial shall require a new permit, and all Village procedures in place at the time must be followed.

H. We assume a new Conditional Use Permit would be approved and a new effective date. This Conditional Use Permit shall be effective for a term of five years [through January 1, 2028] at which time it shall be reviewed by the Plan

Commission of the Village of Summit. The Permit may be renewed thereafter for such additional terms as the Plan Commission for the Village of Summit deems appropriate. Application for renewal shall be filed by the Petitioner not less than sixty (60) days prior to the expiration of this term. In the event that the use of the property is compatible with the surrounding areas and that the application is in substantial compliance with all the terms of this Conditional Use agreement, then, in that

event, the Plan Commission for the Village of Summit shall continue to renew this Conditional Use Permit for additional periods of time. Failure of the Petitioner to apply for the renewal as provided herein shall be deemed a violation of the conditions of the conditional use and may serve as a basis for termination of the Conditional Use Permit.

1. This Conditional Use Permit may be reviewed by the Plan Commission for the Village of Summit at any time upon complaint or upon Commission initiative.

J. Upon acceptance by Petitioner of this conditional use permit, all prior conditional use permits for the property are hereby terminated.

K. If any aspect of this Conditional Use Permit or any aspect of any plan contemplated and approved under this Conditional Use Permit is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission of the Village of Summit.

L. Should any paragraph or phrase of this conditional use permit be determined by a court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of this conditional use and the remainder shall continue in full force and effect.

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

Approved this day of, January, 2023. New date

BY THE PLAN COMMISSION

FOR THE VILLAGE OF SUMMIT

JAMES SIEPMANN
Plan Commission Chairman

DEBRA J. MICHAEL
Village Administrator/Clerk-Treasurer

VILLAGE OF SUMMIT SEAL WAUKESHA COUNTY, WI

ACCEPTANCE

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

Feb 21, 2024 CM

Date this_____day of_____, ~~2013~~.

Rogers Memorial Hospital, Inc.

Cindy Meyer

By: Cindy Meye Feb 21, - 24 15:16 CST)

Exhibit A
Rogers Memorial Hospital
3011 Cedar Ridge Road

LEGAL DESCRIPTION: (PER TITLE POLICY)

Parcel A

That part of the Fractional Section 13, Town 7 North, Range 17 East, in the Town of Summit, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencin at a oint on the North line and 1683.00 feet West of the Northeast corner of said Section (said point formerly being witnessed by a Black Oa , ou es n s, an White Oak, 6" South 36' West 55 Links. Said witness trees are now gone); thence South 25^0 West on a line, 614.46 feet to a point; thence East on a line which is parallel to the Norih line of said Section, 210.00 feet to a point on the shore line of Upper Nemahbin Lake; thence in a Southwesterly direction along the shore of Upper Nemahbin Lake, to a point on the Northeasterly line of the Outlet of Lower Nashotah Lake; thence Northwesterly along the Northeasterly line of said Outlet to a point on the Southeasterly shore of Lower Nashotah Lake; thence in a Northeasterly direction along the Southeasterly shore of Lower Nashotah Lake, to a point on the North line of said Section; thence East along the North line of said Section, 10.00 feet to a stone monument on the 1/4 Section corner; thence East along the North line of said 1/4 Section, 946.15 feet to the place of beginning.

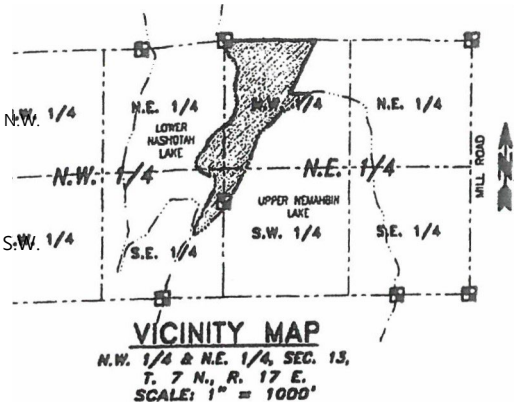
Tax Key No: SUMT 0625.998

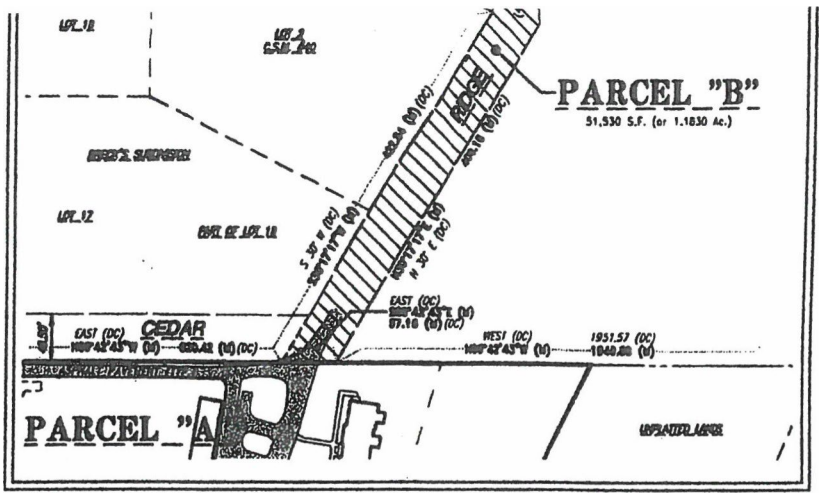
Address: 301 1 N. CEDAR RIDGE ROAD

Parcel B

Non—exclusive easement for the benefit of Parcel A created by Instruments recorded as Document Nos. 515484, 536604, 555131, 558031 and 558670, for ingress and egress as provided for therein.

NOTE: SUBJECT PARCELS NOW SITUATED IN THE VILLAGE OF SUMMIT.





ACSM LAND TITLE SURVEY

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE N.E. 1/4 OF SECTION 13, TOWN 7 NORTH, RANGE 17 EAST, BEARS NORTH 89°42'43" WEST.
- UTILITY INFORMATION SHOWN HEREON IS FROM OBSERVED EVIDENCE FIELD LOCATED BY TRIO ENGINEERING, LLC. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.
- NO LOT CORNER MONUMENTS WERE PLACED AS PART OF THIS SURVEY.
- SOME EXISTING SURFACE FEATURES MAY BE MISSING DUE TO SNOW COVER AT TIME OF SURVEY.

EASEMENTS, EXCEPTIONS, ETC.: SCHEDULE B-II

PER: CHICAGO TITLE COMPANY
POLICY NO.: 001294445
EFFECTIVE DATE: January 2, 2013 AMENDED 1/23/13

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (1. Encroachment of Neighbors Electrical Outlet, Water Spicket and Lawn Area to Northwest. 2. East/West portion of "Cedar Ridge Road" located outside Intended R/W. 3. Neighbors legal to Northeast overlaps subject Property).

Easements or claims of easements not shown by public records. (1. East/West portion of "Cedar Ridge Road" located outside Intended R/W. 2. Line of Power Poles and Overhead Wire).

Any claim of adverse possession or prescriptive easement. (East/West portion of "Cedar Ridge Road" located outside Intended R/W).

Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highway and/or alley purposes. (East/West portion of "Cedar Ridge Road" located outside Intended R/W. Being maintained by the Village of Summit).

Resolution No. 177 Order Creating A Sanitary District in the Town of Summit, recorded as Document No. 2171300.

Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 282547. (Location to Easement vague. Describes line of poles between private drive and motor pole on the premises in the N.E. 1/4 of Section 13-7-17).

Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded as Document No. 608218. (Document Exhibit displays location to line of poles that have been removed or reconfigured on the subject property. Cannot be plotted).

Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded as Document No. 670518.

Utility Easement granted to Wisconsin Natural Gas Company recorded as Document No. 1070997. Document not supplied. Cannot be plotted).

Terms, conditions and provisions relating to the use and maintenance of Parcel B described in Schedule A of the subject premises.

LEGAL DESCRIPTION: (PER TITLE POLICY)

Parcel A
That part of the Fractional Section 13, Town 7 North, Range 17 East, in the Town of Summit, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at a point on the North line and 1683.00 feet West of the Northeast corner of said Section (said point formerly being witnessed by a Black Oak, 8" South 68° West 51 Links, and a White Oak, 6" South 36° West 55 Links. Said witness trees are now gone); thence South 25° West on a line, 614.46 feet to a point; thence East on a line which is parallel to the North line of said Section, 210.00 feet to a point on the shore line of Upper Nemahbin Lake; thence in a Southwesterly direction along the shore of Upper Nemahbin Lake, to a point on the Northeasterly line of the Outlet of Lower Nashotah Lake; thence Northwesterly along the Northeasterly line of said Outlet to a point on the Southeasterly shore of Lower Nashotah Lake; thence in a Northeasterly direction along the Southeasterly shore of Lower Nashotah Lake, to a point on the North line of said Section; thence East along the North line of said Section, 10.00 feet to a stone monument on the 1/4 Section corner; thence East along the North line of said 1/4 Section, 948.15 feet to the place of beginning.

Tax Key No: SUMT 0625.998

Address: 3011 N. CEDAR RIDGE ROAD

Parcel B
Non-exclusive easement for the benefit of Parcel A created by instruments recorded as Document Nos. 515484, 536604, 555131, 558031 and 558670, for ingress and egress as provided for therein.

NOTE: SUBJECT PARCELS NOW SITUATED IN THE VILLAGE OF SUMMIT.

SURVEYOR'S CERTIFICATE:

To: ROGERS MEMORIAL HOSPITAL INCORPORATED, a Wisconsin non-stock corporation, CEDAR RIDGE FOUNDATION, INC., a Wisconsin non-stock corporation and CHICAGO TITLE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 7(a), 7(b)(1), 8, 11(a), 13, 16, 17 and 18 of Table A thereof. The field work was completed on February 5, 2013.

Dated this 8th day of FEBRUARY, 20 13.

WISCONSIN GRADY L. GOSSER S-2072 MENOMONEE FALLS, WI LAND SURVEYOR

Grady L. Gosser

Grady L. Gosser, R.L.S.
Surveyor Registration Number S-2072
TRIO ENGINEERING, LLC
17700 W. Capitol Drive
Brookfield, WI 53045
Phone: (262)790-1480 Fax: (262)790-1481
Email: ggosser@trioeng.com

TRIO
17700 W. CAPITOL DRIVE
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

WISCONSIN GRADY L. GOSSER S-2072 MENOMONEE FALLS, WI LAND SURVEYOR

Rogers Memorial Hospital
3011 Cedar Ridge Road

34700 Valley Road, Oconomowoc, WI 53066-4500 P. 262-646-441 1 F. 262-646-3158
Admissions or Information 800-767-441 1 rogershospital.org

ROGERS MEMORIAL HOSPITAL
EXHIBIT B
PLAN OF OPERATION FOR
3011 CEDAR RIDGE ROAD, VILLAGE OF SUMMIT, WISCONSIN DATED: May 16, 2013

Rogers plans to operate Community Based Residential Facilities (CBRFs) on this property. Patients in the CBRFs are voluntary patients and these would not be locked facilities. They will walk the grounds, be taken by staff on the lake(s) and in general enjoy the peaceful setting. These patients typically stay at the facility between 45 and 60 days.

One CBRF would be a 28 bed, adult, facility for the treatment of Anxiety Disorders with the most common diagnosis being Obsessive Compulsive Disorders. The CBRF will operate out of the current main structure (Building # 1 on the attached map) which previously was designed as 14, two person rooms. This facility will be remodeled internally and brought up to the latest fire and ADA codes.

Today Rogers operates a CBRF facility for Obsessive Compulsive Disorders at its site at 277 and 345 W. Oakwood Drive in the City of Delafield. We will be transferring the patient population from that site to the 28 bed facility.

We will operate a full kitchen on the property which will result in the nee for food and supply deliveries by truck. It is anticipated these deliveries would be 2-3 times per week. In general they will not be semi-trailer delivers but made by box truck. Additionally there will be garbage pick-up 2-3 times per week and this will be scheduled for after 7:00 AM. Any other truck deliveries will be limited with the exception of occasional UPS deliveries.

Building # 3 will be initially remodeled to provide office space to employees that support the CBRF. A link would be constructed to connect Building # 1 and Building # 3. All other buildings on the property would remain intact unless otherwise noted in the Plan of Operation.

Buildings #4 and #5 will be used as potential office space for clinical staff for the CBRFs. They may be remodeled internally.

Building #6 will operate as a 7 bed CBRF treating patients with Anxiety and related Disorders. Some patients may be transported daily to the 34700 Valley Road facility to receive step down care in our partial and intensive outpatient OCD programs currently operating at that site as they transition to discharge.

Building #7 will operate as a 7 bed CBRF treating patients with Anxiety and related Disorders. Some patients may be transported daily to the 34700 Valley Road facility to receive step down care in our partial and intensive outpatient OCD programs currently operating at that site as they transition to discharge.

4600 W. Schroeder Drive, Brown Deer, WI 53223 P. 414-355-9000 F. 414-355-9665
9916 75th Street Kenosha, WI 53142 P. 262-942-4000 F. 262-942-7740

Building #8 will operate as a 6 bed CBRF treating patients with Anxiety and related Disorders. Some patients may be transported daily to the 34700 Valley Road facility to receive step down care in our partial and intensive outpatient OCD programs currently operating at that site as they transition to discharge.

Building #9 on the property that currently serves as a garden equipment storage building will be remodeled as a greenhouse. Plants grown here will be part of patient therapy and would be used to beautify the property. Rain water from some of the buildings will be captured to serve as the water source for these plants.

Parking will initially be expanded by 8 stalls including two Handicapped Accessible spots bringing the total parking stalls to 39 on the site. CBRF patient vehicles will be parked on the Hospital campus at 34700 Valley Road. Parking may be expanded to 50 stalls with the tearing down of a portion of BUI Ing an e vaca Ingo s a sa e nort wes corner o t e property.

Our view f lighting finds current lighting on the site to be acceptable and we are not proposing any itional site lighting. We would anticipate in the future we would replace the current pole lighting al g the driveways with the bollard lights we utilize on the campus at 34700 Valley Road. We would ex ect his to result in less light pollution when the change is made. Prior to any changes in parking or lighting we would seek all required permits and approvals

Rogers will not use any outdoor paging/announcement system on the property.

Rogers will restrict itself to one pier on Upper Nemahbin Lake and one pier on Lower Nashotah Lake. Each pier will have a maximum of 2 motor boats at each pier.

Currently 12.7 acres of the land is classed as Forest Land and taxed by the Village of Summit. Total gross general taxes on the property were $9,534.36 in 2012. Rogers is not requesting a change in this tax classification and would continue to pay those taxes. The remaining 10 acres would remain exempt.

Our plans call for an addition to Building 1 to house therapy areas and offices that will initially be housed in the basement and other areas of Building 1. This will be an expansion and improvement of those areas. It will be a two-story structure that will match the character and height of the existing two-story structure it is being attached to. With the construction of this addition Building 5 will be torn down and green space established.

Prepared by:

Gerald A. Noll ____s(qft3 ____

Gerald A. Noll Date
Executive Vice President/Chief Financial Officer
Rogers Behavioral Health System

Narrative of Use

Rogers is proposing to construct a new 20-bed residential facility building to better serve and treat OCD patients. This use will be an expansion of our existing residential OCD facility located on the same property. Operations, treatment and management will be similar to the now operating facility on this site. The single-story structure with an exposed lower level will have living facilities on the first level with clinical treatment and programing on the lower level, all in an effort to better serve and treat our patients.

Existing on the property and in the general vicinity of the proposed building are 3 separate buildings each containing (4) individual one-bedroom apartments with living rooms, kitchens and sunrooms, for a total of (12) apartments. Prior to Rogers purchase, these apartments were occupied by up to (24) occupants. As part of Rogers Conditional Use Permit approved by both parties on July 5, 2013 and renewed January 19, 2023, Rogers was approved to operate 20 additional beds. There appears to be some confusion about what exhibits are part of that approved CUP and if the additional 20-beds are to be located in three of the existing structures or a single building.

This Application includes the addition of those 20-beds in a single one-story building (with lower level exposed) rather than add those 20- beds in the (3) existing structures. The existing structures, estimated to have been constructed in the 1960's and are not feasible for licensing by the State of Wisconsin. This application proposes to demolish the mentioned structures totaling 10,930 SF and construct a new single structure with a first-floor footprint of 7,734 SF, a footprint reduction of 3,193 Sf or 29%. Furthermore, each of the existing (3) structures is 104' long (total combined front elevations is 312' lineal feet. The new single structure front elevation is 142'-2", less than half. In addition, we feel the demolition of the old structures and the addition of the new building will substantially enhance the overall appearance, create more open space and views to the lake, wetlands and overall lake country setting.

In summary, we feel the approval of a single 20 bed structure, with 29% less footprint and 55% less reduction in front elevation vs. the same 20 beds spread out in 3-separate buildings is a prudent choice. Hopefully the Plan Commission agrees it is not a substantial change in the overall scope of our 22-acre parcel and a wise choice for our Cedar Ridge campus and the Village of Summit.

ROGERS BEHAVIORAL HEALTH
CEDAR RIDGE CAMPUS
SITE DEVELOPMENT PLANS
VILLAGE OF SUMMIT, WISCONSIN

GENERAL NOTES

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

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

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

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

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

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

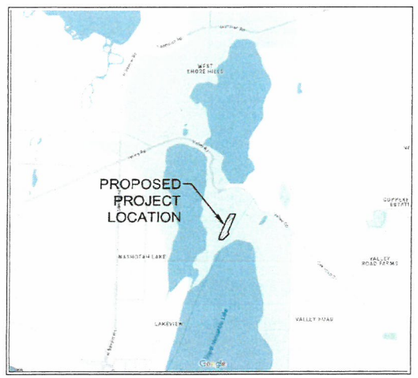
EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

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

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

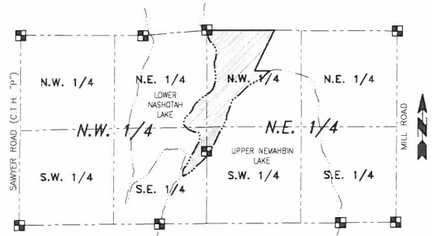
ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

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



LOCATION MAP
NOT TO SCALE

SITE PLAN
SCALE: 1" = 100'



VICINITY MAP
N.W. 1/4 & N.E. 1/4, SEC. 13, T. 7 N., R. 17 E.
SCALE: 1" = 1000'

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

DESIGN ENGINEER:
TRIO ENGINEERING, LLC
4100 N. CALHOUN RD., STE 300
BROOKFIELD, WI 53005
CONTACT: MATTHEW BAILEY, PE
PHONE: (262) 790-1480

VILLAGE ENGINEER:
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
CONTACT: MICHAEL COURT, PE
PHONE: (414) 949-8905

SHEET INDEX

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

WISCONSIN
MATTHEW A. BAILEY
E-44011
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
20-BED ADULT OCD CBRF
ROGERS MEMORIAL HOSPITAL
CEDAR RIDGE CAMPUS
BY: ROGERS MEMORIAL HOSPITAL
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

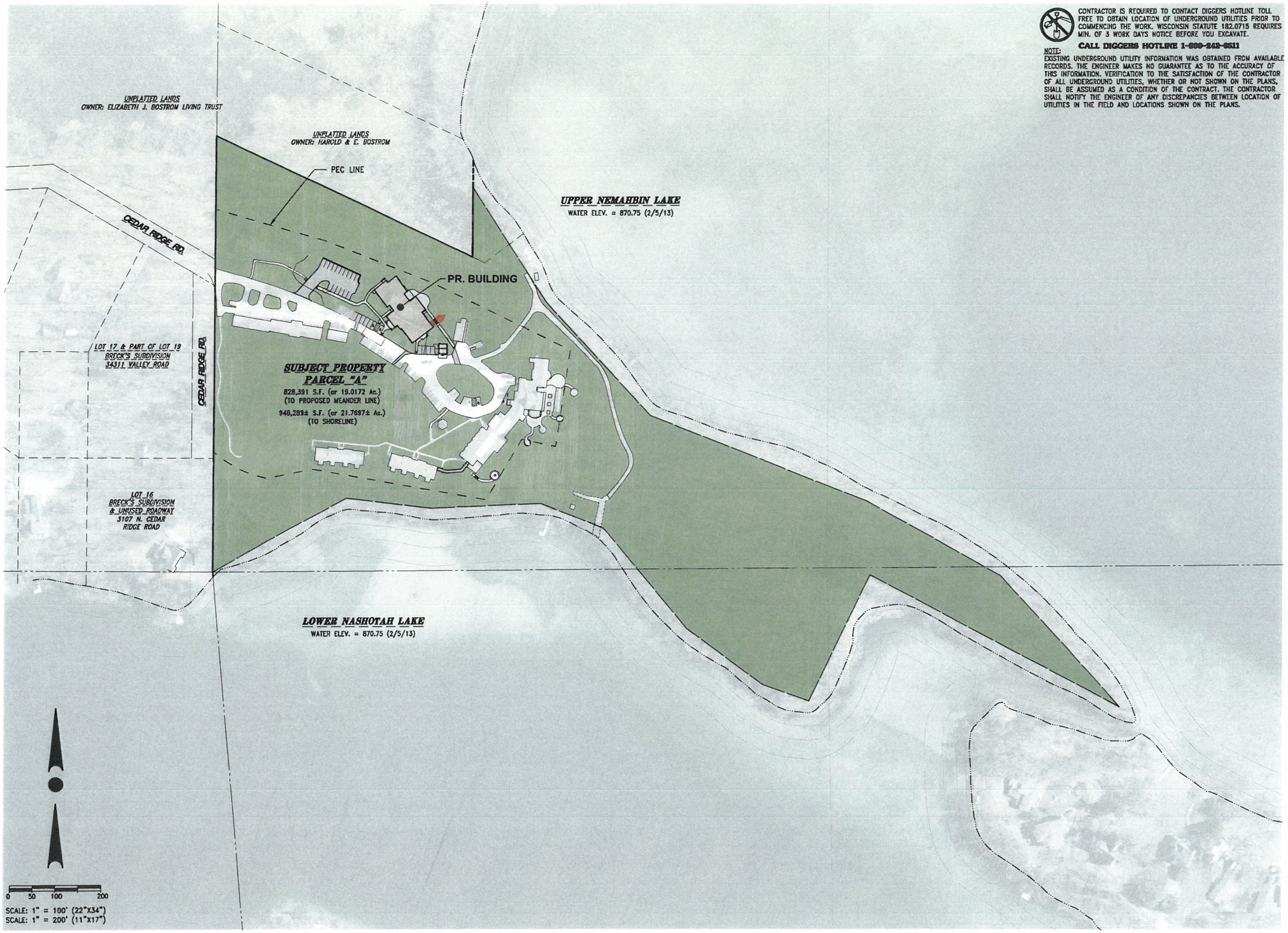
DATE	DESCRIPTION
05/02/2025	PROGRESS SET
05/19/2025	PC SUBMITTAL

DATE:
MAY 19, 2025

JOB NUMBER:
13002

DESCRIPTION:
COVER SHEET

SHEET
T1



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

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
BAILEY
E-44833
OCONOMOWOC
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
20-BED ADULT OCD CBRF
ROGERS MEMORIAL HOSPITAL
CEDAR RIDGE CAMPUS
BY: ROGERS MEMORIAL HOSPITAL
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

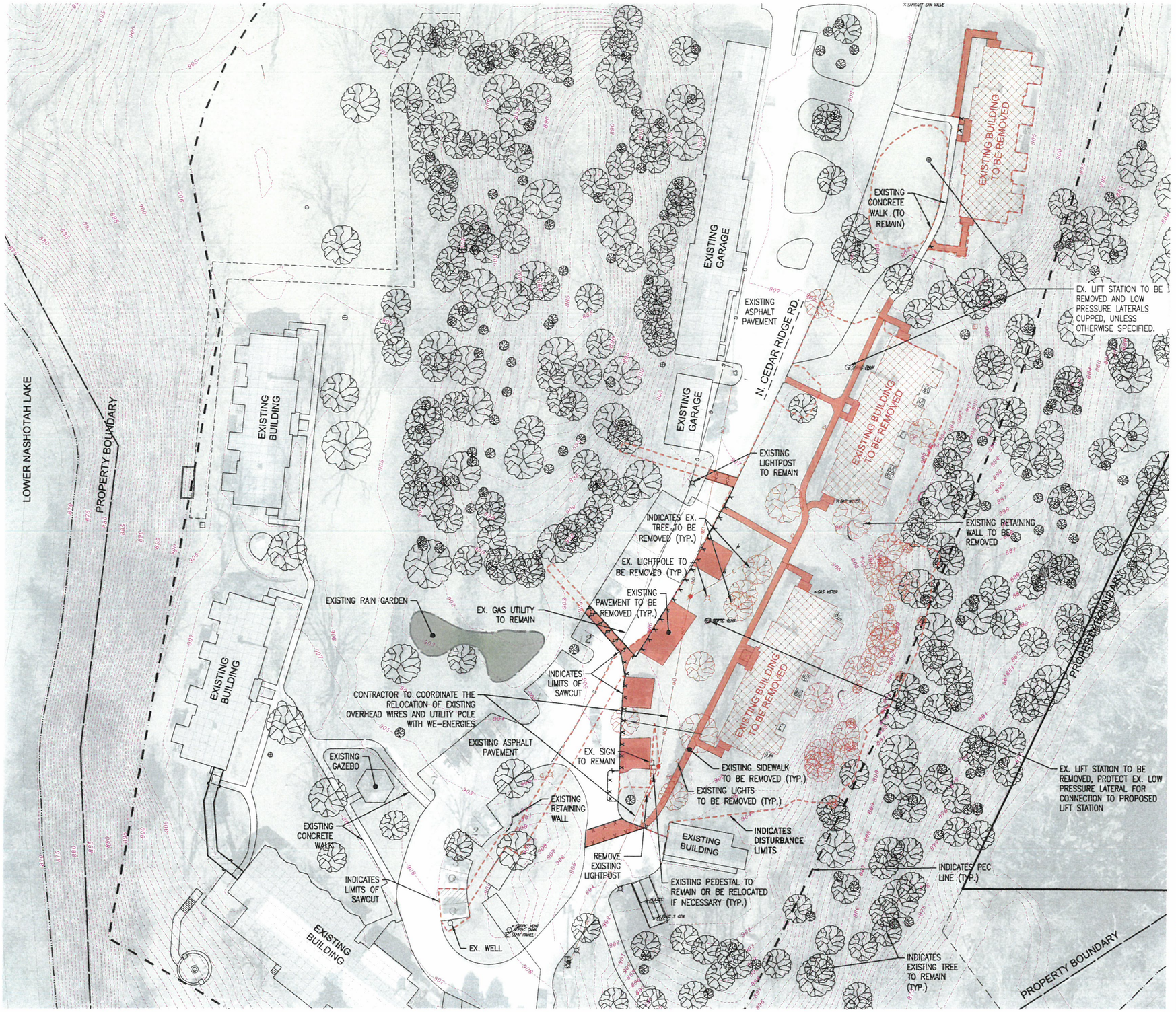
DATE	DESCRIPTION
05/02/2025	PROGRESS SET
05/19/2025	PC SUBMITTAL

DATE:
MAY 19, 2025

JOB NUMBER:
13002

DESCRIPTION:
OVERALL SITE PLAN

SHEET
C1.0



0 15 30 60

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

LEGEND:

904	– EXISTING CONTOUR
SAN	– EXISTING SANITARY SEWER
	– EXISTING SANITARY MANHOLE
W	– EXISTING WATER MAIN
	– EXISTING HYDRANT
ST	– EXISTING STORM SEWER
	– EXISTING STORM MANHOLE
	– EXISTING STORM INLET
	– EXISTING TRANSFORMER
	– EXISTING ELECTRIC PEDESTAL
	– EXISTING TELEPHONE PEDESTAL
	– EXISTING CATV PEDESTAL
	– EXISTING POWER POLE

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

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
MATTHEW A. BAILEY
E-40031
OCONOMOWOC
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
20-BED ADULT OCD CBRF
ROGERS MEMORIAL HOSPITAL
CEDAR RIDGE CAMPUS
BY: ROGERS MEMORIAL HOSPITAL
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION
05/02/2025	PROGRESS SET
05/19/2025	PC SUBMITTAL

DATE:
MAY 19, 2025

JOB NUMBER:
13002

DESCRIPTION:
EXISTING SITE & DEMOLITION PLAN

SHEET
C1.1

SITE DATA

EXISTING LOT AREA DATA:	
OVERALL PROPERTY AREA:	21.770 Acres
TOTAL PROJECT AREA: (DISTURBANCE AREA)	49,363 S.F. (1.133 Acres)
TOTAL PAVEMENT AREA:	4,954 S.F. (0.114 Acres) 10.04% of Area
TOTAL BUILDING AREA:	10,640 S.F. (0.244 Acres) 21.56% of Area
TOTAL OPEN SPACE AREA:	33,769 S.F. (0.775 Acres) 68.42% of Area
PROPOSED DEVELOPMENT AREA DATA:	
TOTAL BUILDING AREA:	8,328 S.F. (0.191 Acres) 16.87% of Area
TOTAL PAVEMENT AREA:	14,721 S.F. (0.338 Acres) 29.82% of Area
TOTAL OPEN SPACE AREA:	26314 S.F. (0.604 Acres) 53.32% of Area
PARKING DATA:	
EXISTING PARKING:	25 SPACES
PROPOSED SURFACE SPACES:	30 SPACES
PROPOSED SURFACE ADA SPACES:	2 SPACES
TOTAL PARKING:	57 SPACES

ALTERNATE:
CONTRACTOR TO PROVIDE AN ALTERNATE BID COST FOR A 1.5" PAVEMENT MILL AND OVERLAY FOR ALL EXISTING ASPHALT TO REMAIN

0 15 30 60

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

LEGEND:

- 904 – EXISTING CONTOUR
- SAN – EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W – EXISTING WATER MAIN
- EXISTING HYDRANT
- ST – EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TRANSFORMER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING POWER POLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

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

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
MATTHEW A. BAILEY
E-43633
OCONOMOWOC
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT: 20-BED ADULT OCD CBRF ROGERS MEMORIAL HOSPITAL

CEDAR RIDGE CAMPUS
BY: ROGERS MEMORIAL HOSPITAL
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

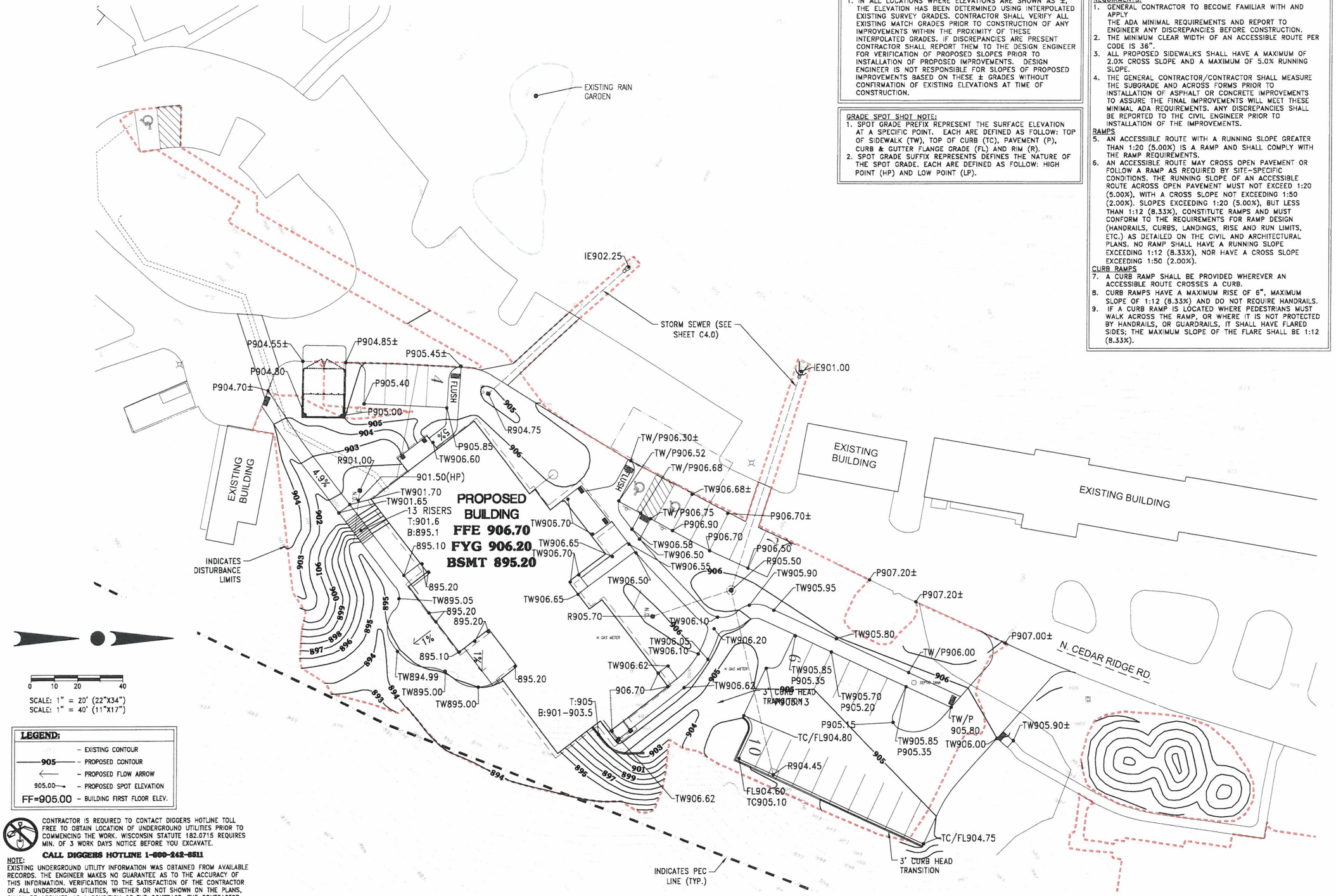
DATE	DESCRIPTION
05/02/2026	PROGRESS SET
06/19/2025	PC SUBMITTAL

DATE: MAY 19, 2025

JOB NUMBER: 13002

DESCRIPTION: PROPOSED SITE PLAN

SHEET C1.2



0 10 20 40

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

LEGEND:

	– EXISTING CONTOUR
905	– PROPOSED CONTOUR
←	– PROPOSED FLOW ARROW
905.00	– PROPOSED SPOT ELEVATION
FF=905.00	– BUILDING FIRST FLOOR ELEV.

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

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

GRADING PLAN NOTES:
1. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED USING INTERPOLATED EXISTING SURVEY GRADES. CONTRACTOR SHALL VERIFY ALL EXISTING MATCH GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES. IF DISCREPANCIES ARE PRESENT CONTRACTOR SHALL REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.

GRADE SPOT SHOT NOTE:
1. SPOT GRADE PREFIX REPRESENT THE SURFACE ELEVATION AT A SPECIFIC POINT. EACH ARE DEFINED AS FOLLOW: TOP OF SIDEWALK (TW), TOP OF CURB (TC), PAVEMENT (P), CURB & GUTTER FLANGE GRADE (FL) AND RIM (R).
2. SPOT GRADE SUFFIX REPRESENTS DEFINES THE NATURE OF THE SPOT GRADE. EACH ARE DEFINED AS FOLLOW: HIGH POINT (HP) AND LOW POINT (LP).

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

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

CURB RAMPS
7. A CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
8. CURB RAMPS HAVE A MAXIMUM RISE OF 6", MAXIMUM SLOPE OF 1:12 (8.33%) AND DO NOT REQUIRE HANDRAILS.
9. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS, OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:12 (8.33%).

WISCONSIN PROFESSIONAL ENGINEER
MATTHEW A. BAILEY E-44033 OCONOMOWOC
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
TRIO
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
20-BED ADULT OCD CBRF
ROGERS MEMORIAL HOSPITAL
CEDAR RIDGE CAMPUS
BY: ROGERS MEMORIAL HOSPITAL
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

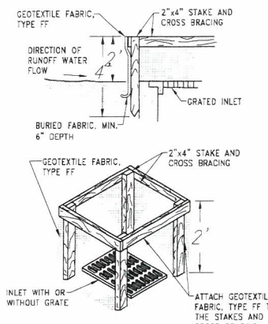
DATE	DESCRIPTION
05/02/2025	PROGRESS SET
05/19/2025	PC SUBMITTAL

DATE:
MAY 19, 2025

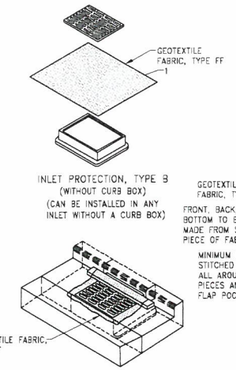
JOB NUMBER:
13002

DESCRIPTION:
GRADING PLAN

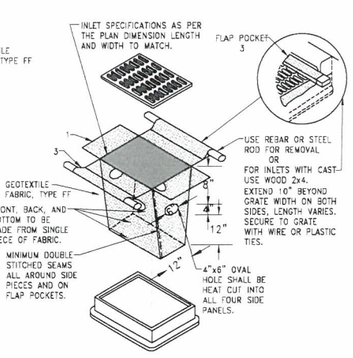
SHEET
C2.0



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

GENERAL NOTES:

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

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

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

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

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

INLET PROTECTION DETAIL

NO SCALE

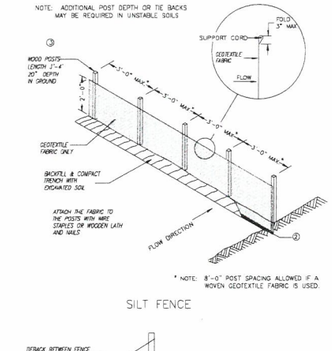
INSTALLATION NOTES:

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

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

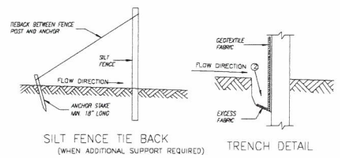
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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



SILT FENCE

JOINING TWO LENGTHS OF SILT FENCE ⑤



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

TRENCH DETAIL

GENERAL NOTES

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

② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL

③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1"X 1"X 4' OF OAK OR HICKORY

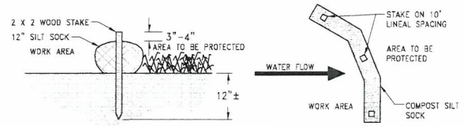
④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE

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

SILT FENCE INSTALLATION DETAIL

NO SCALE

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

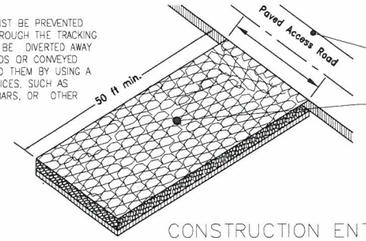


NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
4. INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES.

STRAW WATTLE DITCH CHECK INSTALLATION DETAIL

NO SCALE

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



CONSTRUCTION ENTRANCE DETAIL

NO SCALE

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

LEGEND:

- 905 — EXISTING CONTOUR
- 905 — PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- 905.00 — PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- PROPOSED TRACKING PAD

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

CALL DIGGERS HOTLINE 1-800-242-8511

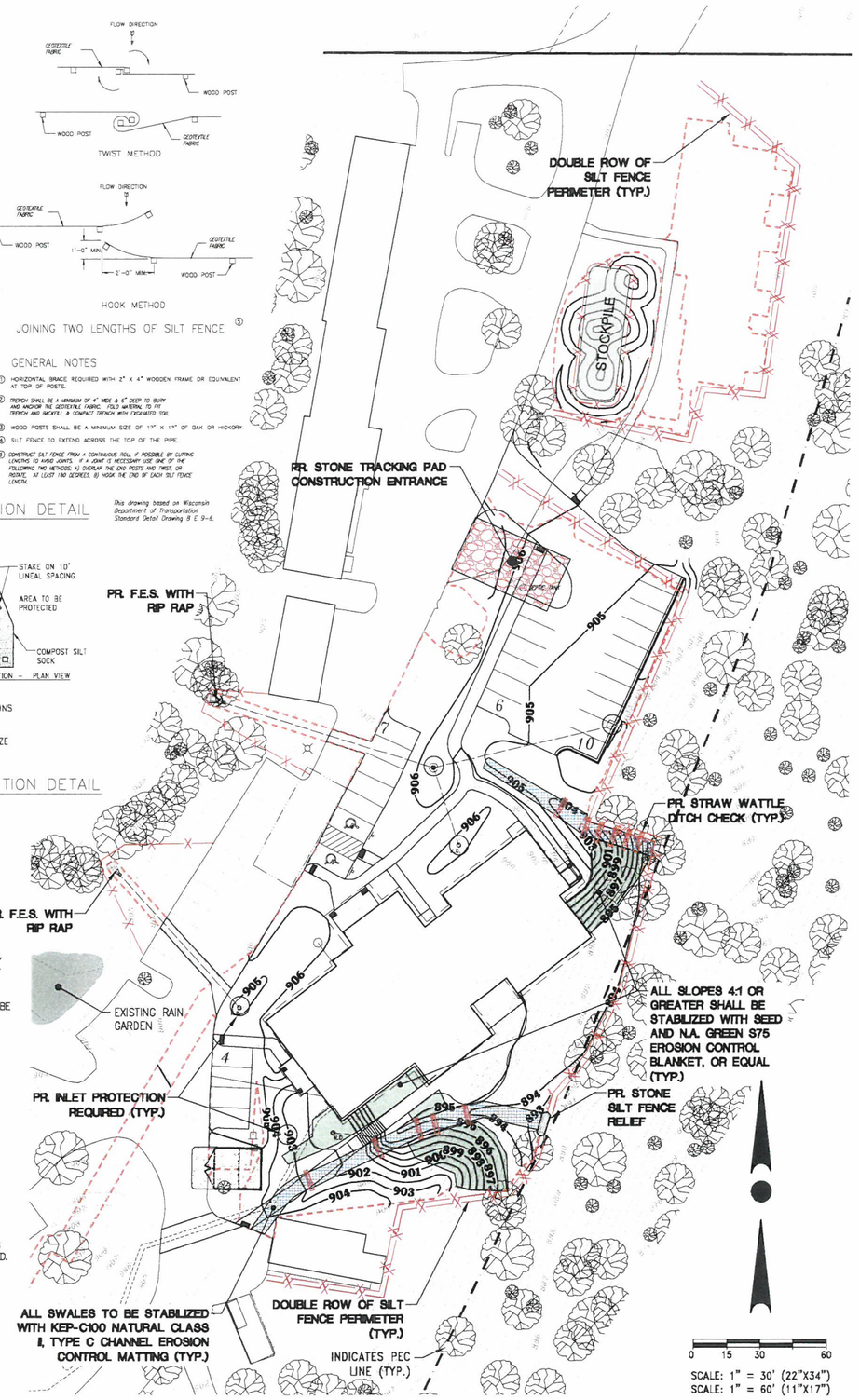
NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

CONSTRUCTION SEQUENCE PLAN

1. INSTALL PERIMETER SILT FENCE/STRAW WATTLE AND CONSTRUCTION ENTRANCE.
2. SITE DEMOLITION. CLEAR AND GRUB EXISTING VEGETATION CONCURRENT WITH STEP 1.
3. STRIP AND STOCKPILE TOPSOIL. TEMP SEED TOPSOIL STOCKPILES. INSTALL SILT FENCE AROUND PILES.
4. ROUGH GRADE SITE. ALL DISTURBED SOIL THAT IS TO GRADE AND/OR IS TO BE LEFT DORMANT FOR MORE
5. THEN 7 DAYS SHALL BE STABILIZED WITH SEED AND MULCH AND/OR BLANKET.
6. INSTALL EROSION BLANKET TO STEEP SLOPES, AS INDICATED WITHIN PLAN. AFTER INSTALLATION PROTECT AREA FROM CONSTRUCTION TRAFFIC.
7. INSTALL STORM SEWER. NOTE THAT UTILITY INSTALLATION MAY COMMENCE CONCURRENT WITH SITE GRADING.
8. BUILDING CONSTRUCTION MAY COMMENCE AS ALLOWED BY BUILDING PERMIT (NON-SEQUENTIAL).
9. INSTALL STONE BASE AND SIDEWALKS; MAY BE PHASED TO COINCIDE WITH THE BUILDING CONSTRUCTION SCHEDULE.
10. FINISH GRADE SITE. RE-SPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING AS INDICATED ON PLAN AND AS NECESSARY TO STABILIZE SITE.
11. COMPLETE LANDSCAPING AND FINAL STABILIZATION AROUND BUILDINGS CONCURRENT WITH BUILDING CONSTRUCTION. IF FINALIZATION OF THE SITE DOES NOT OCCUR PRIOR TO OCTOBER 15TH, REFER TO WINTER STABILIZATION NOTE AND SPECIFICATIONS.
12. REMOVE PERIMETER SILT FENCE AND CLOSE OUT CONSTRUCTION SITE PERMITS ONCE THE SITE IS SUBSTANTIALLY VEGETATED (>70% GROUND COVER).

EROSION CONTROL NOTES:

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



WISCONSIN
Matthew A. BAILEY
E-46633
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
20-BED ADULT OCD CBRF
ROGERS MEMORIAL HOSPITAL
CEDAR RIDGE CAMPUS
BY: ROGERS MEMORIAL HOSPITAL
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION
05/02/2025	PROGRESS SET
05/19/2025	PC SUBMITTAL

DATE:
MAY 19, 2025

JOB NUMBER:
13002

DESCRIPTION:
EROSION CONTROL PLAN

SHEET
C3.0

ALTERNATE:
PROVIDE ADD ALTERNATE PRICE TO PROVIDE FOR A NEW FIRE SUPPRESSION HOLDING TANK, AND/OR WELL, IN THE EVENT THAT THE LOCAL MUNICIPAL AHJ'S OR STATE REQUIRES THE PROPOSED BUILDING TO BE A 'STAND-ALONE' FIRE SUPPRESSION SYSTEM.

WATER SERVICE & LIFT STATION NOTES

- CONTRACTOR TO COORDINATE WITH BUILDING PLUMBING DESIGNER AND FIRE SUPPRESSION SYSTEM DESIGNER FOR DOMESTIC WATER SERVICE AND FIRE SUPPRESSION LATERAL SIZE.
- SANITARY LIFT STATION DESIGN BY OTHERS. PROPOSED STATION TO BE CONNECTED TO EXISTING SERVICE LATERAL FROM THE EXISTING LIFT STATION. REPLACE LOW PRESSURE LATERAL, IF NECESSARY.

STORM SEWER NOTES

STORM SEWER

- UNLESS OTHERWISE NOTED, ALL PRIVATE STORM SEWER SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), SMOOTH-WALL INTERIOR, CORRUGATED STORM SEWER PIPE. PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL, WITH WATER TIGHT JOINTS, HAVING A MANNING "N" VALUE OF 0.012, OR EQUAL.
- ALL PVC STORM SEWER PIPE SHALL BE ASTM D-3034, SDR 35, SCHEDULE 40 PIPE SHALL BE INSTALLED FOR ALL PIPE WITHIN THE PROPOSED BUILDING FOOTPRINT, PER MANUFACTURER SPECIFICATIONS.
- CONNECT TO BUILDING STORM SEWER CONVEYANCE PIPING PER SPS 382 SPECIFICATIONS AND REQUIREMENTS.

NYLOPLAST DRAINS

- NYLOPLAST YARD DRAINS #2, #3, #5 TO BE ADS 8" INLINE NYLOPLAST DRAINS OR APPROVED EQUAL.

UTILITY PLAN NOTES:

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

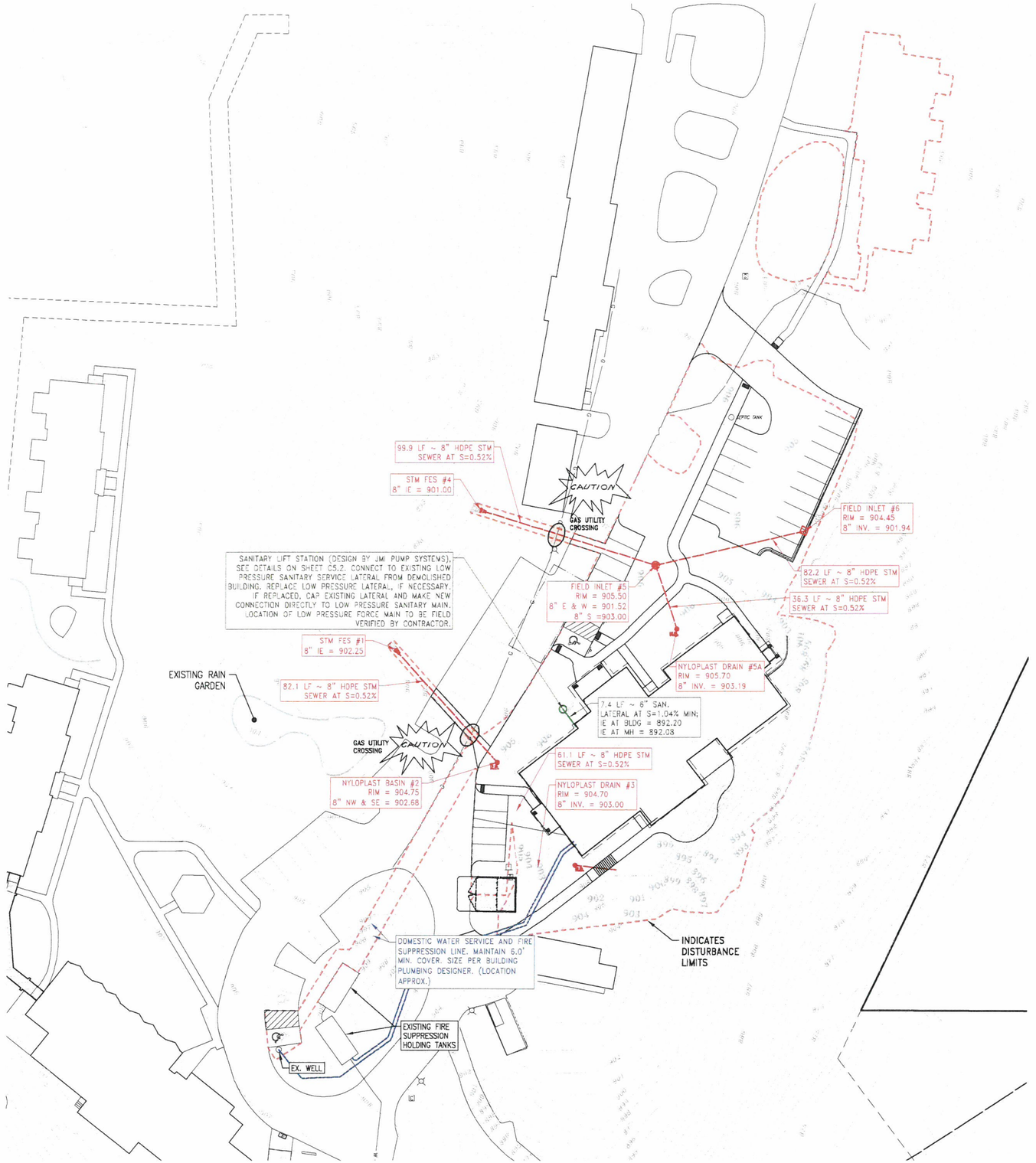
LEGEND:

- 1025 – EXISTING CONTOUR
- SAN – EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W – EXISTING WATER MAIN
- EXISTING HYDRANT
- ST – EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TRANSFORMER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING POWER POLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

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

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



0 15 30 60

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

WISCONSIN
Matthew A. BAILEY E-44833 OCONOMOWOC
PROFESSIONAL ENGINEER

DESIGN + LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
20-BED ADULT OCD CBRF
ROGERS MEMORIAL HOSPITAL
CEDAR RIDGE CAMPUS
BY: ROGERS MEMORIAL HOSPITAL
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

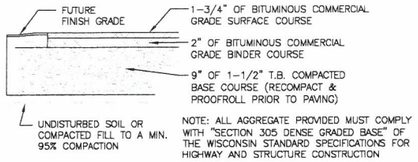
DATE	DESCRIPTION
05/02/2025	PROGRESS SET
05/19/2025	PC SUBMITTAL

DATE:
MAY 19, 2025

JOB NUMBER:
13002

DESCRIPTION:
UTILITY PLAN

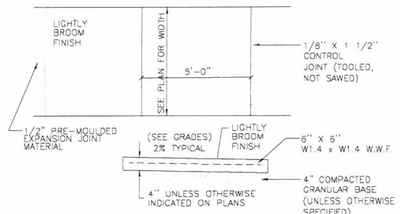
SHEET
C4.0



STANDARD DUTY ASPHALT PAVING SECTION

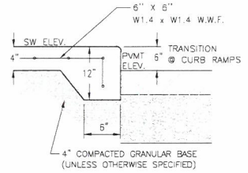
NO SCALE

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



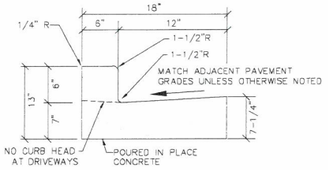
CONCRETE SIDEWALK

NO SCALE



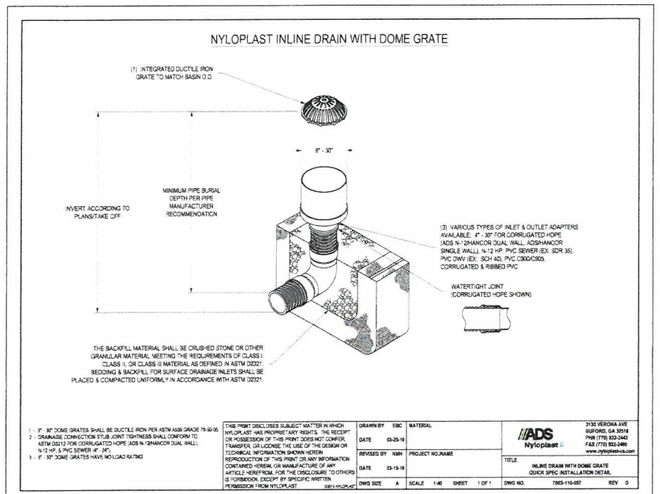
INTEGRAL SIDEWALK & BARRIER CURB

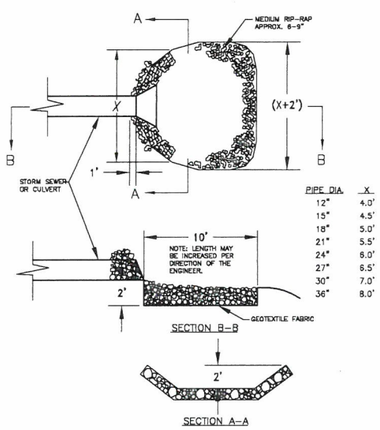
(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE



18" CONCRETE CATCH CURB & GUTTER

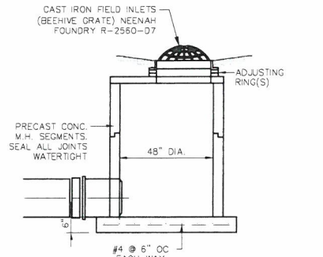
NO SCALE





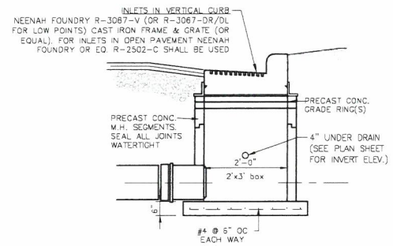
PIPE DIA.	X
12"	4.0'
15"	4.5'
18"	5.0'
21"	5.5'
24"	6.0'
27"	6.5'
30"	7.0'
36"	8.0'

RIP-RAP DETAIL



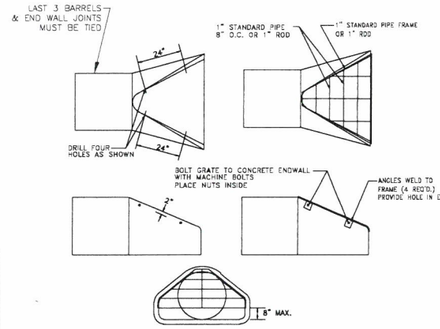
STORM SEWER FIELD INLET DETAIL

NO SCALE



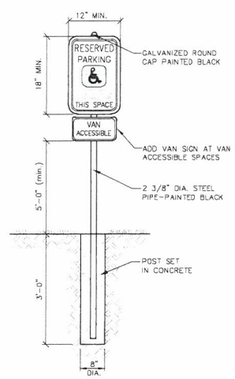
STORM SEWER INLET

NO SCALE



PIPE GRATE DETAIL

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



HANDICAP SIGNAGE DETAIL

NO SCALE

Section 2722

Engineered Surface Drainage Products

GENERAL

PVC surface drainage inlets shall be of the inline drain type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

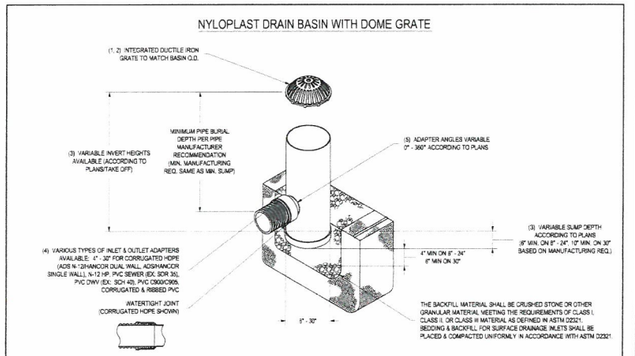
MATERIALS

The inline drain required for this contract shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the furnished configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates furnished for all surface drainage inlets shall be ductile iron grates for sizes 8", 10", 12", 15", 18", 24" and 30" shall be made specifically for each fitting so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for inline drains shall be capable of supporting H-20 wheel loading for traffic areas or H-10 loading for pedestrian areas. 12" and 15" square grates will be hinged to the frame using pins. Metal used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05 for ductile iron. Grates shall be provided painted black.

INSTALLATION

The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class I, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For H-20 load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.



Section 2721

Engineered Surface Drainage Products

GENERAL

PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS

The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates and frames furnished for all surface drainage inlets shall be ductile iron for sizes 8", 10", 12", 15", 18", 24" and 30" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

INSTALLATION

The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class I, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

WISCONSIN
Matthew A. BAILEY
E-34633
OCONOMOWOC
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
20-BED ADULT OCD CBRF
ROGERS MEMORIAL HOSPITAL
CEDAR RIDGE CAMPUS
BY: ROGERS MEMORIAL HOSPITAL
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

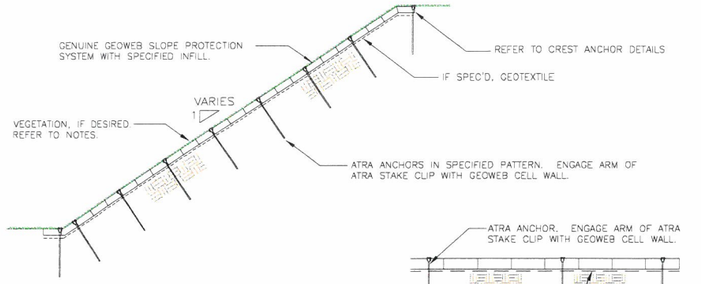
DATE	DESCRIPTION
05/02/2025	PROGRESS SET
05/19/2025	PC SUBMITTAL

DATE:
MAY 19, 2025

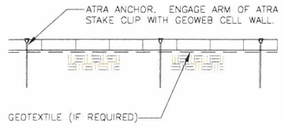
JOB NUMBER:
13002

DESCRIPTION:
CONSTRUCTION DETAILS

SHEET
C5.0

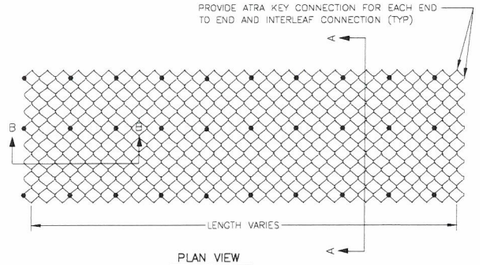


TYPICAL ATRA ANCHOR SYSTEM



SECTION A – A

SECTION B – B



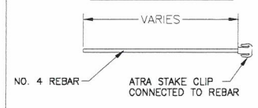
PLAN VIEW

NOTES:
1. ATRA ANCHORS SHALL CONSIST OF NO. 4 REBAR WITH AN ATRA STAKE CLIP INSERTED INTO THE END OF THE REBAR. LENGTH OF THE ATRA ANCHORS SHALL BE AS SPECIFIED.
2. PRE-ASSEMBLED ATRA GFRP (POLYMER) ARE AVAILABLE FROM PRESTO GEOSYSTEMS.
3. THE GEOWEB CELLS SHALL BE FILLED WITH THE SPECIFIED MATERIAL (TOPSOIL, STONE, OR CONCRETE) AND SHALL BE SUITABLE TO WITHSTAND THE APPLICABLE HYDRAULIC CONDITIONS.
4. THE GEOWEB SECTIONS SHALL BE ANCHORED TO RESIST SLIDING DUE TO DRIVING AND HYDRAULIC FORCES.
5. IF VEGETATION IS DESIRED, PROVIDE AN EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT IF THERE IS A POTENTIAL FOR EROSION PRIOR TO ESTABLISHING VEGETATION.
6. THE GEOWEB PANELS SHALL BE CONNECTED WITH ATRA KEYS AT EACH INTERLEAF AND END TO END CONNECTION.
7. REFER TO THE GENERAL DETAIL DRAWINGS FOR ANCHOR DETAILS.

STAKE ANCHOR INSTALLATION

STEPS:
1. POSITION THE ATRA ANCHOR NEXT TO THE UP-SLOPE CELL WALL.
2. DRIVE ATRA ANCHOR INTO THE GROUND UNTIL ARM OF ATRA ANCHOR IS LOCATED ABOVE GEOWEB CELL WALL.
3. ENGAGE ARM OF ATRA ANCHOR TO CELL WALL AND DRIVE UNTIL TIGHT.

ATRA ANCHOR DETAIL



PRESTO® PRODUCTS CO.
670 NORTH PERKINS STREET
APPLETON, WI 54914
920-738-1328
WWW.PRESTOGEO.COM

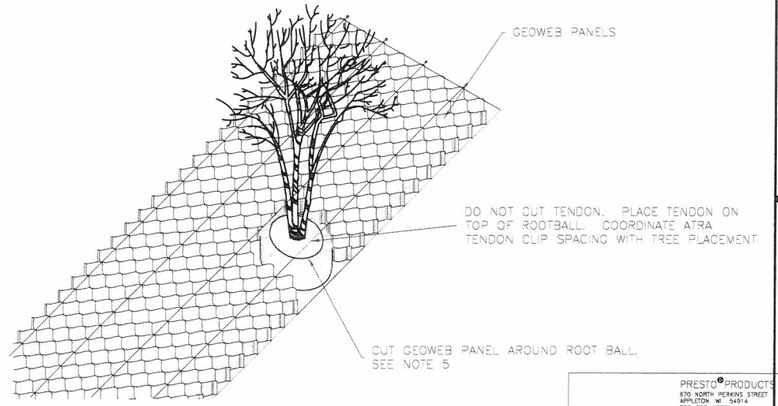
THIS DRAWING IS COPYRIGHTED AND BASED UPON THE USE OF GENUINE GEOWEB MANUFACTURED BY PRESTO GEOSYSTEMS. ANY USE OF THIS DRAWING FOR ANY PRODUCT OTHER THAN THAT MANUFACTURED BY PRESTO GEOSYSTEMS IS STRICTLY PROHIBITED.

GENUINE GEOWEB®
SLOPE WITH ATRA ANCHORS

PRESTO, GEOWEB, AND ATRA ARE REGISTERED TRADEMARKS OF PRESTO PRODUCTS.

DATE	NOVEMBER 2019	FILE NAME	GWSLT.DWG
SCALE	NTS	SHEET 1	© 2010 PRESTO GEOSYSTEMS

Notes:
1. THE GEOWEB CELLS SHALL BE FILLED WITH THE SPECIFIED MATERIAL (TOPSOIL, STONE, OR CONCRETE) AND SHALL BE SUITABLE TO WITHSTAND THE APPLICABLE HYDRAULIC CONDITIONS.
2. IF FULL SURFACE VEGETATION IS DESIRED, PROVIDE AN EROSION CONTROL BLANKET, HYDROSEED, OR A TURF REINFORCEMENT MAT IF THERE IS A POTENTIAL FOR EROSION PRIOR TO ESTABLISHING VEGETATION.
3. THE GEOWEB SECTIONS SHALL BE ANCHORED AT THE CREST TO RESIST SLIDING DUE TO DRIVING AND HYDRAULIC FORCES.
4. THE GEOWEB PANELS SHALL BE CONNECTED WITH ATRA KEYS AT EACH INTERLEAF AND END TO END CONNECTION.
5. CUT THE GEOWEB PANELS TO FIT CLOSELY TO THE ROOT BALL. CONNECT THE CUT PANELS TO THE ADJACENT PANELS WITH ATRA KEYS.
6. LIMIT THE DROP OF THE INFILL TO PREVENT PANEL DISTORTION.



PRESTO® PRODUCTS CO.
670 NORTH PERKINS STREET
APPLETON, WI 54914
920-738-1328
WWW.PRESTOGEO.COM

THIS DRAWING IS COPYRIGHTED AND BASED UPON THE USE OF GENUINE GEOWEB MANUFACTURED BY PRESTO GEOSYSTEMS. ANY USE OF THIS DRAWING FOR ANY PRODUCT OTHER THAN THAT MANUFACTURED BY PRESTO GEOSYSTEMS IS STRICTLY PROHIBITED.

GENUINE GEOWEB®
SLOPE WITH LANDSCAPE ELEMENTS

PRESTO® GEOWEB® AND ATRA® ARE REGISTERED TRADEMARKS OF PRESTO PRODUCTS.

DATE	NOVEMBER 2019	FILE NAME	GWSLT.DWG
SCALE	NTS	SHEET 1	© 2010 PRESTO GEOSYSTEMS

WISCONSIN
MATTHEW A. BAILEY
E-48633
OCONOMOWOC
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
DIV'S. ENGINEERING

4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
20-BED ADULT OCD CBRF
ROGERS MEMORIAL HOSPITAL
CEDAR RIDGE CAMPUS
BY: ROGERS MEMORIAL HOSPITAL
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY	
DATE	DESCRIPTION
05/02/2025	PROGRESS SET
05/19/2025	PC SUBMITTAL

DATE:
MAY 19, 2025

JOB NUMBER:
13002

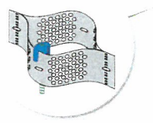
DESCRIPTION:
CONSTRUCTION DETAILS

SHEET
C5.1

PRESTO GEOSYSTEMS

INSTALLATION GUIDE
■ simplified

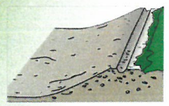
GEOWEB® Slope Protection System
■ ATRA® Anchor Connection



INSTALLATION GUIDE
simplified Version

GEOWEB® Slope Protection System
■ ATRA® Anchor Connection

1 Prepare subgrade. Remove debris, rocks.

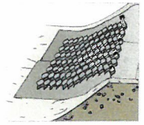


2 Install geotextile with overlaps *(per manufacturer's recommendations if required)*

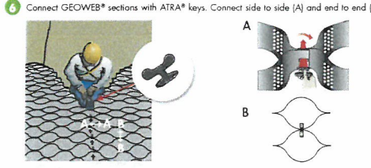
3 Secure sections with ATRA® anchors at the top of the slope. See options A, B.

4 Expand sections down the slope.

5 Fully expanded GEOWEB® section.

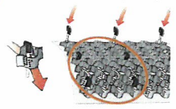


6 Connect GEOWEB® sections with ATRA® keys. Connect side to side (A) and end to end (B).

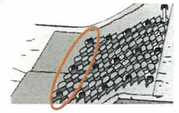


IMPORTANT NOTE:
The simplified installation guide provided by Presto GEOSYSTEMS® is intended as a general guideline only. The contractor should follow contract plans and specifications and refer to detailed installation guidelines for more information: See www.prestogeo.com/installation

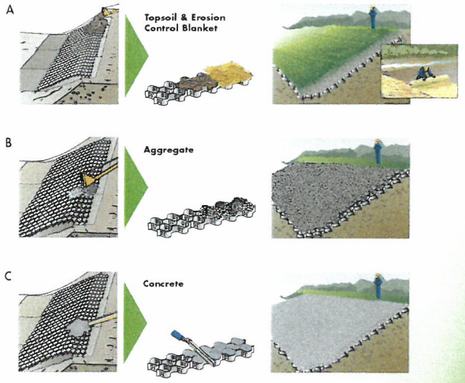
7 Install internal ATRA® anchors *per design.*



8 Install anchors at the bottom (toe) of the slope.



9 Place infill from the top of the slope. Use equipment suitable for infill placement. See options A, B, C.



Detailed installation guidelines at: **www.prestogeo.com/installation**

GEOSYSTEMS

MATERIAL LIST

LIMITED WARRANTY

Presto GEOSYSTEMS® warrants each GEOWEB® section which it ships to be free from defects in materials and workmanship at the time of manufacture. Presto's exclusive liability under this warranty or otherwise will be to furnish without charge to Presto's customer at the original f.o.b. point a replacement for any section which proves to be defective under normal use and service during the 10-year period which begins on the date of shipment by Presto. Presto reserves the right to inspect any allegedly defective section in order to verify the defect and ascertain its cause.

This warranty does not cover defects attributable to causes or occurrences beyond Presto's control and unrelated to the manufacturing process, including, but not limited to, abuse, misuse, mishandling, neglect, improper storage, improper installation, improper alteration or improper application.

PRESTO MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, WRITTEN OR ORAL, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, IN CONNECTION WITH THE GEOWEB® SYSTEM. IN NO EVENT SHALL PRESTO BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR THE BREACH OF ANY EXPRESS OR IMPLIED WARRANTY OR FOR ANY OTHER REASON, INCLUDING NEGLIGENCE, IN CONNECTION WITH THE GEOWEB® SYSTEM.

GEOSYSTEMS®, GEOWEB®, and ATRA® are registered trademarks of Reynolds Presto Products Inc.

DISTRIBUTED BY:

PRESTO GEOSYSTEMS®
P.O. Box 2399
670 North Perkins Street
Appleton, Wisconsin 54912-2399, USA

P: 920-738-1328
TF: 800-548-3424

F: 920-738-1222

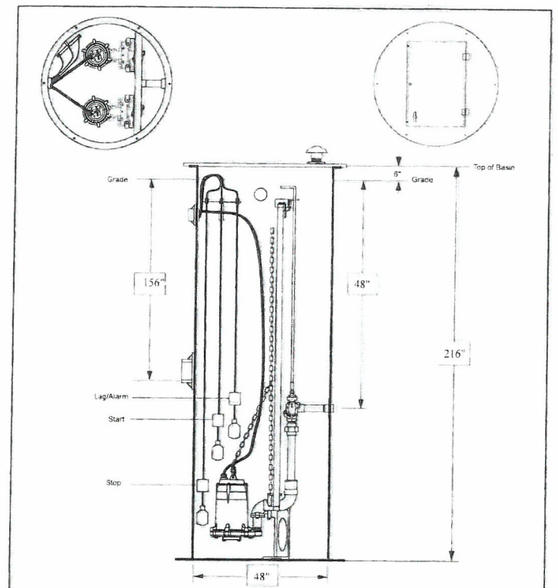
E: info@prestogeo.com
www.prestogeo.com

GWSI0001-1 NOV 2014
AP-7684

NOTE:
1. THE ABOVE INSTALLATION GUIDE IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT MANUFACTURER TO OBTAIN ALL RELEVANT SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.
2. GEOWEB SYSTEM SHALL BE BACKFILLED WITH TOPSOIL AND PLANTED PER LANDSCAPE PLAN.

JMI PUMP SYSTEMS
Your Partners in Pumping Since 1958

W194 N1695 McCormick Drive
Germantown, WI 53022
262-253-1353 • 800-234-5490
www.jmipumps.com • sales@jmipumps.com



Customer:	Joe DeBelak Plumbing & Heating
Project:	Rogers / Cedar Ridge

09-16-23

JMI PUMP SYSTEMS
Your Partners in Pumping Since 1958

W194 N1695 McCormick Drive
Germantown, WI 53022
262-253-1353 • 800-234-5490
www.jmipumps.com • sales@jmipumps.com

April 24, 2025

Andy O'Connell
Joe Debelak Plumbing & Heating
W143 N9358 Henry Stark Road
Menomonee Falls, WI 53051

RE: Quote – Rogers Cedar Ridge

Duplex System To Include:

2 Submersible Grinder Pump; Franklin Electric
Model IGPHR-A231, 2 HP, 3450 RPM, 208-240 Volt, 1 Phase, 16.0 FLA
Minimum 15 GPM @ 29' TDH, 1-1/2" Discharge, 30' Cord, 96 lbs
1 Duplex-Alternating Control Panel
- Power Relays
- Circuit Breakers (Pump Disconnect)
- Incoming Power & Float Switch Terminal Blocks
- Float Status Indicator Lights
- HOA Switches (Hand - Off - Automatic)
- Pump Run indicator Lights
- Control & Alarm Power Indicator Light & Fuse
- Three Float Operation (Stop - Lead - Lag/Alarm)
- High Water Alarm w/Auxiliary Contacts (Audio & Visual)
- Alarm Test & Silence Button
- NEMA 4X Enclosure w/Locking Latch
- UL Labeled

3 Control Switch; SignalMaster, External Weight, 30' Cord
1 Float Switch Bracket; Stainless Steel w/(3) Cord Grips
1 Junction Box; 6"x6"x4", NEMA 4X
2 Check Valve; 2", Cast Iron, Elbow/Ball Type
2 Isolation Valve; 2", Brass, Gate Type w/Stainless Steel Extension Handle
1 Fiberglass Basin; 48 x 216" w/Steel Antiflotation Flange
1 Base Elbow Mounting Studs; Stainless Steel, Duplex
1 Inlet Hub; 6" Cast Iron, Bolt On w/Fernco Coupler
2 Pump Removal Equipment; 2"
- Base Elbow w/Movable Fitting; Cast Iron
- Upper Guide Bracket, Stainless Steel
- Intermediate Guide Bracket; Stainless Steel
- Lifting Chain; Stainless Steel, 3/16"x 20'

4 Guide Rail Pipe; Stainless Steel, 1" x 17'

LIFT STATION NOTE:
1. LIFT STATION DESIGN BY OTHERS, ENCLOSED DETAILS ARE PROVIDED FOR REFERENCE. CONTRACTOR TO CONSULT WITH DESIGNER TO ENSURE ALL DETAILS AND SPECIFICATIONS ARE CURRENT.

WISCONSIN
MATTHEW S. BAILEY
E-41633
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
20-BED ADULT OCD CBRF
ROGERS MEMORIAL HOSPITAL
CEDAR RIDGE CAMPUS
ROGERS MEMORIAL HOSPITAL
BY: 34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY	
DATE	DESCRIPTION
05/02/2025	PROGRESS SET
05/19/2025	PC SUBMITTAL

DATE:
MAY 19, 2025

JOB NUMBER:
13002

DESCRIPTION:
CONSTRUCTION DETAILS

SHEET
C5.2

LOT COVERAGE

Total Area:	19.02 acre
Impervious Area:	2.54 acre (13.4% of lot)
Pervious Area:	16.48 acre (86.6% of lot)

TRIO
DESIGN · LAND SURVEYING · CIVIL ENGINEERING

4100 N. CALHOUN ROAD
BROOKFIELD, WI 53005
t: (262) 790-1480
e: info@trioeng.com
www.trioeng.com

LOT COVERAGE EXHIBIT

ROGERS BEHAVIORAL HEALTH - CEDAR RIDGE

VILLAGE OF SUMMIT, WI

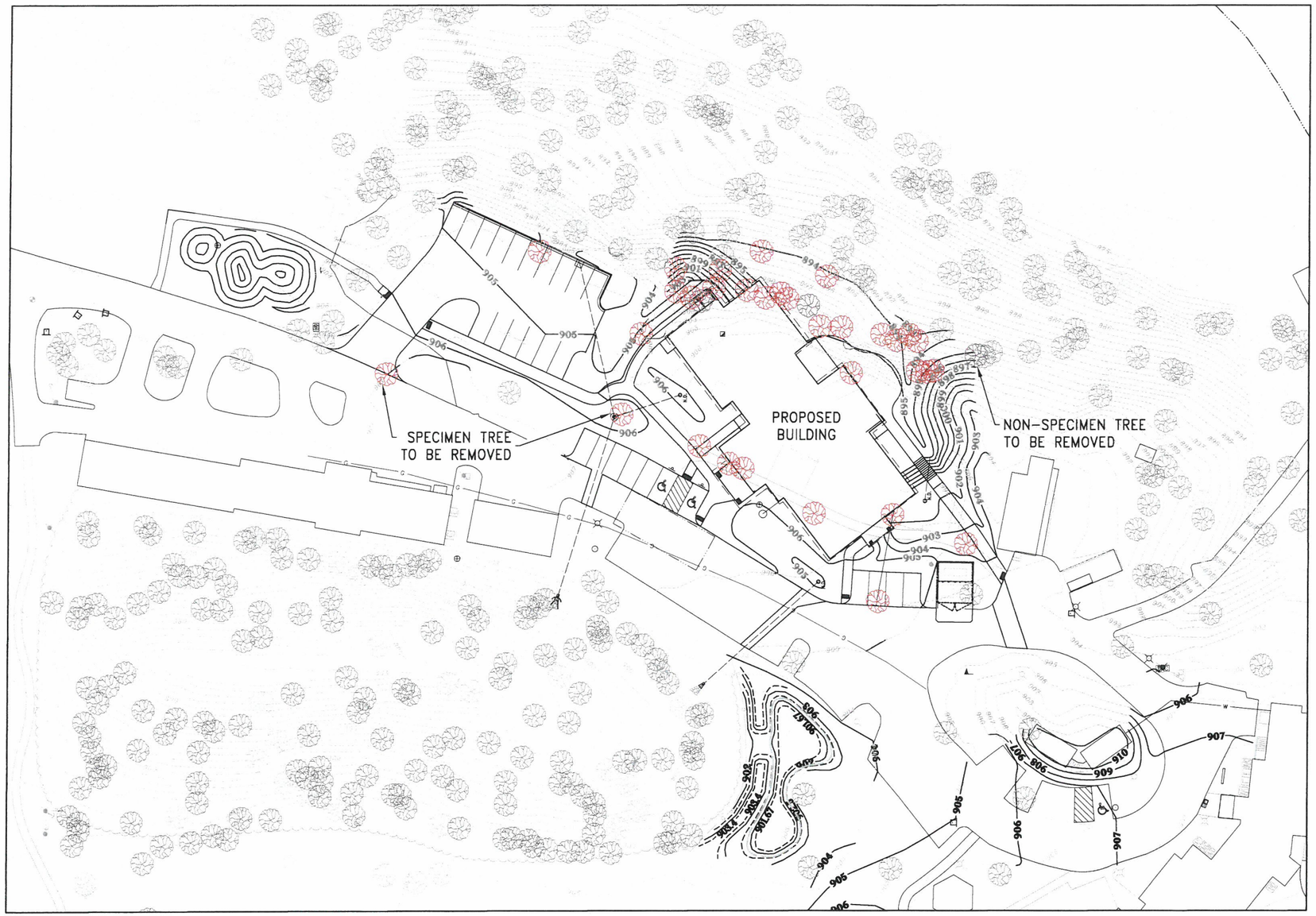
ROGERS Behavioral Health

0 50 100 200

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

DATE: 5/7/2025

H:\C700\781\13002-01\Exhibits\2025-05-07 LOT COVERAGE - CEDAR RIDGE.dwg



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

TREE SURVEY LEGEND

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

TREE IMPACT SUMMARY

Total Trees Surveyed: 533 trees

Trees to be Removed
Specimen Trees: 32 trees (6% of trees surveyed)
Non-Specimen Trees: 3 trees (0.5% of trees surveyed)

Tree survey completed by Watchel Tree Science Inc. in December of 2024

TREE DEMO EXHIBIT

ROGERS BEHAVIORAL HEALTH - CEDAR RIDGE

VILLAGE OF SUMMIT, WI

0 15 30 60

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

DATE: 5/6/2025

Exterior Stone: Kensington Full Color Limestone Full Bed Natural Stone

Architectural Shingle: GAF Timberline "Charcoal" Dimensional Shingle

Board & Batten Siding: Hardie Board 'Arctic White'

Traditional Black

Standing Seam Metal Roofing: Pac-Clad 'Traditional Black'

Black

Windows: Pella Impervia Fiberglass 'Black'

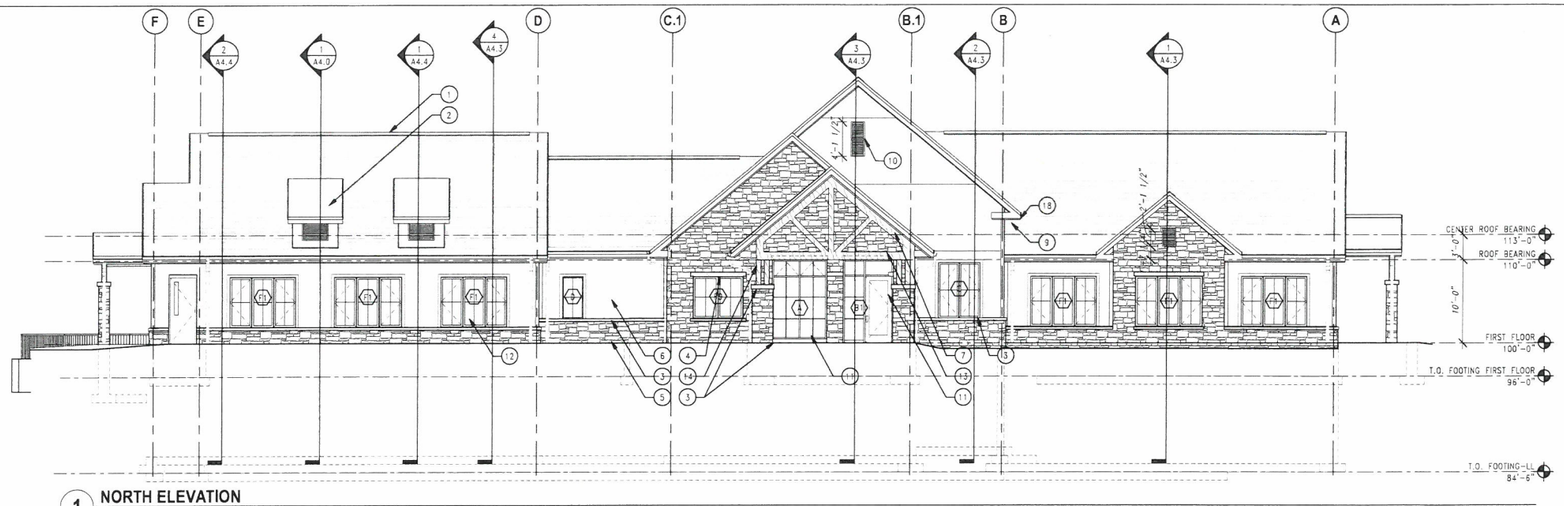
Cedar Ridge - CBRF Residential Facility

Cedar Ridge Road,
Oconomowoc, WI 53066

Exterior Materials
May 12th, 2025

ROGERS Behavioral Health

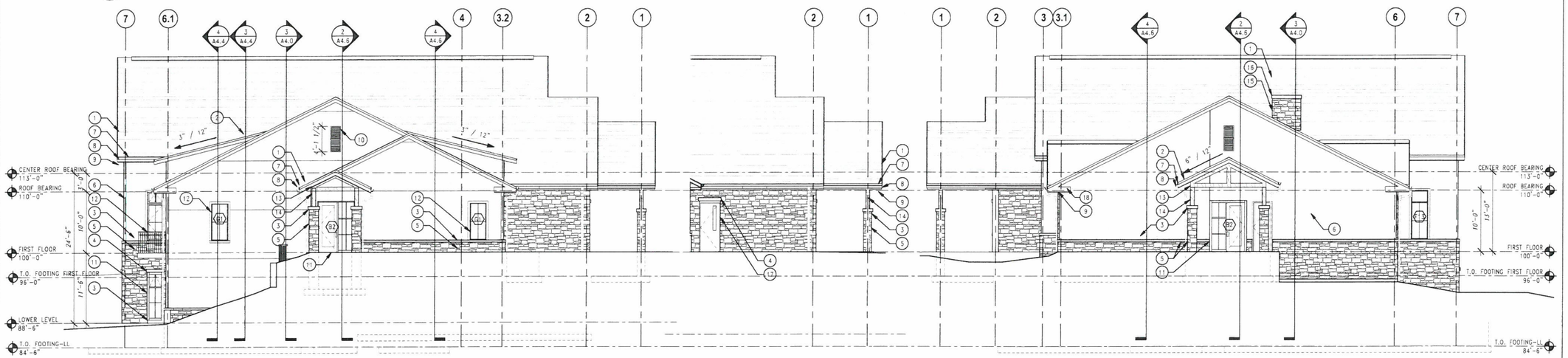
Quorum Architects, Inc.
© 2023 Quorum Architects, Inc.



1 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

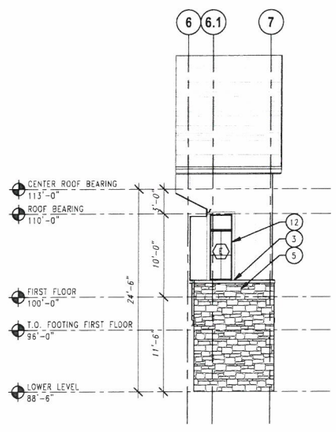
1. DIMENSIONAL ARCHITECTURAL SHINGLES
2. STANDING SEAM METAL ROOFING
3. CAST STONE SILL OR CAP
4. CAST STONE LINTEL
5. FULL BED NATURAL STONE VENEER
6. BOARD & BATTEN SIDING
7. PREFINISHED FASCIA
8. PREFINISHED METAL GUTTER & DOWNSPOUT
9. PREFINISHED VENTED SOFFIT SYSTEM AT UNDERSIDE OF EAVES
10. PREFINISHED ARCHITECTURAL METAL LOUVER
11. PREFINISHED METAL STOREFRONT SYSTEM
12. ARCHITECTURAL ALUMINUM WINDOWS WITH PREFINISHED TRIM
13. STAINED DRESSED HEAVY TIMBER GABLE TRUSS
14. STAINED DRESSED WOOD COLUMNS
15. THIN-SET NATURAL STONE VENEER
16. ARCHITECTURAL METAL GUARDRAIL
17. INSULATED HOLLOW METAL DOOR AND FRAME, SEE DOOR SCHEDULE
18. ARCHITECTURAL BIRDBOX DETAIL WRAPPED W/ PREFINISHED FASCIA
19. WOOD FRAMED BALCONY W/ COMPOSITE DECKING



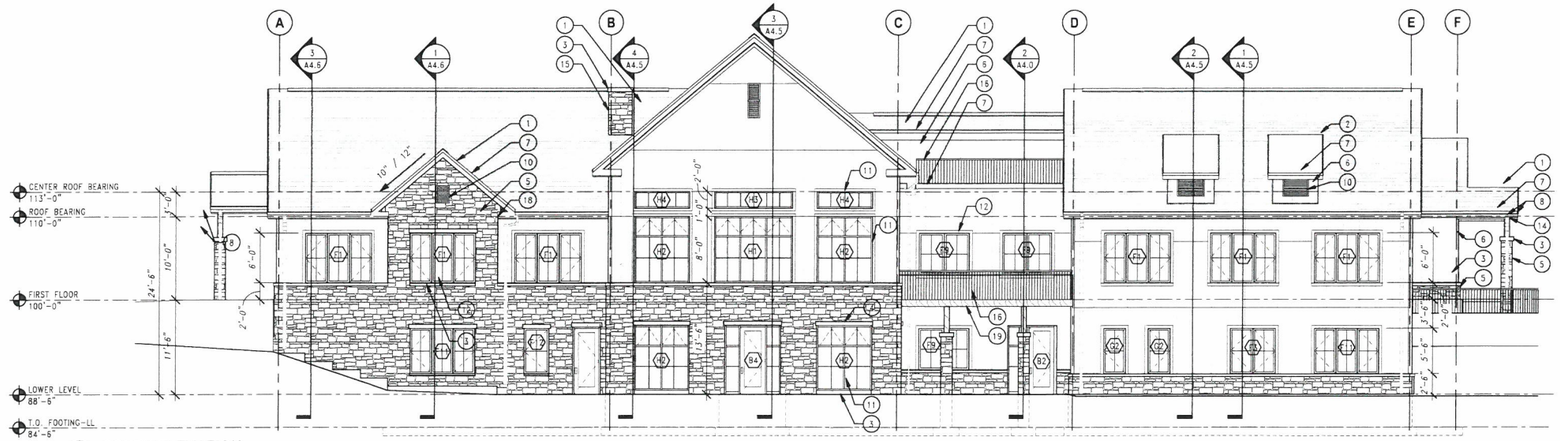
2 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

3 **MAIN ENTRY EAST ELEVATION**
SCALE: 1/8" = 1'-0"

4 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



5 **WEST ELEVATION - CENTER**
SCALE: 1/8" = 1'-0"



6 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

©Copyright 2024, Quorum Architects, Inc.

4/30/2025 3:09:09 PM
Autodesk Docs://RBH Cedar Ridge EDC CBRF/R22_17002-02-15_Rogers Cedar Ridge EDC_CENTRAL.rvt

Quorum Architects, Inc.
311 2 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
www.quorumarchitects.com

ROGERS
Behavioral Health

PRELIMINARY
NOT FOR CONSTRUCTION
QUORUM ARCHITECTS, INC.

Rogers Behavioral Health - Cedar Ridge 20 - Bed CBRF

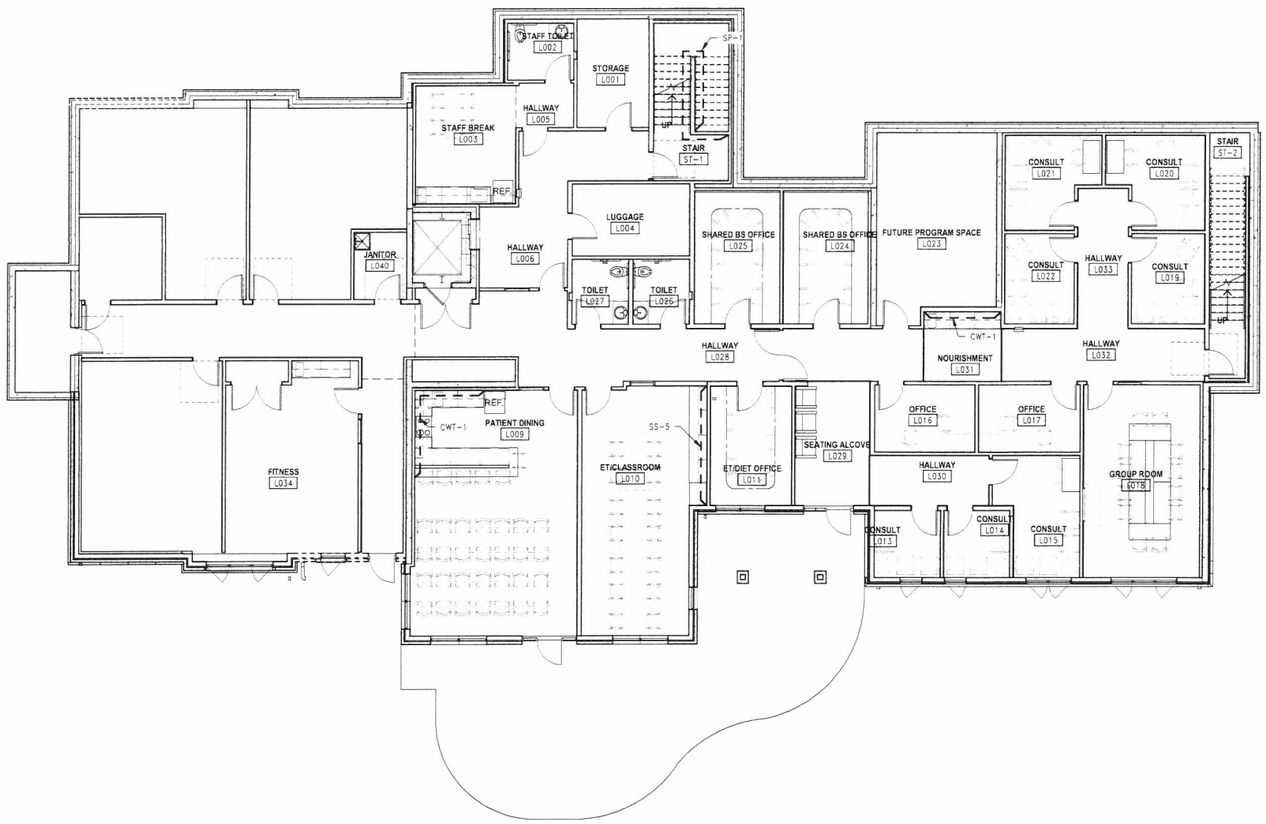
Cedar Ridge Road
Oconomowoc, WI 53066

Revisions:

Sheet Name:
EXTERIOR BUILDING ELEVATIONS

Date: 02-24-2025
Drawn By: ES/TB
Project No.: 17002-02-24

Sheet No.
A3.0



1 LOWER LEVEL FINISH PLAN
SCALE: 1/8" = 1'-0"

Quorum Architects, Inc.
3112 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
www.quorumarchitects.com

ROGERS
Behavioral Health

PRELIMINARY
NOT FOR CONSTRUCTION
QUORUM ARCHITECTS, INC.

Rogers Behavioral Health - Cedar Ridge 20 - Bed CBRF

Cedar Ridge Road
Oconomowoc, WI 53066

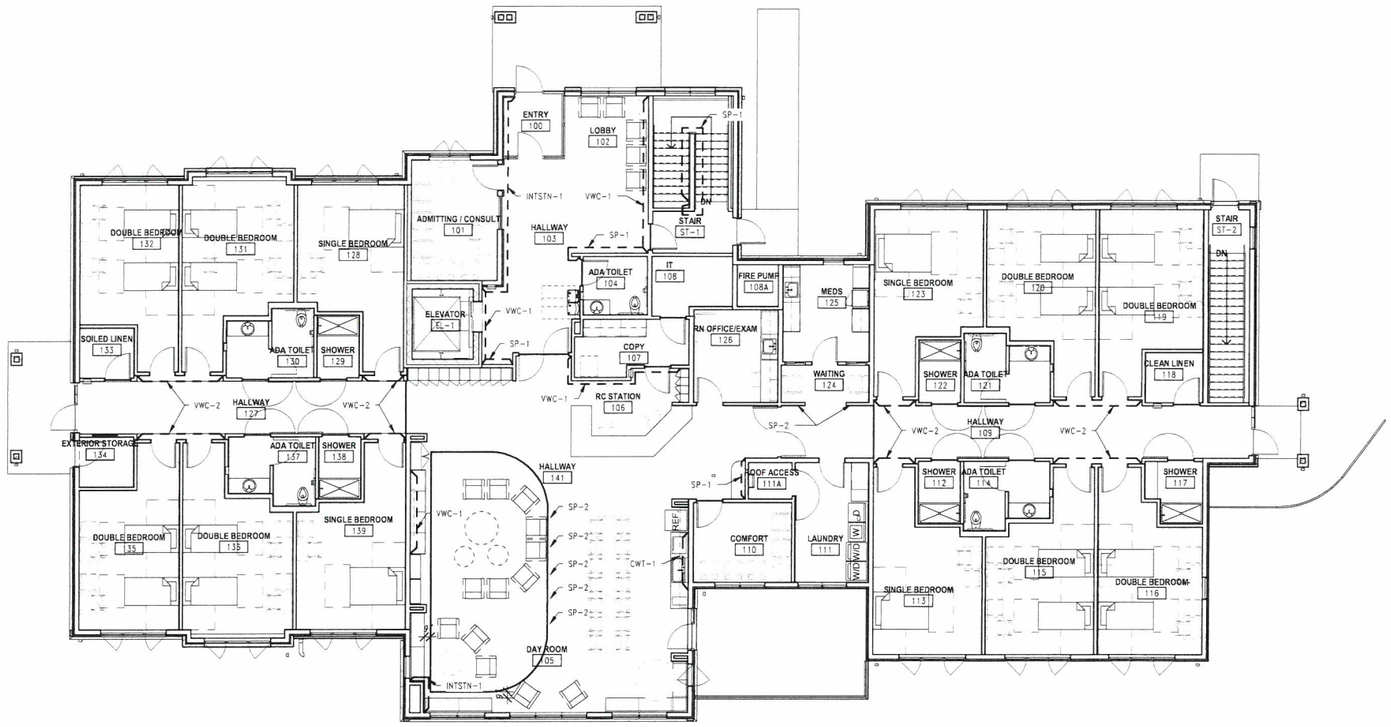
Revisions:

Sheet Name:
LOWER LEVEL FINISH PLAN

Date: 02-24-2025
Drawn By: Author
Project No.: 17002-02-24
Sheet No.
A9.0

5/2/2025 2:08:40 PM
Autodesk Docs://RBH Cedar Ridge EDC CBRF/R22_17002-02-15_Rogers Cedar Ridge EDC_CENTRAL.rvt

©Copyright 2024, Quorum Architects, Inc.



1 **FIRST FLOOR FINISH PLAN**
SCALE: 1/8" = 1'-0"

Quorum Architects, Inc.
3112 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
www.quorumarchitects.com

ROGERS
Behavioral Health

PRELIMINARY
NOT FOR CONSTRUCTION
QUORUM ARCHITECTS, INC.

Rogers Behavioral Health - Cedar Ridge 20 - Bed CBRF

Cedar Ridge Road
Oconomowoc, WI 53066

Revisions:

Sheet Name:
FIRST FLOOR FINISH PLAN

Date: 02-24-2025
Drawn By: Author
Project No.: 17002-02-24

Sheet No.
A9.1

5/2/2025 2:08:42 PM
Autodesk Docs://RBH Cedar Ridge EDC CBRF/R22_17002-02-15_Rogers Cedar Ridge EDC_CENTRAL.rvt

©Copyright 2024, Quorum Architects, Inc.

GENERAL NOTES

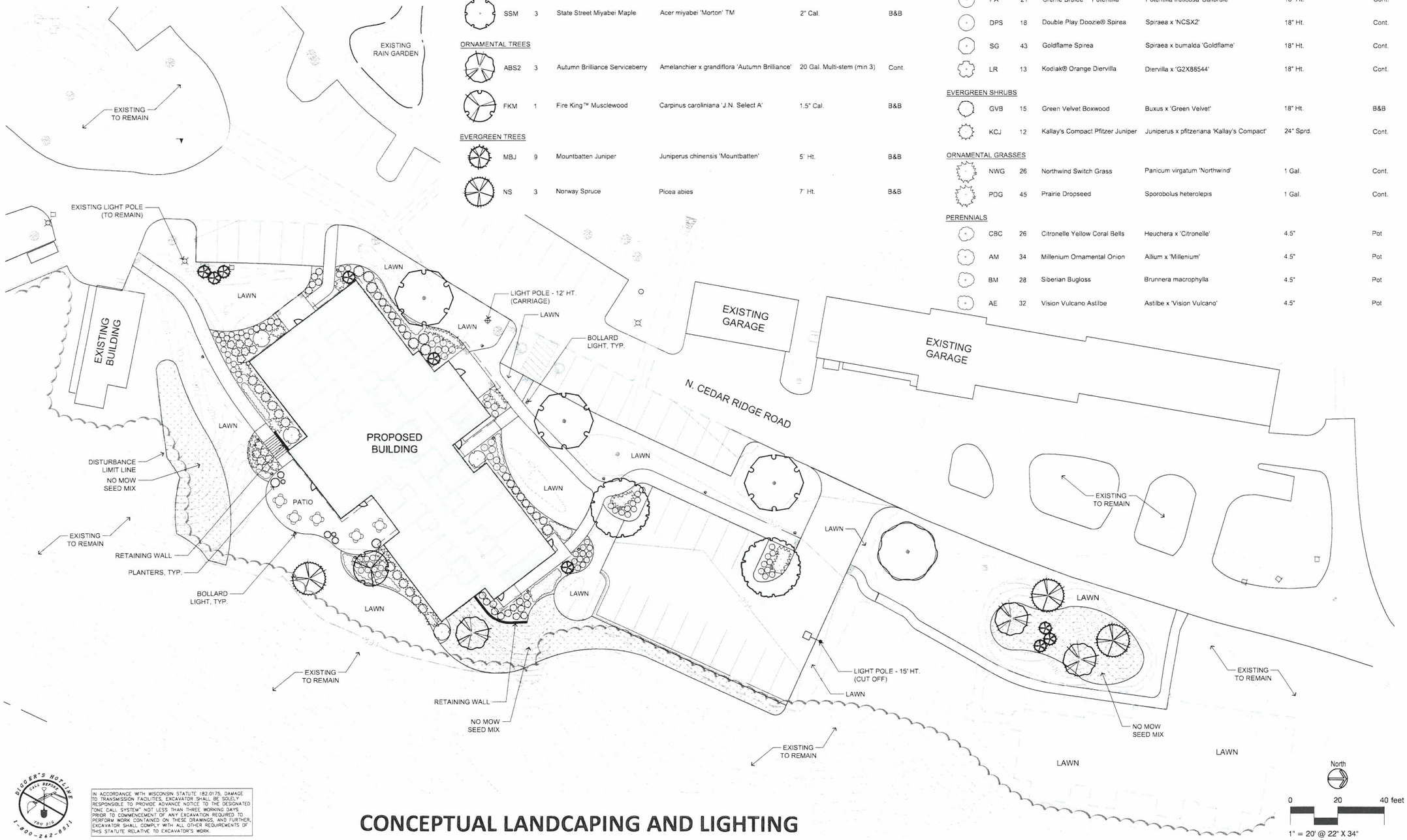
- Lawn areas to be seeded with premium, commercial grade seed mix.
- No Mow Lawn Seed Mix shall be supplied by Prairie Nursery, Westfield, WI.
- Plant beds and parking lot islands to receive a 2-3" deep layer of shredded hardwood mulch.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
SHADE TREES						
	CHB	2	Common Hackberry	Celtis occidentalis	2" Cal.	B&B
	SBH	1	Shagbark Hickory	Carya ovata	2" Cal.	B&B
	SSM	3	State Street Miyabei Maple	Acer miyabei 'Morton' TM	2" Cal.	B&B
ORNAMENTAL TREES						
	ABS2	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	20 Gal. Multi-stem (min 3)	Cont.
	FKM	1	Fire King™ Musclewood	Carpinus caroliniana 'J.N. Select A'	1.5" Cal.	B&B
EVERGREEN TREES						
	MBJ	9	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	5' Ht.	B&B
	NS	3	Norway Spruce	Picea abies	7' Ht.	B&B

PLANT SCHEDULE (CONT.)

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
DECIDUOUS SHRUBS						
	AF	4	American Filbert	Corylus americana	36" Ht.	B&B
	CB	7	Bergeson's Red Twig Dogwood	Cornus sericea 'Bergeson's Compact'	30" Ht.	Cont.
	FB	23	Bronx Forsythia	Forsythia viridissima 'Bronxensis'	18" Ht.	Cont.
	PA	21	Crème Brûlée™ Potentilla	Potentilla fruticosa 'Bailbrule'	18" Ht.	Cont.
	DPS	18	Double Play Doozie® Spirea	Spiraea x 'NCSX2'	18" Ht.	Cont.
	SG	43	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	18" Ht.	Cont.
	LR	13	Kodiak® Orange Diervilla	Diervilla x 'G2X88544'	18" Ht.	Cont.
EVERGREEN SHRUBS						
	GVB	15	Green Velvet Boxwood	Buxus x 'Green Velvet'	18" Ht.	B&B
	KCJ	12	Kallay's Compact Pfitzer Juniper	Juniperus x pfitzeriana 'Kallay's Compact'	24" Sprd.	Cont.
ORNAMENTAL GRASSES						
	NWG	26	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.	Cont.
	PDG	45	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Cont.
PERENNIALS						
	CBC	26	Citronelle Yellow Coral Bells	Heuchera x 'Citronelle'	4.5"	Pot
	AM	34	Millenium Ornamental Onion	Allium x 'Millenium'	4.5"	Pot
	BM	28	Siberian Bugloss	Brunnera macrophylla	4.5"	Pot
	AE	32	Vision Vulcano Astilbe	Astilbe x 'Vision Vulcano'	4.5"	Pot



CONCEPTUAL LANDCAPING AND LIGHTING

DIGGER'S HOTLINE CALL BEFORE YOU DIG 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

HARWOOD
255 N 21st Street Milwaukee, WI 53233
414-475-5554
LANDSCAPE ARCHITECT

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
CEDAR RIDGE CAMPUS
ROGERS MEMORIAL HOSPITAL
VILLAGE OF SUMMIT, WISCONSIN
BY: ROGERS MEMORIAL HOSPITAL
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION

DATE:
APRIL 17, 2025

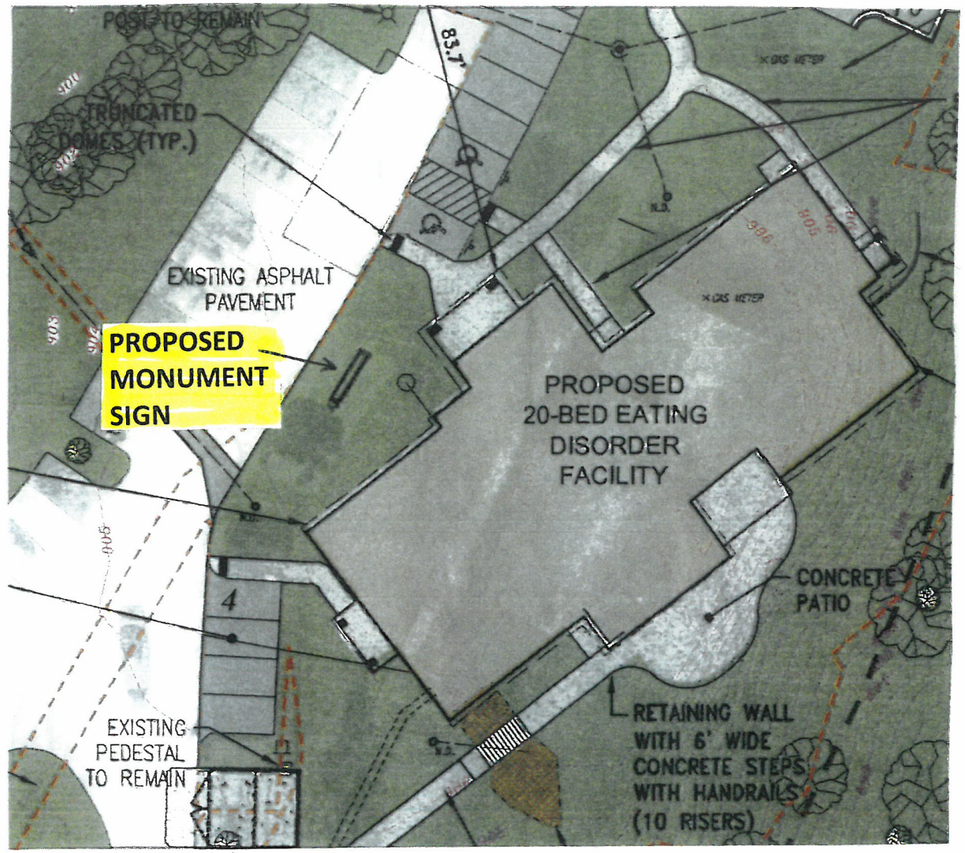
JOB NUMBER:
25-1070.00

DESCRIPTION:
LANDSCAPE PLAN

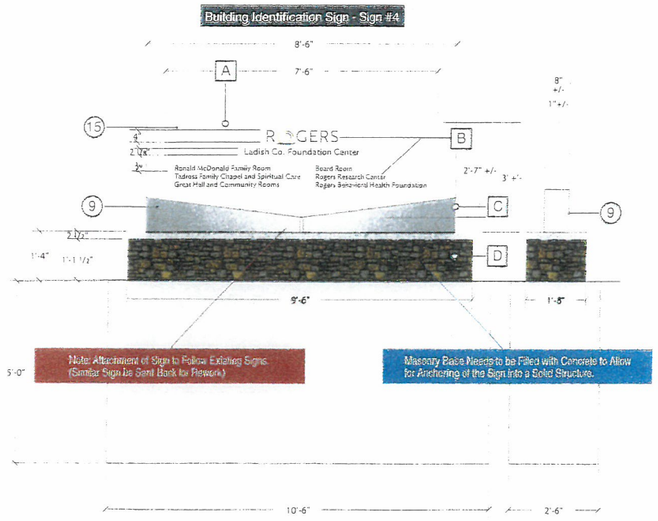
SHEET
L1.00

PROPOSED SIGNAGE

5/8/25, 11:21 AM IMG_7354.jpeg



Rogers Behavioral Health - Oconomowoc - Main Campus Addition 2021 / Additional Signage



Job # 2152.0501 CLIENT APPROVAL DRAWING

Large Building Identification Sign - Sign #4

One (1) New Large Building Identification Sign

Illuminated / Single Sided

Sign is new including base and masonry.

3'X7'6" = 22.5 SQFT

(A) New Acrylic Edge Lit Panels

1" thick acrylic panel with lettering and logo engraved into panel 1/8" deep. Face of clear acrylic panel is painted with matte clear coat.

(B) Engraving / Flat Cut Acrylic Letters

Matching Flat Cut 1/16" Acrylic Letters & Logo inset into engraving of 1" thick acrylic panel and bonded in place, paint flat cut acrylic to match logo vinyl colors.

(C) Shroud

Fabricated aluminum base to match style of existing, with LED illumination on edge of Panel (A) (LEDs 7100K to match existing)

(D) Masonry Base

Masonry Base- Montana Stone to be provided by SiteGC (Lamberg responsible for masonry work).

Cement Pad Footing 10.5' long x 2.5' wide x 5' deep

Masonry Base Needs to be Filled with Concrete to Allow for Anchoring of the Sign into a Solid Structure

Logo Color Details

Colors for Flat Cut Letters(Shown Separate for Clarity)

Colors

- (3) Paint to Match: 3M Dark Gray (220-41)
- (9) MP Brushed Aluminum(41342SP)
- (11) Paint to Match, Oracal Pastel Blue (8500-527), Translucent Film
- (12) Paint to Match, 3M Golden Yellow (3630-125), Translucent Film
- (13) Paint to Match, 3M Poppy Orange (3630-144), Translucent Film
- (14) Paint to Match, 3M Kumquat Orange (3630-74), Translucent Film
- (15) Matte Clear Coat (Painted on 1" Clear Acrylic Panel)

ID	DEMO	LAT	LONG	DBH	CONDITION	SPECIES
1	Y	43.07492	-88.4305	15	Fair	Crabapple
2	Y	43.0749	-88.4303	29	Good	Bitternut Hickory
3	Y	43.07479	-88.4304	11	Fair	Colorado Spruce
4		43.07479	-88.4305	8	Good	Crabapple
5		43.07457	-88.4306	21	Excellent	Shagbark Hickory
6		43.07444	-88.4306	11	Excellent	Shagbark Hickory
7		43.07437	-88.4307	23	Good	Honeylocust
8		43.07436	-88.4304	20	Good	White Ash
9		43.07431	-88.4304	33	Excellent	White Oak
10		43.07407	-88.4306	18	Excellent	Shagbark Hickory
11		43.07397	-88.4304	34	Good	Northern Red Oak
12		43.07398	-88.4304	6	Good	Black Locust
13		43.07401	-88.4304	9	Good	Sugar Maple
14		43.07398	-88.4303	9	Good	Black Locust
15		43.07401	-88.4304	14	Good	Black Locust
16		43.07404	-88.4304	9	Excellent	Black Locust
17		43.07405	-88.4304	15	Excellent	Black Cherry
18		43.07403	-88.4303	27	Excellent	Northern Red Oak
19		43.07403	-88.4303	8	Fair	American Elm
20		43.07406	-88.4303	7	Good	Black Locust
21		43.07406	-88.4302	33	Fair	Northern Red Oak
22		43.07407	-88.4303	9	Good	Black Locust
23		43.07408	-88.4303	12	Excellent	Black Locust
24		43.0741	-88.4303	11	Excellent	Black Locust
25		43.07412	-88.4303	11	Excellent	Black Locust
26		43.07412	-88.4303	6	Excellent	Black Locust
27		43.07412	-88.4302	8	Excellent	Black Locust
28		43.07414	-88.4302	21	Excellent	American Basswood
29		43.07417	-88.4302	6	Excellent	Shagbark Hickory
30		43.0741	-88.4302	13	Good	American Basswood
31		43.07412	-88.4302	6	Fair	Black Locust
32		43.07413	-88.4301	9	Dead	Green Ash
33		43.07416	-88.4301	14	Dead	Green Ash
34		43.07415	-88.4301	15	Good	Black Locust
35		43.07416	-88.4301	10	Fair	American Basswood
36		43.07417	-88.43	17	Dead	American Basswood
37		43.07419	-88.4301	12	Good	Black Locust
38		43.07418	-88.43	15	Good	American Basswood
39		43.07417	-88.43	12	Dead	American Basswood
40		43.0742	-88.43	13	Good	Black Locust
41		43.07422	-88.43	7	Excellent	Northern Red Oak
42		43.07423	-88.43	11	Good	Black Locust
43		43.07424	-88.43	6	Good	American Basswood

44	43.07423	-88.4301	8	Excellent	Northern Red Oak
45	43.07422	-88.4301	6	Excellent	Bitternut Hickory
46	43.07419	-88.4301	8	Excellent	Northern Red Oak
47	43.07424	-88.43	38	Poor	Northern Red Oak
48	43.07423	-88.4299	16	Dead	White Ash
49	43.07421	-88.4299	11	Good	Black Locust
50	43.0742	-88.4299	7	Good	Mulberry
51	43.07421	-88.4299	8	Dead	American Basswood
52	43.07434	-88.43	23	Excellent	Black Locust
53	43.07433	-88.43	8	Good	Norway Maple
54	43.07431	-88.43	16	Good	Black Locust
55	43.07429	-88.4301	24	Excellent	Black Locust
56	43.07432	-88.4301	6	Excellent	Bitternut Hickory
57	43.07435	-88.4301	7	Excellent	White Ash
58	43.07432	-88.4302	19	Excellent	Black Locust
59	43.07433	-88.4303	14	Excellent	Northern Red Oak
60	43.07437	-88.4303	17	Excellent	Northern Red Oak
61	43.07438	-88.4303	16	Excellent	Norway Maple
62	43.07438	-88.4303	17	Poor	Norway Maple
63	43.07444	-88.4305	23	Poor	White Oak
64	43.0745	-88.4305	8	Good	Eastern Red Cedar
65	43.07452	-88.4305	9	Good	Eastern Red Cedar
66	43.07454	-88.4305	12	Good	Eastern Red Cedar
67	43.07455	-88.4304	23	Fair	Black Locust
68	43.07453	-88.4303	23	Fair	Black Locust
69	43.07449	-88.4303	17	Fair	Black Locust
70	43.07445	-88.4304	19	Good	Norway Maple
71	43.07446	-88.4303	8	Poor	Ash
72	43.07451	-88.4303	13	Fair	Black Locust
73	43.07452	-88.4303	20	Good	Black Locust
74	43.07453	-88.4303	8	Good	Norway Maple
75	43.0745	-88.4302	9	Poor	Ash
76	43.07451	-88.4302	16	Fair	Black Locust
77	43.0746	-88.4301	15	Excellent	Shagbark Hickory
78	43.07458	-88.4301	9	Poor	Norway Maple
79	43.07454	-88.4301	11	Fair	Norway Maple
80	43.0745	-88.4301	15	Good	Black Locust
81	43.07448	-88.4301	28	Good	Black Locust
82	43.07453	-88.43	20	Excellent	Norway Maple
83	43.07442	-88.43	19	Good	Black Locust
84	43.07445	-88.43	10	Fair	Black Locust
85	43.07456	-88.4299	12	Poor	White Ash
86	43.07457	-88.4299	8	Poor	Norway Maple
87	43.07457	-88.4299	8	Poor	White Ash

88		43.07459	-88.4299	10	Excellent	Norway Maple
89		43.07461	-88.4299	32	Excellent	White Oak
90		43.07463	-88.4299	23	Excellent	Northern Red Oak
91		43.07469	-88.4299	11	Fair	Norway Maple
92		43.07463	-88.43	7	Excellent	Norway Maple
93		43.07465	-88.43	7	Fair	Norway Maple
94		43.07463	-88.43	12	Excellent	Shagbark Hickory
95		43.0747	-88.43	28	Good	Northern Red Oak
96		43.07475	-88.43	16	Excellent	Norway Maple
97		43.07476	-88.43	10	Excellent	Norway Maple
98		43.07477	-88.43	6	Dead	White Ash
99		43.07482	-88.43	10	Excellent	Norway Maple
100	Y	43.07484	-88.4301	15	Excellent	Northern Red Oak
101	Y	43.07485	-88.4301	18	Excellent	Northern Red Oak
102	Y	43.07486	-88.4301	15	Good	American Elm
103	Y	43.07486	-88.43	12	Good	Shagbark Hickory
104	Y	43.07487	-88.43	9	Fair	Norway Maple
105	Y	43.07489	-88.43	13	Good	Shagbark Hickory
106	Y	43.07491	-88.43	8	Good	Norway Maple
107	Y	43.07495	-88.4301	16	Good	Black Walnut
108	Y	43.07497	-88.43	7	Good	Shagbark Hickory
109	Y	43.075	-88.43	14	Good	Norway Maple
110		43.07501	-88.4299	19	Dead	White Oak
111	Y	43.07504	-88.4299	10	Good	Norway Maple
112	Y	43.07505	-88.4299	21	Good	White Oak
113	Y	43.07507	-88.4299	12	Excellent	Norway Maple
114	Y	43.0751	-88.4299	7	Fair	Norway Maple
115	Y	43.07508	-88.4298	7	Excellent	Norway Maple
116		43.07506	-88.4298	24	Dead	Northern Red Oak
117		43.07502	-88.4298	10	Excellent	Norway Maple
118		43.075	-88.4298	24	Excellent	Northern Red Oak
119		43.07498	-88.4297	11	Excellent	Norway Maple
120		43.07495	-88.4297	23	Fair	Northern Red Oak
121		43.07493	-88.4298	8	Excellent	Norway Maple
122		43.07493	-88.4298	10	Excellent	Norway Maple
123		43.07496	-88.4298	9	Fair	Norway Maple
124		43.07497	-88.4299	22	Good	Northern Red Oak
125	Y	43.07499	-88.4299	8	Good	Norway Maple
126		43.07493	-88.4299	25	Good	Northern Red Oak
127		43.07494	-88.4299	8	Good	Norway Maple
128		43.07486	-88.4299	27	Poor	Northern Red Oak
129		43.07481	-88.4299	42	Good	Northern Red Oak
130		43.07478	-88.4299	8	Excellent	Norway Maple
131		43.07475	-88.4299	7	Good	Norway Maple

132		43.07478	-88.4299	7	Good	Norway Maple
133		43.07476	-88.4299	12	Dead	Shagbark Hickory
134		43.07472	-88.4298	8	Good	Norway Maple
135		43.07469	-88.4299	18	Good	Norway Maple
136		43.07467	-88.4299	10	Good	Norway Maple
137		43.07472	-88.4298	10	Good	Black Cherry
138		43.07472	-88.4297	23	Dead	Green Ash
139		43.07476	-88.4297	7	Good	Norway Maple
140		43.07476	-88.4297	7	Good	Norway Maple
141		43.07476	-88.4297	7	Dead	Green Ash
142		43.07478	-88.4298	18	Good	Shagbark Hickory
143		43.07481	-88.4298	18	Poor	Shagbark Hickory
144		43.07483	-88.4298	8	Excellent	Norway Maple
145		43.07482	-88.4297	6	Good	Norway Maple
146		43.07482	-88.4297	7	Good	Norway Maple
147		43.07484	-88.4296	7	Good	Norway Maple
148		43.07482	-88.4296	21	Dead	Green Ash
149		43.07487	-88.4296	17	Fair	White Oak
150		43.07488	-88.4297	17	Good	White Oak
151		43.07485	-88.4297	12	Good	Northern Red Oak
152		43.07486	-88.4297	12	Good	White Oak
153		43.07493	-88.4296	22	Good	Northern Red Oak
154		43.07495	-88.4296	24	Excellent	Northern Red Oak
155		43.07497	-88.4295	24	Excellent	Northern Red Oak
156		43.07504	-88.4295	31	Excellent	Northern Red Oak
157		43.07504	-88.4296	14	Good	Sugar Maple
158		43.07507	-88.4296	14	Fair	White Oak
159		43.07509	-88.4297	28	Good	Northern Red Oak
160		43.0751	-88.4297	8	Poor	Norway Maple
161		43.07511	-88.4297	7	Excellent	Black Cherry
162		43.07508	-88.4297	9	Excellent	Norway Maple
163		43.07513	-88.4298	19	Fair	White Oak
164		43.07512	-88.4298	7	Poor	Norway Maple
165		43.07513	-88.4298	24	Good	Northern Red Oak
166	Y	43.07514	-88.4299	11	Good	Norway Maple
167	Y	43.07515	-88.4299	30	Good	Northern Red Oak
168		43.07517	-88.4299	17	Dead	White Ash
169	Y	43.07518	-88.4299	9	Good	American Basswood
170	Y	43.0752	-88.4299	13	Excellent	Norway Maple
171	Y	43.0752	-88.4299	9	Excellent	Norway Maple
172		43.07523	-88.4298	11	Fair	Norway Maple
173		43.07525	-88.4298	12	Dead	White Ash
174		43.07528	-88.4298	9	Excellent	Shagbark Hickory
175		43.07528	-88.4298	33	Poor	Northern Red Oak

176		43.0752	-88.4298	12	Excellent	Shagbark Hickory
177		43.07518	-88.4298	12	Good	Shagbark Hickory
178		43.07518	-88.4298	7	Good	Norway Maple
179	Y	43.07525	-88.43	27	Good	Northern Red Oak
180	Y	43.07528	-88.4301	26	Fair	Black Locust
181	Y	43.07517	-88.4302	21	Good	Black Locust
182	Y	43.07513	-88.4302	18	Fair	Black Locust
183	Y	43.07511	-88.4303	22	Good	Black Locust
184	Y	43.07501	-88.4303	15	Good	Freeman Maple
185	Y	43.0754	-88.4298	14	Good	Crabapple
186		43.07535	-88.4298	9	Good	Mulberry
187		43.07534	-88.4298	10	Poor	White Ash
188		43.07534	-88.4298	6	Dead	White Ash
189		43.07531	-88.4297	22	Excellent	White Oak
190		43.07528	-88.4297	14	Fair	White Oak
191		43.07527	-88.4297	7	Good	Black Locust
192		43.07528	-88.4296	8	Good	Norway Maple
193		43.07522	-88.4296	7	Dead	White Ash
194		43.07523	-88.4296	6	Good	Black Locust
195		43.07517	-88.4295	23	Excellent	White Oak
196		43.07516	-88.4295	9	Fair	Norway Maple
197		43.07515	-88.4296	6	Good	Black Cherry
198		43.07513	-88.4296	6	Good	Black Cherry
199		43.07514	-88.4296	13	Fair	White Oak
200		43.07513	-88.4297	15	Poor	White Oak
201		43.07506	-88.4295	11	Fair	Shagbark Hickory
202		43.07506	-88.4294	9	Fair	Norway Maple
203		43.07508	-88.4294	23	Good	White Oak
204		43.0751	-88.4294	16	Excellent	White Oak
205		43.07508	-88.4295	12	Excellent	Shagbark Hickory
206		43.07514	-88.4295	7	Good	Ironwood
207		43.07516	-88.4295	10	Poor	White Oak
208		43.07516	-88.4295	23	Dead	Northern Red Oak
209		43.07521	-88.4295	6	Good	Black Cherry
210		43.07524	-88.4295	6	Poor	Norway Maple
211		43.07527	-88.4295	6	Good	Norway Maple
212		43.07528	-88.4295	16	Dead	Green Ash
213		43.0753	-88.4295	8	Good	American Basswood
214		43.07534	-88.4294	7	Excellent	Norway Maple
215		43.07527	-88.4295	18	Good	White Oak
216		43.07521	-88.4294	16	Poor	Silver Maple
217		43.0752	-88.4293	17	Good	Silver Maple
218		43.07517	-88.4293	29	Good	White Oak
219		43.07517	-88.4293	9	Fair	Silver Maple

220	43.07514	-88.4293	16	Fair	White Oak
221	43.07525	-88.4293	14	Good	American Elm
222	43.07518	-88.4291	17	Dead	Green Ash
223	43.0752	-88.4291	9	Fair	Silver Maple
224	43.07524	-88.4291	25	Poor	White Oak
225	43.07529	-88.4292	27	Good	White Oak
226	43.0753	-88.4292	6	Excellent	Ironwood
227	43.07526	-88.4292	7	Good	Ironwood
228	43.07527	-88.4293	11	Good	Shagbark Hickory
229	43.07531	-88.4294	8	Good	American Basswood
230	43.07531	-88.4293	21	Dead	Northern Red Oak
231	43.07533	-88.4293	26	Fair	White Oak
232	43.0753	-88.4292	19	Poor	Silver Maple
233	43.07532	-88.4291	23	Fair	Silver Maple
234	43.07532	-88.4291	22	Good	White Oak
235	43.07532	-88.429	22	Poor	White Oak
236	43.07533	-88.429	22	Poor	Northern Red Oak
237	43.07531	-88.429	13	Poor	Silver Maple
238	43.0753	-88.4291	21	Fair	Northern Red Oak
239	43.07527	-88.4291	6	Excellent	Ironwood
240	43.07535	-88.4291	11	Poor	Silver Maple
241	43.07539	-88.4291	14	Excellent	Shagbark Hickory
242	43.07541	-88.429	10	Dead	Green Ash
243	43.07542	-88.429	7	Dead	Green Ash
244	43.07544	-88.429	8	Dead	Green Ash
245	43.07548	-88.429	10	Poor	Silver Maple
246	43.07551	-88.4291	6	Excellent	Ironwood
247	43.0755	-88.4291	14	Poor	Silver Maple
248	43.07552	-88.4292	20	Fair	Red Maple
249	43.07553	-88.4293	20	Dead	Red Maple
250	43.07554	-88.4293	10	Good	Red Maple
251	43.07553	-88.4294	10	Excellent	Norway Maple
252	43.07554	-88.4294	8	Dead	Green Ash
253	43.0755	-88.4294	21	Good	Northern Red Oak
254	43.07549	-88.4293	24	Good	Northern Red Oak
255	43.07539	-88.4293	24	Fair	Northern Red Oak
256	43.07538	-88.4293	7	Poor	Red Maple
257	43.07536	-88.4294	19	Dead	Northern Red Oak
258	43.07539	-88.4292	30	Good	White Oak
259	43.07541	-88.4292	7	Good	Red Maple
260	43.07543	-88.4292	11	Excellent	Red Maple
261	43.07541	-88.4291	9	Dead	Red Maple
262	43.07544	-88.4291	6	Dead	Red Maple
263	43.07543	-88.4292	7	Good	Ironwood

264	43.07548	-88.4295	11	Excellent	Norway Maple
265	43.07547	-88.4295	15	Fair	White Oak
266	43.07545	-88.4295	23	Excellent	White Oak
267	43.07543	-88.4295	6	Good	Black Cherry
268	43.07544	-88.4295	7	Good	Black Locust
269	43.07543	-88.4295	7	Good	Black Locust
270	43.07539	-88.4295	13	Fair	White Oak
271	43.07534	-88.4295	12	Excellent	American Elm
272	43.07535	-88.4296	25	Dead	Green Ash
273	43.07532	-88.4296	6	Good	Ironwood
274	43.07538	-88.4296	12	Good	Black Locust
275	43.07542	-88.4297	24	Good	Black Locust
276	43.07538	-88.4297	8	Excellent	Norway Maple
277	43.07539	-88.4297	7	Poor	Mulberry
278	43.07543	-88.4296	10	Poor	Boxelder
279	43.07552	-88.4297	16	Fair	White Oak
280	43.0755	-88.4297	24	Good	Shagbark Hickory
281	43.07556	-88.4297	9	Good	American Basswood
282	43.07561	-88.4297	11	Good	Norway Maple
283	43.07564	-88.4297	29	Excellent	Northern Red Oak
284	43.07563	-88.4297	15	Good	American Basswood
285	43.07562	-88.4296	6	Good	Shagbark Hickory
286	43.07568	-88.4296	23	Good	White Oak
287	43.07557	-88.4296	10	Fair	Norway Maple
288	43.07557	-88.4296	6	Good	Norway Maple
289	43.07552	-88.4296	15	Good	Norway Maple
290	43.07551	-88.4296	8	Excellent	Norway Maple
291	43.07553	-88.4295	8	Excellent	Norway Maple
292	43.07557	-88.4295	41	Excellent	Northern Red Oak
293	43.07562	-88.4294	27	Excellent	Northern Red Oak
294	43.07566	-88.4294	6	Good	Ironwood
295	43.0757	-88.4295	24	Good	White Oak
296	43.07571	-88.4295	7	Good	Ironwood
297	43.07571	-88.4295	8	Fair	Black Cherry
298	43.07574	-88.4295	11	Good	American Elm
299	43.07578	-88.4295	12	Excellent	Northern Red Oak
300	43.07574	-88.4294	26	Good	Northern Red Oak
301	43.0757	-88.4294	23	Good	Northern Red Oak
302	43.07569	-88.4294	6	Excellent	Norway Maple
303	43.07579	-88.4294	7	Good	Norway Maple
304	43.07576	-88.4294	23	Poor	Red Maple
305	43.07584	-88.4293	33	Dead	Northern Red Oak
306	43.07587	-88.4293	7	Fair	American Basswood
307	43.07592	-88.4293	23	Dead	Northern Red Oak

308		43.07591	-88.4291	19	Fair	Red Maple
309		43.07585	-88.4291	30	Excellent	White Oak
310		43.07583	-88.429	6	Good	Ironwood
311		43.07577	-88.429	15	Dead	Northern Red Oak
312		43.07577	-88.4291	26	Dead	Northern Red Oak
313		43.07573	-88.4291	21	Poor	Red Maple
314		43.07573	-88.4291	17	Excellent	White Oak
315		43.07576	-88.4292	12	Excellent	Black Cherry
316		43.07579	-88.4292	32	Excellent	Northern Red Oak
317		43.07571	-88.4292	26	Dead	Northern Red Oak
318		43.07566	-88.4292	27	Good	White Oak
319		43.07559	-88.4293	9	Fair	Red Maple
320		43.07558	-88.4294	8	Excellent	Norway Maple
321		43.0756	-88.4294	10	Good	Shagbark Hickory
322		43.07563	-88.4298	16	Excellent	Shagbark Hickory
323		43.0756	-88.4298	17	Fair	American Basswood
324		43.07566	-88.4299	20	Good	White Oak
325		43.07569	-88.43	16	Good	Norway Maple
326		43.07571	-88.43	17	Good	Bitternut Hickory
327		43.07574	-88.43	14	Fair	Shagbark Hickory
328	Y	43.07562	-88.4301	10	Good	Ironwood
329		43.07544	-88.4301	14	Poor	Silver Maple
330		43.07504	-88.4306	7	Excellent	Swamp White Oak
331		43.07483	-88.4308	25	Good	Honeylocust
332		43.0747	-88.4308	32	Fair	Northern Red Oak
333		43.07471	-88.4309	23	Good	Honeylocust
334		43.07475	-88.4311	16	Fair	Norway Maple
335		43.0747	-88.4312	22	Excellent	Ginkgo
336		43.0748	-88.4312	34	Good	Silver Maple
337		43.07492	-88.4313	34	Fair	Norway Maple
338		43.07491	-88.431	6	Good	Elm Hybrid
339		43.07502	-88.431	24	Good	Eastern Red Cedar
340		43.07503	-88.4309	15	Fair	Colorado Spruce
341		43.07522	-88.4313	40	Poor	Norway Maple
342		43.07539	-88.4312	49	Fair	Silver Maple
343		43.07548	-88.4312	37	Poor	Silver Maple
344		43.07555	-88.431	11	Poor	Colorado Spruce
345		43.07559	-88.4311	12	Poor	Colorado Spruce
346		43.07563	-88.431	14	Poor	Colorado Spruce
347		43.07573	-88.4312	39	Poor	Silver Maple
348		43.07597	-88.4311	33	Good	Silver Maple
349		43.07606	-88.431	28	Poor	Silver Maple
350		43.07608	-88.431	20	Excellent	American Basswood
351		43.07607	-88.4309	23	Excellent	American Basswood

352	43.07607	-88.4309	6	Good	American Basswood
353	43.07608	-88.4309	17	Good	American Basswood
354	43.07606	-88.4309	17	Fair	American Basswood
355	43.07604	-88.4308	11	Excellent	American Basswood
356	43.07603	-88.4308	9	Good	American Basswood
357	43.07604	-88.4308	12	Excellent	Norway Maple
358	43.07605	-88.4308	15	Excellent	Norway Maple
359	43.07605	-88.4308	6	Excellent	Norway Maple
360	43.07606	-88.4307	18	Excellent	Bitternut Hickory
361	43.07598	-88.4308	24	Excellent	Northern Red Oak
362	43.07594	-88.4308	24	Fair	Northern Red Oak
363	43.07593	-88.4307	8	Excellent	Norway Maple
364	43.07589	-88.4308	20	Good	Northern Red Oak
365	43.0759	-88.4308	18	Excellent	Norway Maple
366	43.0759	-88.4309	11	Excellent	Shagbark Hickory
367	43.07593	-88.4309	16	Poor	American Basswood
368	43.07599	-88.4309	18	Good	American Basswood
369	43.07598	-88.431	12	Good	Northern Red Oak
370	43.07595	-88.431	12	Excellent	Norway Maple
371	43.07591	-88.431	16	Good	Norway Maple
372	43.07588	-88.431	8	Good	American Basswood
373	43.07586	-88.431	18	Good	American Basswood
374	43.07584	-88.4309	14	Poor	American Basswood
375	43.07584	-88.4309	18	Fair	American Basswood
376	43.07579	-88.4309	20	Fair	American Basswood
377	43.07574	-88.4309	11	Poor	Black Cherry
378	43.07577	-88.4309	11	Dead	Green Ash
379	43.07575	-88.4308	6	Good	Norway Maple
380	43.07574	-88.4308	15	Good	American Basswood
381	43.07572	-88.4309	6	Good	Norway Maple
382	43.07572	-88.4308	11	Good	Norway Maple
383	43.07572	-88.4309	7	Good	American Basswood
384	43.0757	-88.4309	23	Dead	Green Ash
385	43.07567	-88.4309	11	Excellent	Norway Maple
386	43.07568	-88.4309	6	Good	Norway Maple
387	43.07565	-88.4308	24	Excellent	Northern Red Oak
388	43.07562	-88.4309	6	Good	Norway Maple
389	43.07561	-88.4309	17	Fair	White Oak
390	43.0756	-88.4309	8	Fair	American Basswood
391	43.07555	-88.4309	29	Poor	American Basswood
392	43.07552	-88.4309	23	Good	American Basswood
393	43.07552	-88.4309	30	Good	Northern Red Oak
394	43.07555	-88.4308	8	Excellent	Norway Maple
395	43.07558	-88.4308	9	Good	Norway Maple

396	43.07556	-88.4308	7	Excellent	Norway Maple
397	43.07553	-88.4308	6	Good	Norway Maple
398	43.07548	-88.4308	7	Good	Norway Maple
399	43.07543	-88.4308	7	Good	Norway Maple
400	43.07546	-88.4309	24	Good	Northern Red Oak
401	43.07546	-88.4309	12	Good	Bitternut Hickory
402	43.07546	-88.431	8	Good	American Basswood
403	43.07545	-88.431	14	Excellent	American Basswood
404	43.07542	-88.431	8	Good	Norway Maple
405	43.07542	-88.431	24	Good	Northern Red Oak
406	43.0754	-88.431	13	Good	Norway Maple
407	43.07537	-88.431	8	Good	Norway Maple
408	43.07535	-88.431	21	Fair	Black Cherry
409	43.07531	-88.431	10	Good	Norway Maple
410	43.07533	-88.431	22	Good	American Basswood
411	43.07533	-88.4309	7	Good	Norway Maple
412	43.0753	-88.431	24	Dead	Green Ash
413	43.07527	-88.4309	10	Poor	American Basswood
414	43.07522	-88.4309	9	Good	Norway Maple
415	43.07523	-88.431	8	Good	Norway Maple
416	43.07522	-88.431	9	Good	Norway Maple
417	43.07519	-88.431	46	Good	Northern Red Oak
418	43.0752	-88.4309	21	Good	American Basswood
419	43.07523	-88.4308	15	Fair	Norway Maple
420	43.07519	-88.4308	7	Fair	Norway Maple
421	43.07519	-88.4308	16	Good	Norway Maple
422	43.07519	-88.4308	30	Fair	Black Locust
423	43.07517	-88.4307	23	Good	Black Locust
424	43.07518	-88.4307	11	Fair	Norway Maple
425	43.0752	-88.4307	8	Poor	Black Locust
426	43.07522	-88.4307	24	Fair	Black Locust
427	43.07523	-88.4306	13	Good	Norway Maple
428	43.07523	-88.4306	9	Poor	Norway Maple
429	43.07524	-88.4306	26	Good	Black Locust
430	43.07526	-88.4306	16	Fair	Black Locust
431	43.07528	-88.4306	15	Good	Black Locust
432	43.07531	-88.4305	18	Good	Black Locust
433	43.07533	-88.4305	31	Fair	Black Locust
434	43.07532	-88.4306	11	Excellent	Norway Maple
435	43.07532	-88.4306	9	Fair	Norway Maple
436	43.07532	-88.4306	8	Good	Black Locust
437	43.07535	-88.4306	21	Excellent	Black Locust
438	43.0754	-88.4306	7	Good	Norway Maple
439	43.07538	-88.4307	7	Dead	American Basswood

440	43.07535	-88.4307	8	Good	Norway Maple
441	43.07536	-88.4307	34	Good	Northern Red Oak
442	43.07538	-88.4308	7	Good	Norway Maple
443	43.07538	-88.4309	8	Good	Norway Maple
444	43.07536	-88.4309	8	Fair	Norway Maple
445	43.07535	-88.4309	34	Good	Northern Red Oak
446	43.07533	-88.4309	7	Good	Norway Maple
447	43.07528	-88.4309	6	Poor	Norway Maple
448	43.07527	-88.4308	10	Good	Norway Maple
449	43.07529	-88.4308	14	Good	American Basswood
450	43.07531	-88.4308	9	Dead	Eastern Red Cedar
451	43.07541	-88.4307	12	Excellent	Norway Maple
452	43.07546	-88.4307	12	Fair	American Basswood
453	43.07545	-88.4306	18	Good	American Basswood
454	43.0755	-88.4307	16	Dead	Northern Red Oak
455	43.07554	-88.4307	26	Dead	Green Ash
456	43.07559	-88.4307	9	Excellent	Norway Maple
457	43.0756	-88.4307	9	Excellent	Norway Maple
458	43.07566	-88.4307	12	Excellent	Norway Maple
459	43.07567	-88.4307	32	Good	Northern Red Oak
460	43.07563	-88.4308	33	Fair	Northern Red Oak
461	43.07574	-88.4308	16	Good	American Basswood
462	43.07578	-88.4308	15	Poor	Northern Red Oak
463	43.07581	-88.4308	6	Poor	Norway Maple
464	43.07587	-88.4307	12	Good	Bitternut Hickory
465	43.07589	-88.4307	6	Good	Ironwood
466	43.07583	-88.4307	9	Fair	Norway Maple
467	43.0758	-88.4307	25	Dead	Green Ash
468	43.07576	-88.4307	7	Excellent	Norway Maple
469	43.07568	-88.4306	6	Excellent	Norway Maple
470	43.07563	-88.4306	21	Dead	White Ash
471	43.0757	-88.4305	11	Excellent	Norway Maple
472	43.0757	-88.4305	8	Good	Norway Maple
473	43.07575	-88.4305	25	Excellent	White Oak
474	43.0758	-88.4305	11	Excellent	Norway Maple
475	43.0758	-88.4306	8	Excellent	Norway Maple
476	43.07583	-88.4306	11	Excellent	Norway Maple
477	43.07586	-88.4305	14	Good	Shagbark Hickory
478	43.07589	-88.4305	9	Excellent	Norway Maple
479	43.07585	-88.4305	9	Fair	Norway Maple
480	43.07587	-88.4304	13	Good	Norway Maple
481	43.07589	-88.4304	26	Good	Northern Red Oak
482	43.07592	-88.4304	24	Good	Northern Red Oak
483	43.07593	-88.4304	8	Good	Norway Maple

484	43.07595	-88.4305	6	Good	Norway Maple
485	43.07598	-88.4305	10	Good	Norway Maple
486	43.07601	-88.4305	34	Good	Northern Red Oak
487	43.076	-88.4306	9	Good	Norway Maple
488	43.07597	-88.4307	11	Excellent	Norway Maple
489	43.07604	-88.4307	10	Excellent	Norway Maple
490	43.07605	-88.4307	10	Excellent	Norway Maple
491	43.07602	-88.4307	19	Good	White Oak
492	43.07607	-88.4305	10	Excellent	Norway Maple
493	43.07606	-88.4305	10	Good	Shagbark Hickory
494	43.0761	-88.4305	15	Excellent	Bitternut Hickory
495	43.07604	-88.4305	7	Good	Norway Maple
496	43.07605	-88.4304	23	Good	Norway Maple
497	43.07605	-88.4303	6	Good	Ironwood
498	43.07597	-88.4303	8	Good	Ironwood
499	43.07596	-88.4304	34	Good	Northern Red Oak
500	43.0759	-88.4304	24	Good	Black Locust
501	43.07582	-88.4304	9	Fair	Ironwood
502	43.07581	-88.4304	12	Good	Norway Maple
503	43.07579	-88.4304	23	Dead	Green Ash
504	43.07578	-88.4304	15	Good	Norway Maple
505	43.07577	-88.4304	7	Excellent	Ironwood
506	43.07573	-88.4304	21	Excellent	Norway Maple
507	43.0757	-88.4304	21	Poor	Norway Maple
508	43.07566	-88.4304	6	Poor	Norway Maple
509	43.07565	-88.4304	15	Good	Norway Maple
510	43.07563	-88.4304	15	Excellent	Norway Maple
511	43.07562	-88.4304	12	Excellent	Norway Maple
512	43.07559	-88.4304	12	Fair	Norway Maple
513	43.07557	-88.4304	11	Good	Norway Maple
514	43.07556	-88.4304	13	Fair	Norway Maple
515	43.0755	-88.4305	25	Good	American Basswood
516	43.07549	-88.4305	7	Good	Norway Maple
517	43.07551	-88.4306	16	Excellent	Bitternut Hickory
518	43.07556	-88.4306	14	Excellent	Norway Maple
519	43.0754	-88.4305	16	Good	Norway Maple
520	43.0754	-88.4305	11	Good	Norway Maple
521	43.07542	-88.4305	9	Fair	Norway Maple
522	43.07542	-88.4305	29	Good	Northern Red Oak
523	43.07537	-88.4297	13	Dead	White Ash
524	43.07583	-88.43	20	Fair	Shagbark Hickory
525	43.07592	-88.43	14	Good	Eastern Red Cedar
526	43.07593	-88.43	14	Good	Eastern Red Cedar
527	43.07593	-88.43	8	Good	Eastern Red Cedar

528	43.07602	-88.43	7	Good	Eastern Red Cedar
529	43.07604	-88.43	8	Good	Ironwood
530	43.07604	-88.43	8	Poor	Ironwood
531	43.07608	-88.43	9	Good	Ironwood
532	43.07609	-88.43	8	Good	Ironwood
533	43.07608	-88.43	14	Excellent	Shagbark Hickory

= Specimen tree to be removed

Storm Water Management Practice Maintenance Agreement for Rogers Behavioral Health

Rogers Behavioral Health, as "Owner" of the property described below, and/or its assigns, in accordance with the Village of Summit's (the "Village") Municipal Code for Storm Water Management and Erosion Control Ordinance, agrees to install and maintain storm water management practice(s) on the subject property in accordance with approved plans and Storm Water Permit conditions. The owner further agrees to the terms stated in this document to ensure that the storm water management practice(s) continues serving the intended functions. This Agreement includes the following exhibits:

Exhibit A: Legal Description of the real estate for which this Agreement applies ("Property").
Exhibit B: Location Map(s) – shows an accurate location of each storm water management practice affected by this Agreement.
Exhibit C: Maintenance Plan – prescribes those activities that must be carried out to maintain compliance with this Agreement.
Exhibit D: Design Summary – contains a summary of key engineering calculations and other data used to design the stormwater BMP's.
Exhibit E: Stormwater Details – shows detailed cross-section and plan view of the stormwater BMP's.

Rogers Behavioral Health
34700 Valley Rd,
Oconomowoc, WI 53066

SUMT 0625998
Parcel Identification Number(s) – (PIN)

Note: After construction verification has been accepted by the Village, for all planned storm water management practices, an addendum(s) to this agreement shall be recorded by the Owner showing design and construction details. The addendum(s) may contain several additional exhibits, including certification by the Village of Storm Water Permit termination, as described below.

Through this Agreement, the Owner hereby subjects the Property to the following covenants, conditions and restrictions:

1. The Owner shall be responsible for the initial construction of the storm water facilities, certification of the storm water facilities, routine and extraordinary maintenance and repair of the storm water management practice(s) and drainage easements identified in Exhibit B until Storm Water Permit termination by the Village in accordance with Village Ordinances.
2. After Storm Water Permit termination, the Owner shall be solely responsible for maintenance and repair of the storm water management practices and drainage easements in accordance with the maintenance plan contained in Exhibit C.
3. Upon written notification by Village, or their designee, the Owner shall, at their own cost and within a reasonable time period, have an inspection of the storm water management practice conducted by a qualified professional, file a report with the Village and complete any maintenance or repair work recommended in the report. The Owner shall be liable for the failure to undertake any maintenance or repairs.
4. In addition, and independent of the requirements under paragraph 3 above, the Village, or its designee, is authorized to access the property as necessary to conduct inspections of the storm water management practices or drainage easements to ascertain compliance with the intent of this Agreement and the activities prescribed in Exhibit C. The Village may require work to be done which differs from the report described in paragraph 3 above, if the Village reasonably concludes that such work is necessary and

consistent with the intent of this agreement. Upon notification to the Owner of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame.

5. If the Owner does not complete an inspection as outlined in Section 3 or required maintenance or repairs as outlined in Section 4 within specified reasonable period of time, the Village is authorized, but not required, to perform the specified inspections, maintenance or repairs. In the case of an emergency situation, as determined by the Village, no notice shall be required prior to the Village performing emergency maintenance or repairs. The Village may levy the costs and expenses of such inspections, maintenance or repair related actions as a special charge against the Property and collected as such in accordance with the procedures under s. 66.0627 Wis. Stats. or sub ch. VII of ch. 66 Wis. Stats.
6. This Agreement shall run with the Property and be binding upon all heirs, successors and assigns. This Agreement shall not be modified without the expressed consent of all parties to the Agreement

Dated this ___ day of _____, 2025.

Owner:
Rogers Behavioral Hospital

By:

_____
Title:

Acknowledgements

State of Wisconsin:
County of Waukesha

Personally came before me this ___ day of _____, 2025, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____.
[Name]
Notary Public, Waukesha County, WI
My commission expires:_____.

Village of Summit:

_____
Village President Jack Riley

State of Wisconsin:
County of Waukesha

Personally came before me this _____ day of _____, the above named Jack Riley to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin
My Commission _____

_____

Village Clerk Debra Michael

State of Wisconsin:
County of Waukesha

Personally came before me this _____ day of _____, the above named Debra Michael to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, State of Wisconsin
My Commission _____

This document was drafted by:

Trio Engineering, LLC
4100 N Calhoun Road
Brookfield, WI 53005

Exhibit A – Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Village of Summit.

Project Identifier: **Cedar Ridge Campus** Acres: **22 ac.**

LEGAL DESCRIPTION:

All that part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 13, Town 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of said Section 13; Thence North 89°42'43" West and along the North line of the said Northeast 1/4 Section, 1683.00 feet to the place of beginning of lands hereinafter described;

Thence South 25°17'17" West and along the West line of Unplatted Lands, 614.46 feet to a point; Thence South 89°42'43" East and parallel to the said North line of the said Northeast 1/4 Section, 149.30 feet to a point on a meander line along the shores of "Upper Nemahbin Lake", said point being North 89°42'43" West, 59.43 feet more or less from the shoreline of said "Upper Nemahbin Lake"; Thence South 56°59'56" West and along said meander line, 296.25 feet to a point; Thence South 47°19'30" West and along said meander line, 332.89 feet to a point; Thence South 21°28'38" West and along said meander line, 504.76 feet to a point; Thence South 29°03'36" West and along said meander line, 335.31 feet to a point; Thence South 47°46'14" West and along said meander line, 383.78 feet to a point on a meander line along the shores of the Outlet of "Lower Nashotah Lake"; Thence North 27°50'01" East and along said meander line along the shores of said Outlet, 614.04 feet to a point on a meander line along the shores of said "Lower Nashotah Lake"; Thence North 64°18'20" West and along said meander line, 303.21 feet to a point; Thence North 19°18'17" East and along said meander line, 106.13 feet to a point; Thence North 36°18'43" East and along said meander line, 206.05 feet to a point; Thence North 50°18'51" East and along said meander line, 282.77 feet to a point; Thence North 21°33'16" East and along said meander line, 146.62 feet to a point; Thence North 02°24'52" West and along said meander line, 237.32 feet to a point; Thence North 06°46'40" East and along said meander line, 187.37 feet to a point; Thence North 28°47'17" West and along said meander line, 214.46 feet to a point; Thence North 29°42'49" West and along said meander line, 115.24 feet to a point marking the North 1/4 Corner of said Section 13, said point being North 84°57'38" East along the North line of the said Northwest 1/4 Section, 9.63 feet more or less from the shoreline of said "Lower Nashotah Lake"; Thence South 89°42'43" East and along the said North line of the said Northeast 1/4 Section, 944.47 feet to the point of beginning of this description. ALSO including all lands lying between said meander lines and the shoreline of said "Upper Nemahbin Lake" and "Lower Nashotah Lake".

Said Parcel contains 828,391 Square Feet (or 19.0172 Acres) of land, more or less to said meander lines and 948,289 Square Feet (or 21.7697 Acres) of land, more or less to the shoreline of said "Upper Nemahbin Lake" and "Lower Nashotah Lake".

Exhibit A – Legal Description (continued)

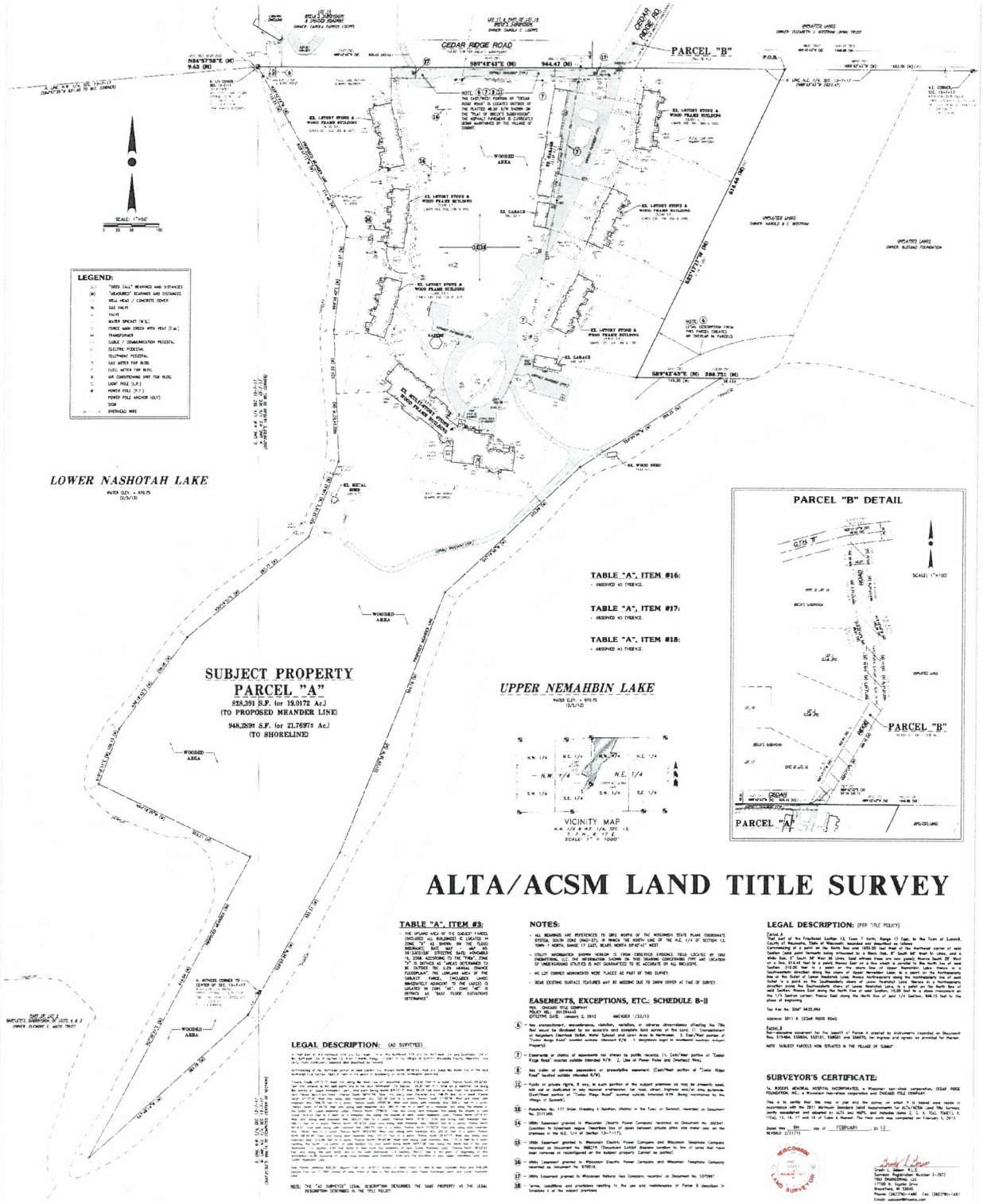


Exhibit B - Location Map

Storm Water Management Practices Covered by this Agreement

The storm water management practices covered by this Agreement are depicted in the reduced copy of a portion of the stormwater management plan and/or construction plans, as shown below. The practices include infiltration areas and rain gardens. All the noted storm water management practices are located within a stormwater management & access easement as shown below.

Development Name: **Cedar Ridge Campus**
Storm water Practices: **One (1) rain garden and one (1) kettle**

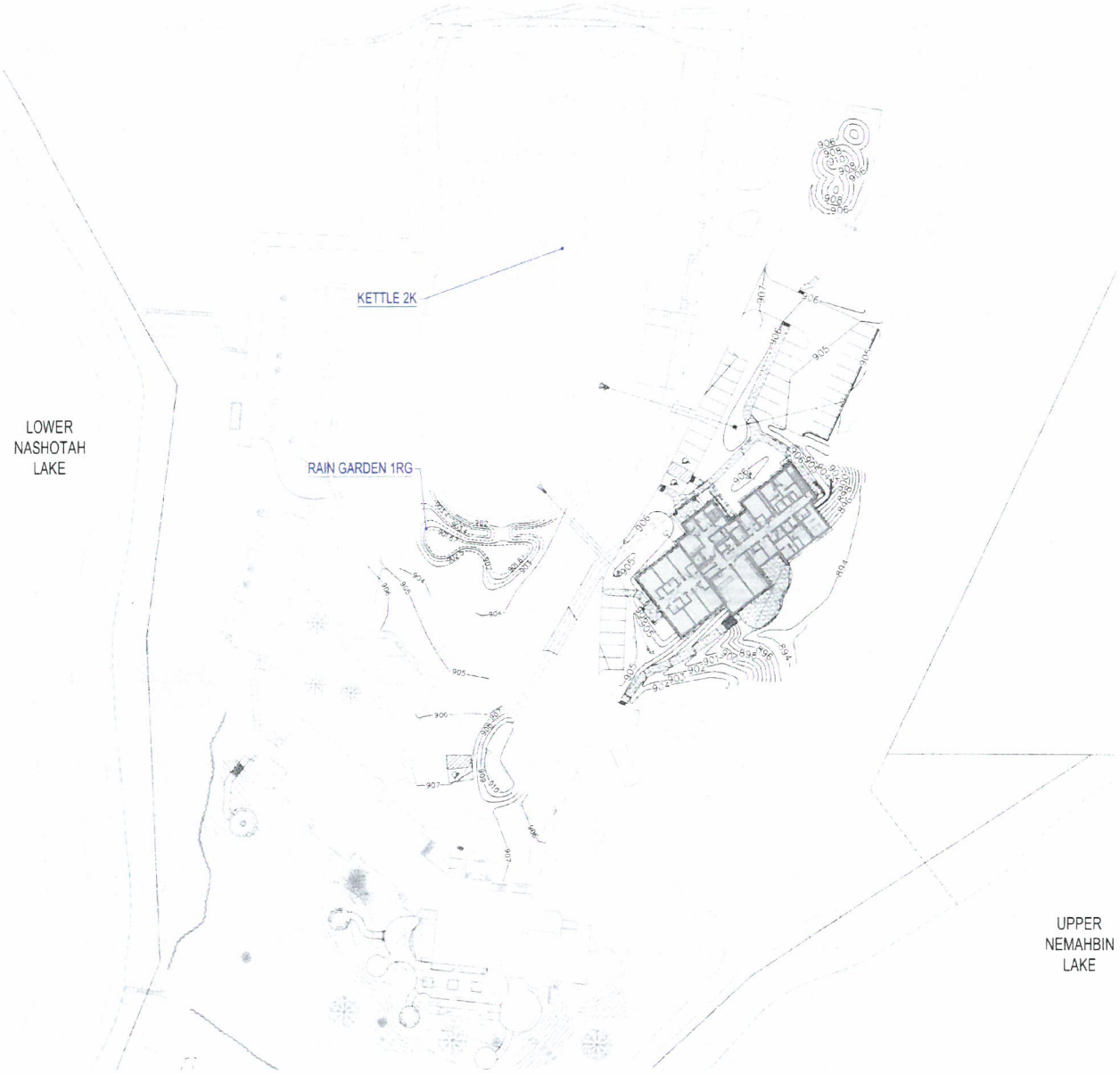


Exhibit C
Storm Water Practice Maintenance Plan

This exhibit explains the basic function of each of the storm water practices listed in Exhibit B and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive but rather indicates the minimum type of maintenance that can be expected for this particular site. Any failure of a storm water practice that is caused by a lack of maintenance will subject the Owner(s) to enforcement of the provisions listed in this Agreement.

Minimum Maintenance Requirements:
To ensure the proper long-term function of the stormwater management practices, the following activities must be completed:

General Maintenance requirements and restrictions:

1. Grass swales shall be preserved to allow free flow of surface runoff in accordance with approved grading plans.
2. No buildings or other structures are allowed in grass swale areas.
3. No grading or filling is allowed that may interrupt flows in any way.
4. Grass swales, inlets and outlets should be checked after heavy rains (minimum of annually) for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the downstream ponds or basins. Erosion matting is recommended for repairing grassed areas.
5. NO trees are to be planted or allowed to grow in bottom of grass swales.
6. Periodic mowing of the grass swales for the first two years following construction will encourage vigorous grass cover and allow better inspections for erosion. Waiting until after August 1 will avoid disturbing nesting wildlife.
7. Invasive plant and animal species shall be managed in compliance with the Wisconsin Administrative Code Chapter NR 40. This may require eradication of invasive species in some cases.
8. Any other repair or maintenance needed to ensure the continued function of the storm water practices or as ordered under the provisions listed in this Agreement.

Kettle Maintenance:

1. The basin and all components (grass swales, inlets, etc.) should be inspected after each heavy rain, but at a minimum of once per year. If the basin is not draining properly (within 72 hours), further inspection may be required by persons with expertise in storm water management and/or soils.
    i. If sedimentation is determined to be causing the failure, the accumulated sediment must be removed and the area reseeded in accordance with the notes above.
2. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the system. Erosion matting is recommended for repairing grassed areas.
3. Debris and Litter Removal:
    i. Debris and litter shall be removed from basin area.

Rain Garden Maintenance:

1. The rain garden and all components (overflow spillway, etc.) should be inspected after each heavy rain, but at a minimum of once per year.

2. If the rain garden is not draining properly (within 48 hours), check for accumulation of sediment and remove immediately.
3. Heavy equipment and vehicles must be kept off of the bottom of the rain garden to prevent soil compaction. Soil compaction will reduce filtration rates and may cause ponding and possible growth of wetland plants.
4. Inspections of the rain garden shall be at a minimum of once per year. Inspection priorities shall include:
    i. Inspect basin to evaluate condition and problems needing maintenance attention.
    ii. Visual observation of the conditions of the emergency spillway.
    iii. Visual observation of accumulation of sediment and debris
    iv. Visual observation of the adequacy of upstream and downstream erosion protection measures.
    v. Visual observation and confirmation of any modification of the contributory watershed.
    vi. Visual observation of plant cover, and health. Any dead or diseased plants will need to be removed and replaced. Plants will need to be watered on an as needed basis and any noxious weeds shall be removed.
    vii. Inspect inflow points and rain garden surface for buildup associated with spring melt period. Remove as necessary and replant areas that have been impacted by sand/salt build up.
5. Mowing:
    i. The side slopes and embankments shall be mowed at least two times per year to prevent the growth of woody plants and control weed growth.
    ii. Additional mowing to further control the growth of weeds may be completed at the discretion of owner.
6. Debris and Litter Removal:
    ii. Debris and litter shall be removed from rain garden area.
    iii. Debris and litter shall be removed from the primary and emergency outlet structures to prevent clogging.
7. Erosion Control.
    i. If the rain garden or upstream and downstream conveyance systems indicate any erosion problems, correction measures such as stabilization, erosion mat replacement and re-vegetation may be required. The owner shall complete the appropriate corrective measure to repair the problem

Exhibit D
Design Summaries Stormwater Practices

Development Name: **Cedar Ridge Campus**
Storm water Practices: **One (1) rain garden and one (1) kettle**

The campus includes one (1) rain garden and one (1) kettle to improve water quality and provide peak flow reduction. Details of each stormwater facility are described below.

Rain Garden 1RG

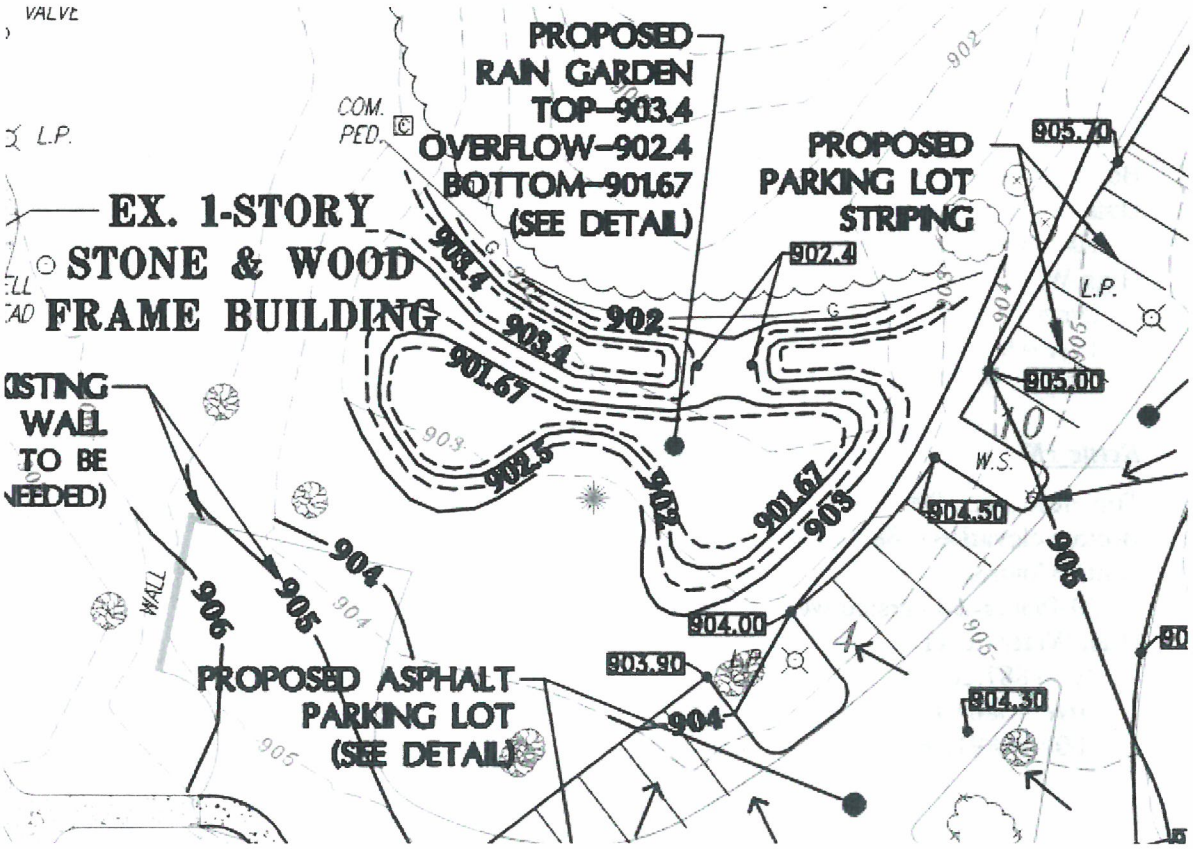
Top elevation = 903.40
Bottom elevation = 900.42
Outlet Control:
10-foot emergency overflow weir at elevation = 902.4
High Water Level:
2yr = 902.50
10yr = 902.60
100yr = 902.74

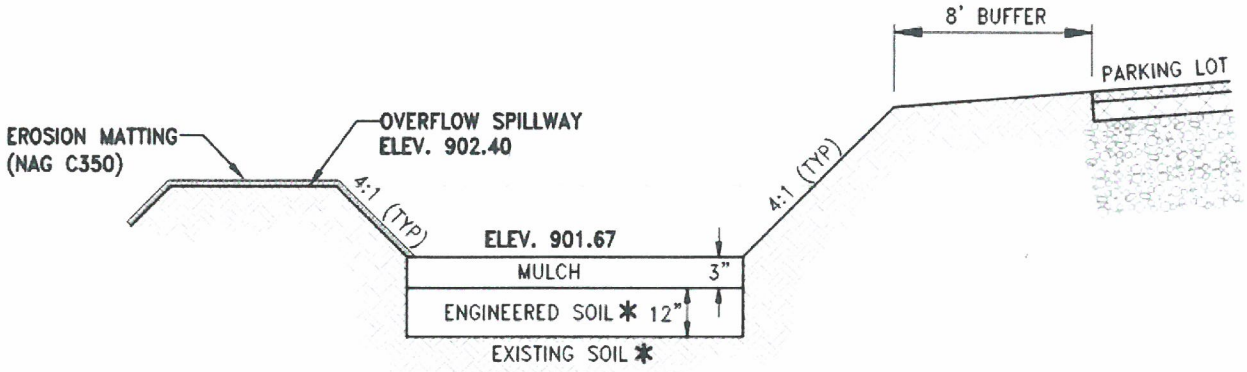
Kettle 1K

Top elevation = 905.0
Bottom elevation = 885.0
Outlet Control:
20-foot broad-crested weir at elevation = 902.0
High Water Level:
2yr = 887.26
10yr = 888.91
100yr = 891.66

Exhibit E
Stormwater Details

Development Name: **Cedar Ridge Campus**
Storm water Practices: **One (1) rain garden**





RAIN GARDEN TYPICAL SECTION
N.T.S.

GENERAL NOTES

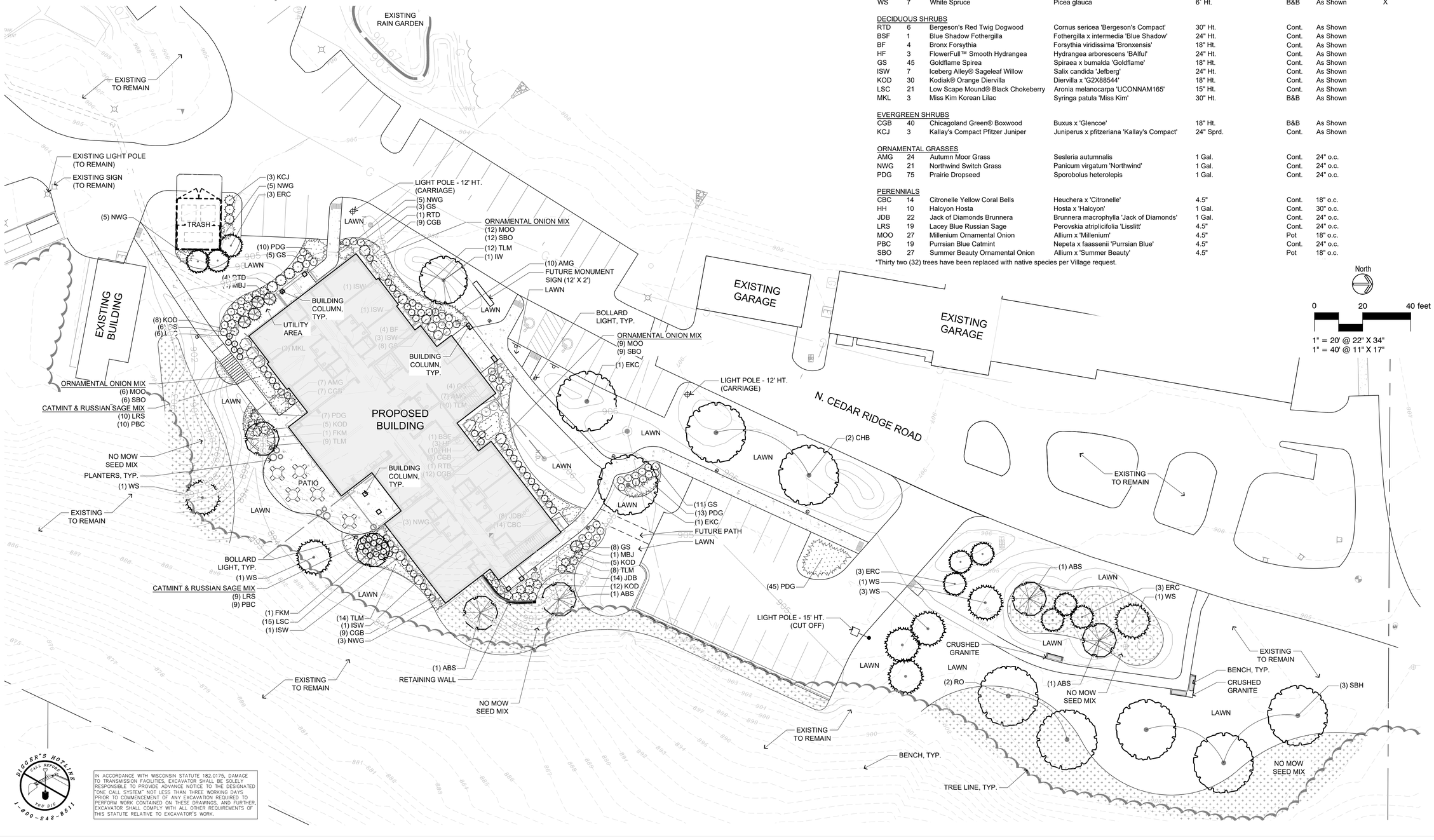
- Lawn areas to be seeded with premium, commercial grade seed mix.
- No Mow Lawn Seed Mix shall be supplied by Prairie Nursery, Westfield, WI.
- Plant beds and parking lot islands to receive a 2-3" deep layer of shredded hardwood mulch.
- Bench pads to be 3" deep crushed granite, color grey.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)
- Plants in mixed perennial areas to be installed in random fashion.
- Site furnishings by owner, to be Sister Bay.
- See Lighting Plan for actual lighting locations and fixture specifications.
- Planters on rear patio to be Manhattan Fiberglass Tapered Round Planters with drainage holes in the following sizes / quantities (color & finish by owner):

  2 - 24" dia. x 24" height SKU: F1-MAN-TR3636
  3 - 30" dia. x 30" height SKU: F1-MAN-TR3030
  2 - 36" dia. x 36" height SKU: F1-MAN-TR2424

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	REPLACEMENT*
SHADE TREES							
CHB	2	Common Hackberry	Celtis occidentalis	2" Cal.	B&B	As Shown	X
EKC	2	Espresso Kentucky Coffeetree	Gymnocladus dioicus 'Espresso'	2" Cal.	B&B	As Shown	X
RO	2	Northern Red Oak	Quercus rubra	2" Cal.	B&B	As Shown	X
SBH	3	Shagbark Hickory	Carya ovata	2" Cal.	B&B	As Shown	X
ORNAMENTAL TREES							
ABS	4	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	20 Gal. Multi-stem (min 3)	Cont.	As Shown	X
FKM	2	Fire King™ Musclewood	Carpinus caroliniana 'J.N. Select A'	1.5" Cal.	B&B	As Shown	X
IW	1	Ironwood	Ostrya virginiana	1.5" Cal.	B&B	As Shown	X
EVERGREEN TREES							
ERC	9	Eastern Red Cedar	Juniperus virginiana	5` Ht.	B&B	As Shown	X
MBJ	5	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	5` Ht.	B&B	As Shown	
WS	7	White Spruce	Picea glauca	6` Ht.	B&B	As Shown	X
DECIDUOUS SHRUBS							
RTD	6	Bergeson's Red Twig Dogwood	Cornus sericea 'Bergeson's Compact'	30" Ht.	Cont.	As Shown	
BSF	1	Blue Shadow Fothergilla	Fothergilla x intermedia 'Blue Shadow'	24" Ht.	Cont.	As Shown	
BF	4	Bronx Forsythia	Forsythia viridissima 'Bronxensis'	18" Ht.	Cont.	As Shown	
HF	3	FlowerFull™ Smooth Hydrangea	Hydrangea arborescens 'BAlful'	24" Ht.	Cont.	As Shown	
GS	45	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	18" Ht.	Cont.	As Shown	
ISW	7	Iceberg Alley® Sageleaf Willow	Salix candida 'Jefberg'	24" Ht.	Cont.	As Shown	
KOD	30	Kodiak® Orange Diervilla	Diervilla x 'G2X88544'	18" Ht.	Cont.	As Shown	
LSC	21	Low Scape Mound® Black Chokeberry	Aronia melanocarpa 'UCONNAM165'	15" Ht.	Cont.	As Shown	
MKL	3	Miss Kim Korean Lilac	Syringa patula 'Miss Kim'	30" Ht.	B&B	As Shown	
EVERGREEN SHRUBS							
CGB	40	Chicagoland Green® Boxwood	Buxus x 'Glencoe'	18" Ht.	B&B	As Shown	
KCJ	3	Kallay's Compact Pfitzer Juniper	Juniperus x pfitzeriana 'Kallay's Compact'	24" Sprd.	Cont.	As Shown	
ORNAMENTAL GRASSES							
AMG	24	Autumn Moor Grass	Sesleria autumnalis	1 Gal.	Cont.	24" o.c.	
NWG	21	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.	Cont.	24" o.c.	
PDG	75	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Cont.	24" o.c.	
PERENNIALS							
CBC	14	Citronelle Yellow Coral Bells	Heuchera x 'Citronelle'	4.5"	Cont.	18" o.c.	
HH	10	Halcyon Hosta	Hosta x 'Halcyon'	1 Gal.	Cont.	30" o.c.	
JDB	22	Jack of Diamonds Brunnera	Brunnera macrophylla 'Jack of Diamonds'	1 Gal.	Cont.	24" o.c.	
LRS	19	Lacey Blue Russian Sage	Perovskia atriplicifolia 'Lisslitt'	4.5"	Cont.	24" o.c.	
MOO	27	Millenium Ornamental Onion	Allium x 'Millenium'	4.5"	Pot	18" o.c.	
PBC	19	Purrsian Blue Catmint	Nepeta x faassenii 'Purrsian Blue'	4.5"	Cont.	24" o.c.	
SBO	27	Summer Beauty Ornamental Onion	Allium x 'Summer Beauty'	4.5"	Pot	18" o.c.	

*Thirty two (32) trees have been replaced with native species per Village request.



North

0 20 40 feet

1" = 20' @ 22" X 34"
1" = 40' @ 11" X 17"

DIGGER'S HOTLINE CALL BEFORE YOU DIG 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

HARWOOD
355 N 21st Street Milwaukee, WI 53233
414-475-5554
LANDSCAPE ARCHITECT

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
CEDAR RIDGE CAMPUS
ROGERS MEMORIAL HOSPITAL
VILLAGE OF SUMMIT, WISCONSIN
BY: ROGERS MEMORIAL HOSPITAL
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION

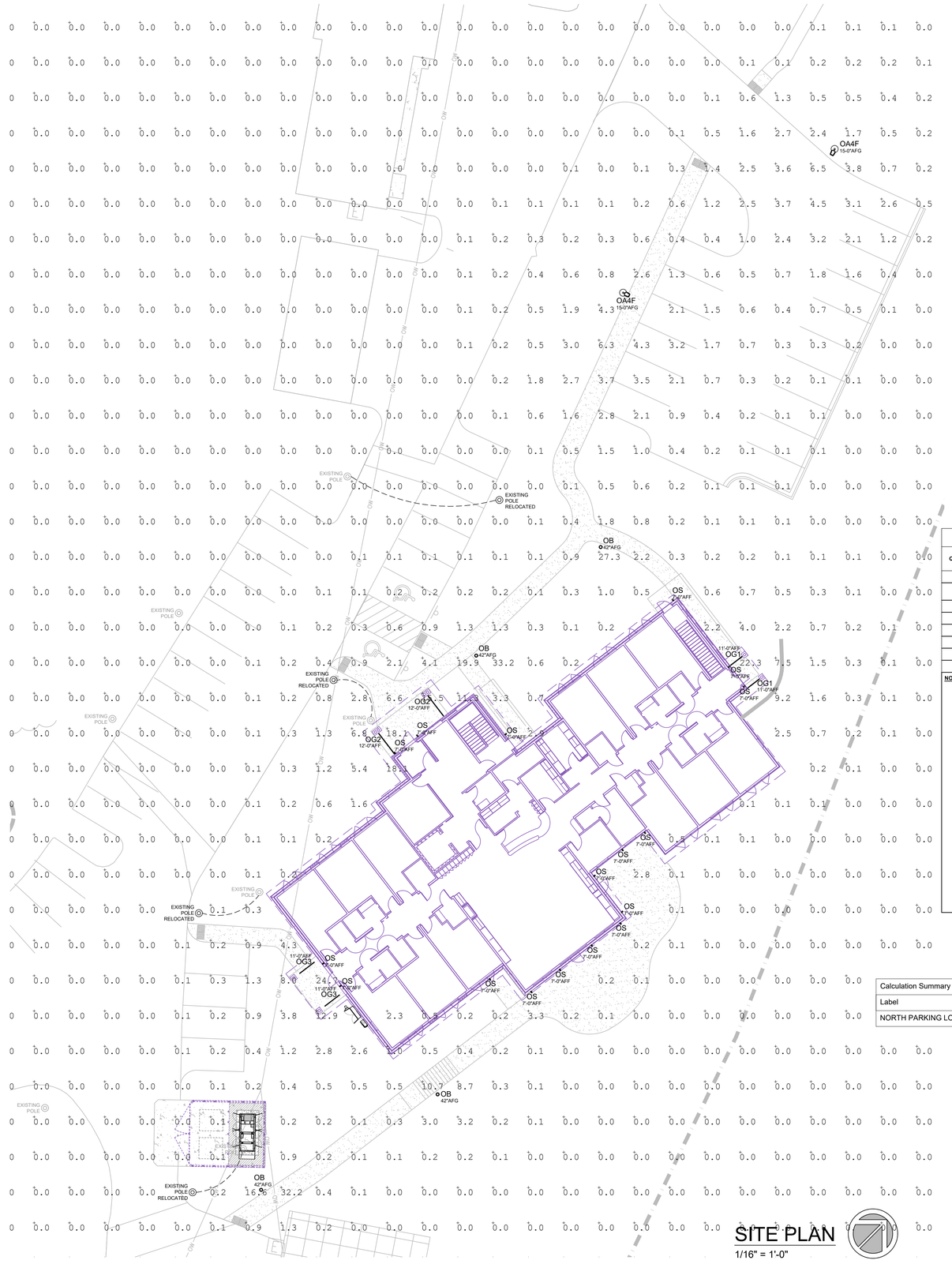
DATE:
JUNE 12, 2025

JOB NUMBER:
25-1070.00

DESCRIPTION:
LANDSCAPE PLAN

SHEET
L1.00

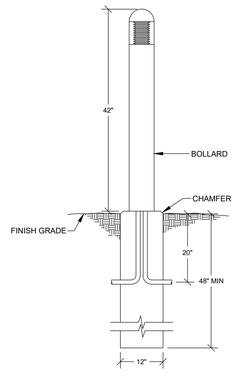
H:\DWGS\2025\25-1070.00 ROGERS BEHAVIOR HEALTH-CEDAR RIDGE 20-BED DCD\LA\AUTOCAD\25-1070.00 LP01 - CEDAR RIDGE.DWG



SITE PLAN

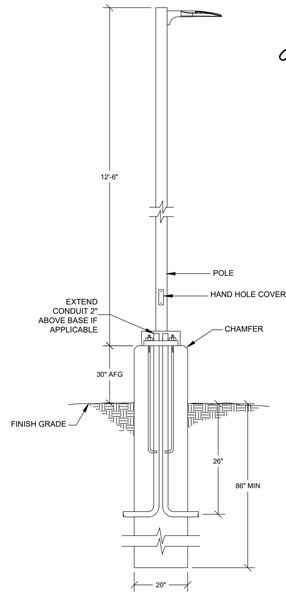
1/16" = 1'-0"

NORTH



TYPICAL BOLLARD DETAIL

NTS



TYPICAL POLE BASE DETAIL

NTS

VILLAGE REVIEW 06.12.25

LUMINAIRE SCHEDULE

QTY	TYPE	DESCRIPTION	LAMP DATA		PART NUMBERS		MOUNT	VOLT	NOTES
			#	TYPE	MFG	CATALOG #			
2	OA4F	12'-6" SINGLE HEAD VIPER AREA/SITE POLE LIGHT	LED	75 WATT-4,000K-70CRI-18,000 LUMENS	BEACON	VP-1-160L-75-4K7-4F-UNV-A-DBT/SSS15.5-40A-1-B3-DBT	POLE	208	1,2,4,5,6,18
4	OB	8" BOLLARD	LED	18 WATT-4,000K-80CRI-1,566 LUMENS	NATURALED	LED-FX8BLD18/42RLV/840/BZ	CONCRETE BASE	120	1,7,8,9,10,16,17
2	OG1	4'-0" LUMENCOVE XT	LED	39 WATT-4,000K-80CRI-4,206 LUMENS	LUMENPULSE	LXTHO-120-48-40K-SAM-BRZ-DIM	SURFACE	120	1,11,12,13,18
2	OG2	7'-0" LUMENCOVE XT	LED	68.25 WATT-4,000K-80CRI-7,361 LUMENS	LUMENPULSE	(1)LXTHO-120-48-40K-SAM-BRZ-DIM(1)LXTHO-120-36-40K-SAM-BRZ-DIM	SURFACE	120	1,11,12,13,18
2	OG3	5'-0" LUMENCOVE XT	LED	48.75 WATT-4,000K-80CRI-5,258 LUMENS	LUMENPULSE	(1)LXTHO-120-36-40K-SAM-BRZ-DIM(1)LXTHO-120-24-40K-SAM-BRZ-DIM	SURFACE	120	1,11,12,13,18
17	OS	WALL MOUNT DIRECT/INDIRECT CYLINDER SCONCE	LED	20 WATT-4,000K-80CRI-1,959 LUMENS	E-CONOLIGHT	E-WCSUPDN-UPDN-20L-SCCT-BZ	SURFACE	120	1,9,14,15,18
-	-	-	-	-	-	-	-	-	-

NOTES:

1. 4,000K TEMPERATURE.
2. DARK BRONZE MATTE TEXTURE FINISH.
3. NOT USED.
4. TYPE IVF DISTRIBUTION.
5. 15'-6" TALL POLE ON TOP OF 20" DIAMETER CONCRETE BASE RAISED 30" ABOVE FINISHED GRADE TO TOP OF BASE FOR TOTAL HEIGHT OF 18'-0" ABOVE FINISHED GRADE.
6. SUGGESTED BOLT CIRCLE IS 11" BUT RANGE IS 10"-12".
7. 360 DEGREE BEAM ANGLE.
8. BRONZE FINISH.
9. ROUNDED LOUVER REFLECTOR.
10. 4.72" DIAMETER BOLT CIRCLE.
11. FURNISHED WITH SLIM ADJUSTABLE MOUNT.
12. BRONZE SANDTEX FINISH.
13. FURNISHED WITH STANDARD 16" LEADER CABLE AND FACTORY STANDARD JUMPERS.
14. FIELD SELECTABLE UP/DOWN, DOWN ONLY OR UP ONLY SOURCE.
15. FIELD SELECTABLE OUTPUT - 12 WATT/1,225 LUMENS, 17 WATT/1,662 LUMENS & 20 WATT/1,959 LUMENS.
16. FIELD SELECTABLE OUTPUT - 750 LUMENS, 1,100 LUMENS & 1,566 LUMENS.
17. NON-DIMMING.
18. 0-10 VOLT DIMMING AVAILABLE.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NORTH PARKING LOT	Illuminance	Fc	1.86	6.50	0.10	18.60	65.00

GENERAL NOTES:

1. SWITCH ARC IS DRAWN FOR REFERENCE ONLY AND DOES NOT REPRESENT ACTURAL BRANCH WIRING.
2. ALL NIGHT LIGHTS, EXIT LIGHTS, EMERGENCY BATTERY UNITS AND OCCUPANCY SENSORS SHALL BE WIRED AHEAD OF ANY LIGHTING CONTROL SYSTEM THE PROJECT MAY CONTAIN.
3. REFER TO SHEET E000 FOR MOUNTING STYLES, HEIGHTS AND LUMINAIRE PART NUMBERS.
4. RECORD ANY AND ALL CHANGES TO THIS SHEET IN RED PEN FOR AS BUILT PURPOSES. SUBMIT AS BUILTS TO SUPERINTENDENT AT THE END OF THE PROJECT. MAKE REVISIONS AS JOB PROGRESSES NOT ALL AT ONCE IN THE END PLEASE WRITE LEGIBLY.
5. TEST LIGHTS, EXITS, EMERGENCY BATTERY UNITS AND ALL SWITCHES PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
6. PROGRAM AND TEST ALL OCCUPANCY SENSORS, TIME CLOCKS AND LIGHTING CONTACTORS PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
7. INSTALL TYPED PANEL SCHEDULES UPON COMPLETION OF THE PROJECT.
8. INSTALL ALL WALL PLATES LEVEL WITH THE SLOTS OF THE SCREW HEAD IN A VERTICAL POSITION.
9. INSTALL ARC FLASH STICKERS AND PANEL IDENTIFICATION PER NEC.
10. ALL NEW DEVICES MUST MATCH COLOR OF EXISTING DEVICES.

~ ALL DRAWINGS ARE SCHEMATIC ONLY. THE INSTALLING ELECTRICAL CONTRACTOR SHALL BE THE ENGINEER OF RECORD. THE INSTALLING ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CALCULATIONS, SIZING, ENGINEERING AND MEETING OF NEC.

LYONS ELECTRIC Since 1979 powered by design

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LYONS ELECTRIC, INC. AND WAS PREPARED FOR THE EXCLUSIVE USE OF LYONS ELECTRIC, INC. AND ITS CLIENTS. ALL RIGHTS RESERVED UNDER COPYRIGHT LAWS. NO PART OF THIS DRAWING, IN PART OR WHOLE MAY BE WITHOUT WRITTEN PERMISSION OF LYONS ELECTRIC, INC.

REVISIONS

NO.	DESCRIPTION	DATE

FIRM NAME AND ADDRESS:

TC LYONS ELECTRIC
75 ENTERPRISE ROAD
DELAFIELD, WI 53018

CONTACT INFORMATION:
TIM ANDERSON
MAIN:(262) 646-6828
FAX: (262) 646-6829

PROJECT NAME:

PROPOSED BUILDING RENOVATION FOR:

ROGERS BEHAVIORAL HEALTH - CEDAR RIDGE FACILITY

CEDAR RIDGE ROAD
OCONOMOWOC, WI 53066

SHEET TITLE:

SITE PLAN

DRAWN BY:	JOB NUMBER:
DMG	-
DATE DRAWN:	APPROVED BY:
06.10.2025	KRK

SHEET 2 OF 11

SHEET #:

ES100

LYONS ELECTRIC
Since 1979
powered by design

ELECTRICAL SITE LIGHTING SUBMITTAL

To: Moore Construction Services
Attn: Kathryn Sullivan

Project: Rogers Behavioral Health – Cedar Ridge
3011 North Cedar Ridge Road
Oconomowoc, WI 53066

Submittal Number: (2)

Division: Electrical
Specification Section: 26 51 00
Description: Product Data

LYONS ELECTRIC APPROVAL STAMP
X APPROVED
___ APPROVED AS NOTED
___ REVISE & RESUBMIT

Please review and send this submittal back as product will not be ordered until submittal is APPROVED.

Date: June 11, 2025

By: *Kevin Konkel*
Kevin Konkel
Design/Estimating Department Manager
Designer of Engineering Systems
Certified Master Electrician
TC Lyons Electric

BEACON
design . performance . technology

Type: OA4F
Project: Rogers Behavioral Health Cedar Ridge
Catalog#: VP-1-160L-50-4K7-4F-UNV-A-DBT/SSSB12.5-40A-1-B3-DBT

VIPER Area/Site

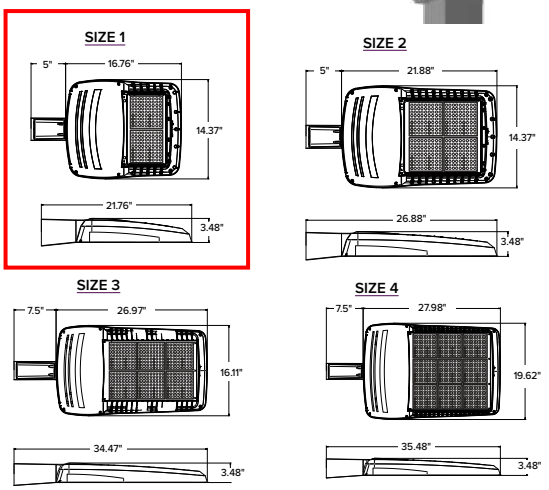
VIPER LUMINAIRE

MICRO STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 DLC LISTED DLC LISTED PREMIUM DARKSKY APPROVED BAA TAA



CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID+

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard.
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper Area

Optic Platform	
BLANK	Micro Strike

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	35W - 5,500 Lumens
160L-50 [6]	50W - 7,500 Lumens
160L-75	75W - 10,000 Lumens
160L-100	100W - 12,500 Lumens
160L-115	115W - 15,000 Lumens
160L-135	135W - 18,000 Lumens
160L-160	160W - 21,000 Lumens
320L-145	145W - 21,000 Lumens
320L-170	170W - 24,000 Lumens
320L-185	185W - 27,000 Lumens
320L-210	210W - 30,000 Lumens
320L-235	235W - 33,000 Lumens
320L-255	255W - 36,000 Lumens
320L-315 [6]	315W - 40,000 Lumens
480L-285	285W - 40,000 Lumens
480L-320	320W - 44,000 Lumens
480L-340	340W - 48,000 Lumens
480L-390	390W - 52,000 Lumens
480L-425	425W - 55,000 Lumens
480L-470	470W - 60,000 Lumens
720L-435	435W - 60,000 Lumens
720L-475	475W - 65,000 Lumens
720L-515	515W - 70,000 Lumens
720L-565 [6]	565W - 75,000 Lumens
720L-600 [6]	600W - 80,000 Lumens
CLO	Custom Lumen Output [1]

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI
BLUE	BLUE 450-455 nm

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	**No Rotation**
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Mounting	
A	Arm mount for square pole (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block
LS	Lumen Switch

Network Control Options	
NXWS-16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS-40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC-14F	LightGRID+ Module and Occupancy Sensor 14ft Mounting height [3,4]
WIRSC-40F	LightGRID+ Module and Occupancy Sensor 40ft Mounting height [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with NEMA photocontrol [4]
3PR	3-Pin Receptacle [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with NEMA photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [10]
ADT	AutoDim Time of Day Dimming [10]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
10 - Please refer to page 8 for AutoDim ordering guide

© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series		Optic Platform		Size		Light Engine		CCT/CRI		Distribution		Optic Rotation		Voltage	
VP	Viper Area	**ST**	Strike Optics	**1**	Size 1	**36L-39** [8]	39W - 5,500 Lumens	**27K8**	2700K, 80 CRI	**FR**	Auto Front Row	**BLANK**	**No Rotation**	**UNV**	120-277V
						36L-55 [8]	55W - 7,500 Lumens	**3K7**	3000K, 70 CRI	**2**	Type 2	**L**	Optic rotation left	**120**	120V
						36L-85	85W - 10,000 Lumens	**3K8**	3000K, 80 CRI	**3**	Type 3	**R**	Optic rotation right	**208**	208V
						36L-105	105W - 12,500 Lumens	**3K9**	3000K, 90 CRI	**4F**	Type 4 Forward			**240**	240V
						36L-120	120W - 15,000 Lumens	**35K8**	3500K, 80 CRI	**4W**	Type 4 Wide			**277**	277V
				2	Size 2	**72L-115**	115W - 15,000 Lumens	**4K7**	4000K, 70 CRI	**5QN**	Type 5 Square Narrow			**347**	347V
						72L-145	145W - 18,000 Lumens	**4K8**	4000K, 80 CRI	**5QW**	Type 5 Square Wide			**480**	480V
						72L-180	180W - 21,000 Lumens	**4K9**	4000K, 90 CRI	**5QM**	Type 5 Square Medium				
						72L-210	210W - 24,000 Lumens	**5K7**	5000K, 70 CRI	**5W**	Type 5 Wide (Round)				
						72L-240	240W - 27,000 Lumens	**5K8**	5000K, 80 CRI	**5RW**	Type 5 Rectangular				
				3	Size 3	**108L-215** [8]	215W - 27,000 Lumens			**C**	Corner Optic				
						108L-250	250W - 30,000 Lumens			**TC**	Tennis Court Optic				
						108L-280	280W - 33,000 Lumens								
						108L-325	325W - 36,000 Lumens								
						108L-365	365W - 40,000 Lumens								
				4	Size 4	**162L-320**	320W - 40,000 Lumens								
						162L-365 [10]	365W - 44,000 Lumens								
						162L-405	405W - 48,000 Lumens								
						162L-445	445W - 52,000 Lumens								
						162L-485	485W - 55,000 Lumens								
						162L-545 [8]	545W - 60,000 Lumens								
						CLO	Custom Lumen Output [1]								

–

Mounting		Color		Options		Network Control Options	
A	Arm mount for square pole (B3 Drill Pattern) (Does not include round pole adapter)	**BLT**	Black Matte Textured	**F**	Fusing	**NXWS-16F**	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
A_	Arm mount for round pole [3]	**BLS**	Black Gloss Smooth	**E**	Battery Backup [1,2,7,8,9]	**NXWF-40F**	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
ASQU	Universal arm mount for square pole	**DBT**	Dark Bronze Matte Textured	**2PF**	Dual Power Feed	**NXW**	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
A_U	Universal arm mount for round pole [3]	**DBS**	Dark Bronze Gloss Smooth	**2DR**	Dual Driver	**WIR**	LightGRID+ In-Fixture Module [4,5]
AAU	Adjustable arm for pole mounting (universal drill pattern)	**GTT**	Graphite Matte Textured	**TE**	Tooless Entry	**WIRSC-14F**	LightGRID+ Module and Occupancy Sensor 14ft Mounting height [4,5]
AA_U	Adjustable arm mount for round pole [3]	**LGS**	Light Grey Gloss Smooth	**BC**	Backlight Control	**WIRSC-40F**	LightGRID+ Module and Occupancy Sensor 40ft Mounting height [4,5]
ADU	Decorative upswept Arm (universal drill pattern)	**LGT**	Light Grey Gloss Textured	**TB**	Terminal Block	**Stand Alone Sensors**	
AD_U	Decorative upswept arm mount for round pole [3]	**PSS**	Platinum Silver Smooth	**LS**	Lumen Switch	**BTS-14F**	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	**WHT**	White Matte Textured			**BTS-40F**	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
K	Knuckle	**WHS**	White Gloss Smooth			**BTSO-12F**	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
T	Trunnion	**VGT**	Verde Green Textured			**7PR**	7-Pin Receptacle [4]
WB	Wall Bracket, horizontal tenon with MAF	**Color Option**				**7PR-SC**	7-Pin Receptacle with shorting cap [4]
		CC	Custom Color			**7PR-TL**	7-Pin PCR with NEMA photocontrol [4]
						3PR	3-Pin Receptacle [4]
						3PR-SC	3-Pin receptacle with shorting cap [4]
						3PR-TL	3-Pin PCR with NEMA photocontrol [4]
						Programmed Controls	
						SCP-_F	Sensor Control Programmable, 8F or 40F [11]
						ADD	AutoDim Timer Based Dimming [12]
						ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide

© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	Shield	**1**	Size 1	**HSS-90-B**	House Side Shield 90° Back	**BLS**	Black Gloss Smooth
		2	Size 2	**HSS-90-F**	House Side Shield 90° Front	**BLT**	Black Matte Textured
		3	Size 3	**HSS-90-S**	House Side Shield 90° Side	**DBS**	Dark Bronze Gloss Smooth
		4	Size 4	**HSS-270-BSS**	House Side Shield 270° Back/Side/Side	**DBT**	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	**GTT**	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	**LGS**	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	**PSS**	Platinum Silver Smooth
				BC	Back Light Control	**WHS**	White Gloss Smooth
MTG	Mounting			**A**	Arm mount for square pole (B3 Drill Pattern) (Does not include round pole adapter)	**WHT**	White Matte Textured
				ASQU	Universal Arm Mount for square pole	**VGT**	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	**LEG**	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	**CC**	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	**BIRD SPK**	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM-1R1D-UNV** — On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** — On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** — Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

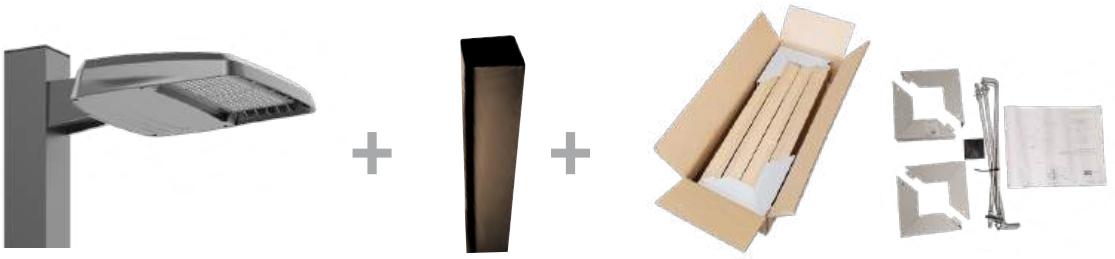
For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration

VM14DB

© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
LightGRID+	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
LightGRID+	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independent	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independent	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

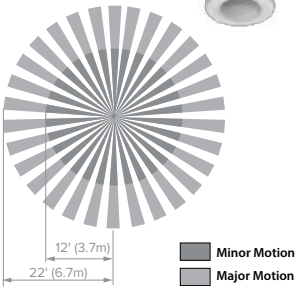
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

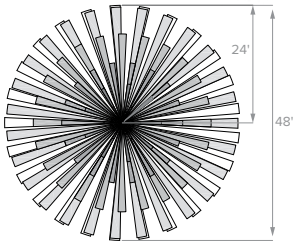
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

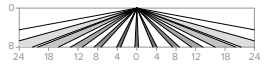
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



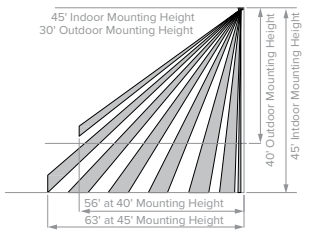
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

VIPER Area/Site

VIPER LUMINAIRE

NX LIGHTING CONTROLS FREE APP

The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

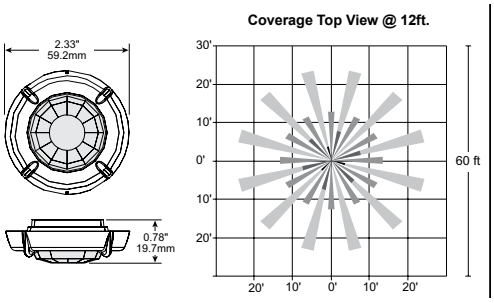
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

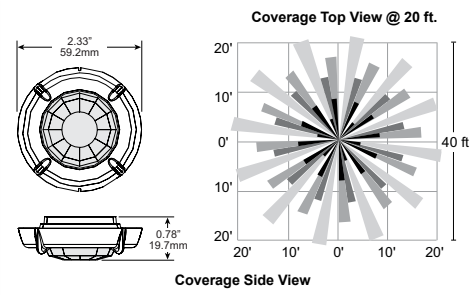
OUTDOOR LIGHTING CONTROLS OPTIONS

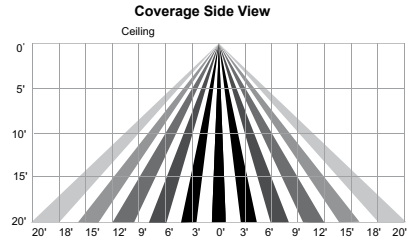
CONTROLS FUNCTIONALITY

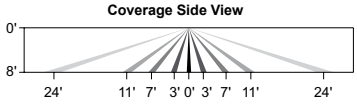
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft		SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–		ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–		ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–		7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–		7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–		3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–		3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–		3PR-TL

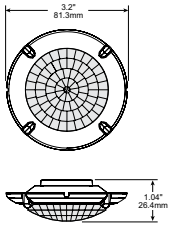
COVERAGE PATTERNS FOR SCP_F

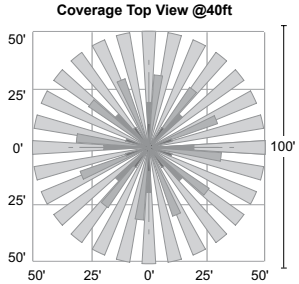


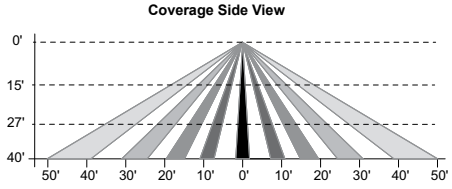












© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

ORDERING GUIDE

Auto Dim Code	Timer Base (ADD) Auto-Dim Options		Auto Dim Cod	Time of Day (ADT) Auto-Dim Options
D1	Delay 1 hour		T0	Delay Midnight
D2	Delay 2 hours		T1	Delay 1 AM
D3	Delay 3 hours		T2	Delay 2 AM
D4	Delay 4 hours		T3	Delay 3 AM
D5	Delay 5 hours	OR	T4	Delay 10 PM
D6	Delay 6 hours		T5	Delay 11 PM
D7	Delay 7 hours		T6	Delay 6 PM
D8	Delay 8 hours		T7	Delay 7 PM
D9	Delay 9 hours		T8	Delay 8 PM
D0	Delay 0 hours		T9	Delay 9 PM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

Code	Auto-Dim Return Options
R1	Delay 1 hour or 1 AM
R2	Delay 2 hours or 2 AM
R3	Delay 3 hours or 3 AM
R4	Delay 4 hours or 4 AM
R5	Delay 5 hours or 5 AM
R6	Delay 6 hours or 6 AM
R7	Delay 7 hours or 7 AM
R8	Delay 8 hours or 8 AM
R9	Delay 9 hours or 9 AM
R0	Delay 0 hours or 12 AM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

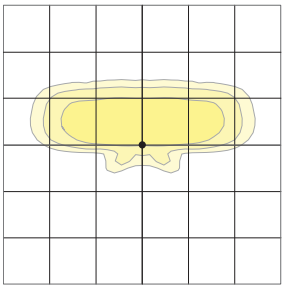
VIPER Area/Site

VIPER LUMINAIRE

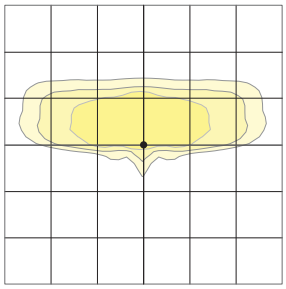
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

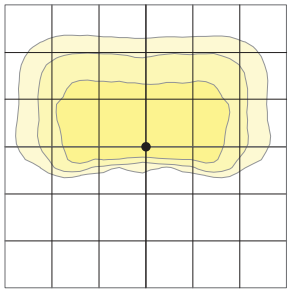
Type 2



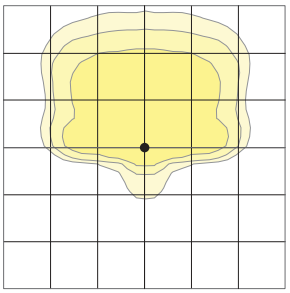
Type 3



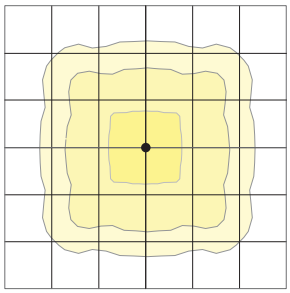
Type 4 Wide



Type 4F



Type 5QW



© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

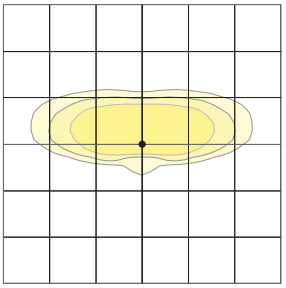
VIPER Area/Site

VIPER LUMINAIRE

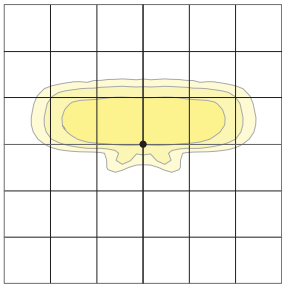
OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

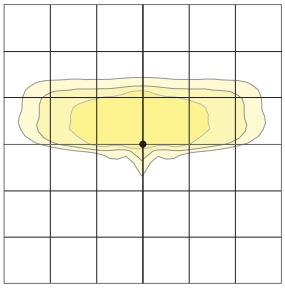
Type FR – Front Row/Auto Optic



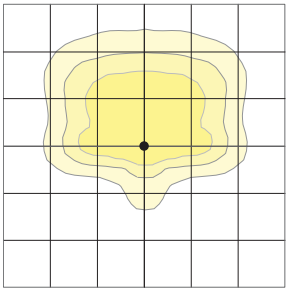
Type 2



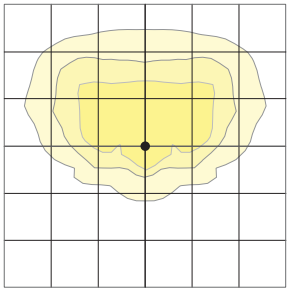
Type 3



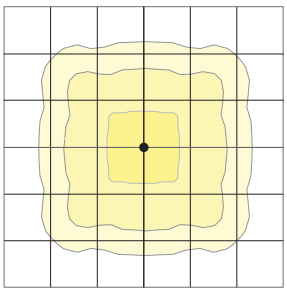
Type 4 Forward



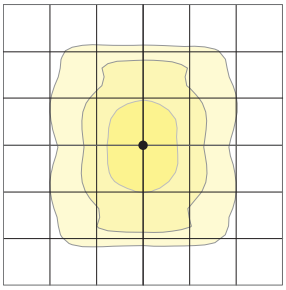
Type 4 Wide



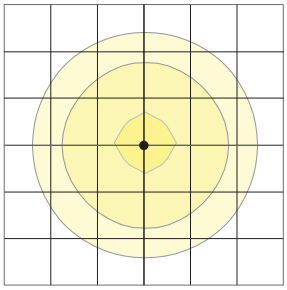
Type 5QM



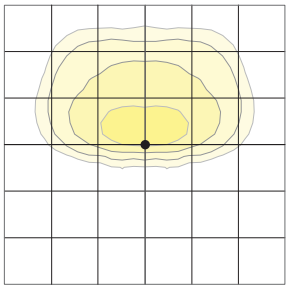
Type 5RW (rectangular)



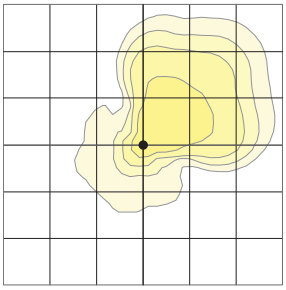
Type 5W (round wide)



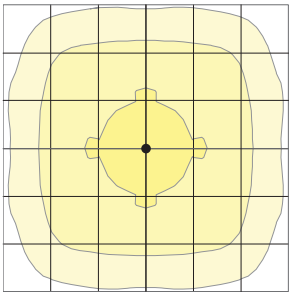
Type TC



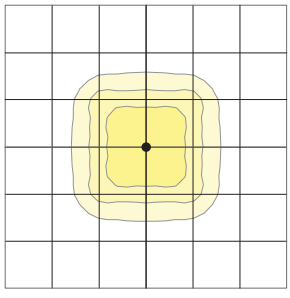
Type Corner



Type 5QW



Type 5QN



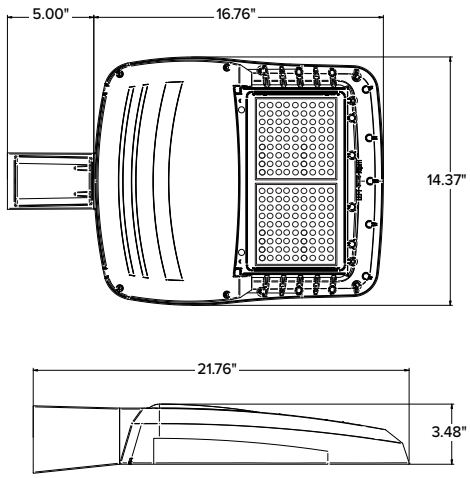
© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

VIPER Area/Site

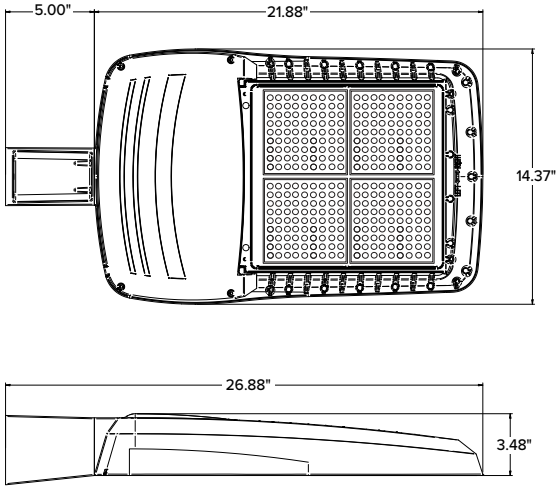
VIPER LUMINAIRE

DIMENSIONS

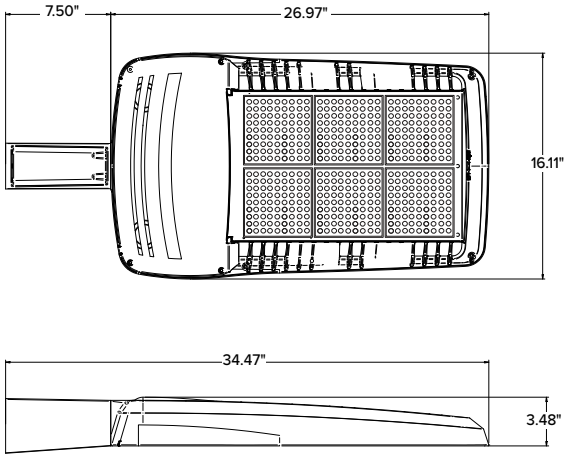
SIZE 1



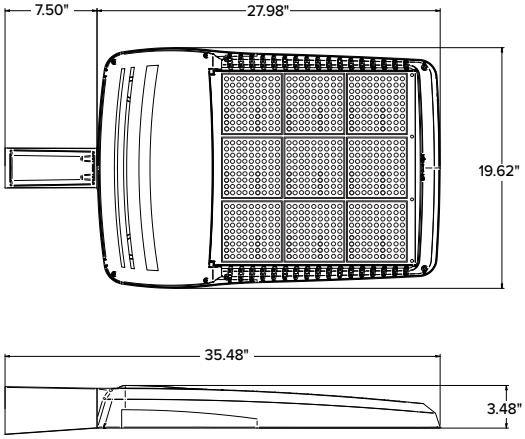
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

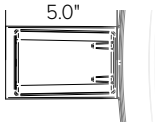
VIPER Area/Site

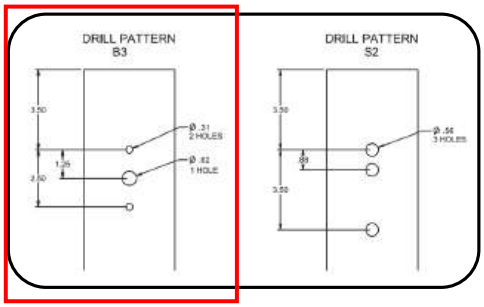
VIPER LUMINAIRE

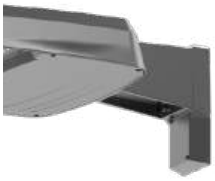
MOUNTING

A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

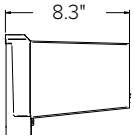






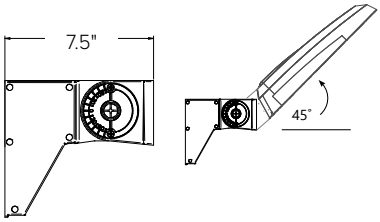
ASQU–UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



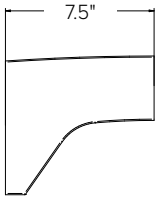
AAU–ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



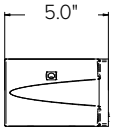
ADU–DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



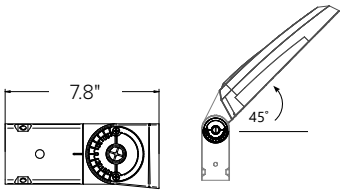
MAF–MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



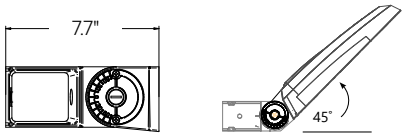
K–KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



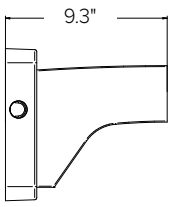
T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

VIPER Area/Site

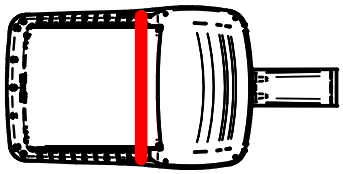
VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

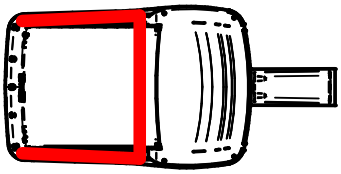
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

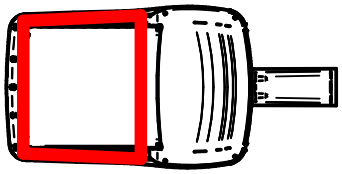
VPR2x HSS-90-B-xx



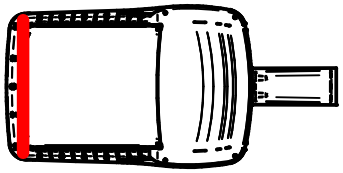
VPR2x HSS-270-BSS-xx



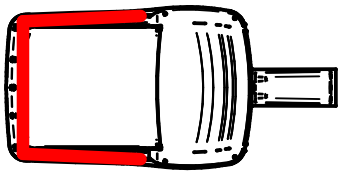
VPR2x HSS-360-xx



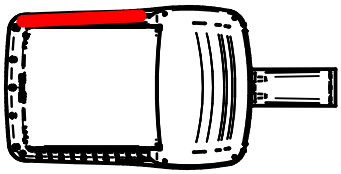
VPR2x HSS-90-F-xx



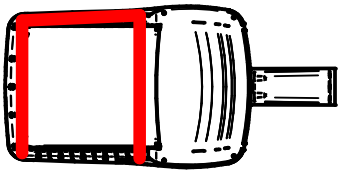
VPR2x HSS-270-FSS-xx



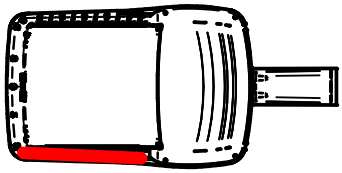
VPR2x HSS-90-S-xx



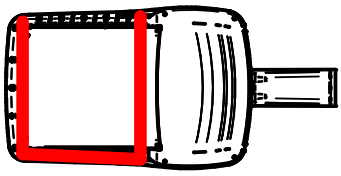
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



© 2024-2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

SSS-B Series Poles

SQUARE STRAIGHT STEEL

Type: OA4F
Project: Rogers Behavioral Health Cedar Ridge
Catalog#: VP-1-160L-50-3K7-4F-UNV-A-DBT/SSSB12.5-40A-1-B3-DBT

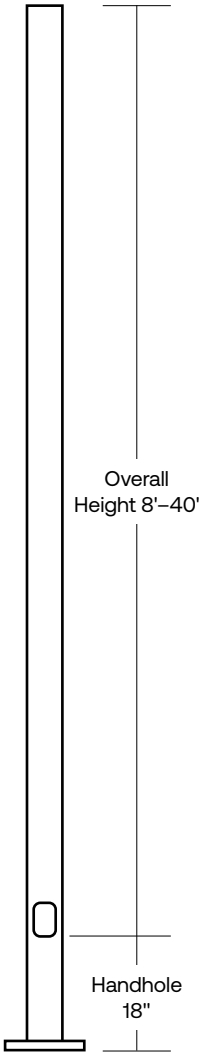
SPECIFICATIONS

CONSTRUCTION

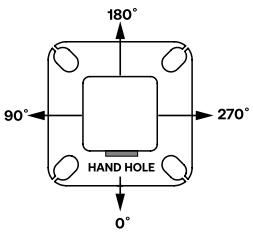
- Shaft: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
    1 x 36 x 4 — TAB-36-M38
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over “white metal” steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

INSTALLATION

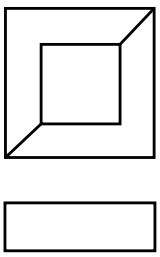
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location



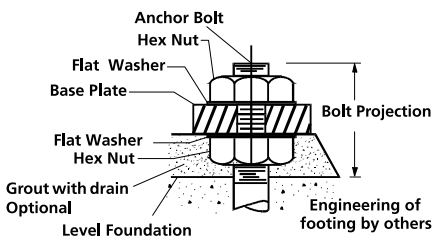
BASE



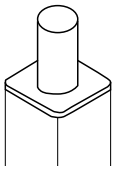
BASE COVER



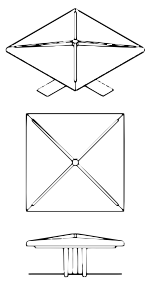
BASE DETAIL



TENON



POLE CAP



© 2024 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice.
All values are design or typical values when measured under laboratory conditions.

SSS-B Series Poles

SQUARE STRAIGHT STEEL

ORDERING INFORMATION

Example: SSS-B–25–40–A–2L–S2–DBT–UL

SSS-B –

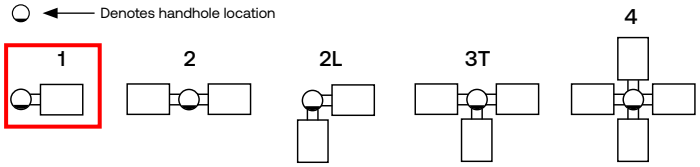
Series	Height	Shaft	Thickness	Mounting	Drill Pattern	Finish	Options
SSS-B Square Straight Steel Pole Beacon	Reference page 3 Ordering matrix 12'-6"	Reference page 3 Ordering matrix 40	Reference page 3 Ordering matrix A - .125" Wall B - .188" Wall C - .250" Wall	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR[1] Removable Tenon (2.375" x 4.25") OT Open Top (includes pole cap)	B1 Cruzer, "AM" arm B3 2 bolt (2-1/2" spacing), Viper "A" arm S2 2 bolt (3-1/2" spacing), Viper "AD" arm UDP Universal Drill Pattern	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGT Light Grey Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured **Color Option** CC Custom Color[2]	GFI[3] 20 Amp GFCI Receptacle and Cover EHH[3] Extra Handhole C05[3] .5" Coupling C07[3] .75" Coupling C20[3] 2" Coupling MPB[3] Mid-pole Luminaire Bracket VM1[4] Mode vibration dampener VM2[5] 2nd mode vibration dampener LAB Less Anchor Bolts UL UL Certified

Accessories (Order Separately)

- ☐ **VM2S08** Field-installed 2nd mode vibration dampener - 8 ft
- ☐ **VM2S12** Field-installed 2nd mode vibration dampener - 12 ft
- ☐ **VM2S16** Field-installed 2nd mode vibration dampener - 16 ft
- ☐ **VM2S20** Field-installed 2nd mode vibration dampener - 20 ft
- ☐ **VM2S25** Field-installed 2nd mode vibration dampener - 25 ft

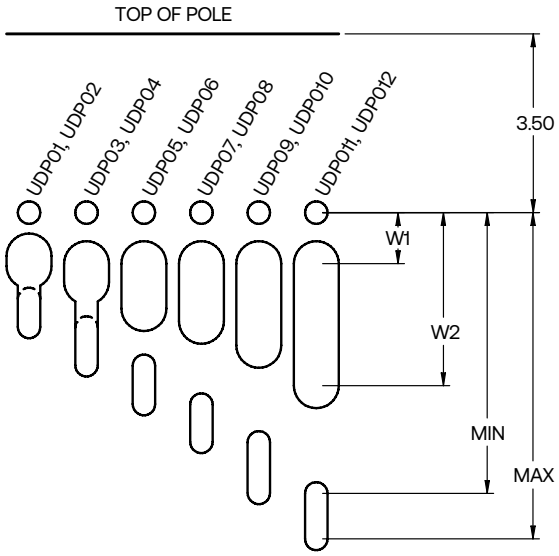
1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-B-25-40-A-1-B1-TR-BBTT.
2 Custom colors available; RAL number preferable
3 Specify option location using logic found on page 3 (Option Orientation).
4 VM1 recommended on poles 20' and taller with EPA of less than 1.
5 There will be a weld witness mark on the side of the pole with the Factory installed VM2

MOUNTING ORIENTATION



DRILL PATTERNS

UNIVERSAL DRILL PATTERN (UDP)



Two Bolt Mounting with Center Wireway						
Mounting Hardware	Universal Mounting Patterns					
⅜" or less	UDP01	UDP03	UDP05	UDP07	UDP09	UDP011
7/16" to ½"	UDP02	UDP04	UDP06	UDP08	UDP010	UDP012
"Min" Attachment Dimension	1.69	2.25	3.00	3.76	4.50	5.50
"Max" Attachment Dimension	2.24	2.99	3.75	4.49	5.49	6.00
W1 (Wireway min)	0.85	1.00	1.00	1.00	1.00	1.00
W2 (Wireway max)	1.05	1.36	1.88	2.13	2.60	3.00

© 2024 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice.
All values are design or typical values when measured under laboratory conditions.

SSS-B Series Poles

SQUARE STRAIGHT STEEL

ORDERING INFORMATION (CONTINUED)

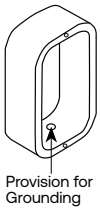
CATALOG NUMBER	HEIGHT		NOMINAL SHAFT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (SUGGESTED)	BOLT CIRCLE (RANGE)	BASE PLATE SQUARE	ANCHOR BOLT SIZE	BOLT PROJECTION	POLE WEIGHT (LBS)
	FEET	METERS								
SSS-B-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	77
SSS-B-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	90
SSS-B-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	103
SSS-B-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	116
SSS-B-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	129
SSS-B-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	142
SSS-B-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	175
SSS-B-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-B-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-B-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-B-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-B-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-B-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-B-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	219
SSS-B-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	243
SSS-B-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	267
SSS-B-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	327
SSS-B-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	387
SSS-B-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	427
SSS-B-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	507
SSS-B-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	329
SSS-B-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	404
SSS-B-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	479
SSS-B-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	554
SSS-B-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	629

Notes:

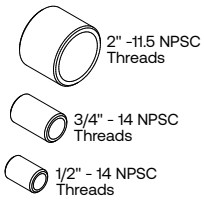
- Factory supplied template must be used when setting anchor bolts. Current will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.
- For more information about pole vibration and vibration dampeners, please consult factory.
- Unwrap poles immediately upon receipt to avoid condensation build up and possible corrosion.

[1] There will be a weld witness mark on the side of the pole with the Factory installed VM2.

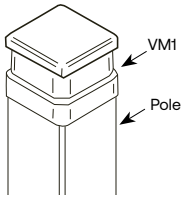
EHH
Extra handhole



C05 / C07 / C20
Coupling



VM1
1st mode vibration dampener



Field Installed Pole Top dampener designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2[1]
2nd mode vibration dampener

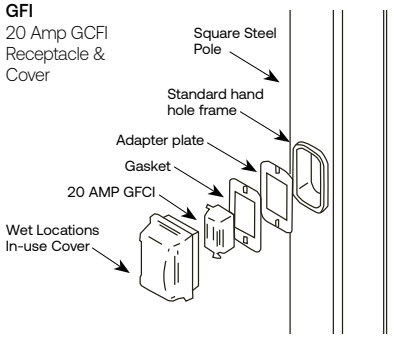
Factory installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

VM2SXX
Field-installed 2nd mode vibration dampener

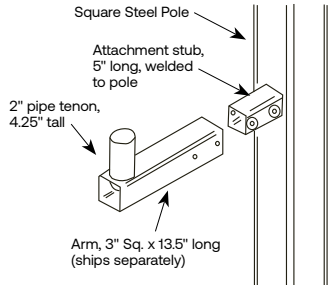
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

Field installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI
20 Amp GCFI Receptacle & Cover



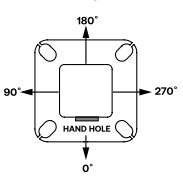
MPB
Mid Pole Bracket

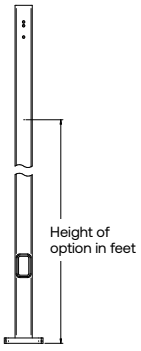


Option Orientation

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet).

Example: Option C05 should be ordered as: SSS-B-20-40-A-TA-DBT-C05-0-15 (.5" coupling on the handhole/arm side of pole, 15' up from the pole base) 1' spacing required between option. Consult factory for other configurations.





© 2024 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice.
All values are design or typical values when measured under laboratory conditions.

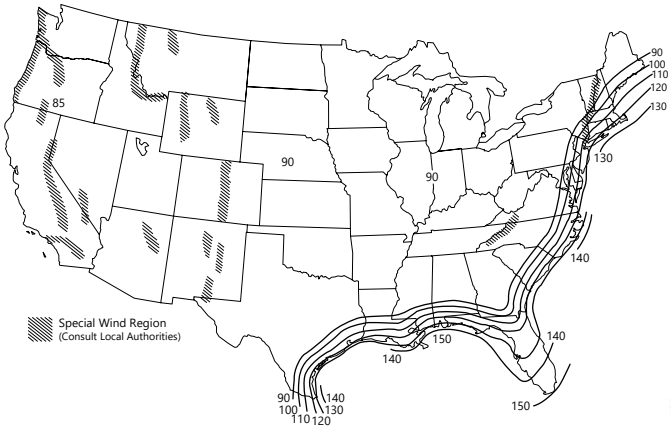
BEACON
design . performance . technology

SSS-B Series Poles

SQUARE STRAIGHT STEEL

WIND MAPS

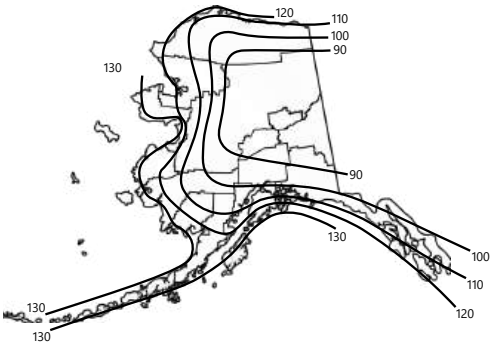
ASCE7-05 WIND MAP



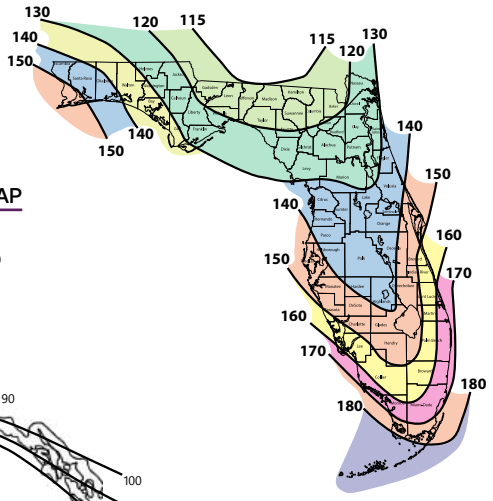
HAWAII – 105 mph
PUERTO RICO – 145 mph

*Printed with permission from ASCE

ALASKA REGION WIND MAP



FLORIDA REGION WIND MAP



Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code.

ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)										
Catalog Number	85	90	100	105	110	120	130	140	145	150
SSS-B-10-40-A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
SSS-B-12-40-A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSS-B-14-40-A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSS-B-16-40-A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSS-B-18-40-A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSS-B-20-40-A	12.7	10.9	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSS-B-25-40-A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSS-B-14-40-B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSS-B-16-40-B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSS-B-18-40-B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSS-B-20-40-B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSS-B-25-40-B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSS-B-30-40-B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSS-B-16-50-B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSS-B-18-50-B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSS-B-20-50-B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSS-B-25-50-B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSS-B-30-50-B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSS-B-25-50-C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSS-B-30-50-C	20.1	17.3	12.7	10.9	9.3	6.6	4.5	2.8	2.1	1.4
SSS-B-20-60-B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSS-B-25-60-B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSS-B-30-60-B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSS-B-35-60-B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSS-B-40-60-B	8.1	5.8	2.2	nr	NR	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)								
Catalog Number	115	120	130	140	150	160	170	180
SSS-B-10-40-A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSS-B-12-40-A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSS-B-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSS-B-16-40-A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSS-B-18-40-A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSS-B-20-40-A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSS-B-25-40-A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSS-B-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSS-B-16-40-B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSS-B-18-40-B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSS-B-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSS-B-25-40-B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSS-B-30-40-B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSS-B-16-50-B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSS-B-18-50-B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSS-B-20-50-B	25.0	25.0	24.4	19.9	1 6.3	13.4	11.0	8.9
SSS-B-25-50-B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-B-30-50-B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-B-25-50-C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-B-30-50-C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-B-20-60-B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSS-B-25-60-B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8
SSS-B-30-60-B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-B-35-60-B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-B-40-60-B	1.8	NR	NR	NR	NR	NR	NR	NR

© 2024 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice.
All values are design or typical values when measured under laboratory conditions.

SSS-B Series Poles

SQUARE STRAIGHT STEEL

NOTES

Wind-speed Website disclaimer:
Current has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third party website provides a useful starting point for analyzing wind conditions, Current has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Current does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. http://windspeed.atcouncil.org

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Current Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations.
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

© 2024 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice.
All values are design or typical values when measured under laboratory conditions.

naturaled®

Type: OB
Project: Rogers Behavioral Health Cedar Ridge
Catalog#: LED-FX8BLD18/42RLV/840/BZ

BLD 8" BOLLARD

DESCRIPTION

naturaLED® BLD bright pathway lighting is important for the safety of pedestrian foot traffic. Ensuring that sidewalks and pavement are well lit reduces the risk of people tripping and falling. The superior quality of our DLC Bollard light fixture provides glare-free lighting that replaces 100 watt metal halide fixtures and produces 2000 lumens.

IP65

5 YEAR WARRANTY

Rated Life 50,000 Hours
Warranty 5 Years

APPLICATIONS

Security, Pathway, Perimeter, Entryway, Area Lighting

FEATURES

- DLC Standard
- IP65 Rated
- ETL Listed
- Selectable Wattages
- Color Temp: 4000K, 5000K
- Voltage: 120-277V
- Surge Protection: 2KV
- Power factor: >0.9
- CRI: >80
- Beam Angle: 360°
- Operating temperature: -22°F - 122°F
- Energy savings up to 80% compared to metal halide bollards
- Customizable wattage allows flexibility for user's needs
- 8" diameter makes easy replacement for traditional bollards
- Material: Die Cast Aluminum
- Extruded Aluminum Body
- Lens: UV resistant polycarbonate lens
- Available in 4 configurations: cone, louvers, type 3, frosted lens
- Colors: Black or Bronze
- 5 Year Warranty

Recommended Spacing

SAMPLE NUMBER LED-FX8BLD18/42FCN/840/BK

STYLE	FAMILY	DIAMETER	SERIES	WATTAGE	LENGTH/SHAPE	CRI/COLOR TEMP	COLOR
LED LED Lighting	FX Fixture	8 8-inch	BLD Bollard	18 Selectable Wattage <18	42FCN 42 inch FCN -Flat Reflector FFR - Frosted FLV- Flat Louver Reflector FT3- Type 3	840 CRI 80 4000K	BK Black

DLC LISTED · ETL Intertek · FC · LM 79 · LM 80 · RoHS COMPLIANT · TITLE 24

© 2024 naturaLED® All rights reserved

ORDERING

*P= Premium DLC / *S = Standard DLC / *E = Energy Star

	Watts (W)	Ordering Code	Description	CCT (K)	Lumens (Lm)	Color	Beam Angle	IP65 Rated	DLC (S/P)
Flat	9/13/18	**9326**	LED-FX8BLD18/42FCN/840/BK	4000K	1000/1500/2000	Black	360˚	•	S
	9/13/18	**9327**	LED-FX8BLD18/42FCN/850/BK	5000K	1000/1500/2000	Black	360˚	•	S
	9/13/18	**9328**	LED-FX8BLD18/42FLV/840/BK	4000K	750/1100/1566	Black	360˚	•	-
	9/13/18	**9329**	LED-FX8BLD18/42FLV/850/BK	5000K	750/1100/1566	Black	360˚	•	-
	9/13/18	**9332**	LED-FX8BLD18/42FFR/840/BK	4000K	800/1200/1622	Black	Frosted	•	-
	9/13/18	**9333**	LED-FX8BLD18/42FFR/850/BK	5000K	800/1200/1622	Black	Frosted	•	-
	9/13/18	**9330**	LED-FX8BLD18/42FT3/840/BK	4000K	700/1000/1464	Black	Type 3	•	-
	9/13/18	**9331**	LED-FX8BLD18/42FT3/850/BK	5000K	700/1000/1464	Black	Type 3	•	-
	9/13/18	**9334**	LED-FX8BLD18/42FCN/840/BZ	4000K	1000/1500/2000	Bronze	360˚	•	S
	9/13/18	**9335**	LED-FX8BLD18/42FCN/850/BZ	5000K	1000/1500/2000	Bronze	360˚	•	S
	9/13/18	**9336**	LED-FX8BLD18/42FLV/840/BZ	4000K	750/1100/1566	Bronze	360˚	•	-
	9/13/18	**9337**	LED-FX8BLD18/42FLV/850/BZ	5000K	750/1100/1566	Bronze	360˚	•	-
	9/13/18	***9340**	LED-FX8BLD18/42FFR/840/BZ	4000K	800/1200/1622	Bronze	Frosted	•	-
	9/13/18	***9341**	LED-FX8BLD18/42FFR/850/BZ	5000K	800/1200/1622	Bronze	Frosted	•	-
	9/13/18	***9338**	LED-FX8BLD18/42FT3/840/BZ	4000K	700/1000/1464	Bronze	Type 3	•	-
	9/13/18	***9339**	LED-FX8BLD18/42FT3/850/BZ	5000K	700/1000/1464	Bronze	Type 3	•	-
Round	9/13/18	**9374**	LED-FX8BLD18/42RCN/840/BK	4000K	1000/1500/2000	Black	360˚	•	S
	9/13/18	**9375**	LED-FX8BLD18/42RCN/850/BK	5000K	1000/1500/2000	Black	360˚	•	S
	9/13/18	**9376**	LED-FX8BLD18/42RLV/840/BK	4000K	750/1100/1566	Black	360˚	•	-
	9/13/18	**9377**	LED-FX8BLD18/42RLV/850/BK	5000K	750/1100/1566	Black	360˚	•	-
	9/13/18	**9380**	LED-FX8BLD18/42RFR/840/BK	4000K	750/1100/1566	Black	Frosted	•	-
	9/13/18	***9381**	LED-FX8BLD18/42RFR/850/BK	5000K	750/1100/1566	Black	Frosted	•	-
	9/13/18	**9378**	LED-FX8BLD18/42RT3/840/BK	4000K	700/1000/1464	Black	Type 3	•	-
	9/13/18	***9379**	LED-FX8BLD18/42RT3/850/BK	5000K	700/1000/1464	Black	Type 3	•	-
	9/13/18	**9382**	LED-FX8BLD18/42RCN/840/BZ	4000K	1000/1500/2000	Bronze	360˚	•	S
	9/13/18	**9383**	LED-FX8BLD18/42RCN/850/BZ	5000K	1000/1500/2000	Bronze	360˚	•	S
	9/13/18	**9384**	LED-FX8BLD18/42RLV/840/BZ	4000K	750/1100/1566	Bronze	360˚	•	-
	9/13/18	***9385**	LED-FX8BLD18/42RLV/850/BZ	5000K	750/1100/1566	Bronze	360˚	•	-
	9/13/18	***9388**	LED-FX8BLD18/42RFR/840/BZ	4000K	750/1100/1566	Bronze	Frosted	•	-
	9/13/18	***9389**	LED-FX8BLD18/42RFR/850/BZ	5000K	750/1100/1566	Bronze	Frosted	•	-
	9/13/18	***9386**	LED-FX8BLD18/42RT3/840/BZ	4000K	700/1000/1464	Bronze	Type 3	•	-
	9/13/18	***9387**	LED-FX8BLD18/42RT3/850/BZ	5000K	700/1000/1464	Bronze	Type 3	•	-

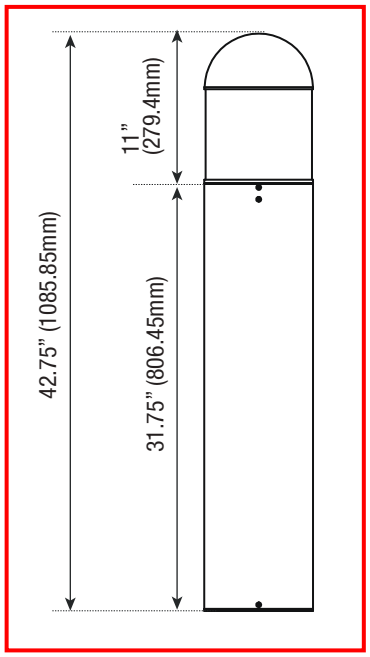
*Special Order for lead time

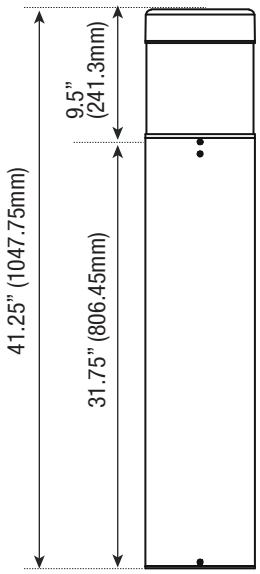
© 2024 naturaLED® All rights reserved

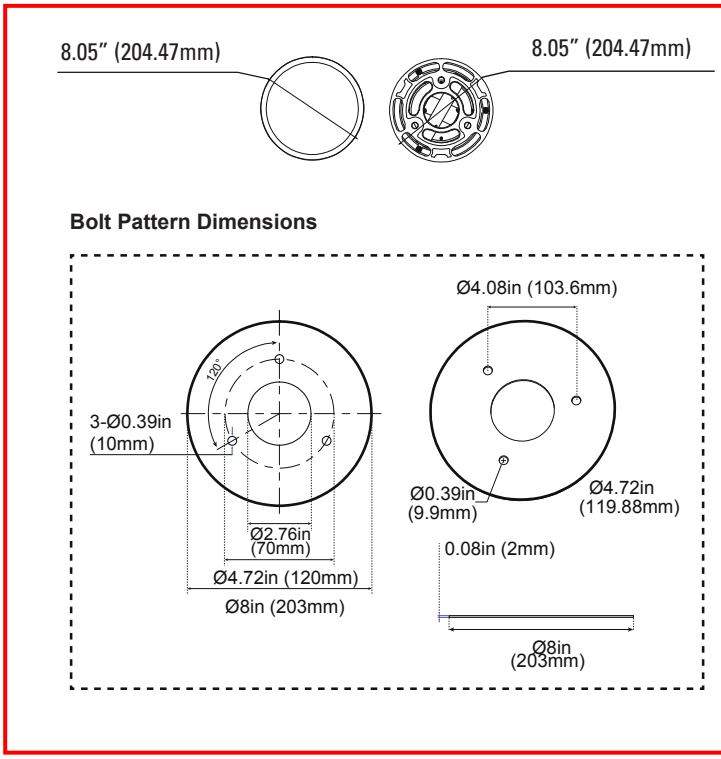
DIMENSIONS

Round
16.36-lbs

Flat
16.00-lbs







STYLE

Flat Cone Reflector
Model: FCN

Flat Type 3
Model: FT3

Flat Louver Reflector
Model: FLV

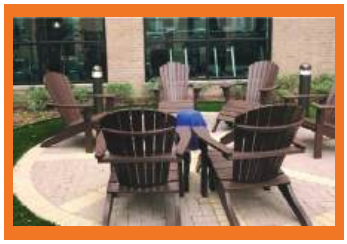
Flat Frosted Lens
Model: FFR

Round Cone Reflector
Model: RCN

Round Type 3
Model: RT3

Round Louver Reflector
Model: RLV

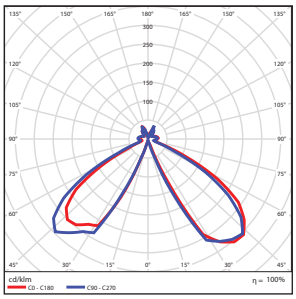
Round Frosted Lens
Model: RFR



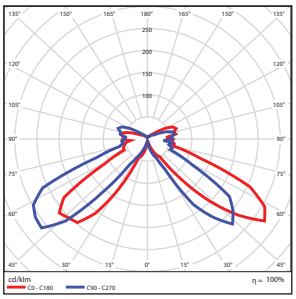
© 2024 naturaLED® All rights reserved

PHOTOMETRICS CHART

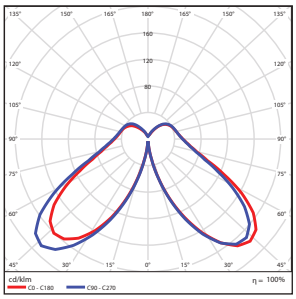
Cone Reflector (Flat -8")
DLC Standard



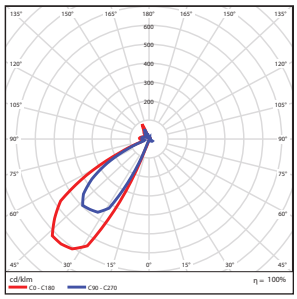
Louver (Flat-8")



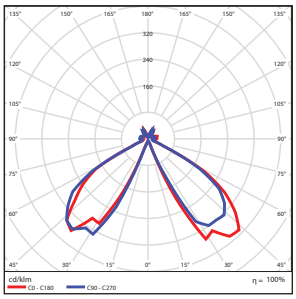
Frosted Lens (Flat-8")



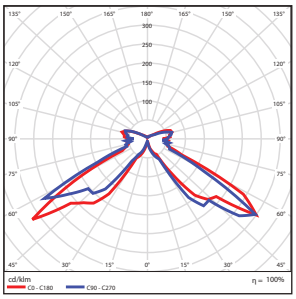
Type 3 (Flat-8")

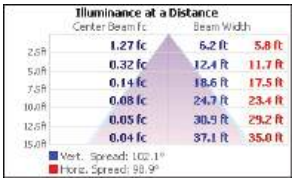


Cone Reflector (Round -8")
DLC Standard

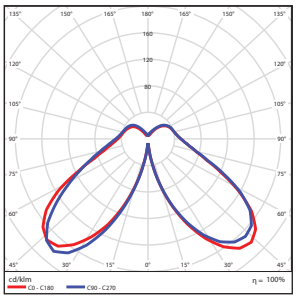


Louver (Round-8")

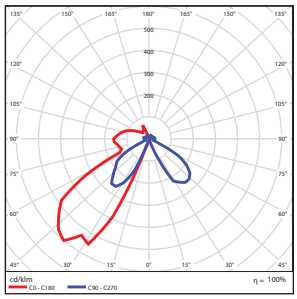




Frosted Lens (Round-8")

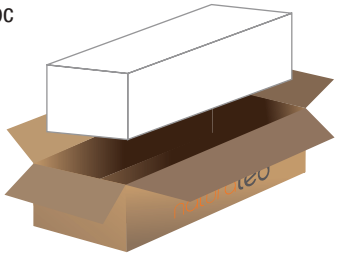


Type 3 (Round-8")



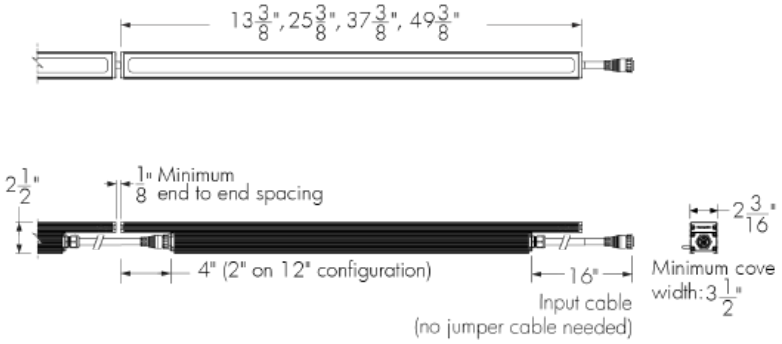
PACKAGE

Case Qty 1 pc



© 2024 naturaLED® All rights reserved

Type: OG1
Project: Rogers Behavioral Health Cedar Ridge
Catalog#: (1)LXTHO-120-48-40K-UMAS-BRZ-DIM



Front and side views

Photometric summary

RO - Regular output [2]

CCT	Delivered Output [lm]	Power [W]	Efficacy [lm/W]
2200K	1279	19	67
2700K	1817	19	96
3000K	1859	19	98
3500K	1943	19	102
4000K	2065	19	109

HO - High output [2]

CCT	Delivered Output [lm]	Power [W]	Efficacy [lm/W]
2200K	2608	39	67
2700K	3701	39	95
3000K	3785	39	97
3500K	3954	39	101
4000K	4206	39	108

Photometric performance is measured in compliance with IESNA LM-79-08.
[1] Use 0.25 multiplier for each 12in [305mm] section.
[2] Estimated. Consult website for the latest photometric files.

Optic

110°x110°

Description

The Lumencove® XT is a slim, IP66-rated LED luminaire for exterior cove lighting and tight space applications. The system offers myriad options: white light in various color temperatures and outputs, as well as a choice of mounting options and finishes. Built from sturdy aluminum and tempered glass, the Lumencove XT features a standard 16 in black cable at input, allowing continuous end-to-end runs without the need for additional jumper cables. The luminaire is available in 12 in, 24 in, 36 in and 48 in sections, enabling both linear and radial layouts.

Features

Length (Nominal)	**12:** 12 in, **24:** 24 in, **36:** 36 in, **48:** 48 in
Optics	110° x 110°
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Power Consumption	5 W/ft (RO version, meets ASHRAE standards for linear lighting on building facades), 12 W/ft (HO version)
Warranty	5-year limited warranty
Option	Corrosion-resistant Coating for Hostile Environments 3G ANSI C136.31-2010 Vibration Rating for Bridge Applications CE (certification covers European Economic Area)

Performance

Maximum Delivered Output	4206 lm (HO 4000K, 48 in fixture)
Color Consistency	2 SDCM
Color Rendering	Minimum CRI 80
Lumen Maintenance	L70 126,000 hrs (Ta 25 °C and Ta 40 °C) L95 19,000 hrs (Ta 25 °C and Ta 40 °C)

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Colors and Color Temperatures

Control

ON/OFF | 0-10V | DALI | DMX/RDM

lumentalk

Ratings

IP66 IK07

Certifications

Physical

Housing Material	Low copper content extruded aluminum
Lens Material	Clear tempered glass
Hardware Material	Stainless steel
End Cap Material	Aluminum
Gasket Material	Silicone
Surface Finish	Electrostatically applied polyester powder coat
Weight	12 in: 3 lbs, 24 in: 4.6 lbs, 36 in: 7.2 lbs, 48 in: 9 lbs

Electrical and Control

Fixture Cable	Power and data in one cable, End-to-end standard configuration: 16 in black input cable (no jumper cable needed)
Leader Cable Conductor	5C #16-5
Fixture Cable and Connector Color	Black cable (black connector) or white cable (black connector) for leader and jumper cables
Maximum Cable and Fixture Run Length	Up to 350 ft (On/Off, DALI, DMX/RDM, 277V, RO version)
Control	On/Off Control, Lumentalk, 0-10V Dimming, DALI dimming, DMX/RDM enabled
Resolution (DMX/RDM)	Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

Storage Temperature	-40 °F to 122 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-13 °F to 122 °F
Operating Temperature	-13 °F to 122 °F
Environment	Dry/damp/wet location
Ingress Protection Rating	IP66 Wet location rated
Impact Resistance Rating	IK07

Accessories (Order Separately)

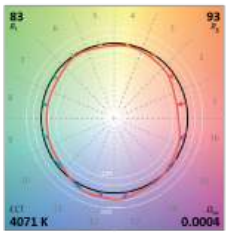
Cables	Leader Cable, Jumper Cable
Control Boxes	DMX/RDM enabled (Daisy Chain or Star Configuration), Ethernet enabled (Daisy Chain or Star Configuration), Lumentalk Data Bridge
Control Systems	Pharos® kit (PHAROS), Lumenscene™ (LSC)
Diagnostic and Addressing Tools	LumenID (LID), LumentalkID (LIDLT)

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

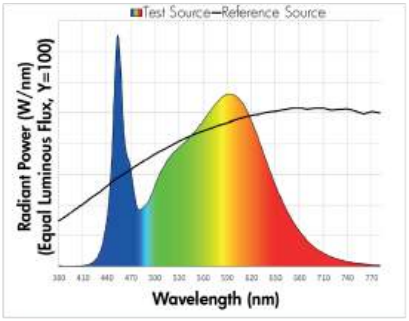
Chromaticity Data

TM-30 - 4000K

CCT	CIE		TM-30	
4000K	R_a	83	83	R_f
	R_9	4	93	R_g

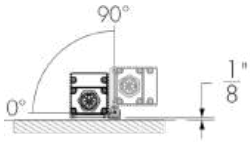


Spectral Power Distribution

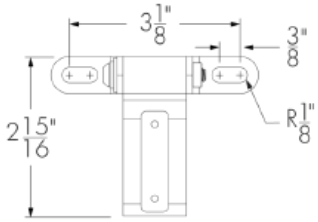


Mounting Options

SAM - Slim Adjustable Mounting

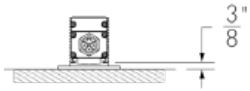


SAM - Mounting Hole Pattern

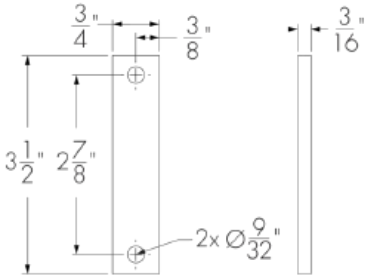


Not suitable when fixture is exposed to wind.

UMP - Fixed Mounting

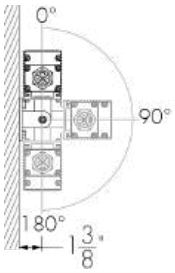


UMP - Mounting Hole Pattern

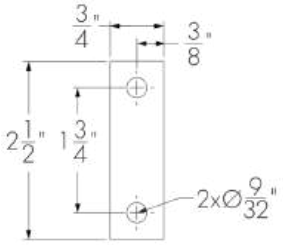


LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

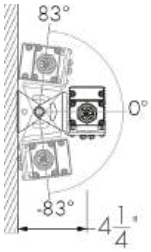
UMAS - Universal Adjustable Mounting



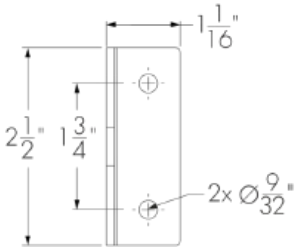
UMAS - Mounting Hole Pattern



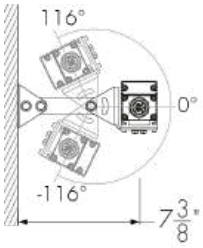
WAM2 - Adjustable Wall Mounting 2 in



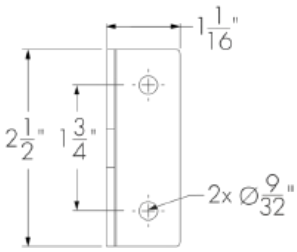
WAM2 - Mounting Hole Pattern



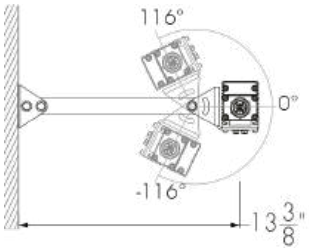
WAM6 - Adjustable Extended Arm Mounting 6 in



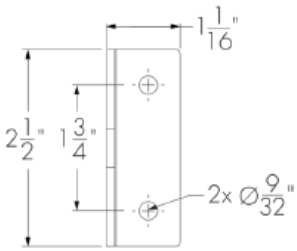
WAM6 - Mounting Hole Pattern



WAM12 - Adjustable Extended Arm Mounting 12 in



WAM12 - Mounting Hole Pattern



LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Cables (Order Separately)

LXTLC - Leader Cable For Lumencove XT

LXTLC-**CERTIFICATION-CONTROL-LENGTH-CABLE COLOR**
Please specify:
CERTIFICATION: UL or CE; **CONTROL**: NO/DIM or DMX/RDM; **LENGTH:** 10 ft, 25 ft, 50 ft, 100 ft, 150 ft or 200 ft; **CABLE COLOR:** BK (black) or WH (white) (connectors are black as standard).

- For NO, LT, DIM, DIM/DTW, DALI and ES fixture control options: specify the NO/DIM control option for the leader cable.
- Sealing endcap is mandatory for any unused connector. One (1) included with every NO/DIM leader cable.
- For DMX/RDM and DMX/RDM1 fixture control options: specify the DMX/RDM control option for the leader cable.
- DMX terminator is mandatory for any unused connector. One (1) included with every DMX/RDM leader cable.
- Consult Lumencove XT leader cable specification sheet for details.

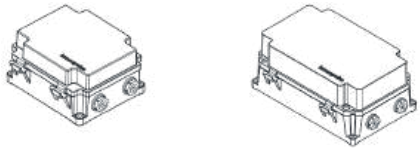
LXTJC - Jumper Cable For Lumencove XT

LXTJC-**CERTIFICATION-LENGTH-CABLE COLOR**
Please specify:
CERTIFICATION: UL or CE; **LENGTH:** 1 ft to 30 ft (available in 1 ft increments) or 50 ft; **CABLE COLOR:** BK (black) or WH (white) (connectors are black as standard).

- Suitable for dimming/data and on/off applications (NO, LT, DIM, DIM/DTW, DALI, DMX/RDM and DMX/RDM1 fixture control options).
- Consult Lumencove XT jumper cable specification sheet for details.

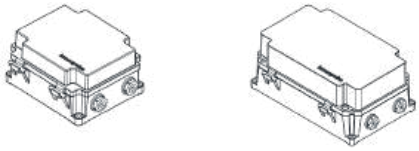
Control Boxes (Order Separately)

CBX-DMX/RDM - DMX/RDM Enabled (Daisy Chain or Star Configuration)



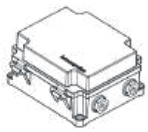
DMX/RDM control box. Up to six power and data outputs to fixtures or fixture runs. Consult CBX specification sheet and installation instructions for details. Lumenterminators provided with CBX (2x for daisy chain configuration, 6x for star configuration), consult factory to order spares.

CBX-ENET - Ethernet Enabled (Daisy Chain or Star Configuration)



Ethernet control box. Up to four power and data outputs to fixture or fixture runs. Consult Ethernet CBX specification sheet and installation instructions for details.

LDB - Lumentalk Data Bridge



The Lumentalk Data Bridge is a digital interface that connects non-Lumentalk luminaires to the Lumentalk network, 0-10V or DMX output. Consult LDB specification sheet for details.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Control Systems (Order Separately)

PHAROS - Pharos® Kit

The Pharos kit, available for 1 or 2 DMX universes, allows for complete control of large lighting installations. 2 DMX universes kit shown.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Diagnostic And Addressing Tools (Order Separately)

LID - LumenID

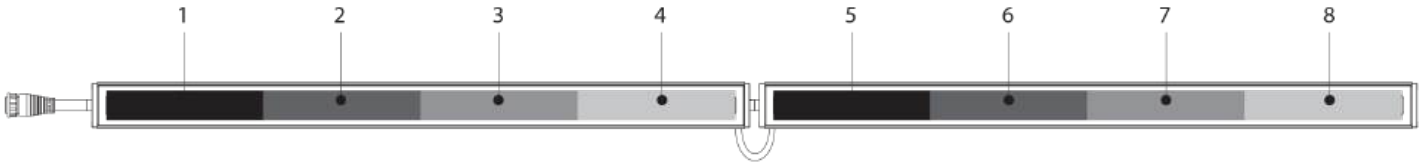
LumenID is a diagnostic and addressing DMX/RDM tool. It must be specified on all DMX applications. Consult LID specification sheet for details.

LID-LT - LumentalkID

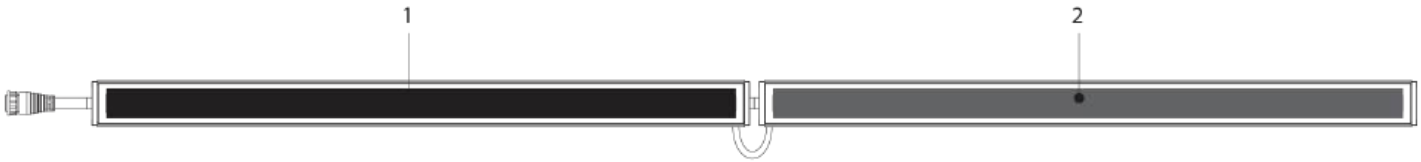
LumentalkID is a diagnostic and addressing tool. It must be specified for all Lumentalk (LT) applications. Consult LID-LT specification sheet for details.

Resolution Details

DMX/RDM Control, Resolution Per Foot: Each 12 in Section is Addressed Independently
DMX Addresses:



DMX/RDM Control, Resolution Per Fixture: Each Fixture is Addressed Independently
DMX Addresses:



- 48 in fixtures shown.
- Applicable for DMX/RDM control option only. Fixture resolution can be configured on-site within the LumenID V3 software. A DMX/RDM enabled CBX is required.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Typical Wiring Diagrams

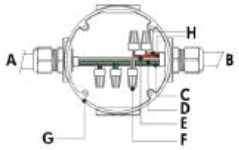
Wiring Color Code

UL Color Code	USE
Green	Ground
Black	Line
White	Line/Neutral
Red or Purple	0-10V / Data +
Orange	0-10V / Data -

On/Off Control (NO)

A - Power input (120-277V, wiring by others)
B - Junction box (by others)
C - Leader cable (LXTLC)
D - Lumencove XT
E - Jumper cable (LXTJC) (optional)
F - Sealing end cap

On/Off Control (NO) - Wiring Detail

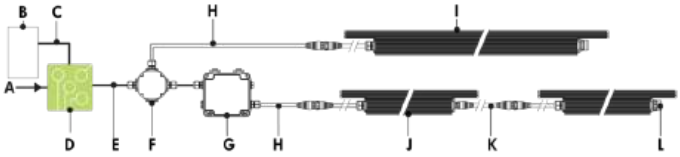


A - Power input
B - To fixture
C - Line
D - Ground
E - Line/Neutral
F - Wire-nuts (by others)
G - Junction box (by others)
H - Not required

- Consult factory for specific applications and maximum fixture count cable length recommendations.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

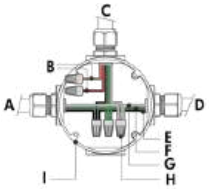
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Lumentalk (LT)



A - Power input (100-277V AC, wiring by others)
B - Dimmer/controller (order separately from lumenpulse, or by others)
C - Data wiring (by others)
D - Lumentranslator 2 (LTL2-010, -DMX, -TRIAC, -DALI)
E - Power wiring (by others)
F - Junction box (by others)
G - Lumentalk Data Bridge (LDB-DIM or LDB-DMX)
H - Leader cable (LXTLC)
I - Lumencove XT (24 in, 36 in or 48 in fixture lengths)
J - Lumencove XT (12 in)
K - Jumper cable (LXTJC) (optional)
L - Sealing end cap

Lumentalk (LT) - Wiring Detail



A - Power input (control over power line via Lumentalk system)
B - Not required
C - To fixture
D - To Lumentalk Data Bridge (for run lengths with 12 in fixtures)
E - Line
F - Ground
G - Line/Neutral
H - Wire-nuts (by others)
I - Junction box (by others)

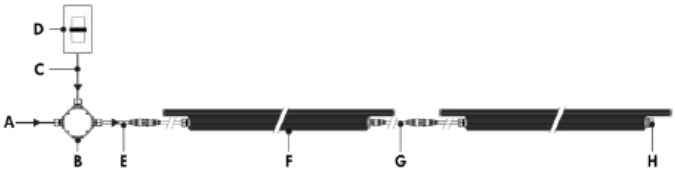
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Lumentalk Data Bridge required for 12 in fixture lengths, see LDB installation instructions for details.

- For applications with all fixtures controlled as 1 zone : fixtures and Lumentalk Data Bridge must be specified as DIM. Maximum of 10 fixtures per LDB-DIM, consult factory for applications that require additional capabilities.
- For applications with fixtures controlled individually : fixtures and Lumentalk Data Bridge must be specified as DMX, 2-step commissioning process: 1 - DMX/RDM system using LumenID software and a LID, 2 - Lumentalk system using LumentalkID software and a LID-LT. Maximum of 32 fixtures per LDB-DMX. Consult factory for details.

- For DMX applications: 1 DMX controller per Lumentalk network, maximum of 48 DMX channels per Lumentalk network (minimum step transition update rate is 1 second, minimum fade time between two colors is 1 minute). Consult factory for applications that require additional capabilities.
- Maximum of 1 transmitter (Lumentranslator or Lumenlink) per system.
- No third party fixtures allowed on the same circuit.
- Consult factory for DALI Lumentalk applications.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

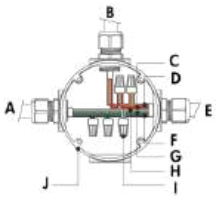
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

0-10V Dimming (DIM)



A - Power input (120-277V, wiring by others)
B - Junction box (by others)
C - Data wiring (by others)
D - Dimmer (by others)
E - Leader cable (LXTLC)
F - Lumencove XT
G - Jumper cable (LXTJC) (optional)
H - Sealing end cap

0-10V Dimming (DIM) - Wiring Detail

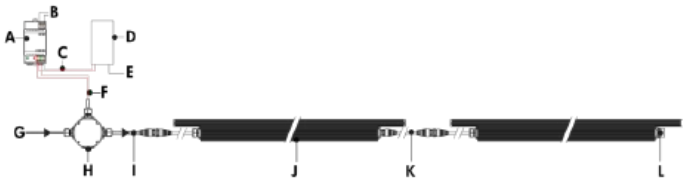


A - Power input
B - From dimmer (by others)
C - 0-10V +
D - 0-10V -
E - To fixture
F - Line
G - Ground
H - Neutral
I - Wire-nuts (by others)
J - Junction box (by others)

- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Run length cannot exceed 8A per linear run **OR** maximum amperage capacity of the specified dimmer.
- 0-10V mA ratings : passive dimmer (Current Sink) : 3mA per fixture, active dimmer (Current Source): 0.5mA per fixture.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

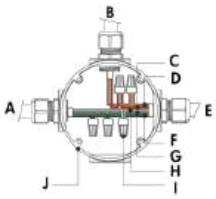
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

DALI Dimming (DALI)



A - DALI bus power supply (by others)
B - Power input for DALI bus power supply (wiring by others)
C - Data output to DALI controller (by others)
D - DALI controller (by others)
E - Power input for DALI controller (wiring by others)
F - Data output to fixture (wiring by others)
G - Power input (120-277V, wiring by others)
H - Junction box (by others)
I - Leader cable (LXTLC)
J - Lumencove XT
K - Jumper cable (LXTJC) (optional)
L - Sealing end cap

DALI Dimming (DALI) - Wiring Detail

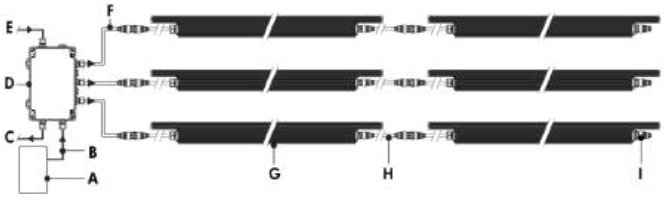


A - Power input
B - From DALI controller (by others)
C - DA +
D - DA -
E - To fixture
F - Line
G - Ground
H - Neutral
I - Wire-nuts (by others)
J - Junction box (by others)

- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Maximum of 64 DALI fixtures per DALI loop.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.
- Commissioning may be required based on the selection of 3rd party DALI controller. Controller and commissioning provided by others.

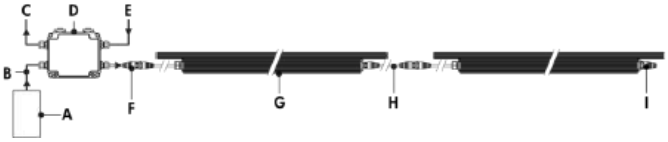
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Star Layout (DMX/RDM)



A - DMX/RDM controller (order separately from Lumenpulse, or by others)
B - Data input (Belden 9841 or equivalent, by others)
C - Data output to next CBX (optional, not isolated/not boosted)
D - CBX-ST
E - Power input (120-277V, wiring by others)
F - Leader cable (LXTLC)
G - Lumencove XT
H - Jumper cable (LXTJC) (optional)
I - DMX Terminator (last fixture in DMX/RDM run only

Daisy Chain Layout (DMX/RDM)



A - DMX/RDM controller (order separately from Lumenpulse, or by others)
B - Data input (Belden 9841 or equivalent, by others)
C - Data output to next CBX (optional, not isolated/not boosted)
D - CBX-DS
E - Power input (120-277V, wiring by others)
F - Leader cable (LXTLC)
G - Lumencove XT
H - Jumper cable (LXTJC) (optional)
I - DMX Terminator (last fixture in DMX/RDM run only)

Maximum Run of Fixtures, Lumencove® XT White & Static Colors RO 5W/ft

Voltage	120V	240V	277V
Maximum Run of Fixtures*		128ft	

Maximum Run of Fixtures, Lumencove® XT White & Static Colors HO 12W/ft

Voltage	120V	240V	277V
Maximum Run of Fixtures*	71ft	128ft	128ft

Based on 8A maximum, 50ft leader cable.
*Example: 120V = 128ft maximum run of end to end fixtures (32 fixtures maximum for 4ft LXT RO).

- Refer to CBX installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations. Maximum run length calculations are typically based on 48 in fixtures.
- The DMX/RDM protocol states a maximum of 32 DMX/RDM enabled fixtures on any single run.
- Maximum of 4 DMX/RDM repeaters/CBX cascading in line.
- Maximum of 6 outputs per CBX-ST, maximum of 1output per CBX-DS.
- DMX terminator is required at the end of each run to maintain data integrity. One (1x) DMX terminator included with each leader cable. See installation instructions for details.
- Each fixture requires 1 DMX address.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

How to Order

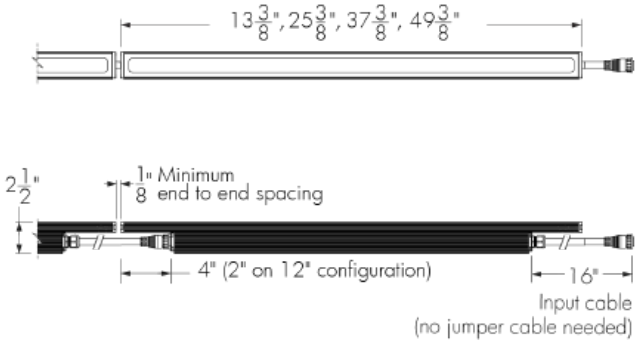
Housing	Voltage	Length	Color and Color Temperature [2]	Mounting Options	Finish	Control	Option	Buy America.n Act
LXT RO Lumencove® XT Regular Output, 5 W/ft (ASHRAE compliant)	**120** 120 Volts	**12** 13 3/8 in (3 lbs) [1]	**22K** 2200K	**SAM** Slim Adjustable Mounting	**BK** Black Sandtex®	**NO** On/Off Control	**CRC** Corrosion-resistant coating [11] [12]	**BAA** Buy America.n [14] [15]
LXT HO Lumencove® XT High Output, 12 W/ft	**208** 208 volts	**24** 25 3/8 in (4.6 lbs)	**27K** 2700K	**UMP** Fixed Mounting [4]	**BRZ** Bronze Sandtex®	**LT** Lumentalk [1] [8] [9]	**3GV** 3G ANSI C136.31-2010 Vibration Rating for Bridge Applications [13]	
	220 220 volts	**36** 37 3/8 in (7.2 lbs)	**30K** 3000K	**UMAS** Universal Adjustable Mounting [4]	**SI** Silver Sandtex®	**DIM** 0-10V Dimming	**CE** CE (European certification)	
	240 240 volts	**48** 49 3/8 in (9 lbs)	**35K** 3500K	**WAM2** Adjustable Wall Mounting 2 in	**WH** Smooth White	**DALI** DALI dimming		
	277 277 Volts		**40K** 4000K	**WAM6** Adjustable Extended Arm Mounting 6 in	**CC** Custom Color & Finish [5] [6] [7]	**DMX/RDM** DMX/RDM Enabled [10]		
			RD Red [3]	**WAM12** Adjustable Extended Arm Mounting 12 in				
			GR Green [3]					
			BL Blue [3]					

Notes:

1. To connect 12 in fixture lengths to the Lumentalk system, DIM or DMX/RDM must be specified as the control option, and a Lumentalk Data Bridge (LDB) is required. See the typical wiring diagrams in the specification sheet for details.
2. Consult factory for availability of static Royal Blue, 6500K and 90+ CRI.
3. Static colors made to order 8-10 weeks.
4. Suitable to use when 3GV option is specified.
5. Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.
6. Setup charges apply for RAL colors. Consult factory for details.
7. Longer lead times can be expected for custom RAL color finishes.
8. Available for 24 in, 36 in and 48 in fixture lengths only.
9. A Lumentranslator 2 (LTL2) and LumentalkID (LIDLT) must be specified for Lumentalk applications. Consult Lumentranslator 2 and Lumentalk pages and specification sheets for details.
10. A control box (CBX) and LumenID (LID) must be specified.
11. Use only when exposed to salt spray. This option is not required for normal outdoor exposure.
12. Setup charges apply. Consult factory for details.
13. Available with UMP and UMAS mounting options only.
14. Not available with CE certification option.
15. Contact your Lumenpulse Sales Representative for more information on order volume details.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Type: OG2
Project: Rogers Behavioral Health Cedar Ridge
Catalog#: (1)LXTHO-120-48-40K-UMAS-BRZ-DIM(1)LXTHO-120-36-40K-UMAS-BRZ-DIM



Top view

Front and side views

Photometric summary

RO - Regular output [2]

CCT	Delivered Output [lm]	Power [W]	Efficacy [lm/W]
2200K	1279	19	67
2700K	1817	19	96
3000K	1859	19	98
3500K	1943	19	102
4000K	2065	19	109

HO - High output [2]

CCT	Delivered Output [lm]	Power [W]	Efficacy [lm/W]
2200K	2608	39	67
2700K	3701	39	95
3000K	3785	39	97
3500K	3954	39	101
4000K	4206	39	108

Photometric performance is measured in compliance with IESNA LM-79-08.
[1] Use 0.25 multiplier for each 12in [305mm] section.
[2] Estimated. Consult website for the latest photometric files.

Optic

110°x110°

Description

The Lumencove® XT is a slim, IP66-rated LED luminaire for exterior cove lighting and tight space applications. The system offers myriad options: white light in various color temperatures and outputs, as well as a choice of mounting options and finishes. Built from sturdy aluminum and tempered glass, the Lumencove XT features a standard 16 in black cable at input, allowing continuous end-to-end runs without the need for additional jumper cables. The luminaire is available in 12 in, 24 in, 36 in and 48 in sections, enabling both linear and radial layouts.

Features

Length (Nominal)	**12:** 12 in, **24:** 24 in, **36:** 36 in, **48:** 48 in
Optics	110° x 110°
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Power Consumption	5 W/ft (RO version, meets ASHRAE standards for linear lighting on building facades), 12 W/ft (HO version)
Warranty	5-year limited warranty
Option	Corrosion-resistant Coating for Hostile Environments 3G ANSI C136.31-2010 Vibration Rating for Bridge Applications CE (certification covers European Economic Area)

Performance

Maximum Delivered Output	4206 lm (HO 4000K, 48 in fixture)
Color Consistency	2 SDCM
Color Rendering	Minimum CRI 80
Lumen Maintenance	L70 126,000 hrs (Ta 25 °C and Ta 40 °C) L95 19,000 hrs (Ta 25 °C and Ta 40 °C)

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Colors and Color Temperatures

Control

Ratings

IP66 IK07

Certifications

Physical

Housing Material	Low copper content extruded aluminum
Lens Material	Clear tempered glass
Hardware Material	Stainless steel
End Cap Material	Aluminum
Gasket Material	Silicone
Surface Finish	Electrostatically applied polyester powder coat
Weight	12 in: 3 lbs, 24 in: 4.6 lbs 36 in: 7.2 lbs, 48 in: 9 lbs

Electrical and Control

Fixture Cable	Power and data in one cable, End-to-end standard configuration: 16 in black input cable (no jumper cable needed)
Leader Cable Conductor	5C #16-5
Fixture Cable and Connector Color	Black cable (black connector) or white cable (black connector) for leader and jumper cables
Maximum Cable and Fixture Run Length	Up to 350 ft (On/Off, DALI, DMX/RDM, 277V, RO version)
Control	On/Off Control, Lumentalk, 0-10V Dimming, DALI dimming, DMX/RDM enabled
Resolution (DMX/RDM)	Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

Storage Temperature	-40 °F to 122 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-13 °F to 122 °F
Operating Temperature	-13 °F to 122 °F
Environment	Dry/damp/wet location
Ingress Protection Rating	IP66 Wet location rated
Impact Resistance Rating	IK07

Accessories (Order Separately)

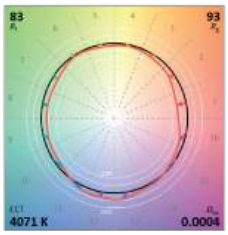
Cables	Leader Cable, Jumper Cable
Control Boxes	DMX/RDM enabled (Daisy Chain or Star Configuration), Ethernet enabled (Daisy Chain or Star Configuration), Lumentalk Data Bridge
Control Systems	Pharos® kit (PHAROS), Lumenscene™ (LSC)
Diagnostic and Addressing Tools	LumenID (LID), LumentalkID (LIDLT)

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

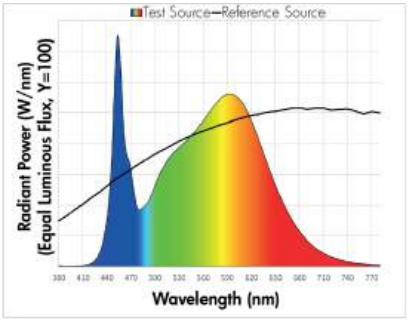
Chromaticity Data

TM-30 - 4000K

CCT	CIE		TM-30	
4000K	R_a	83	83	R_f
	R_9	4	93	R_g

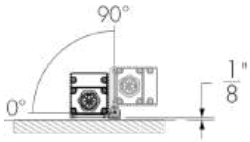


Spectral Power Distribution

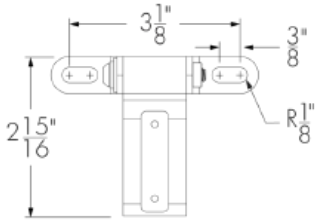


Mounting Options

SAM - Slim Adjustable Mounting

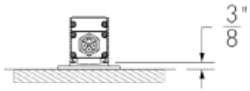


SAM - Mounting Hole Pattern

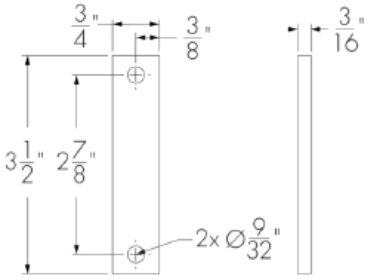


Not suitable when fixture is exposed to wind.

UMP - Fixed Mounting

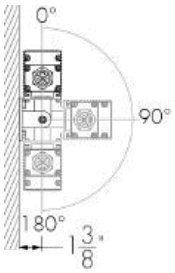


UMP - Mounting Hole Pattern

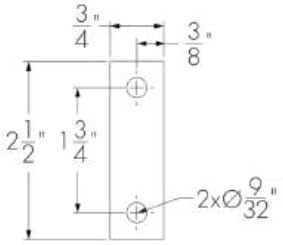


LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

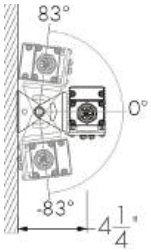
UMAS - Universal Adjustable Mounting



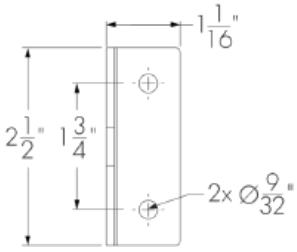
UMAS - Mounting Hole Pattern



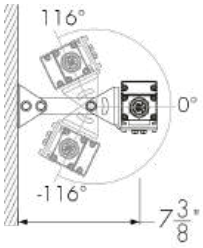
WAM2 - Adjustable Wall Mounting 2 in



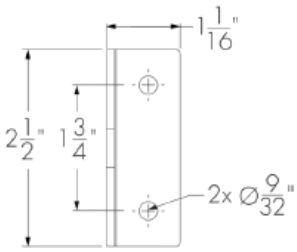
WAM2 - Mounting Hole Pattern



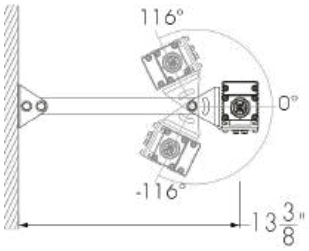
WAM6 - Adjustable Extended Arm Mounting 6 in



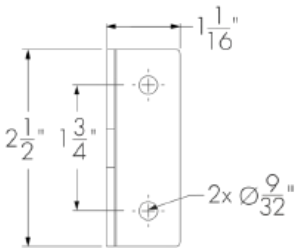
WAM6 - Mounting Hole Pattern



WAM12 - Adjustable Extended Arm Mounting 12 in



WAM12 - Mounting Hole Pattern



LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Cables (Order Separately)

LXTLC - Leader Cable For Lumencove XT

LXTLC-**CERTIFICATION-CONTROL-LENGTH-CABLE COLOR**
Please specify:
CERTIFICATION: UL or CE; **CONTROL**: NO/DIM or DMX/RDM; **LENGTH:** 10 ft, 25 ft, 50 ft, 100 ft, 150 ft or 200 ft; **CABLE COLOR:** BK (black) or WH (white) (connectors are black as standard).

- For NO, LT, DIM, DIM/DTW, DALI and ES fixture control options: specify the NO/DIM control option for the leader cable.
- Sealing endcap is mandatory for any unused connector. One (1) included with every NO/DIM leader cable.
- For DMX/RDM and DMX/RDM1 fixture control options: specify the DMX/RDM control option for the leader cable.
- DMX terminator is mandatory for any unused connector. One (1) included with every DMX/RDM leader cable.
- Consult Lumencove XT leader cable specification sheet for details.

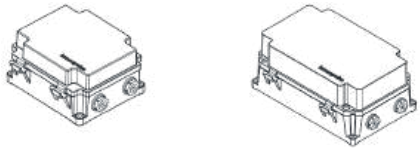
LXTJC - Jumper Cable For Lumencove XT

LXTJC-**CERTIFICATION-LENGTH-CABLE COLOR**
Please specify:
CERTIFICATION: UL or CE; **LENGTH:** 1 ft to 30 ft (available in 1 ft increments) or 50 ft; **CABLE COLOR:** BK (black) or WH (white) (connectors are black as standard).

- Suitable for dimming/data and on/off applications (NO, LT, DIM, DIM/DTW, DALI, DMX/RDM and DMX/RDM1 fixture control options).
- Consult Lumencove XT jumper cable specification sheet for details.

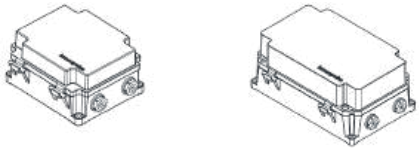
Control Boxes (Order Separately)

CBX-DMX/RDM - DMX/RDM Enabled (Daisy Chain or Star Configuration)



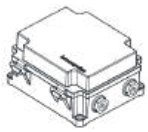
DMX/RDM control box. Up to six power and data outputs to fixtures or fixture runs. Consult CBX specification sheet and installation instructions for details. Lumenterminators provided with CBX (2x for daisy chain configuration, 6x for star configuration), consult factory to order spares.

CBX-ENET - Ethernet Enabled (Daisy Chain or Star Configuration)



Ethernet control box. Up to four power and data outputs to fixture or fixture runs. Consult Ethernet CBX specification sheet and installation instructions for details.

LDB - Lumentalk Data Bridge



The Lumentalk Data Bridge is a digital interface that connects non-Lumentalk luminaires to the Lumentalk network, 0-10V or DMX output. Consult LDB specification sheet for details.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Control Systems (Order Separately)

PHAROS - Pharos® Kit

The Pharos kit, available for 1 or 2 DMX universes, allows for complete control of large lighting installations. 2 DMX universes kit shown.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Diagnostic And Addressing Tools (Order Separately)

LID - LumenID

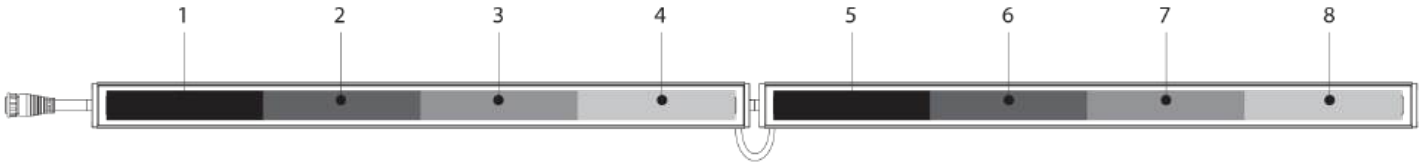
LumenID is a diagnostic and addressing DMX/RDM tool. It must be specified on all DMX applications. Consult LID specification sheet for details.

LID-LT - LumentalkID

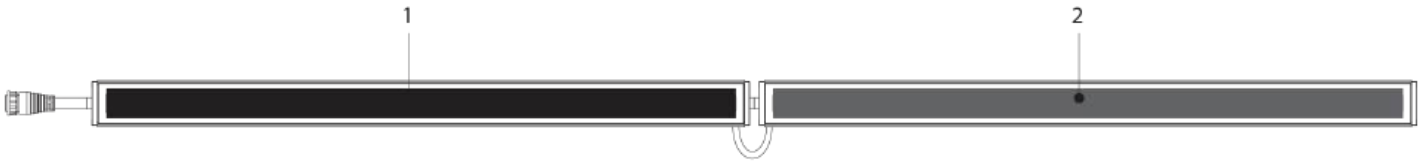
LumentalkID is a diagnostic and addressing tool. It must be specified for all Lumentalk (LT) applications. Consult LID-LT specification sheet for details.

Resolution Details

DMX/RDM Control, Resolution Per Foot: Each 12 in Section is Addressed Independently
DMX Addresses:



DMX/RDM Control, Resolution Per Fixture: Each Fixture is Addressed Independently
DMX Addresses:



- 48 in fixtures shown.
- Applicable for DMX/RDM control option only. Fixture resolution can be configured on-site within the LumenID V3 software. A DMX/RDM enabled CBX is required.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Typical Wiring Diagrams

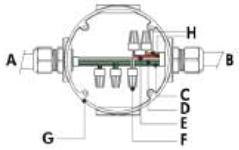
Wiring Color Code

UL Color Code	USE
Green	Ground
Black	Line
White	Line/Neutral
Red or Purple	0-10V / Data +
Orange	0-10V / Data -

On/Off Control (NO)

A - Power input (120-277V, wiring by others)
B - Junction box (by others)
C - Leader cable (LXTLC)
D - Lumencove XT
E - Jumper cable (LXTJC) (optional)
F - Sealing end cap

On/Off Control (NO) - Wiring Detail

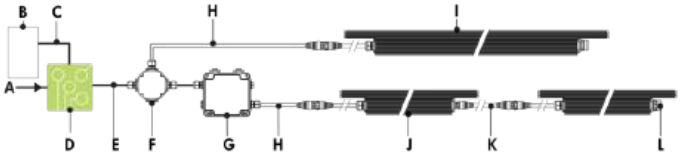


A - Power input
B - To fixture
C - Line
D - Ground
E - Line/Neutral
F - Wire-nuts (by others)
G - Junction box (by others)
H - Not required

- Consult factory for specific applications and maximum fixture count cable length recommendations.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

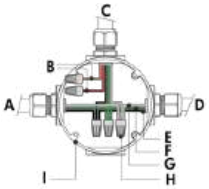
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Lumentalk (LT)



A - Power input (100-277V AC, wiring by others)
B - Dimmer/controller (order separately from lumenpulse, or by others)
C - Data wiring (by others)
D - Lumentranslator 2 (LTL2-010, -DMX, -TRIAC, -DALI)
E - Power wiring (by others)
F - Junction box (by others)
G - Lumentalk Data Bridge (LDB-DIM or LDB-DMX)
H - Leader cable (LXTLC)
I - Lumencove XT (24 in, 36 in or 48 in fixture lengths)
J - Lumencove XT (12 in)
K - Jumper cable (LXTJC) (optional)
L - Sealing end cap

Lumentalk (LT) - Wiring Detail



A - Power input (control over power line via Lumentalk system)
B - Not required
C - To fixture
D - To Lumentalk Data Bridge (for run lengths with 12 in fixtures)
E - Line
F - Ground
G - Line/Neutral
H - Wire-nuts (by others)
I - Junction box (by others)

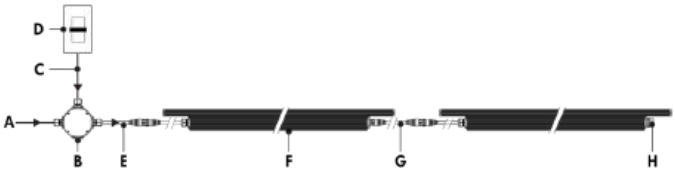
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Lumentalk Data Bridge required for 12 in fixture lengths, see LDB installation instructions for details.

- For applications with all fixtures controlled as 1 zone : fixtures and Lumentalk Data Bridge must be specified as DIM. Maximum of 10 fixtures per LDB-DIM, consult factory for applications that require additional capabilities.
- For applications with fixtures controlled individually : fixtures and Lumentalk Data Bridge must be specified as DMX, 2-step commissioning process: 1 - DMX/RDM system using LumenID software and a LID, 2 - Lumentalk system using LumentalkID software and a LID-LT. Maximum of 32 fixtures per LDB-DMX. Consult factory for details.

- For DMX applications: 1 DMX controller per Lumentalk network, maximum of 48 DMX channels per Lumentalk network (minimum step transition update rate is 1 second, minimum fade time between two colors is 1 minute). Consult factory for applications that require additional capabilities.
- Maximum of 1 transmitter (Lumentranslator or Lumenlink) per system.
- No third party fixtures allowed on the same circuit.
- Consult factory for DALI Lumentalk applications.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

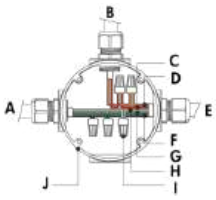
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

0-10V Dimming (DIM)



A - Power input (120-277V, wiring by others)
B - Junction box (by others)
C - Data wiring (by others)
D - Dimmer (by others)
E - Leader cable (LXTLC)
F - Lumencove XT
G - Jumper cable (LXTJC) (optional)
H - Sealing end cap

0-10V Dimming (DIM) - Wiring Detail

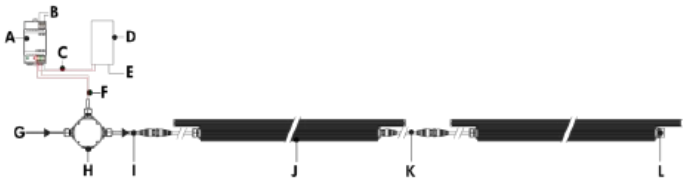


A - Power input
B - From dimmer (by others)
C - 0-10V +
D - 0-10V -
E - To fixture
F - Line
G - Ground
H - Neutral
I - Wire-nuts (by others)
J - Junction box (by others)

- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Run length cannot exceed 8A per linear run **OR** maximum amperage capacity of the specified dimmer.
- 0-10V mA ratings : passive dimmer (Current Sink) : 3mA per fixture, active dimmer (Current Source): 0.5mA per fixture.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

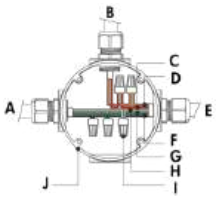
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

DALI Dimming (DALI)



A - DALI bus power supply (by others)
B - Power input for DALI bus power supply (wiring by others)
C - Data output to DALI controller (by others)
D - DALI controller (by others)
E - Power input for DALI controller (wiring by others)
F - Data output to fixture (wiring by others)
G - Power input (120-277V, wiring by others)
H - Junction box (by others)
I - Leader cable (LXTLC)
J - Lumencove XT
K - Jumper cable (LXTJC) (optional)
L - Sealing end cap

DALI Dimming (DALI) - Wiring Detail

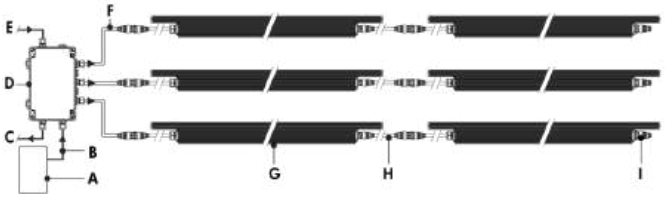


A - Power input
B - From DALI controller (by others)
C - DA +
D - DA -
E - To fixture
F - Line
G - Ground
H - Neutral
I - Wire-nuts (by others)
J - Junction box (by others)

- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Maximum of 64 DALI fixtures per DALI loop.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.
- Commissioning may be required based on the selection of 3rd party DALI controller. Controller and commissioning provided by others.

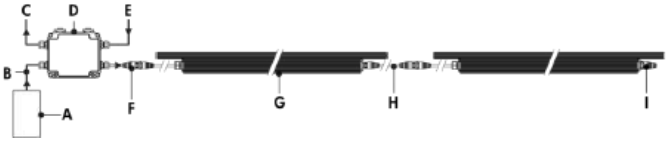
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Star Layout (DMX/RDM)



A - DMX/RDM controller (order separately from Lumenpulse, or by others)
B - Data input (Belden 9841 or equivalent, by others)
C - Data output to next CBX (optional, not isolated/not boosted)
D - CBX-ST
E - Power input (120-277V, wiring by others)
F - Leader cable (LXTLC)
G - Lumencove XT
H - Jumper cable (LXTJC) (optional)
I - DMX Terminator (last fixture in DMX/RDM run only

Daisy Chain Layout (DMX/RDM)



A - DMX/RDM controller (order separately from Lumenpulse, or by others)
B - Data input (Belden 9841 or equivalent, by others)
C - Data output to next CBX (optional, not isolated/not boosted)
D - CBX-DS
E - Power input (120-277V, wiring by others)
F - Leader cable (LXTLC)
G - Lumencove XT
H - Jumper cable (LXTJC) (optional)
I - DMX Terminator (last fixture in DMX/RDM run only)

Maximum Run of Fixtures, Lumencove® XT White & Static Colors RO 5W/ft

Voltage	120V	240V	277V
Maximum Run of Fixtures*		128ft	

Maximum Run of Fixtures, Lumencove® XT White & Static Colors HO 12W/ft

Voltage	120V	240V	277V
Maximum Run of Fixtures*	71ft	128ft	128ft

Based on 8A maximum, 50ft leader cable.
*Example: 120V = 128ft maximum run of end to end fixtures (32 fixtures maximum for 4ft LXT RO).

- Refer to CBX installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations. Maximum run length calculations are typically based on 48 in fixtures.
- The DMX/RDM protocol states a maximum of 32 DMX/RDM enabled fixtures on any single run.
- Maximum of 4 DMX/RDM repeaters/CBX cascading in line.
- Maximum of 6 outputs per CBX-ST, maximum of 1output per CBX-DS.
- DMX terminator is required at the end of each run to maintain data integrity. One (1x) DMX terminator included with each leader cable. See installation instructions for details.
- Each fixture requires 1 DMX address.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

How to Order

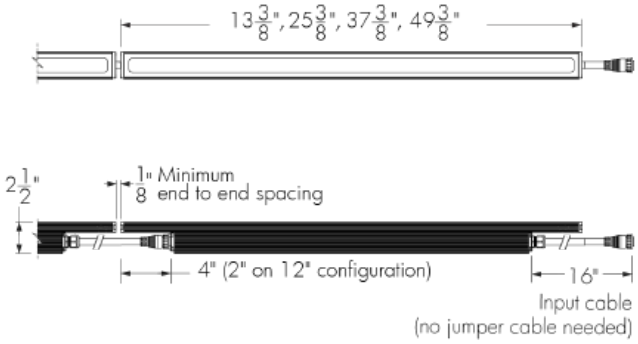
Housing	Voltage	Length	Color and Color Temperature [2]	Mounting Options	Finish	Control	Option	Buy America.n Act
LXT RO Lumencove® XT Regular Output, 5 W/ft (ASHRAE compliant)	**120** 120 Volts	**12** 13 3/8 in (3 lbs) [1]	**22K** 2200K	**SAM** Slim Adjustable Mounting	**BK** Black Sandtex®	**NO** On/Off Control	**CRC** Corrosion-resistant coating [11] [12]	**BAA** Buy America.n [14] [15]
LXT HO Lumencove® XT High Output, 12 W/ft	**208** 208 volts	**24** 25 3/8 in (4.6 lbs)	**27K** 2700K	**UMP** Fixed Mounting [4]	**BRZ** Bronze Sandtex®	**LT** Lumentalk [1] [8] [9]	**3GV** 3G ANSI C136.31-2010 Vibration Rating for Bridge Applications [13]	
	220 220 volts	**36** 37 3/8 in (7.2 lbs)	**30K** 3000K	**UMAS** Universal Adjustable Mounting [4]	**SI** Silver Sandtex®	**DIM** 0-10V Dimming	**CE** CE (European certification)	
	240 240 volts	**48** 49 3/8 in (9 lbs)	**35K** 3500K	**WAM2** Adjustable Wall Mounting 2 in	**WH** Smooth White	**DALI** DALI dimming		
	277 277 Volts		**40K** 4000K	**WAM6** Adjustable Extended Arm Mounting 6 in	**CC** Custom Color & Finish [5] [6] [7]	**DMX/RDM** DMX/RDM Enabled [10]		
			RD Red [3]	**WAM12** Adjustable Extended Arm Mounting 12 in				
			GR Green [3]					
			BL Blue [3]					

Notes:

1. To connect 12 in fixture lengths to the Lumentalk system, DIM or DMX/RDM must be specified as the control option, and a Lumentalk Data Bridge (LDB) is required. See the typical wiring diagrams in the specification sheet for details.
2. Consult factory for availability of static Royal Blue, 6500K and 90+ CRI.
3. Static colors made to order 8-10 weeks.
4. Suitable to use when 3GV option is specified.
5. Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.
6. Setup charges apply for RAL colors. Consult factory for details.
7. Longer lead times can be expected for custom RAL color finishes.
8. Available for 24 in, 36 in and 48 in fixture lengths only.
9. A Lumentranslator 2 (LTL2) and LumentalkID (LIDLT) must be specified for Lumentalk applications. Consult Lumentranslator 2 and Lumentalk pages and specification sheets for details.
10. A control box (CBX) and LumenID (LID) must be specified.
11. Use only when exposed to salt spray. This option is not required for normal outdoor exposure.
12. Setup charges apply. Consult factory for details.
13. Available with UMP and UMAS mounting options only.
14. Not available with CE certification option.
15. Contact your Lumenpulse Sales Representative for more information on order volume details.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Type: OG3
Project: Rogers Behavioral Health Cedar Ridge
Catalog#: (1)LXTHO-120-36-40K-UMAS-BRZ-DIM(1)LXTHO-120-24-40K-UMAS-BRZ



Top view

Front and side views

Photometric summary

RO - Regular output [2]

CCT	Delivered Output [lm]	Power [W]	Efficacy [lm/W]
2200K	1279	19	67
2700K	1817	19	96
3000K	1859	19	98
3500K	1943	19	102
4000K	2065	19	109

HO - High output [2]

CCT	Delivered Output [lm]	Power [W]	Efficacy [lm/W]
2200K	2608	39	67
2700K	3701	39	95
3000K	3785	39	97
3500K	3954	39	101
4000K	4206	39	108

Photometric performance is measured in compliance with IESNA LM-79-08.
[1] Use 0.25 multiplier for each 12in [305mm] section.
[2] Estimated. Consult website for the latest photometric files.

Optic

110°x110°

Description

The Lumencove® XT is a slim, IP66-rated LED luminaire for exterior cove lighting and tight space applications. The system offers myriad options: white light in various color temperatures and outputs, as well as a choice of mounting options and finishes. Built from sturdy aluminum and tempered glass, the Lumencove XT features a standard 16 in black cable at input, allowing continuous end-to-end runs without the need for additional jumper cables. The luminaire is available in 12 in, 24 in, 36 in and 48 in sections, enabling both linear and radial layouts.

Features

Length (Nominal)	**12:** 12 in, **24:** 24 in, **36:** 36 in, **48:** 48 in
Optics	110° x 110°
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Power Consumption	5 W/ft (RO version, meets ASHRAE standards for linear lighting on building facades), 12 W/ft (HO version)
Warranty	5-year limited warranty
Option	Corrosion-resistant Coating for Hostile Environments 3G ANSI C136.31-2010 Vibration Rating for Bridge Applications CE (certification covers European Economic Area)

Performance

Maximum Delivered Output	4206 lm (HO 4000K, 48 in fixture)
Color Consistency	2 SDCM
Color Rendering	Minimum CRI 80
Lumen Maintenance	L70 126,000 hrs (Ta 25 °C and Ta 40 °C) L95 19,000 hrs (Ta 25 °C and Ta 40 °C)

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Colors and Color Temperatures

Control

ON/OFF | 0-10V | DALI | DMX/RDM

lumentalk

Ratings

IP66 IK07

Certifications

Physical

Housing Material	Low copper content extruded aluminum
Lens Material	Clear tempered glass
Hardware Material	Stainless steel
End Cap Material	Aluminum
Gasket Material	Silicone
Surface Finish	Electrostatically applied polyester powder coat
Weight	12 in: 3 lbs, 24 in: 4.6 lbs, 36 in: 7.2 lbs, 48 in: 9 lbs

Electrical and Control

Fixture Cable	Power and data in one cable, End-to-end standard configuration: 16 in black input cable (no jumper cable needed)
Leader Cable Conductor	5C #16-5
Fixture Cable and Connector Color	Black cable (black connector) or white cable (black connector) for leader and jumper cables
Maximum Cable and Fixture Run Length	Up to 350 ft (On/Off, DALI, DMX/RDM, 277V, RO version)
Control	On/Off Control, Lumentalk, 0-10V Dimming, DALI dimming, DMX/RDM enabled
Resolution (DMX/RDM)	Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

Storage Temperature	-40 °F to 122 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-13 °F to 122 °F
Operating Temperature	-13 °F to 122 °F
Environment	Dry/damp/wet location
Ingress Protection Rating	IP66 Wet location rated
Impact Resistance Rating	IK07

Accessories (Order Separately)

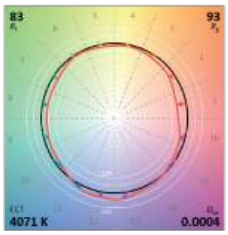
Cables	Leader Cable, Jumper Cable
Control Boxes	DMX/RDM enabled (Daisy Chain or Star Configuration), Ethernet enabled (Daisy Chain or Star Configuration), Lumentalk Data Bridge
Control Systems	Pharos® kit (PHAROS), Lumenscene™ (LSC)
Diagnostic and Addressing Tools	LumenID (LID), LumentalkID (LIDLT)

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

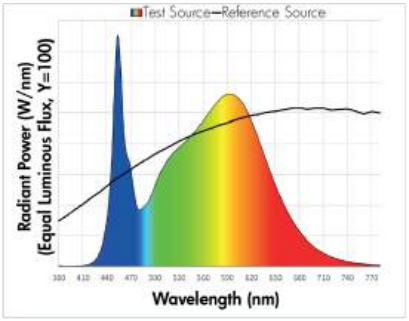
Chromaticity Data

TM-30 - 4000K

CCT	CIE		TM-30	
4000K	R_a	83	83	R_f
	R_9	4	93	R_g

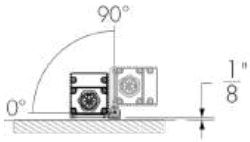


Spectral Power Distribution

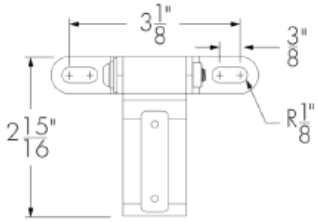


Mounting Options

SAM - Slim Adjustable Mounting

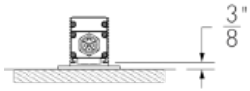


SAM - Mounting Hole Pattern

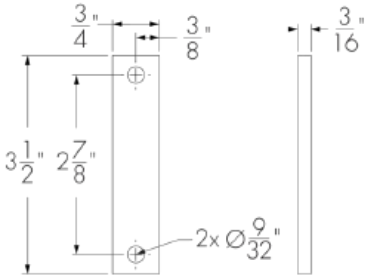


Not suitable when fixture is exposed to wind.

UMP - Fixed Mounting

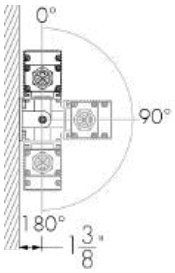


UMP - Mounting Hole Pattern

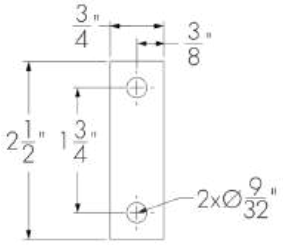


LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

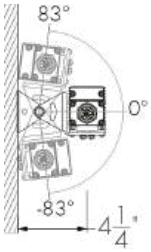
UMAS - Universal Adjustable Mounting



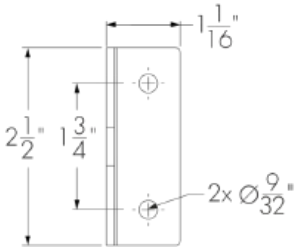
UMAS - Mounting Hole Pattern



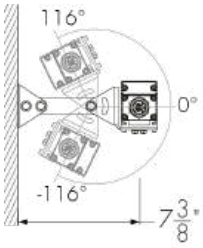
WAM2 - Adjustable Wall Mounting 2 in



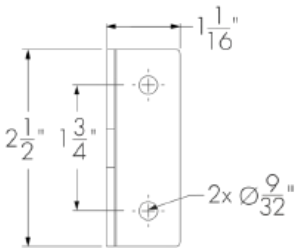
WAM2 - Mounting Hole Pattern



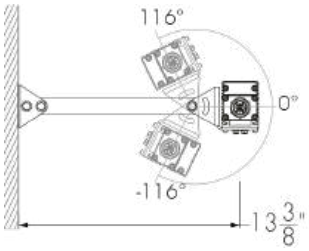
WAM6 - Adjustable Extended Arm Mounting 6 in



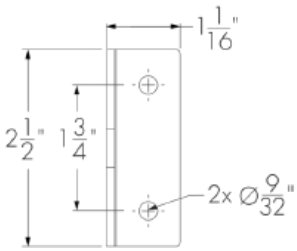
WAM6 - Mounting Hole Pattern



WAM12 - Adjustable Extended Arm Mounting 12 in



WAM12 - Mounting Hole Pattern



LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Cables (Order Separately)

LXTLC - Leader Cable For Lumencove XT

LXTLC-**CERTIFICATION-CONTROL-LENGTH-CABLE COLOR**
Please specify:
CERTIFICATION: UL or CE; **CONTROL**: NO/DIM or DMX/RDM; **LENGTH:** 10 ft, 25 ft, 50 ft, 100 ft, 150 ft or 200 ft; **CABLE COLOR:** BK (black) or WH (white) (connectors are black as standard).

- For NO, LT, DIM, DIM/DTW, DALI and ES fixture control options: specify the NO/DIM control option for the leader cable.
- Sealing endcap is mandatory for any unused connector. One (1) included with every NO/DIM leader cable.
- For DMX/RDM and DMX/RDM1 fixture control options: specify the DMX/RDM control option for the leader cable.
- DMX terminator is mandatory for any unused connector. One (1) included with every DMX/RDM leader cable.
- Consult Lumencove XT leader cable specification sheet for details.

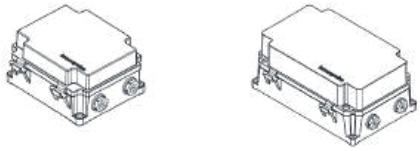
LXTJC - Jumper Cable For Lumencove XT

LXTJC-**CERTIFICATION-LENGTH-CABLE COLOR**
Please specify:
CERTIFICATION: UL or CE; **LENGTH:** 1 ft to 30 ft (available in 1 ft increments) or 50 ft; **CABLE COLOR:** BK (black) or WH (white) (connectors are black as standard).

- Suitable for dimming/data and on/off applications (NO, LT, DIM, DIM/DTW, DALI, DMX/RDM and DMX/RDM1 fixture control options).
- Consult Lumencove XT jumper cable specification sheet for details.

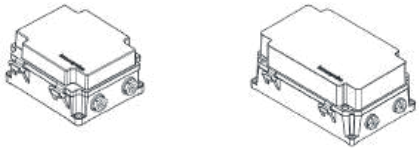
Control Boxes (Order Separately)

CBX-DMX/RDM - DMX/RDM Enabled (Daisy Chain or Star Configuration)



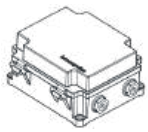
DMX/RDM control box. Up to six power and data outputs to fixtures or fixture runs. Consult CBX specification sheet and installation instructions for details. Lumenterminators provided with CBX (2x for daisy chain configuration, 6x for star configuration), consult factory to order spares.

CBX-ENET - Ethernet Enabled (Daisy Chain or Star Configuration)



Ethernet control box. Up to four power and data outputs to fixture or fixture runs. Consult Ethernet CBX specification sheet and installation instructions for details.

LDB - Lumentalk Data Bridge



The Lumentalk Data Bridge is a digital interface that connects non-Lumentalk luminaires to the Lumentalk network, 0-10V or DMX output. Consult LDB specification sheet for details.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Control Systems (Order Separately)

PHAROS - Pharos® Kit

The Pharos kit, available for 1 or 2 DMX universes, allows for complete control of large lighting installations. 2 DMX universes kit shown.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Diagnostic And Addressing Tools (Order Separately)

LID - LumenID

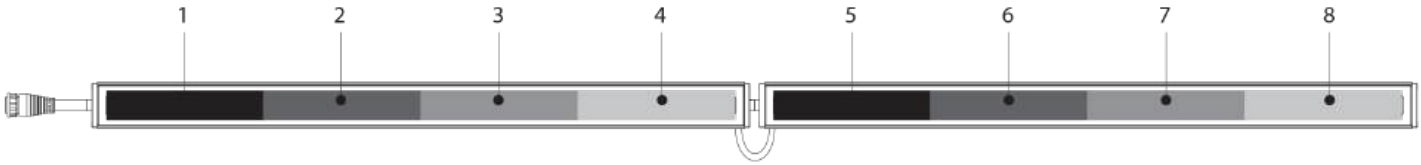
LumenID is a diagnostic and addressing DMX/RDM tool. It must be specified on all DMX applications. Consult LID specification sheet for details.

LID-LT - LumentalkID

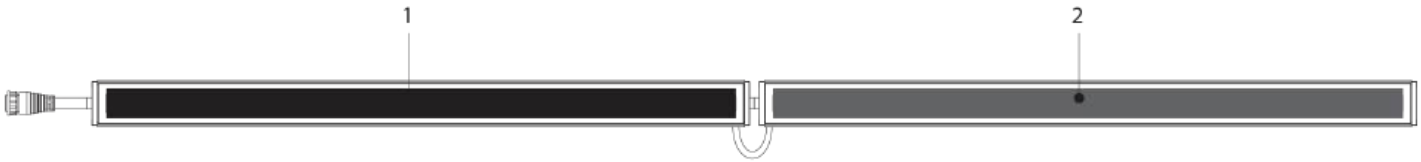
LumentalkID is a diagnostic and addressing tool. It must be specified for all Lumentalk (LT) applications. Consult LID-LT specification sheet for details.

Resolution Details

DMX/RDM Control, Resolution Per Foot: Each 12 in Section is Addressed Independently
DMX Addresses:



DMX/RDM Control, Resolution Per Fixture: Each Fixture is Addressed Independently
DMX Addresses:



- 48 in fixtures shown.
- Applicable for DMX/RDM control option only. Fixture resolution can be configured on-site within the LumenID V3 software. A DMX/RDM enabled CBX is required.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Typical Wiring Diagrams

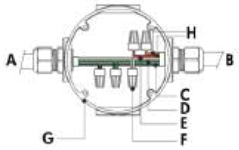
Wiring Color Code

UL Color Code	USE
Green	Ground
Black	Line
White	Line/Neutral
Red or Purple	0-10V / Data +
Orange	0-10V / Data -

On/Off Control (NO)

A - Power input (120-277V, wiring by others)
B - Junction box (by others)
C - Leader cable (LXTLC)
D - Lumencove XT
E - Jumper cable (LXTJC) (optional)
F - Sealing end cap

On/Off Control (NO) - Wiring Detail

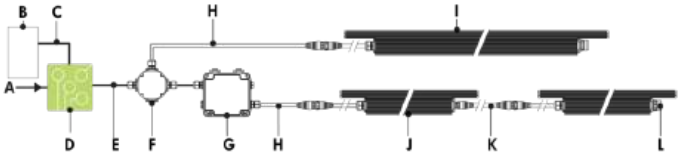


A - Power input
B - To fixture
C - Line
D - Ground
E - Line/Neutral
F - Wire-nuts (by others)
G - Junction box (by others)
H - Not required

- Consult factory for specific applications and maximum fixture count cable length recommendations.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

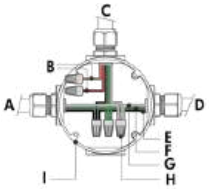
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Lumentalk (LT)



A - Power input (100-277V AC, wiring by others)
B - Dimmer/controller (order separately from lumenpulse, or by others)
C - Data wiring (by others)
D - Lumentranslator 2 (LTL2-010, -DMX, -TRIAC, -DALI)
E - Power wiring (by others)
F - Junction box (by others)
G - Lumentalk Data Bridge (LDB-DIM or LDB-DMX)
H - Leader cable (LXTLC)
I - Lumencove XT (24 in, 36 in or 48 in fixture lengths)
J - Lumencove XT (12 in)
K - Jumper cable (LXTJC) (optional)
L - Sealing end cap

Lumentalk (LT) - Wiring Detail



A - Power input (control over power line via Lumentalk system)
B - Not required
C - To fixture
D - To Lumentalk Data Bridge (for run lengths with 12 in fixtures)
E - Line
F - Ground
G - Line/Neutral
H - Wire-nuts (by others)
I - Junction box (by others)

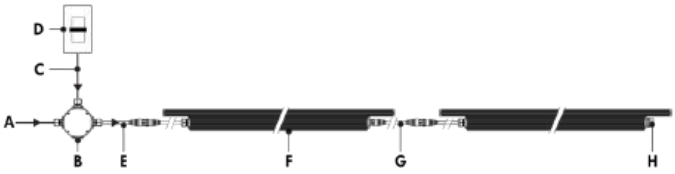
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Lumentalk Data Bridge required for 12 in fixture lengths, see LDB installation instructions for details.

- For applications with all fixtures controlled as 1 zone : fixtures and Lumentalk Data Bridge must be specified as DIM. Maximum of 10 fixtures per LDB-DIM, consult factory for applications that require additional capabilities.
- For applications with fixtures controlled individually : fixtures and Lumentalk Data Bridge must be specified as DMX, 2-step commissioning process: 1 - DMX/RDM system using LumenID software and a LID, 2 - Lumentalk system using LumentalkID software and a LID-LT. Maximum of 32 fixtures per LDB-DMX. Consult factory for details.

- For DMX applications: 1 DMX controller per Lumentalk network, maximum of 48 DMX channels per Lumentalk network (minimum step transition update rate is 1 second, minimum fade time between two colors is 1 minute). Consult factory for applications that require additional capabilities.
- Maximum of 1 transmitter (Lumentranslator or Lumenlink) per system.
- No third party fixtures allowed on the same circuit.
- Consult factory for DALI Lumentalk applications.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

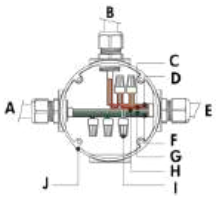
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

0-10V Dimming (DIM)



A - Power input (120-277V, wiring by others)
B - Junction box (by others)
C - Data wiring (by others)
D - Dimmer (by others)
E - Leader cable (LXTLC)
F - Lumencove XT
G - Jumper cable (LXTJC) (optional)
H - Sealing end cap

0-10V Dimming (DIM) - Wiring Detail

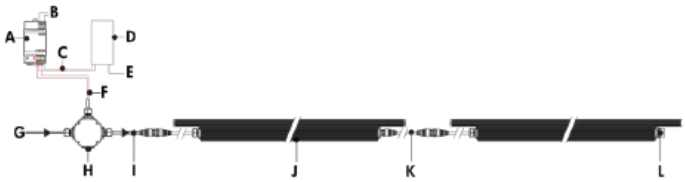


A - Power input
B - From dimmer (by others)
C - 0-10V +
D - 0-10V -
E - To fixture
F - Line
G - Ground
H - Neutral
I - Wire-nuts (by others)
J - Junction box (by others)

- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Run length cannot exceed 8A per linear run **OR** maximum amperage capacity of the specified dimmer.
- 0-10V mA ratings : passive dimmer (Current Sink) : 3mA per fixture, active dimmer (Current Source): 0.5mA per fixture.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

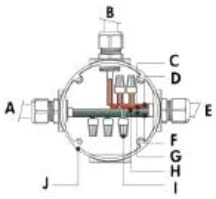
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

DALI Dimming (DALI)



A - DALI bus power supply (by others)
B - Power input for DALI bus power supply (wiring by others)
C - Data output to DALI controller (by others)
D - DALI controller (by others)
E - Power input for DALI controller (wiring by others)
F - Data output to fixture (wiring by others)
G - Power input (120-277V, wiring by others)
H - Junction box (by others)
I - Leader cable (LXTLC)
J - Lumencove XT
K - Jumper cable (LXTJC) (optional)
L - Sealing end cap

DALI Dimming (DALI) - Wiring Detail

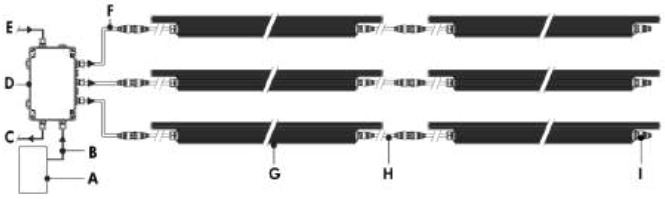


A - Power input
B - From DALI controller (by others)
C - DA +
D - DA -
E - To fixture
F - Line
G - Ground
H - Neutral
I - Wire-nuts (by others)
J - Junction box (by others)

- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Maximum of 64 DALI fixtures per DALI loop.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.
- Commissioning may be required based on the selection of 3rd party DALI controller. Controller and commissioning provided by others.

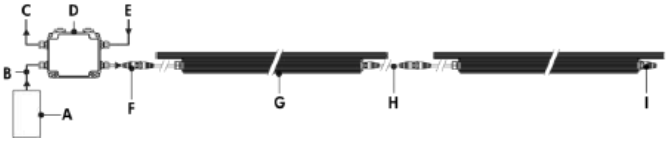
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

Star Layout (DMX/RDM)



A - DMX/RDM controller (order separately from Lumenpulse, or by others)
B - Data input (Belden 9841 or equivalent, by others)
C - Data output to next CBX (optional, not isolated/not boosted)
D - CBX-ST
E - Power input (120-277V, wiring by others)
F - Leader cable (LXTLC)
G - Lumencove XT
H - Jumper cable (LXTJC) (optional)
I - DMX Terminator (last fixture in DMX/RDM run only

Daisy Chain Layout (DMX/RDM)



A - DMX/RDM controller (order separately from Lumenpulse, or by others)
B - Data input (Belden 9841 or equivalent, by others)
C - Data output to next CBX (optional, not isolated/not boosted)
D - CBX-DS
E - Power input (120-277V, wiring by others)
F - Leader cable (LXTLC)
G - Lumencove XT
H - Jumper cable (LXTJC) (optional)
I - DMX Terminator (last fixture in DMX/RDM run only)

Maximum Run of Fixtures, Lumencove® XT White & Static Colors RO 5W/ft

Voltage	120V	240V	277V
Maximum Run of Fixtures*		128ft	

Maximum Run of Fixtures, Lumencove® XT White & Static Colors HO 12W/ft

Voltage	120V	240V	277V
Maximum Run of Fixtures*	71ft	128ft	128ft

Based on 8A maximum, 50ft leader cable.
*Example: 120V = 128ft maximum run of end to end fixtures (32 fixtures maximum for 4ft LXT RO).

- Refer to CBX installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations. Maximum run length calculations are typically based on 48 in fixtures.
- The DMX/RDM protocol states a maximum of 32 DMX/RDM enabled fixtures on any single run.
- Maximum of 4 DMX/RDM repeaters/CBX cascading in line.
- Maximum of 6 outputs per CBX-ST, maximum of 1output per CBX-DS.
- DMX terminator is required at the end of each run to maintain data integrity. One (1x) DMX terminator included with each leader cable. See installation instructions for details.
- Each fixture requires 1 DMX address.
- 1% minimum dimming value.
- Regular Output version : 5 W/ft, High Output version : 12 W/ft.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

How to Order

Housing	Voltage	Length	Color and Color Temperature [2]	Mounting Options	Finish	Control	Option	Buy America.n Act
LXT RO Lumencove® XT Regular Output, 5 W/ft (ASHRAE compliant)	**120** 120 Volts	**12** 13 3/8 in (3 lbs) [1]	**22K** 2200K	**SAM** Slim Adjustable Mounting	**BK** Black Sandtex®	**NO** On/Off Control	**CRC** Corrosion-resistant coating [11] [12]	**BAA** Buy America.n [14] [15]
LXT HO Lumencove® XT High Output, 12 W/ft	**208** 208 volts	**24** 25 3/8 in (4.6 lbs)	**27K** 2700K	**UMP** Fixed Mounting [4]	**BRZ** Bronze Sandtex®	**LT** Lumentalk [1] [8] [9]	**3GV** 3G ANSI C136.31-2010 Vibration Rating for Bridge Applications [13]	
	220 220 volts	**36** 37 3/8 in (7.2 lbs)	**30K** 3000K	**UMAS** Universal Adjustable Mounting [4]	**SI** Silver Sandtex®	**DIM** 0-10V Dimming	**CE** CE (European certification)	
	240 240 volts	**48** 49 3/8 in (9 lbs)	**35K** 3500K	**WAM2** Adjustable Wall Mounting 2 in	**WH** Smooth White	**DALI** DALI dimming		
	277 277 Volts		**40K** 4000K	**WAM6** Adjustable Extended Arm Mounting 6 in	**CC** Custom Color & Finish [5] [6] [7]	**DMX/RDM** DMX/RDM Enabled [10]		
			RD Red [3]	**WAM12** Adjustable Extended Arm Mounting 12 in				
			GR Green [3]					
			BL Blue [3]					

Notes:

1. To connect 12 in fixture lengths to the Lumentalk system, DIM or DMX/RDM must be specified as the control option, and a Lumentalk Data Bridge (LDB) is required. See the typical wiring diagrams in the specification sheet for details.
2. Consult factory for availability of static Royal Blue, 6500K and 90+ CRI.
3. Static colors made to order 8-10 weeks.
4. Suitable to use when 3GV option is specified.
5. Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.
6. Setup charges apply for RAL colors. Consult factory for details.
7. Longer lead times can be expected for custom RAL color finishes.
8. Available for 24 in, 36 in and 48 in fixture lengths only.
9. A Lumentranslator 2 (LTL2) and LumentalkID (LIDLT) must be specified for Lumentalk applications. Consult Lumentranslator 2 and Lumentalk pages and specification sheets for details.
10. A control box (CBX) and LumenID (LID) must be specified.
11. Use only when exposed to salt spray. This option is not required for normal outdoor exposure.
12. Setup charges apply. Consult factory for details.
13. Available with UMP and UMAS mounting options only.
14. Not available with CE certification option.
15. Contact your Lumenpulse Sales Representative for more information on order volume details.

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2024.11.20 Copyright © 2024 LMPG Inc.

E-WCSB SERIES

CCT & Wattage Selectable LED Wall Sconce w/ Photocell

Type: OS
Project: Rogers Behavioral Health Cedar Ridge
Catalog#: E-WCSUPDN-UPDN-20L-SCCT-BZ

Our savr® LED Wall Sconce, available in up to 34W, features an integrated photocell and an internal switch for selecting up-only, down-only, or both up and down lighting. It offers field selectable CCT and wattage, wide optical distribution and delivers up to 3000 lumens. Bronze finish, cULus Listed, 5-year limited warranty.

KEY FEATURES

PERFORMANCE

- E-WCSB-UPDN-09L-SCCT-BZ provides a range of 600 to 900 nominal lumens*
- E-WCSB-UPDN-20L-SCCT-BZ provides a range of 1200 to 2000 nominal lumens*
- E-WCSB-UPDN-30L-SCCT-BZ provides a range of 2200 to 3000 nominal lumens*
- Field selectable CCT options: 3000K, 4000K & 5000K
- CRI > 90
- Beam angle 35 degree

ELECTRICAL

- Input Voltage: Universal (120v - 277v)
- Operating Temperature Range: -40°F to 113°F (-40°C to 45°C)
- Estimated > 140,000 hours of maintenance-free operation to L_{70} at 25°C (77°F)
- Power Factor: >0.9
- Total Harmonic Distortion: <20%
- Dimmable: 0-10v to 10% - Dimming with dimming leads available for use in the field
- Surge Protection: 4kV

CONSTRUCTION / INSTALLATION

- Premium powder- coat, aluminum, dark bronze housing
- Easy installation in new construction or retrofit applications. Wall mount kit included

WARRANTY & CERTIFICATIONS

- 5-Year Limited Warranty
- cULus listed for wet locations
- Complies with FCC part 15, class A
- IP65 rated for ingress protection

APPLICATIONS

- Commercial
- Entryways
- Offices
- Residential

ORDERING INFORMATION

Example SKU: E-WCSB-UPDN-09L-SCCT-BZ

SERIES	DIRECTION	FIELD SELECTABLE LUMEN PACKAGE	CCT (FIELD SELECTABLE)	FINISH
E-WCSUPDN	**UPDN** Up only Down only Up and down	**09L** Up to 900 Lumens **20L** Up to 2000 Lumens **30L** Up to 3000 Lumens	**SCCT** 3000K/4000K/5000K	**BZ** Bronze

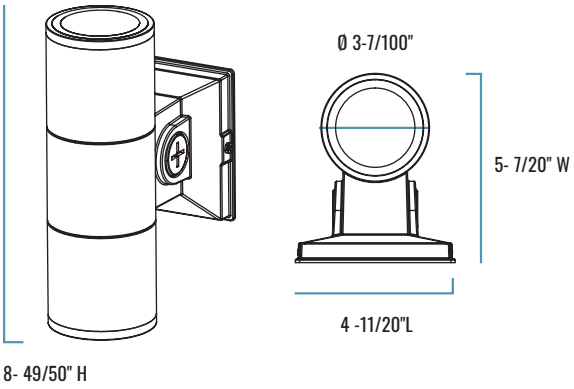
CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

©2025 Cree Lighting USA LLC. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. The savr logo is a registered trademark of e-conolight, LLC. Due to continuous product improvement, information in this document is subject to change. The cULus logo is a registered trademark of UL LLC.

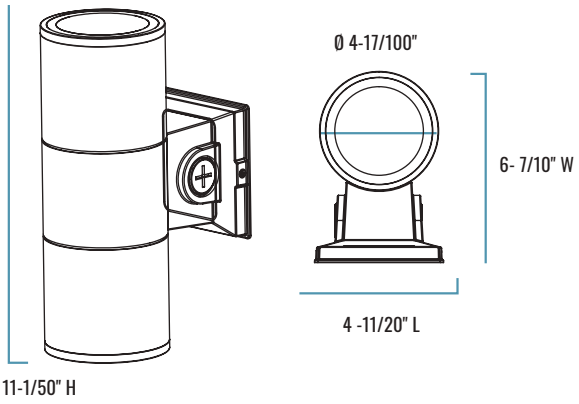
e-conolight.com | Customer Service: 888-243-9445 | Fax: 262-504-5409 **1501 96th Street, Sturtevant, WI 53177**

E-WCSB SERIES

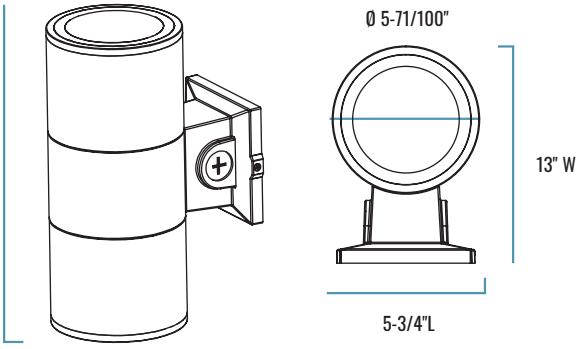
9L



20L



30L



MOUNTING DETAILS & DIMENSIONS

LUMEN PACKAGE	MOUNTING OPTIONS	RECOMMENDED MOUNTING HEIGHT	RECOMMENDED SPACING	PRODUCT DIMENSIONS	PRODUCT WEIGHT (LBS.)
9L		6 feet	6ft apart	4-11/20" L x 5-7/20" W x 8-49/50" H	2.65
20L	Wall mount kit included	8 feet	8ft apart	4-11/20" L x 5-7/20" W x 8-49/50" H	4.13
30L		12 feet	12ft apart	5-3/4" L x 13" W x 8-9/20" H	6.48

ELECTRICAL PERFORMANCE

OPERATING TEMPERATURE RANGE	ESTIMATED LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE	SURGE PROTECTION
-40°F to 113°F (-40°C to 45°C)	>140,000 hours	> 0.90	< 20%	0-10v to 10% - Dimming with dimming leads available for use in the field	4kV

©2025 Cree Lighting USA LLC. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. The savr logo is a registered trademark of e-conolight, LLC. Due to continuous product improvement, information in this document is subject to change. The cULus logo is a registered trademark of UL LLC.

e-conolight.com | Customer Service: 888-243-9445 | Fax: 262-504-5409 **1501 96th Street, Sturtevant, WI 53177**

E-WCSB SERIES

LUMINAIRE PERFORMANCE

SERIES	MEASUREMENTS	LOW LUMENS			MID LUMENS			HIGH LUMENS		
		3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
E-WCSB-UPDN-09L	Lumens	502	565	590	625	707	735	763	864	894
	Watt	6.07	5.99	6.06	7.62	7.49	7.61	9.37	9.19	9.33
	Efficacy	83	94	97	82	94	97	81	94	96
E-WCSB-UPDN-20L	Lumens	1115	1225	1277	1487	1662	1716	1739	1959	1999
	Watt	12.31	12.14	12.32	16.82	16.61	16.88	20.07	19.79	20.1
	Efficacy	91	101	104	88	100	102	87	99	99
E-WCSB-UPDN-30L	Lumens	2004	2162	2337	2443	2660	27.16	2663	2912	2979
	Watt	23.65	23.48	23.91	29.88	29.63	30.09	34.66	34.43	24.85
	Efficacy	85	92	94	82	90	90	77	85	85

AMP DRAW

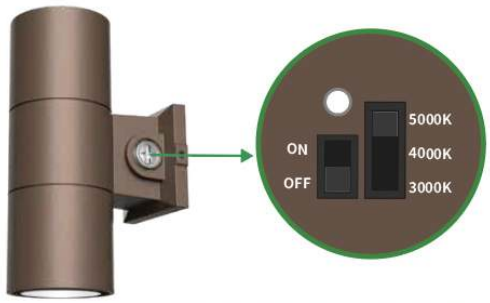
SERIES	CCT	LOW LUMENS			MID LUMENS			HIGH LUMENS			BUG RATING
		120V	240V	277V	120V	240V	277V	120V	240V	277V	
E-WCSB-UPDN-09L	3000K	0.05A	0.03A	0.02A	0.06A	0.03A	0.02A	0.08A	0.04A	0.03A	B1-U3-G0
	4000K	0.05A	0.02A	0.02A	0.06A	0.03A	0.02A	0.08A	0.04A	0.03A	
	5000K	0.05A	0.03A	0.02A	0.06A	0.03A	0.02A	0.08A	0.04A	0.03A	
E-WCSB-UPDN-20L	3000K	0.1A	0.05A	0.04A	0.14A	0.07A	0.06A	0.17A	0.08A	0.07A	B1-U4-G0
	4000K	0.1A	0.05A	0.04A	0.14A	0.07A	0.06A	0.16A	0.08A	0.07A	
	5000K	0.1A	0.05A	0.04A	0.14A	0.07A	0.06A	0.17A	0.08A	0.07A	
E-WCSB-UPDN-30L	3000K	0.2A	0.1A	0.09A	0.25A	0.12A	0.11A	0.29A	0.14A	0.13A	B2-U5-G0
	4000K	0.2A	0.1A	0.08A	0.25A	0.12A	0.11A	0.29A	0.14A	0.12A	
	5000K	0.2A	0.1A	0.09A	0.25A	0.13A	0.11A	0.29A	0.15A	0.13A	

©2025 Cree Lighting USA LLC. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. The savr logo is a registered trademark of e-conolight, LLC. Due to continuous product improvement, information in this document is subject to change. The cULus logo is a registered trademark of UL LLC.

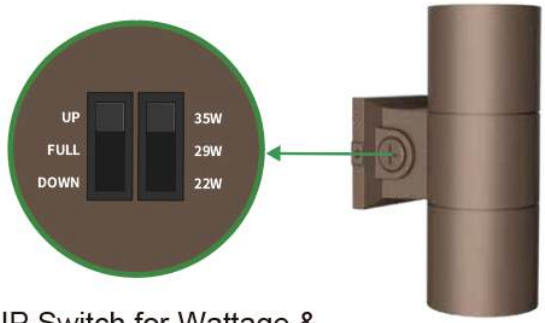
e-conolight.com | Customer Service: 888-243-9445 | Fax: 262-504-5409 **1501 96th Street, Sturtevant, WI 53177**

E-WCSB SERIES

LOCATION OF SWITCHES

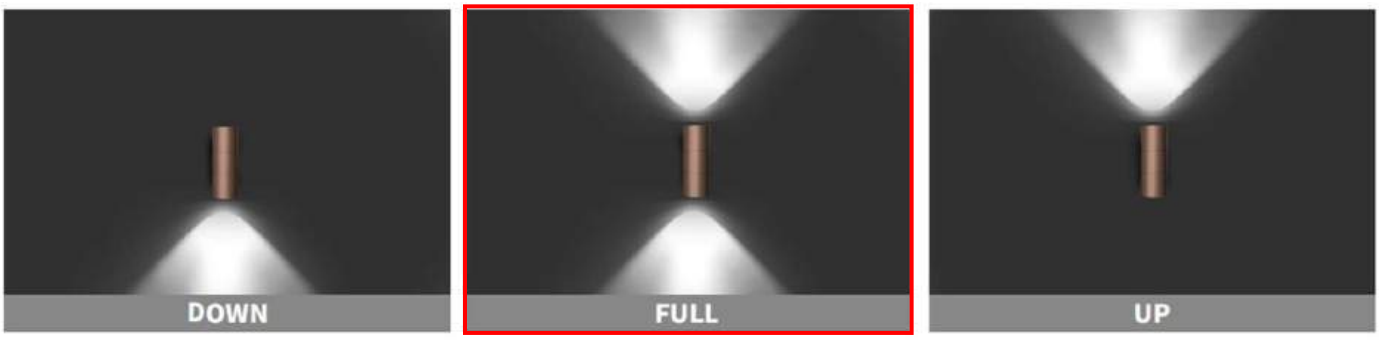


DIP Switch for CCT & Photocell



DIP Switch for Wattage &
Up/Down/Full Light Option

LIGHT DIRECTIONS TO CHOOSE FROM



©2025 Cree Lighting USA LLC. All rights reserved. For informational purposes only. Content is subject to change.
Patent www.creelighting.com/patents. The savr logo is a registered trademark of e-conolight, LLC. Due to continuous product improvement, information in this document is subject to change. The cULus logo is a registered trademark of UL LLC.

BUSINESS PLAN OF OPERATION REVIEW

6/19/25 Plan Commission Meeting
Prairie WoodWorking

Staff Report — Village of Summit, Wisconsin

Property Location:	2911 N. Dousman Road
Property Owner:	GRHAE, LLC
Applicant/Operator:	Ken Kranzman
Current Zoning:	BP Business Park, Wetland Conservancy, EC Environmental Corridor Overlay, & FO Floodplain Overlay
Land Use:	Industrial/Business Park, Wetland & Primary Environmental Corridor
Tax Key Number:	SUMT0637007

Possible Motion: *Motion to approve the Business Plan of Operation for Prairie Woodworking, a woodworking shop operated by Ken Kranzman, on property owned by GRHAE, LLC and located at 2911 N. Dousman Road. Approval is subject to the tenant space being in compliance with all building and fire code requirements, as inspected and determined by the Building Inspector and Fire Department.*

Although not a condition prior to operation, the property owner shall ensure that all operators of the property have a current Business Plan of Operation on file with the Village of Summit or enforcement action may be taken.

Summary:

The 5.8-acre property is located on the west side of N. Dousman Road between I-94 and Valley Road. The property was the former location of the Town of Summit Hall. The property consists of a main building that contains at least three tenants (Masonic Temple, Cornerstone Builders, and Personal Storage), and three outbuildings with additional tenants. In and Out Towing operates out of southernmost outbuilding. It is unclear what operations exist in the other two buildings. The applicant is proposing to operate out of 1,500 sq. ft. of the lower level of the main building as a furniture manufacturer. The tenant space is located in the northwest corner of the building. The space is currently in violation of building and fire code requirements by a previous tenant.

The applicant has been in business for 18 years. According to the applicant, the manufacturing process is light duty. The applicant provided images of equipment that will be used on-site, not including hand tools. A link to the applicant's website with examples of materials sold can be found here: https://www.etsy.com/shop/PrairieWoodWorking?ref=seller-platform-mcnav. The

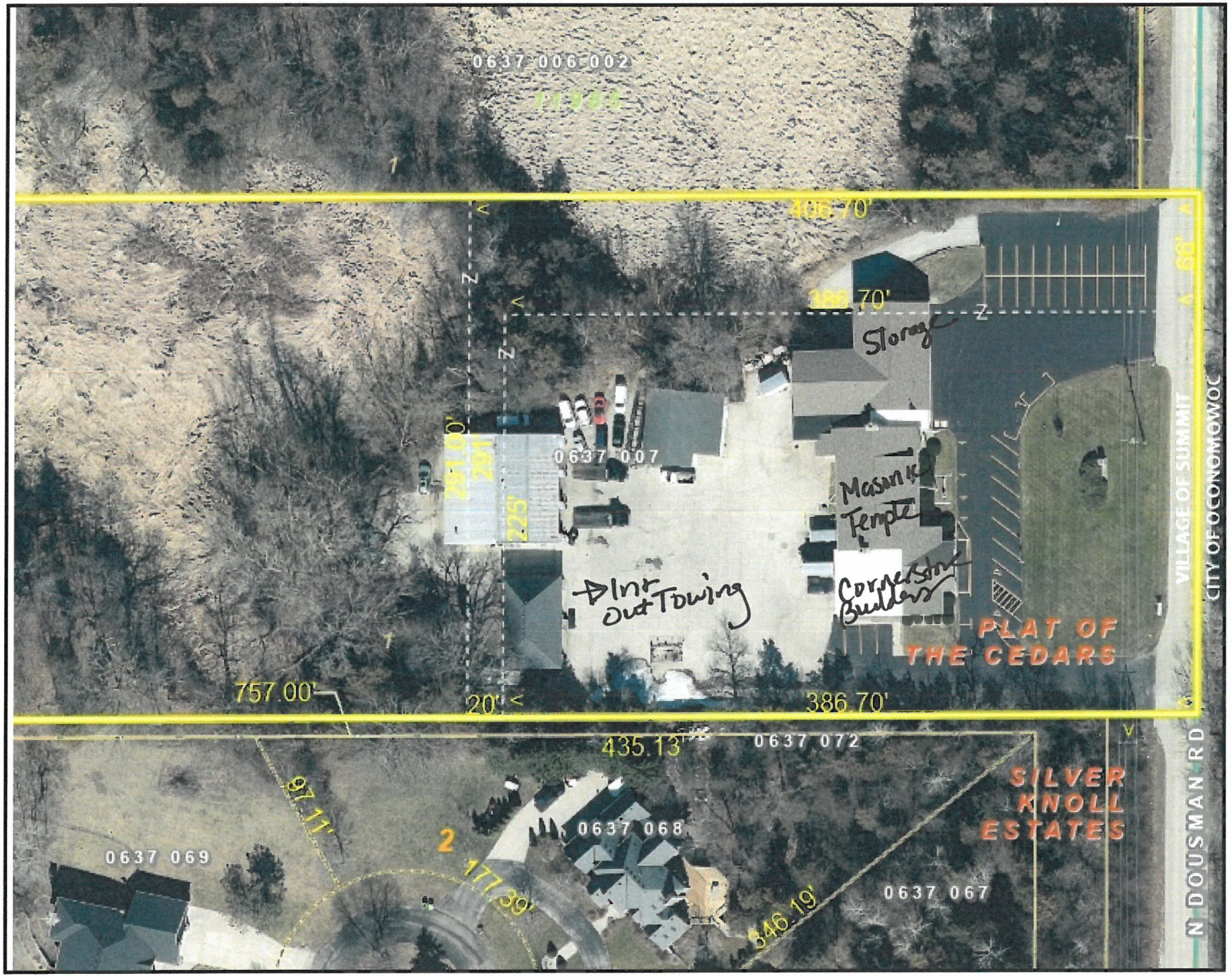
applicant finishes the construction of furniture products that have already been started before arriving to the site. The equipment is small enough that any required dust collection occurs within the building. Deliveries of hardwood are limited to approximately once every two months. The applicant occasionally picks up material and brings it to the site. There will be no storage of outside materials. There is no customer traffic.

The proposed business operation appears to comply with the intent and permitted uses of the B-P Zoning District. The district includes areas designated for light to medium intensity business uses such as corporate office facilities, light manufacturing, and warehousing with no outdoor storage permitted. Assembly operations, light manufacturing facilities, indoor storage, and warehousing facilities are listed as permitted uses.

Summary of Operations:
Use: Woodworking assembly shop, no retail on-site, material is delivered to customer
Number of Employees: 1 full-time (business owner)
Hours of Operation: 7 am – 1pm Monday-Friday
Signage: None
Parking: 35 parking spaces on site, includes spaces for other operations. There is no customer traffic.

MAP WAUKESHA county

Waukesha County GIS Map



Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
  - Lot
  - Unit
  - General Common Element
  - Outlot
- SimultaneousConveyance
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline_2K
  - EA-Easement_Line
  - PL-DA
  - PL-Extended_Tie_line
  - PL-Meander_Line
  - PL-Note
  - PL-Tie
  - PL-Tie_Line
  - <all other values>
- Railroad_2K

0 85.78 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 6/12/2025

12'
OVERHEAD
DOOR

EXTERIOR DOOR

36' 4"

29' 4"

10'0"

UTILITY
ROOM

17' 0"

6'0"

STORAGE

12'0"

INTERIOR LAYOUT

PRAIRIE WOOD WORKS
KEN KRANZMAN 262-352-1025

PROPERTY LOCATION
2911 N. DOUSMAN RD. SUMMIT WI

SCALE 1/4" = 1'0"

JET
JET
START
STOP

G0513
Grizzly
Industrial
MODEL G0513
17" 2 HP BANDSAW
WARNING!
NOTICE
START
STOP
grizzly.com

STIHL
RIDGID

HUSKY
SILENT COMPRESSOR
UP TO
80% QUIETER*
*BASED ON INTERNAL TESTING AGAINST LEADING NATIONAL BRANDS

DEWALT

STOP
Grizzly
G0715P
grizzly.com

BUSINESS PLAN OF OPERATION AMENDMENT REVIEW

6/19/25 Plan Commission Meeting
Lucky Chucky's

Staff Report Village of Summit, Wisconsin

Property Location:	37238 Valley Road
Property Owner:	Chucks Lakeside, LLC
Applicant/Operator:	Nicholas Dillon
Current Zoning:	Neighborhood Commercial (Planned Development Overlay)
Land Use:	Mixed Use Commercial
Tax Key Number:	SUMT0612963001

Possible Motion: *Motion to approve the Business Plan of Operation Amendment for a business owner and operator change at Lucky Chucky's located at 37238 Valley Road. No other changes are proposed or permitted. The applicant shall obtain a liquor license from the Village of Summit prior to selling alcohol as a new operator.*

Summary:
The 3.2-acre property currently has a commercial building that is operating as a restaurant/bar known as Lucky Chucky's. There is also a detached single-family residence. The property is located on the northeast side of Silver Lake. The property is served by municipal sewer and a private well. The applicant is proposing to purchase the business and continue operation as Lucky Chucky's. No operational changes are proposed. The property ownership will remain the same. The applicant is aware that he is required to obtain a liquor license prior to selling alcohol as a new operator.

The property is subject to conditions of a Planned Development Overlay District Ordinance (294-10). The ordinance is enclosed. The property is also subject to an existing Business Plan of Operation (PO-10-SUMT-02). The Permit is enclosed. There have been several improvements made to the property with village approval, including interior remodeling, parking modifications, decking, and an outdoor enclosure, since these documents were incorporated. However, the operational conditions remain. Any changes to the operation will require an amendment to the Business Plan of Operation.

Summary of Operations:

Use: Restaurant and bar with outside seating and a detached single-family residence
Number of employees: 45, a combination of full-time and part-time
Hours of operation: 6:00 am – 2 am, 7 days a week

Music: Music is allowed, but in no case shall any music be piped, amplified, or permitted outside of the structure. The decibel reading from the music shall not exceed 35 decibels as measured at the perimeter property lines of the property. All windows and doors, except doors used for patrons to enter and exit the building shall remain closed as long as any music is being played in the premises.
Special Events: None

STATE OF WISCONSIN TOWN OF SUMMIT WAUKESHA COUNTY

ORDINANCE NO. 294-10

AN ORDINANCE TO
CONDITIONALLY REZONE CERTAIN LANDS
IN THE TOWN OF SUMMIT TO A
NEIGHBORHOOD COMMERCIAL DISTRICT (NC), AND
THE TOWN RESIDENTIAL DISTRICT (R-3)
WITH A PLANNED DEVELOPMENT OVERLAY DISTRICT (PDO)

WHEREAS, a petition has been filed by Chuck's Lakeside, Inc., and First Bank Center ("Petitioner"), as the owner of certain lands in the Town of Summit, to rezone certain lands described herein and incorporated by reference as Exhibit A (the "Subject Lands"); and

WHEREAS, said rezoning petition was submitted in order to apply a Planned Development Overlay District (PDO) to the existing zoning, which shall overlay the afore-stated residential and commercial districts; and

WHEREAS, the Petitioner has supplied all required data pursuant to the Town of Summit Zoning Code, and

WHEREAS, Petitioner has provided a General Development/Site Plan pursuant to Section 235-44(D)(2) of the Town of Summit Zoning Code providing a general concept plan for the entire area covered by the Planned Development Overlay District (PDO) in sufficient detail to permit the evaluation of the approval criteria set forth in Section 235-44(B) of the Town of Summit Zoning Code; and

WHEREAS, the General Development/Site Plan (a copy of which is attached hereto and incorporated by reference as Exhibit B) sets forth all of the following information required under Section 235-44(D)(2) of the Town of Summit Zoning Code:

- The pattern of proposed land use, including general size, shape and arrangement of lots and specific use areas, proposed density of residential development; proposed building square footage for commercial or industrial development; general environmental character of common open spaces, parking and drive areas, recreation facilities, principal landscaping features, floodplain and/or wetlands and other major components of the proposed project;
- The basic street pattern with a description of public dedication on the roadways;
- The basic storm drainage pattern;
- The general location, size, and character of open space areas;

- Documents or related information or plans showing the architectural designs of buildings;
- Appropriate statistical data relative to the development;
- General outline of intended organizational structure related to property, owners association, deed restrictions, etc.
- Any other information deemed appropriate and necessary by the Town of Summit Plan Commission ("Plan Commission"); and

WHEREAS, the General Development/Site Plan provided by Petitioner has been available for public inspection, as contemplated by the Town of Summit's Zoning Code, in the office of the Town Clerk since January 4, 2010; and

WHEREAS, the area of the Subject Lands is located within the Waukesha County shore land zoning jurisdictional area; and

WHEREAS, upon referral of the petition by the Town Clerk, the Plan Commission scheduled a public hearing for the Plan Commission and a representative of Waukesha County; and

WHEREAS, notice having been given as required under Section 235-81 of the Zoning Code of the Town of Summit, the Plan Commission and a representative of Waukesha County's Department of Parks and Land Use held a public hearing on February 18, 2010 as required by said Section 235-81; and

WHEREAS, the Plan Commission has recommended to the Town Board of Supervisors for the Town of Summit ("Town Board") that the requested zoning be made and that the General Development/Site Plan be approved upon satisfaction of certain conditions which are incorporated herein; and

WHEREAS, the Plan Commission in making its recommendation, and the Town Board, having carefully reviewed the recommendation of the Plan Commission in making its determination as to the approval of the zoning requested, have given consideration to the approval requirements in Section 235-44(B) of the Town of Summit Zoning Code set forth below and are satisfied as to the following:

(A) That the proposed development is consistent with the spirit and intent of the Town of Summit Zoning Code and with the Development Goals set forth in Section 235-15(C) of the Zoning Code and has been prepared with competent professional advice and guidance and produces significant benefits in terms of improved environmental design and in contributing to the aforesaid Development Goals to justify the application of the Planned Development concept;

(B) That the site development plan reflects sensitive consideration of the physical nature of the site with particular concern for conservation of natural features, preservation of open space and careful shaping of terrain to minimize scarring, insure proper drainage and preservation of natural terrain wherever appropriate;

(C) That the general character and intensity of use of the development produces an attractive environment appropriate to the uses proposed and which is compatible with existing development in the surrounding area and with general community development plans and policies;

(D) That the development can be provided with appropriate municipal services and would not conflict with or cause overload on such facilities as schools, highway, police, fire, or utility services;

(E) That proposed design standards provide adequately for practical functioning and maintenance based on actual functional need in terms of circulation, parking, emergency services, delivery services, and snow plowing;

(F) That adequate provision has been made to insure property maintenance and preservation of any preserved lands as described and regulated under Section 235-15(B), provided for the recreational and aesthetic enhancement of the development, for the preservation of the rural environmental character of the area, for preservation of agricultural lands, or for preservation or protection of natural ecological resources.

WHEREAS, having determined that all procedural and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety, and welfare of the community and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the community as to noise, dust, smoke, odor, and others, hereby determines that the rezoning will not violate the spirit or intent of the Zoning Code for the Town of Summit, will not be contrary to the public health, safety, or general welfare of the Town of Summit, will not be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other similar factors and will not, for any other reason, cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the operation is conducted pursuant to the following conditions and in strict compliance with the same and is consistent with the recommendations found in the Town of Summit Comprehensive Plan;

NOW, THEREFORE, the Town Board of the Town of Summit, Waukesha County Wisconsin, DO ORDAIN AS FOLLOWS:

SECTION 1: Having found that the standards in Section 235-44(B) have been met, commencing upon the date hereof, the Zoning Map of the Town of Summit is hereby conditionally amended to rezone and add overlay districts on the Subject Lands, specifically to apply a Planned Development District overlay to the properties as described on the attached Exhibit A and subject to the conditions stated in Section 2 of this Ordinance being fully met.

SECTION 2: CONDITIONS IMPOSED.

The rezoning of the Subject Lands and the General Development/Site Plan for the planned development of the Subject Lands as described in Section 2 above, is granted subject to compliance with all of the following conditions:

1. There shall be no direct access to Silver Lake from this development.

2. The use of the Subject Lands shall fully comply with the Waukesha County Shoreland and Floodland Protection Ordinance, to the extent it is applicable, as determined by the Waukesha County Zoning Administrator.

3. The Single family Residential area identified on Exhibit B shall consist of a single family home, uses accessory to the residence limited to those set forth in Section 235-33(C) of the Summit Zoning Code, and off-street parking for both the residence and the restaurant on the adjacent parcel subject to the provisions of paragraph 9 below.

4. The Neighborhood Commercial area identified on Exhibit B shall consist of a single commercial building, off-street parking, signage, and landscaping related to a restaurant facility and subject to the provisions of Section 235-38 of the Town of Summit Zoning Code, Neighborhood Commercial District (NC), as amended from time-to-time, unless further restricted or otherwise specifically regulated by this Ordinance.

5. Permitted and conditional uses for the Residential area of the Subject Lands identified on Exhibit B shall be as set forth in Section 235-33, Town Residential District (R-3) in the Town of Summit Zoning Code, as amended from time-to-time.

6. Bulk Regulations set forth in Section 235-33, Town Residential District (R-3) in the Town of Summit Zoning Code, as amended from time-to-time, shall apply to the Residential area identified on Exhibit B except as follows:

i. Minimum side yard setback and all other setbacks are approved as shown on the General Development/Site Plan. Any alteration to the footprint of the residential building shall require an amendment to this Ordinance;
ii. Minimum pavement setback shall be waived on the west, south, and north property lines as shown on the General Development/Site Plan dated February 4, 2010.

7. All lands identified on Exhibit B as Neighborhood Commercial (NC) shall be subject to the provisions of Section 235-38 of the Town of Summit Zoning Code, as amended from time-to-time, except as noted above and as follows:

Uses are limited to restaurant, with accessory office, off-site catering activities and parking as set forth in paragraph 9 below.

8. Bulk Regulations set forth in Section 235-38 Neighborhood Commercial District (NC) in the Town of Summit Zoning Code, as amended from time-to-time, shall apply to the Commercial/Retail area of the Subject Lands identified on Exhibit B except as follows:

i. Minimum front yard setback shall be 30 feet from the Valley Road right-of-way.
ii. Minimum side yard setback shall be 23 feet on the west property line and 14 feet on the east property line.
iii. Signage identifying the restaurant name and type of business shall be limited to the present building sign 3 X 10 feet located above the building overhang and lighted signs on either side identifying the "ENTRANCE" and "IMMEDIATE SEATING" and one monument sign in a location set forth in the approved Plan of Operation, the latter of which shall not exceed thirty-two square feet in area.
iv. Buildings shown on Exhibit B shall be hooked up to sewer prior to occupancy and Best Management Practices shall be implemented in all respects regarding such hook-up.
v. All fences shall be shown on the Precise Implementation Plan.
vi. Gravel parking areas shown on the Precise Implementation Plan may continue to be used and maintained for off-street parking without hard surface, impervious pavement. If any paving is proposed in the future, it shall be subject to the Town Plan Commission approving these changes and the site must meet all codes applicable at the time.
vii. The exterior deck area identified on the General Development/Site Plan shall be used as specified in the approved Plan of Operations.
viii. Parking stalls along the Valley Road right-of-way shall be separated and delineated from the right-of-way as shown on the Precise Implementation Plan.

ix. Minimum pavement setback shall be waived to 0' on the west property line and along the Valley Road right-of-way as shown on the General Development/Site Plan dated February 4, 2010.

9. Requirements for parking set forth in Section 235-45 of the Zoning Code are amended as follows:
   i. Notwithstanding the provisions of Section 235-45(A)(1) of the Town of Summit Code, the size of each parking space shall be not less than 9' x 18' (192 square feet) exclusive of the space required for ingress and egress.
   ii. Notwithstanding the provisions of Section 235-45(C), there shall be a minimum of 85 off-street parking spaces on the property described on Exhibit A and shown in the Precise Implementation Plan. It is recognized that the building may, subject to other regulations controlling maximum capacity, serve up to 450 customers. Additional parking area, as needed, shall be provided as shown on the General Development/Site Plan as gravel.
   iii. "NO BOAT OR WATER CRAFT TRAILER PARKING" signs shall be erected by the property owner at appropriate locations determined by the Summit Police Department for enforcement of such restrictions at the request of the property owner.
   iv. Specific use of the parking areas shall be as shown on the Precise Implementation Plan, including tenants, patrons, catering and employee uses.

10. Development of the Subject Lands, including but not limited to the lot layout, shall be in substantial conformity with the General Development/Site Plan submitted to the Plan Commission at their meeting on February 18, 2010.

11. It is intended that all Precise Implementation Plans will be submitted contemporaneously with the consideration of this Ordinance. Said Precise Implementation Plans shall be subject to Town Plan Commission approval and shall contain all of the information required in Section 235-44(F) of the Zoning Code including but not limited to:

   i. The specific designation of proposed land use including parking facilities, detailed lot layout and the arrangement of building groups;

   ii. Specific deck, lighting and landscape plans (Section 235-44(F)(3));

   iii. Detailed storm drainage and sanitary sewage disposal and water system plans; and

iv. Plan of Operations.

12. No specific use or building permit shall be issued for any part of the approved General Development/Site Plan except for an area covered by an approved Precise Implementation Plan and in conformity with such plan.

13. A Precise Implementation Plan may be submitted for any portion of the approved General Development/Site Plan provided such portion is in basic conformity with approved General Plan and represents a reasonable and appropriate stage of implementation of such plan.

14. Requests for approval of Precise Implementation Plan(s) for subsequent Development phases shall be submitted to the Plan Commission for approval. No public hearing shall be required unless deemed desirable by the Plan Commission or required as part of a Conditional Use Permit consideration.

15. Building plans shall be submitted to the Plan Commission for its review and approval prior to the issuance of any building permits for the Subject Lands.

16. Detailed building, lighting and landscape plans, as well as all other commitments, contractual agreements with the Town, plans, and specifications related to a Precise Implementation Plan shall be made a part of the official record and shall be considered supplementary to the underlying District Regulations and this Ordinance.

17. Prior to the approval of any Precise Implementation Plan by the Town Plan Commission, Petitioner shall submit a signage plan to the Plan Commission and Town Engineer for their approval.

18. Any amendment to any of the aforementioned plans must be submitted to, and approved by the individuals, Town Plan Commission and Town Board that originally approved said plan(s), unless otherwise designated in this Ordinance

19. The Petitioner must pay all fees, costs, and assessments due and owing to the Town of Summit and all costs and expenses incurred by the Town of Summit, including legal and engineering fees and costs, by any aspect of the Petition and subsequent development of the Subject Lands as provided under Section 125-1 of the Town of Summit Code of Ordinances.

20. Any application for use of, or construction on, the lands described on Exhibit A, is an acknowledgement by Petitioner that the Subject Lands are subject to these conditions of approval. Petitioner waives any claim(s) that it may have against the Town of Summit, including, but not limited to, claims for damages, costs, and

expenses, and claims of vested rights to the proposed development of the Subject Lands, in the event any owner(s) of the Subject Lands do not agree to the required terms.

21. Petitioners, to comply with all applicable laws and regulations including, but not limited to, this Ordinance and any conditions and restrictions adopted to regulate the development of the Subject Lands. Petitioner shall further agree that, in the event any applicable law(s), regulation(s), condition(s), restriction(s), and/or ordinance(s) conflict, the more restrictive shall control.

22. Petitioner shall, in all respects, satisfy all terms and conditions of the Town of Summit Zoning Code, including but not limited to all terms and conditions of the planned development sections of the same.

23. Petitioner shall satisfy all comments and concerns of the Town Engineer, including whether or not all conditions of the ordinance regarding a general implementation plan have been satisfied.

24. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In the case of a question as to the classification of use, the question shall be submitted to the Plan Commission for determination.

25. No use is hereby authorized unless that use is conducted in a lawful, orderly, and peaceful manner. Nothing in this Ordinance shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order, or rule of either the Town of Summit, the County of Waukesha, the State of Wisconsin, the United States of America, or other duly constituted authority except only to the extent that it authorizes a nonconforming use of the Subject Lands in specific respects expressly described herein. This Ordinance shall not be deemed to constitute a building permit, nor shall this Ordinance constitute any other license or permit required by Town Ordinance or other law or regulation.

26. Any violation of this Ordinance shall constitute a violation of the Zoning Ordinance for the Town of Summit and shall be subject to the enforcement procedures contained in Section 235-84 of the Town of Summit Zoning Code, as amended from time-to-time.

SECTION 3: SEVERABILITY.

The several sections of this Ordinance are declared to be severable. If any section or provision thereof shall be declared by a court of competent jurisdiction to be

invalid, unlawful, or unenforceable, such declaration shall apply only to the specific section(s) or portion(s) thereof directly specified in said declaration, and shall not affect the validity of any other provisions, sections, or portions of the Ordinance, which shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage and posting/publication as provided by law.

This Ordinance passed this 4th day of March, 2010.

TOWN OF SUMMIT

By: Leonard J Susa
Len Susa, Town Chair

Attest: Debra Schueler
Debra Schueler, Town Clerk

Published/Posted the 5th day of March 2010.

D:\Documents And Settings\Paul E. Alexy\My Documents\Word\Summit, Town Of\Land Use\Nimrod Farm\Conditional Rezoning Ordinance 091806 Clean.Doc

Waukesha County Department of Parks and Land Use
Planning and Zoning Division
1320 Pewaukee Road Room 230
Waukesha, WI 53188
(262) 548-7790

RECEIVED APR 21 2010

PLAN OF OPERATION PERMIT

Town Summit 1/4 Sec 9 Tax Key No. SUMT0612.963 and SUMT0612.986.002 File No. PO-10-SUMT-02

This permit certifies that under the Waukesha County Shoreland and Floodland Protection Ordinance, the property described below may be used or occupied as indicated:

Permit issued to (property owners): First Bank Financial Center, 155 W. Wisconsin Ave., Oconomowoc, WI 53066
Karlis A. Vecitis, W355 N5023 Lakeview Ct., Oconomowoc, WI 53066

Subject property address: 37238 and 37224 Valley Rd.

Legal Description: Located in part of the SE ¼ if Section 9, T7N, R17E, Town of Summit.

Use(s) allowed: Remodel and operate an upscale supper club, know as "Chuck's Supper Club" with modifications to the parking lot, and the construction of a deck for outside seating.

Conditions of Permit:

1. There shall be no direct access to Silver Lake from this development.

2. The buildings on the property shall be hooked up to sewer prior to Occupancy and Best Management Practices shall be implemented in all respects regarding such hook-up and other grading activities on the site relative to land altering activity.

3. Music may be allowed, but in no case shall any music be piped, amplified or permitted outside of the structure. Further, the decibel reading from the music shall not exceed 35 decibels as measured at the perimeter property lines of the property. All windows and doors, except doors used for patrons to enter and exit the building shall remain closed as long as any music is being played in the premises.

4. All parking for the facility must be located outside of the established right-of-way of C.T.H. "B" (aka Valley Rd.). The space between the edge of the pavement and the highway right-of-way must be restored with low growing vegetative material to provide for runoff infiltration from the parking lot.

5. There must be clearly defined entrance and exit drives created for the property.

6. A deed shall be recorded pursuant to the Board of Adjustment decision dedicating the 33 feet of right-of-way to the County in order to clearly delineate the County right-of-way from the private property. This deed must be recorded prior to the commencement of work on the parking lot or by July 31, 2010 whichever comes first.

7. The parking area north of the existing residence shall remain gravel. At such time that the petitioner would like to pave this area, the parking shall be modified to comply with all applicable offset/setback requirements of the Waukesha County Shoreland and Floodland Protection Ordinance or variances must be granted from the Waukesha County Board of Adjustment. A revised Site Plan/Plan of Operation may be required.

8. The Town of Summit's Storm Water and Erosion Control Ordinance must be complied with, if applicable. Storm water and erosion control management is enforced by the Town of Summit, not Waukesha County.

9. All applicable permits from the Waukesha County Department of Public Works must be obtained for the two proposed access driveways prior to the commencement of work on the parking lot or by July 31, 2010, whichever comes first. The access driveways shall not exceed 24 ft. in width.

10. If any changes are proposed to the existing signage on the property, detailed, colored, sign renderings shall be submitted and a Zoning Permit shall be obtained prior to the modifications to the signage. It should be noted that if any new signage is proposed, details on the proposed signage, including a detailed rendering, sign size, and location map, must be submitted to the Waukesha County Planning and Zoning Division staff for review and approval, the proposed signage must comply with all applicable Ordinance requirement, or variances must be obtained from the Waukesha County Board of Adjustment, and a Zoning Permit must be issued prior to the installation of the signage.

11. All proposed lighting shall comply with the Lighting Plan dated 4/1/10. All new lighting must be directed downwards, no illumination shall cross the property lines and no illumination shall be faced toward the lake.

12. All construction and/or remodeling shall be reviewed and approved by the Town Building Inspector. All necessary permits shall be obtained prior to commencing said construction.

13. If a deck is proposed on the east side of the building in the future, the petitioner must apply for a revised Site Plan/Plan of Operation for the deck. The deck on the east side of the building is not approved herein.

14. Subject to the Environmental Health Division of Waukesha County reviewing and approving a Restaurant License prior to the issuance of an Occupancy Permit.

15. Subject to the petitioner obtaining all required Federal, State, County, or local licenses and permits including a Liquor License approved by the Town Board prior to the issuance of an Occupancy Permit.

16. The Town and County reserve the right to review any condition imposed as part of this Plan of Operation if said use becomes a problem in the area. The Town Plan Commission and Waukesha County may modify, change, delete, add, etc. any conditions which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.

17. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.

18. An up-to-date Plan of Operation must be on file, at all times, with the Town of Summit Plan Commission and Waukesha County.

19. Subject to the applicant allowing the premises to be available for inspection by the Town of Summit and Waukesha County officials at any reasonable time and upon reasonable notice.

20. Subject to all activities on the subject property herein may not in anyway become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.

21. Any modifications to the plans approved herein shall be submitted to the Planning and Zoning Division Staff and the Town of Summit for review and approval. Additional permits may be required.

Permit No. 972
Date issued: 4/16/2010
Termination Date (if applicable): n/a

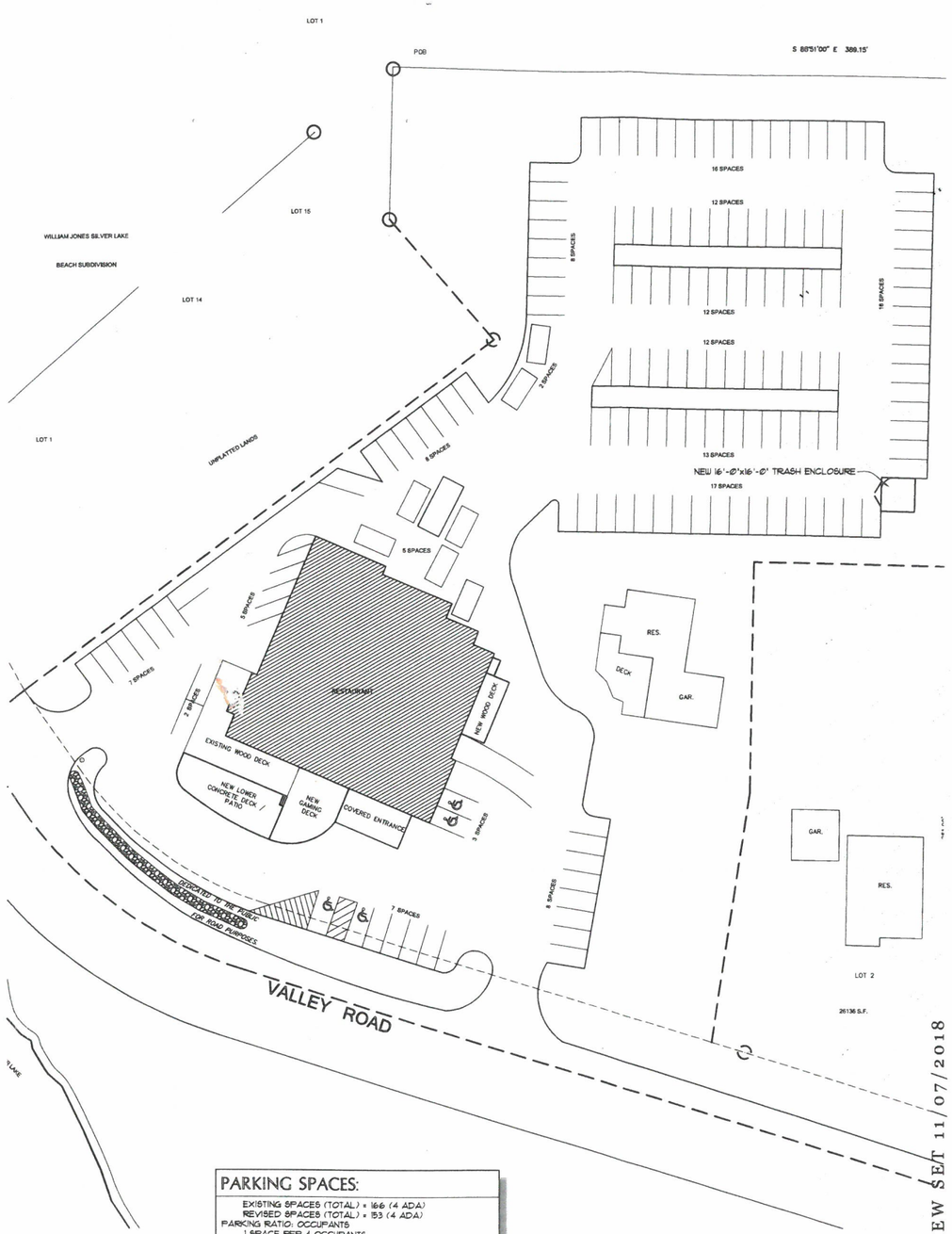
File _____
Town _____
Owner _____
Applicant _____

Signature of Zoning Administrator Peggy Tilley

The use/occupancy of the property shall be carried out as approved, and all applicable ordinances and/or codes of the state, county, and town shall be complied with in carrying out the use/occupancy as approved. If any changes or deviations are made from the original approval, a revised permit is required. Failure to comply with the permit as issued will result in the revocation of the permit and/or other penalties.

N:\PRKANDLU\PLANNING AND ZONING\PLANS OF OPERATION\PERMITS\2010\02 CHUCKS SUPPER CLUB SMT.DOC

EXISTING AERIAL PHOTO WITH SURVEY OVERLAY 1" = 30'-0"



PROPOSED SITE PLAN (PARKING SPACES) 1" = 30'-0"

P.C. REVIEW SET 11/07/2018

Koz·i·tec·ture
It's not simply Architecture, it's Kozitecture
David J. Kozielniak AIA ALA
12310 West Waterford Avenue
Greenfield, Wisconsin 53228
Cell: (414) 303-8489
Email: koz@kozitecture.com
www.kozitecture.com

OWNERSHIP OF DOCUMENTS
This document, and the ideas and design incorporated herein as an instrument of professional service, is the sole property of Kozitecture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Kozitecture.

Project
NEW DECK CONSTRUCTION:
THE LAKESIDE
SUPPER CLUB
37238 VALLEY RD.
OCONOMOWOC, WI 53066

Sheet Title
AERIAL PHOTO; PROPOSED SURVEY / SITE PLAN

Revisions

Date: 11/07/2018
Job NO.: 18-161
Sheet No.
01

Robb Brinkmann Construction – Kummrow Property Conditional Use
38510 Delafield Road
SUMT0653996002
Conditional Use Amendment
6/19/2025 Plan Commission Meeting

Staff Report — Village of Summit, Wisconsin

Property Owner:	LILO Properties LLC
Applicant:	Robb Brinkmann Construction
Zoning:	A-2 Agricultural
Land Use Plan:	SF Residential 2.4-acre density

Possible Motion:

Motion to approve the Conditional Use Amendment request to allow the storage of commercial equipment and material and to extend the Conditional Use until January 31, 2031, subject to the conditions of the existing Conditional Use Permit unless modified below and including the Conditional Use renewal until January 31, 2031. Staff is directed to prepare an updated Conditional Use Agreement subject to Village Attorney review. Any substantial modifications to the conditions shall be brought back to Plan Commission for consideration.

1. *No business operations, except for the uses provided herein shall take place on the property. Commercial uses on the property are limited to the storage of trucks, trailers, and commercial equipment and materials as specifically designated on the Site Plan attached as Exhibit A. Existing Condition #5 shall reflect the storage proposed by Robb Brinkmann Construction.*
2. *Commercial equipment and material storage is limited to the list provided by Robb Brinkmann Construction and as attached as Exhibit B. Any changes to the operator or equipment and materials list requires review and approval by Plan Commission as a Site Development Plan Modification. A Conditional Use Amendment is not required unless Plan Commission deems the revised storage list a substantial change from the intent of this approval. Any changes to the area of indoor or outdoor storage requires a Conditional Use Amendment and all procedures of the Zoning Ordinance shall be followed for the issuance of a Conditional Use Permit.*
3. *Traffic coming and going from the property related to storage shall be limited. No more than two trips per day are allowed.*

Summary:

The subject property is 3.76 acres in size and located on the north side of Delafield Road, just east of the intersection with N. Battle Creek Road. The property is currently subject to a Legal Non-Conforming Conditional Use Permit originally issued in 1994 for the storage of trucks, trailers, and to operate a landscape business for the storage of nursery, stock, sand, stone, gravel, bark, and the storage and repair of related landscaping equipment.

There have been several amendments to the existing Conditional Use Permit. In 2010, an amendment allowed a landscaping business to occupy parts of the property and buildings. The

Conditional Use Permit was updated again in 2016 to replace the landscape business with an approval to allow Somerset the opportunity to store equipment and material. The Permit was updated again in 2019 to transfer the Conditional Use to Patrick Kummrow or tenants under his direct control. As part of the 2019 update, no transfer of the Conditional Use is allowed. The Conditional Use Permit is limited to the storage of trucks, trailers and related items on the site and in three buildings, the storage and delivery of materials related to landscape maintenance, including plants and nursery stock and the storage and repair of related equipment. Indoor and outdoor storage is limited per the Conditional Use Permit conditions. Sommerset no longer operates on the property.

The applicant is requesting to store equipment and material on the property while reconstructing a building that typically provides for storage on the applicant's property located at 2215 N. Dousman Road. The storage would take place where a previous landscape company operated. The applicant may decide to pursue long-term storage on the property. The Conditional Use is subject to a 5-yr renewal on January 31, 2026. The applicant would also like to extend the 5-yr renewal period at this time.

Based on discussion with the property owner, it appears that the existing Conditional Use Permit and related site plan information does not accurately reflect the location of operations as they exist. This proposed amendment will include an updated site plan. The Site Plan that is incorporated as part of the existing Conditional Use shows a workshop building, "Building A". This building is used for personal storage by the property owner. There is also a small office in the back used for personal purposes by the property owner. The building labeled as inside parking, "Building B", is the building that was formerly used by a previous landscape company with outside storage in the back, labeled as "Landscape Material". The trailer, truck, and employee parking are accurately reflected. Robb Brinkmann Construction is proposing to use Building B for the storage of equipment. They would also like to store equipment behind the building in the area designated with a hatched line on the revised Site Plan. The applicant may come and go from the property one time a day during normal business hours (8 am-5 pm) to transfer materials off-site for use. The north and east sides of the outside storage area are screened with berms. The east side has a planted row of evergreens and is owned by a family member. The packet includes a proposed equipment list.

EXHIBIT A

634.98'
634.98'

49.40'

6 7 8 9 10

2 3 4

Employee Parking

Trailer Parking

1
2
3
4

Truck Parking

Work ~~Shop~~ Building B
Personal Storage

Personal
Office
owner

1
2
3
4
5

Trailer Parking

Garbage

Inside Parking

Buildg B

Equipment/ Material Storage

~~Landscape Material~~

berm

no storage outside of berm area

outside Storage

berm

653.24'

EXHIBIT B

Robb BRINKMANN Construction Inc. (262) 567-6823

WHERE QUALITY AND SERVICE MAKE THE GRADE™

Brinkmann storage information for Lilo Properties

Inside Storage:
ATV's
PVC Pipes/Fittings
Pumps/Hoses
Pallets of Sidewalk Salt
Winter Snow Tools
Bed Edgers
Landscaping Tools
Chainsaws/Blowers
Pallets of Old Spare Parts
Antique Tractor Parts
Spare Parts for Tractors
Misc Small Lumber/Plywood
Silt Fence
Shelving
Drain Tile
Landscape Fabric
Safety Fences & Posts
Motorcycle
Boat/Snowmobile
Furniture

Outside Storage:
Snowplows
Salters
Buckets & Attachments
Wood/Plastic Trac-Mats

2215 N. Dousman Road • Oconomowoc, WI 53066
www.brinkmannconstruction.com

ZONING DISTRICT AMENDMENT REQUEST
6/19/2025 Plan Commission Meeting
Hanke Property (SUMT0640998001)

Staff Report — Village of Summit, Wisconsin

Property Location: 37214 Delafield Road

Property Owner: Stephen G Hanke

Applicant: Same

Possible Motion: *Motion to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the R-1 Estate Residential District to the BP Business Park District on property located at 37214 Delafield Road (SUMT0640998001). The recommended zoning map amendment is subject to the following conditions:*

1. ***INITIAL DEVELOPMENT:*** *The zoning map amendment shall not be effective until such time the applicant obtains Building, Site and Operational approval to construct a conference center in substantial conformance with the use, site plan, and architectural design materials presented at the June 19, 2025 Plan Commission meeting. The Building, Site and Operational plans will require Plan Commission approval and this rezone does not guarantee said approval as presented.*

2. ***RESIDENTIAL USE:*** *The existing residential structure inclusive of a community living arrangement for two adults and two caretakers is considered a legal nonconforming use and all provisions of Section 111-224 and Section 111-225 shall be met.*

3. ***FUTURE DEVELOPMENT - COMPLIANCE WITH COMPREHENSIVE PLAN AND ZONING:*** *Any future use that is proposed on the property shall comply with the guidelines stated in the Village of Summit Comprehensive Plan and standards of the Village of Summit Zoning and Shoreland Protection Ordinance.*

4. ***SEWER AND WATER:*** *The applicant shall serve any and all business uses on the property with public sewerage and water facilities provided by the City of Oconomowoc. All costs associated with connection, installation, and maintenance are the responsibility of the applicant and not the Village of Summit.*

   The Village shall determine if the existing residential structure can continue to be served by a private sewerage system and well, and if so, for how long.

5. ***SUBJECT TO REIMBURSEMENT OF EXPENSES****: As a condition precedent to this conditional rezone approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional rezone approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*

6. ***OWNER & APPLICANT ACKNOWLEDGMENT****: The property owner and applicant shall acknowledge and accept all conditions of this approval. This condition will be satisfied upon the property owner and applicant signing the ordinance after adoption by the Village Board.*

Staff is directed to prepare a draft ordinance in accordance with this motion, subject to Village Attorney review, for consideration by Village Board.

Summary:
Lot Area: 7.7 acres
Existing Zoning: R-1 Estate Residential (2-acre lot size, 130,000 sq. ft./unit density)
Proposed Zoning: BP Business Park (80,000 sq. ft. lot size)
Land Use Plan: Industrial/Business Park

Adjacent Land Uses		**Zoning***
North	Agricultural/Hope Church	A-1 & IN
South	Agricultural/Brinkmann Construction	A-1
East	Summit Village Hall	IN
West	Residential/Agricultural	A-1

The applicant is proposing to rezone the property located directly west of Village Hall from the A-1 Agricultural District to the BP Business Park District to accommodate the construction of a new building that will be used as a conference center. The applicant provided concept materials indicating what the proposed facility will look like, including the location of parking and stormwater management facilities. The applicant is aware that sewer and water service would be required, and that the developer would be responsible for the cost of utility extension installation and connection fees.

Conference centers are listed as a permitted use in the BP Business Park District. Conference centers are not defined as part of the zoning ordinance. The applicant states that the conference center would be used for corporate events, trade shows, and family & community gatherings. The building would be approximately 5,000 sq. ft. and have seating for three hundred (300) guests. A brief description of the use and operations is included in the packet.

The Comprehensive Land Use Plan designates the property as Industrial/Business Park. The category is designated for areas with light to medium intensity business uses such as corporate office facilities, light manufacturing, and warehousing. Medium-to-heavy intensity uses such as large manufacturing facilities or chemical processing are not permitted. The land use plan requires that the development be served by sewer and water and that these utilities be provided in

coordination with the City of Oconomowoc.

As part of the development, the applicant is proposing to raze an existing barn structure. All other structures are to remain. The proposed building will be constructed over a portion of this building to be razed. It appears the applicant is not proposing to divide the parcel, which would result in a combination of commercial and residential uses on a single property. The existing residence is occupied as a community living arrangement with two adults and two caretakers. It should be noted that the existing residential structure would be considered legal nonconforming if the rezone is approved. A 150-stall parking lot is proposed to the east of the new building. It appears 100 parking spaces would be required based on the number of seats in the building. The building would have board and baton smart siding and the roof would be a combination of shingles and metal. Parking lot light poles will be added as needed and will match the design and height of the light poles at Village Hall. The plans for actual development of the site would require approval from Plan Commission following approval of the rezone.

Utilities: The property is currently served by private sewage systems and wells. Public sewer and water would need to be extended to the site to accommodate the business use. The Village will need to determine if the existing residential structure is required to abandon the existing septic and private well and connect to the sewer and water system.

Traffic, Access, & Frontage: The property has approximately 1,520 ft. of frontage on CTH DR.

Public Services/Capital Investments: There will be no changes to public services other than emergency services will need to be provided on an as-needed basis. There are no requirements for capital investments as a result of the rezone request.

Environment: There are no wetland, floodplain, and primary environmental corridor resources on the property, except for possible wetland in the southwest corner of the property.

Adjacent properties: Although the adjacent uses are mostly agricultural, all surrounding properties are intended to be commercial, multi-family, or mixed use in the future. The barn and parking lot are closest to Village Hall.

Compliance with Comprehensive Plan: The proposed zoning complies with the Comprehensive Plan.

Rogers Behavioral Health, Inc.
3011 N. Cedar Ridge Road (SUMT0625998)
Conditional Use Amendment – 20-bed residential facility

6/19/2025 Plan Commission Meeting

Staff Report — Village of Summit, Wisconsin

Property Owner:	Rogers Behavioral Health, Inc.
Applicant:	Eric Wittnebel
Zoning:	IN Institutional, WC Wetland Conservancy, FO Floodplain Overlay, and EC Environmental Corridor Overlay
Land Use Plan:	Institutional, PEC and Wetland

Possible Motion:

Motion to approve the Conditional Use Amendment - Site Development Plans for a 20-bed residential facility and to renew the Conditional Use until January 31, 2031, subject to staff amending the Conditional Use Agreement to reflect the proposed changes, which are subject to Village Attorney review, and subject to the following Site Development conditions being met prior to commencing any construction. Any substantial modifications to the Conditional Use Agreement shall be brought back to Plan Commission for consideration:

1. *All comments of the Engineering Staff shall be complied with. If a revised Stormwater Maintenance Agreement is required, it shall be reviewed and approved by the Village and recorded with the Waukesha County Register of Deeds Office.*
2. *Written documentation shall be submitted to the Village that all WDNR permits have been issued.*
3. *A dumpster enclosure plan shall be submitted to Plan Commission for review and approval.*
4. *The landscape plan shall be reviewed and approved by the Engineering Department. All areas that will be disturbed as a result of razing the existing buildings shall be restored with vegetation and shown on the landscape plan.*
5. *A parking plan of the entire property shall be submitted that demonstrates that there is at least one parking space for each patient bed on the property.*
6. *The lighting plan shall be reviewed and approved by the Engineering Department to maximize a dark sky environment at night while maintaining safety on the property.*
7. *The Fire Department shall review the final plan set to ensure the fire department has adequate access and maneuverability.*
8. *The Delafield Hartland Pollution Control Commission shall review and approve the proposed improvements.*
9. *Any necessary professional reimbursement, sewer connection and impact fees shall be paid prior to the issuance of a Building Permit.*
10. *Prior to commencing any construction on the building, a Building Permit shall be issued by the Village Building Inspector.*

Summary:

Rogers operates a Community-Based Residential Facility on the subject property. There were

originally 12 buildings/structures on the site. There are currently 10 buildings. The applicant would like to remove Buildings 6, 7, 8, and 9 that are described in the existing Conditional Use Permit. Buildings 6, 7, and 8 are all small-scale community-based residential facilities with an aggregate total of 20 beds. Building 9 is a storage building. The applicant would like to construct a 7,734 sq. ft., 20-bed facility in the location of the existing buildings to accommodate OCD patients. Operations, treatment and management will be similar to the now operating facility on the site. The single-story structure with an exposed lower level will have living facilities on the first level with clinical treatment and programming on the lower level. It should be noted that the existing Conditional Use Permit restricts the development to a maximum of 15% impervious surface coverage. It appears the development meets this requirement. The development results in 29% less footprint and a 55% reduction in the front elevation compared to the three buildings that house 20 beds in three separate structures.

The new building will include 27 additional parking spaces and a patio and walkway. There will also be a new dumpster enclosure. A detailed rendering of the dumpster enclosure was not submitted. The existing Conditional Use Permit requires a minimum of one parking space for each patient bed on the property. The applicant will need to share a site plan that identifies all parking spaces on the property to ensure this condition is met.

The operational elements of the property will not change. The facility will be open 24 hours a day, 7 days a week. There are 20-24 employees between all three shifts.

Building Plans:
The elevation renderings, including building materials, are included in the meeting packet. The applicant met with Jim Siepmann and Paul Schmitter to discuss the architectural design of the new facility. It appears a majority of these comments have been addressed. Although, staff requested that the applicant consider modifying the color of the siding from white to a color that is more natural to the environment. The applicant has not submitted any revisions.

The applicant will bring a live material board to the meeting. A floor plan of the building is also included in the packet.

Engineering Review:
The Engineering Department is reviewing the stormwater management plans and civil plans. Comments are pending. The applicant will need to submit their improvement plans to Del-Hart to determine if the existing sewer connection is sufficient for the proposed use.

Landscaping:
Thirty-two native trees will need to be removed from the 533 trees surveyed from the project area. The applicant submitted a landscape plan that indicates the planting of 38 trees, 163 shrubs, 120 grasses, and 138 perennials. It is not clear how all of the disturbed areas will be disturbed.

Lighting: The applicant is proposing two-12’6” tall single-head pole lights in the new parking lot and four 4 ft. tall bollard lights along the sidewalks and near the dumpster enclosure. There are also several wall-mounted lights. Details on the lighting are included in the electronic packet.

Signage:

A signage plan is included in the packet and is consistent with the sign recently approved for the main campus development.

Rogers Behavioral Health, Inc.
34700 Valley Road (SUMT0622977002)
6/19/2025 Plan Commission Meeting

Staff Report — Village of Summit, Wisconsin

Property Owner:	Rogers Behavioral Health, Inc.
Applicant:	Cory Majszak
Zoning:	IN Institutional, WC Wetland Conservancy, FO Floodplain Overlay, and EC Environmental Corridor Overlay
Land Use Plan:	Institutional, PEC and Wetland

Possible Motion:

Motion to approve the Site Development Plan and Business Plan of Operation for an experiential therapy and aquatic center building, subject to the following conditions being met prior to the commencement of any construction activities:

1. *The Certified Survey Map combining several parcels shall be recorded prior to the commencement of any construction activities.*
2. *The emergency alarm system for the entire campus shall be updated to the satisfaction of the Village of Summit Police Department and Western Lakes Fire Department prior to the commencement of any construction activities.*
3. *All comments of the Engineering Staff shall be complied with. A revised Stormwater Maintenance Agreement shall be reviewed and approved by the Village and recorded with the Waukesha County Register of Deeds Office. Written documentation shall be submitted to the Village that all WDNR permits have been issued.*
4. *The applicant has agreed to pave the turnaround at the end of Hickory Lane. The plans for pavement shall be included in the final civil plans for the project.*
5. *The lighting plan shall be submitted to the Village's Engineering Staff for review and approval.*
6. *The landscape plan shall be submitted to the Village's Engineering Staff for review and approval.*
7. *An aquatic equipment storage plan, including quantity and type of equipment and location shall be submitted to staff for review and approval.*
8. *The Fire Department shall review the final plan set to ensure the fire department has adequate access and maneuverability.*
9. *The Delafield Hartland Pollution Control Commission shall review and approve the proposed improvements. Any necessary professional reimbursement, sewer connection and impact fees shall be paid prior to the issuance of a Building Permit.*
10. *Prior to commencing any construction on the building, a Building Permit shall be issued by the Village Building Inspector.*

Summary:

At last month's meeting, the applicant received approval to construct a 13,762 sq. ft. 24-bed Community Based Residential Facility (CBRF) to accommodate adult patients with eating disorders at the Rogers Behavioral Health main campus. The applicant is now proposing to

pursue the experiential therapy and aquatic center building that is shown on the Master Plan as Building #7. The new building would be constructed within the same footprint as the existing structure and would consist of a lower level and 1st floor, each containing 1,500 sq. ft. The facility will be used for experiential therapy and aquatic activities. The building would replace an existing single-family residence and carport. The construction will require grading activities to accommodate a lower-level walkout, patio, and retaining walls. Retaining walls are required to be located at least 75 ft. from the lake unless necessary to prevent erosion. The applicant has indicated that the lower-level walkout is necessary for emergency ingress/egress purposes. Therefore, the retaining walls would be needed to prevent erosion from the adjacent grade. The proposed aquatic activities and experiential therapy functions are currently located on the north bay and would relocate to the proposed location. There is no dumpster enclosure proposed.

The applicant met with the Fire Department on-site to discuss emergency access to the proposed facility. The existing road that leads to the existing facility from Valley Road is not wide enough to accommodate emergency vehicles. The site conditions prevent the paved road from exceeding 8 ft. in width. Therefore, the applicant is proposing a dead-end turnaround per Appendix D of the 2006 International Fire Code. The Fire Department has verbally approved the turnaround as presented. A plan that shows the turnaround is included in the packet.

The applicant has installed the necessary emergency alarm system requested by the fire department. The Fire Department is scheduled to inspect the premises on June 5th to ensure the system was installed properly before construction activities can commence.

Business Plan of Operation: The operational elements of the property will not change. The facility will be open 24 hours a day, 7 days a week.

Building Plans:
The elevation renderings, including building materials, are included in the meeting packet. A floor plan of the building is also included in the packet.

Engineering Review:
The Engineering Department is reviewing the stormwater management plans and civil plans. Comments are pending. A revised stormwater maintenance agreement will be required that incorporates the facilities for the entire site. The applicant has drafted an agreement that is being reviewed.

Landscaping:
There will be a mix of no mow seed mix and lawn planted around the building. The applicant is also proposing to plant a mix of trees (7), shrubs (15), grasses(10), and perennials (8) along the west side of the building. The applicant is removing six trees to accommodate the construction. The applicant is also proposing some Lannon outcroppings.

Lighting: The applicant is proposing to install a single 12 ft. tall light pole with a cut-off light fixture at the turnaround north of the building and two bollard style lights near the entrance to the building.

Signage: No signage is proposed as part of these improvements

VILLAGE OF SUMMIT

Village Hall,262.567.2757
Fax, 262.567.4115
Highway Dept.262.567.2422
Police Dept.262.567.1134
Building Inspector,262.490.4141

Summit Village Hall 37100 Delafield Rd • Summit, WI 53066

Date Filed: 5/23/2025

Consult Village of summit FEE Schedule for applicable fees: _____

Plan of Operations Review
Application Packet

Based on Chapter 235-56 of the Code of the Village of Summit

Please read and complete this application carefully. All applications must be signed and dated.

1. APPLICANT OR AGENT

_____

_____

_____

Phone # (____)_____

E Mail _____

2. PROPERTY OWNER

Rogers Behavioral Health

34700 Valley Road

Oconomowoc, WI 53066

Phone # (___)_____

E Mail _____

3. Expanded Business Operations X New Business Operation _____

Business Name	Rogers Behavioral Health
Business Owner	Same as above
Business Address	34700 Valley Road

4. Legal Description of Property (may appear on Tax Bill): _____

_____

5. Tax Key Number: SUMT 0622979002

6. Identify the type of use immediately adjacent to this property boundary

North Institutional	South Valley Rd.
East Lake Frontage	West Wetlands

7. What is the Property Zoning Classification? Institutional

8. List Dimensions and Level of ALL Buildings (coordinate with site plan information)

	Outside Dimensions	Number of Floors (levels)
Building "A":	46' x 47' (varied)	1 story w/ Exposed LL
Building "B":		
Building "C":		

Total Floor Area is 1500 square feet.

9. Identify the Proposed Use of EACH Building and remaining outdoor area.

Building "A": _____

Building "B": _____

Building "C": _____

Outdoor Uses: _____

10. How many employees will be working in this operation? _____

11. What hours of the day will the business operate? 24 Hrs-Same as Present

12. What days of the week will the business operate? 7 days/wk same as present

13. Locate each sign on the site plan and submit the drawings, which include area of each sign, colors, number of faces and overall height (if free-standing).

Number of Free-standing or Pole-mounted signs: None

Number of Wall-mounted signs: None

14. Please locate all proposed parking on the site plan.

Number of Parking Spaces on property? 0

Will the parking lot be paved? Yes ____ No NA

If not currently paved, when will the paving be completed? NA

15. Will there be any unusual odors, smoke or noise generated by the proposed use which do not exist on the site at the present time? Yes ____ No X If yes, please describe below.

_____

_____

16. Will a special license be required from the Village, County or State in order to operate this business? Yes ____ No x___ If yes, please describe below.

17. Has the State or County acted on your project to date, either with building plan reviews, site plan reviews, Conditional Use activities, or other design reviews? Yes ____ No x___ If yes, please describe below.

18. **SIGNATURES - <u>ALL APPLICATIONS</u> MUST BE SIGNED BY THE PROPERTY OWNER**

		Cary L Myk	5/23/2025
Applicant	date	Property Owner Rogers Behavioral Health	date

Use this space to further describe the proposal, or detail points from above.

This request is for the approval of a new Experiential Therapy building and Aquatic Center. Presently Rogers aquatic activities and experiential therapy functions are located on the north bay of Upper Nashotah Lake. A structure for this use was part of our 2020 Master Plan and approved. Conditional Use Permit and listed on the CUP Master Plan Legend as Numbers 7 and 24. An existing single-family home and carport presently occupies this location on the property. We propose to demolish the existing structure and construct a rustic cabin style building for the above stated use.

PLAN OF OPERATIONS REVIEW CHECKLIST

Based on Chapter 235-56 of the Code of the Village of Summit

This checklist provides a summary of requirements found in the Village of Summit Zoning Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations.

GENERAL INFORMATION

- ☐ Names and addresses of owner and developer
- ☐ Telephone, fax, email contact information
- ☐ Graphic scale and north arrow
- ☐ Location sketch
- ☐ Size of site (overall and net acreage)
- ☐ Existing zoning
- ☐ Adjacent zoning and land uses (on application)

CURRENT SITE INFORMATION

- ☐ Dimensions of site and lot lines, corner stakes
- ☐ Existing grades at two foot (2') intervals
- ☐ Drainage system and piping
  - -wooded areas, trees
  - -streams
  - -lakes, ponds (water elevation)
  - -wetland boundaries
- ☐ Floodplain elevation and boundaries
- ☐ Existing roads, pavement
- ☐ Existing structures
- ☐ Existing (known) easements
- ☐ Existing utilities (public and private)
- ☐ Benchmark locations and elevations
- ☐ Right-of-way boundary

LIGHTING PLANS

- ☐ Location and nature of existing fixtures
- ☐ Location of proposed fixtures
- ☐ Photometric report (to scale, on plan)
- ☐ Manufacturer's cut-sheet of all fixtures
- ☐ Number/Type of fixtures
- ☐ Output in wattage for each fixture

PROPOSED SITE INFORMATION

- ☐ Proposed grades at two foot (2') intervals
- ☐ Proposed utilities, public and private
- ☐ Proposed building location (dimensions)
- ☐ Setback required by code
- ☐ Proposed building elevation (finished grade)
- ☐ Location and size of proposed signage
- ☐ Proposed driveway entrances, with dimension to center of nearest intersection
- ☐ Proposed streets
- ☐ Proposed sidewalks
- ☐ Proposed parking areas
  - -striping and proposed elevations
  - -setbacks to property lines
- ☐ Stormwater management plan
  - -stormwater management design report
  - -general proposed drainage pattern
  - -swales with directional arrows for flow
  - -storm sewers and/or ponds
  - -proposed culverts (location and size)
- ☐ Lot coverage
  - -Total lot square foot
  - -Proposed building square foot
  - -Proposed pavement square foot

BUILDING PLANS

- ☐ Architectural rendering, all sides
- ☐ Detailed floor plan
- ☐ Type of construction
- ☐ Construction commencement and completion dates
- ☐ Fencing or buffering
- ☐ Landscaping and planting plans
- ☐ Fire Protection/Sprinkler plans

VILLAGE OF SUMMIT

Village Hall, 567-2757
Fax, 567-4115
Highway Dept., 567-2422
Police Dept., 567-1134
Building Inspector, 490-4141
www.summitvillage.org
Summit Village Hall • 37100 Delafield Road • Summit, WI 53066

PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Please read *and sign* the following Notice:

Pursuant to the Code of the Village of Summit Section 14-19, the Summit Village Board has made a determination that whenever the services of the Village Planner, Village Engineer, Village Attorney, or any other Village professional staff results in a charge to the Village for that professional's time and services, and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees (without regard to the outcome of the request). Also, pursuant to the Code of the Village of Summit Section 14-19, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved.

I/we, the undersigned, have been advised that, pursuant to the Village of Summit, if the Village Planner, Village Engineer, Village Attorney or any other Village professional provides services to the Village because of my/our activities, whether at my/our request or at the request of the Village, I/we shall be responsible for the fees incurred by the Village (even if my/our request is not approved). In addition, I/we have been advised that pursuant to the Village of Summit, certain other fees, costs, and charges are my/our responsibility, even if my/our request is not approved.

The undersigned will receive the first billing once charges are incurred and monthly thereafter so the undersigned remains up to date regarding any current charges.

PLEASE PRINT LEGIBLY

Information for the Owner and/or Party responsible for the Invoices:

Rogers Behavioral Health
Name

Phone Number

34700 Valley Road
Mailing Address

Oconomowoc, WI 53066

e-mail address

Information for the Property that is the subject of the Request:

Same as above
Owner's Name

Same as above
Property Address

e-mail address

Tax Key Number of the Property that is the subject of the Request: SUMT 0622979002

Signature of the Property Owner(s) and/or Applicant(s) and Current Date:

Rogers Behavioral Health
Owner or Applicant

5/23/2025
Date

Owner or Applicant

Date

10/2018

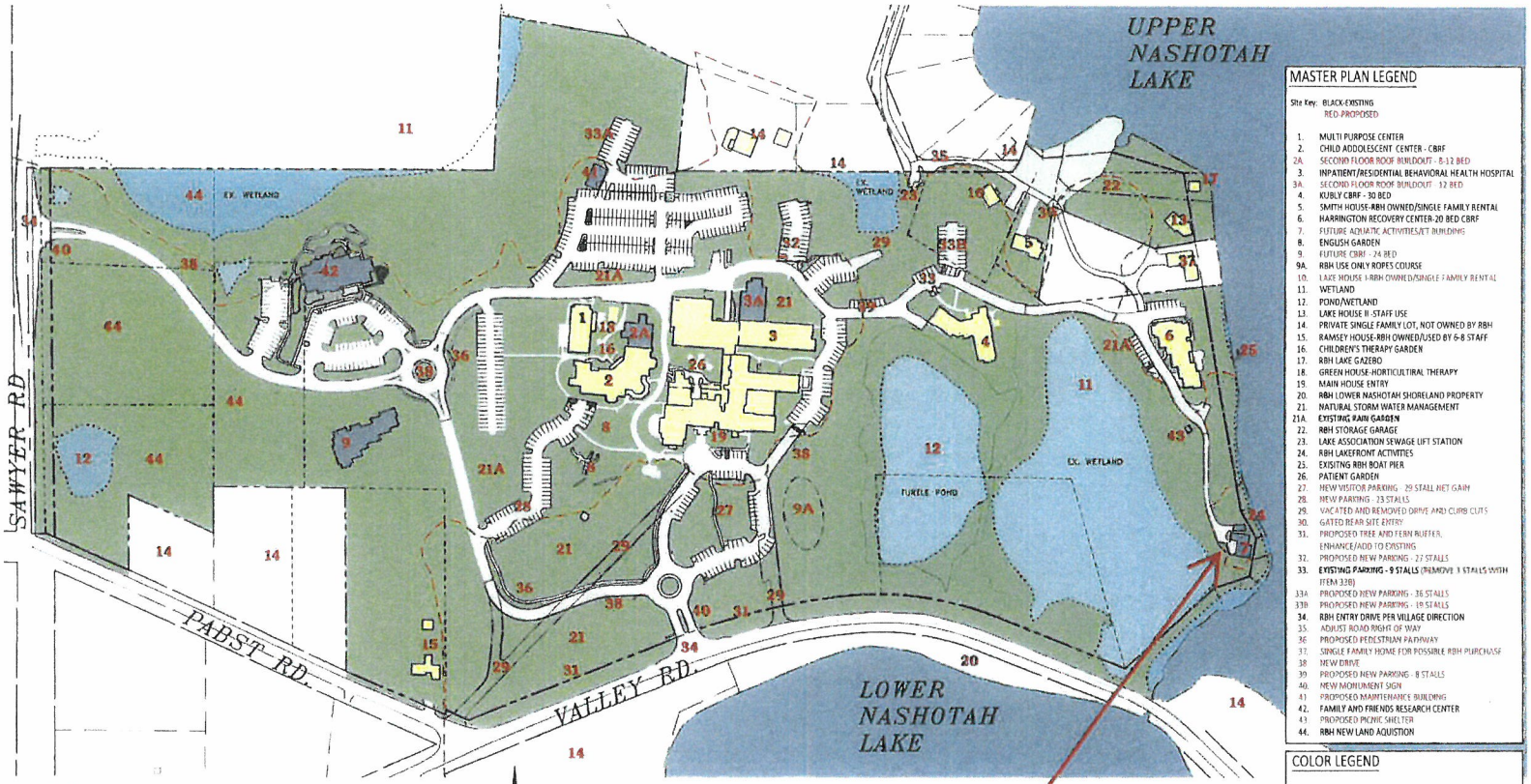
Village Official that accepted the form: _____ Date _____

Narrative and Use

This request is for the approval of a new Experiential Therapy building and Aquatic Center. Presently, Rogers aquatic activities and experiential therapy functions are located on the north bay of Upper Nashotah Lake. A structure for this use was a part of our 2020 Master Plan and approved Conditional Use Permit and listed on the CUP Master Plan Legend as Numbers 7 and 24. An existing single-family home and carport presently occupies this location on the property. We propose to demolish the existing structures and construct a rustic cabin style building for the above stated use

LEGAL DESRIPTION

LOT 2 CSM #10589 VOL 101/265 REC AS DOC #3596988 PT NW1/4 & SW1/4 SEC 12 T7N R17E :: ALSO PT SW1/4 NW1/4 SEC 12; COM W1/4 COR SAID SEC 12; S65°20'E 424.57 FT ALG CTRLI OF PABST RD; N 293.96 FT THE BGN; E 201.82 FT; N 497.00 FT ALG WLY LI OF CSM #10589; W 201.77 FT ALG A LI OF CSM #10589; S 497.00 FT TO BGN :: DOC #2112465 & DOC #4380050



FUTURE MASTER PLAN

Rogers Behavioral Health
Village of Summit, WI

ROGERS Behavioral Health

TRIO

0 50 100 200

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

DATE: 09/07/2021

PLAT OF SURVEY

LEGAL DESCRIPTION:

Parcel 1 of Certified Survey Map Number 10589, located in the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Southeast 1/4 all in Section 12, Town 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin.

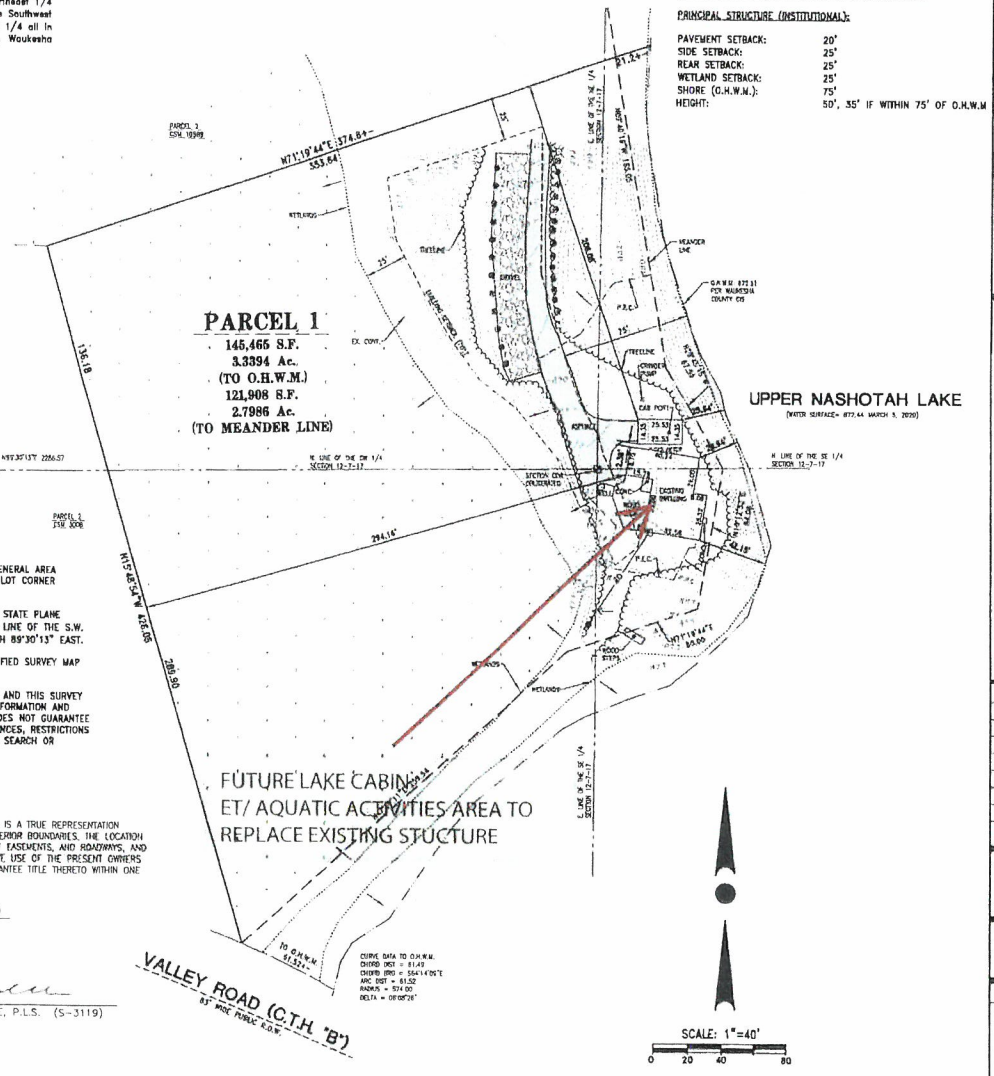
LEGEND:

- WOOD POST
- LIGHT POLE
- UTILITY POLE
- ELECTRIC METER
- —OW—OH— OVERHEAD WIRE

SETBACKS PER VILLAGE OF SUMMIT ZONING ORDINACE:

PRINCIPAL STRUCTURE (INSTITUTIONAL):

PAVEMENT SETBACK:	20'
SIDE SETBACK:	25'
REAR SETBACK:	25'
WETLAND SETBACK:	25'
SHORE (O.H.W.M.):	75'
HEIGHT:	50', 35' IF WITHIN 75' OF O.H.W.M



NOTES:

- AGREED UPON BY OWNER AND SURVEYOR TO ONLY FIELD SURVEY GENERAL AREA AROUND LAKE HOUSE 5 TO DETERMINE POTENTIAL BUILDABLE AREA. LOT CORNER MONUMENTATION IS ALSO WAIVED.
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE S.W. 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, BEARS NORTH 89°30'13" EAST.
- WETLAND AND P.E.C. LINES SHOWN HEREON WAS TAKEN FROM CERTIFIED SURVEY MAP NUMBER 10589.
- AS OF THE DATE OF THIS SURVEY; NO TITLE POLICY WAS PROVIDED AND THIS SURVEY WAS DRAFTED BASED UPON CURRENT DEEDS AND ITS RESPECTIVE INFORMATION AND HAS BEEN FIELD VERIFIED AND THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN
WAUKESHA COUNTY

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP HEREON IS A TRUE REPRESENTATION THEREOF, AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, AND ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.
FIELD WORK WAS COMPLETED ON MARCH 6, 2020

DATED THIS 8th DAY OF APRIL 20 20

WISCONSIN TED R. INDERMUEHLE S-3119 BROOKFIELD WI LAND SURVEYOR

TED R. INDERMUEHLE, P.L.S. (S-3119)

WISCONSIN TED R. INDERMUEHLE S-3119 BROOKFIELD WI LAND SURVEYOR

TRIO ENGINEERING, LLC — LAND SURVEYING — CIVIL ENGINEERING
4100 N. CALHOUN RD. SUITE 200
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: tindermuehle@trioeng.com

PROJECT:
LAKE HOUSE 5
VILLAGE OF SUMMIT, WISCONSIN

PREPARED FOR:
ROGER'S MEMORIAL HOSPITAL INC.
34700 VALLEY ROAD
OCONOMOWOC, WI 53066

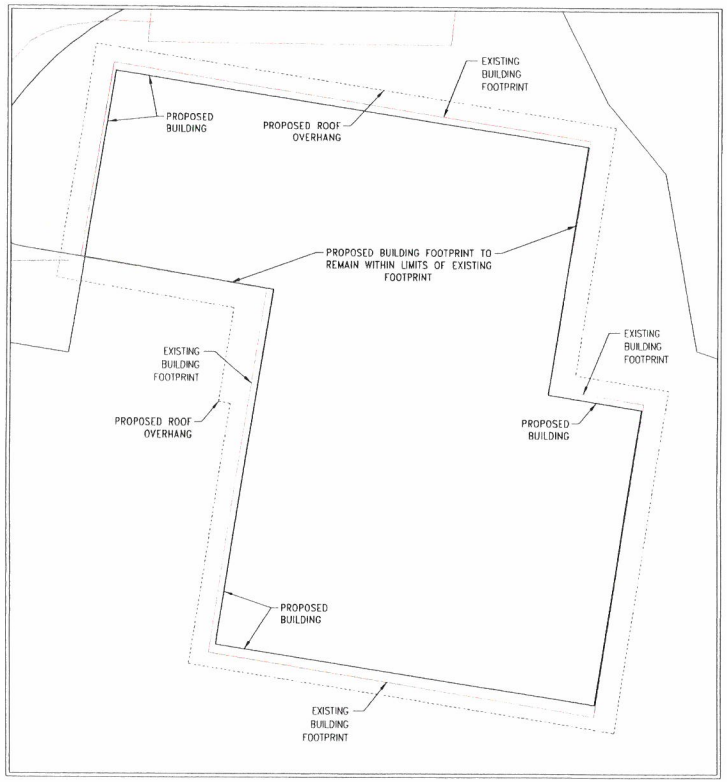
REVISION HISTORY

DATE	DESCRIPTION

DATE:
APRIL 8, 2020

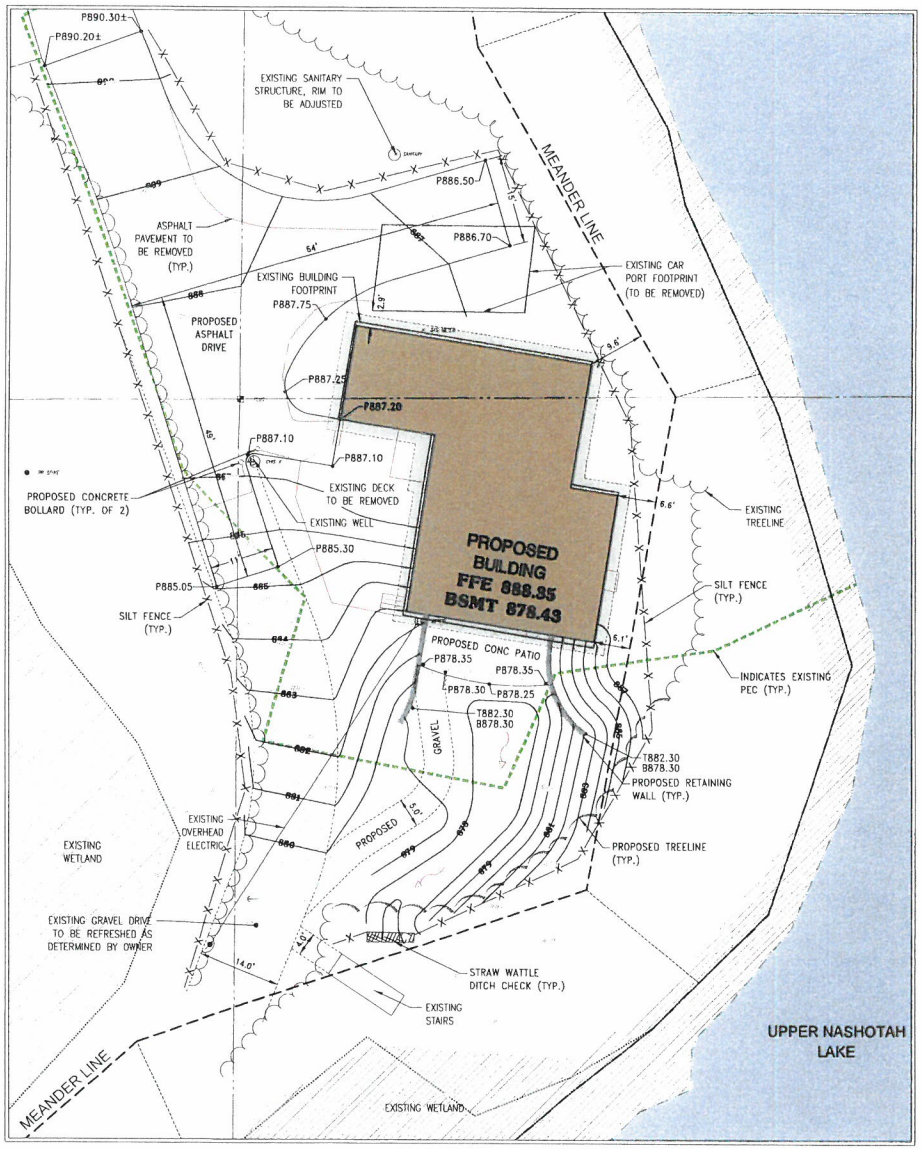
JOB NUMBER:
07-005-781-01

SHEET
1 OF 1



BUILDING PLACEMENT DETAILED VIEW

1"=5' (22"x34")
1"=10' (11"x17")



PLAN VIEW

1"=10' (22"x34")
1"=20' (11"x17")

LEGEND:

	– EXISTING CONTOUR
904	– PROPOSED CONTOUR
	– PROPOSED FLOW ARROW
XXX.XX	– PROPOSED SPOT ELEVATION
FFE 888.35	– PROPOSED FIRST FLOOR ELEVATION
BSMT 878.43	– PROPOSED BASEMENT ELEVATION
	– PROPOSED DITCH CHECK
X	– PROPOSED SILT FENCE

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

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

SCALE: 1" = 10' (22"X34")
SCALE: 1" = 20' (11"X17")

TRIO
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 796-1480
Fax: (262) 796-1481

PROJECT:
LAKE HOUSE 5
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION
04/15/25	PRELIMINARY DESIGN
05/05/25	ADDL OF TURN AROUND
05/23/25	TEE TURN AROUND REV.
06/03/25	BOLLARD REV.

DATE:
JUNE 3, 2025

JOB NUMBER:
781-07005-15

DESCRIPTION:
PROPOSED DEVELOPMENT PLAN

SHEET
1 OF 1

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
ORNAMENTAL TREES						
ALS	1	Allegheny Serviceberry	Amelanchier laevis	7' Ht.	B&B	As Shown
DECIDUOUS TREES						
RO	1	Red Oak	Quercus rubra	2" Cal.	B&B	As Shown
EVERGREEN TREES						
ERC	4	Eastern Red Cedar	Juniperus virginiana	7' Ht.	B&B	As Shown
MBJ	1	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	5' Ht.	B&B	As Shown
DECIDUOUS SHRUBS						
DBH	6	Dwarf Bush Honeysuckle	Diervilla lonicera	18" Ht.	Cont.	As Shown
LQH	4	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMHPFL'	30" Ht.	Cont.	As Shown
LBC	5	Low Scape Mound® Black Chokeberry	Aronia melanocarpa 'UCONNAM165'	15" Ht.	Cont.	As Shown
ORNAMENTAL GRASSES						
KFG	7	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.	Cont.	24" o.c.
PDG	3	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Cont.	24" o.c.
PERENNIALS						
HC	8	Caramel Coral Bells	Heuchera x 'Caramel'	1 Gal.	Cont.	18" o.c.

GENERAL NOTES

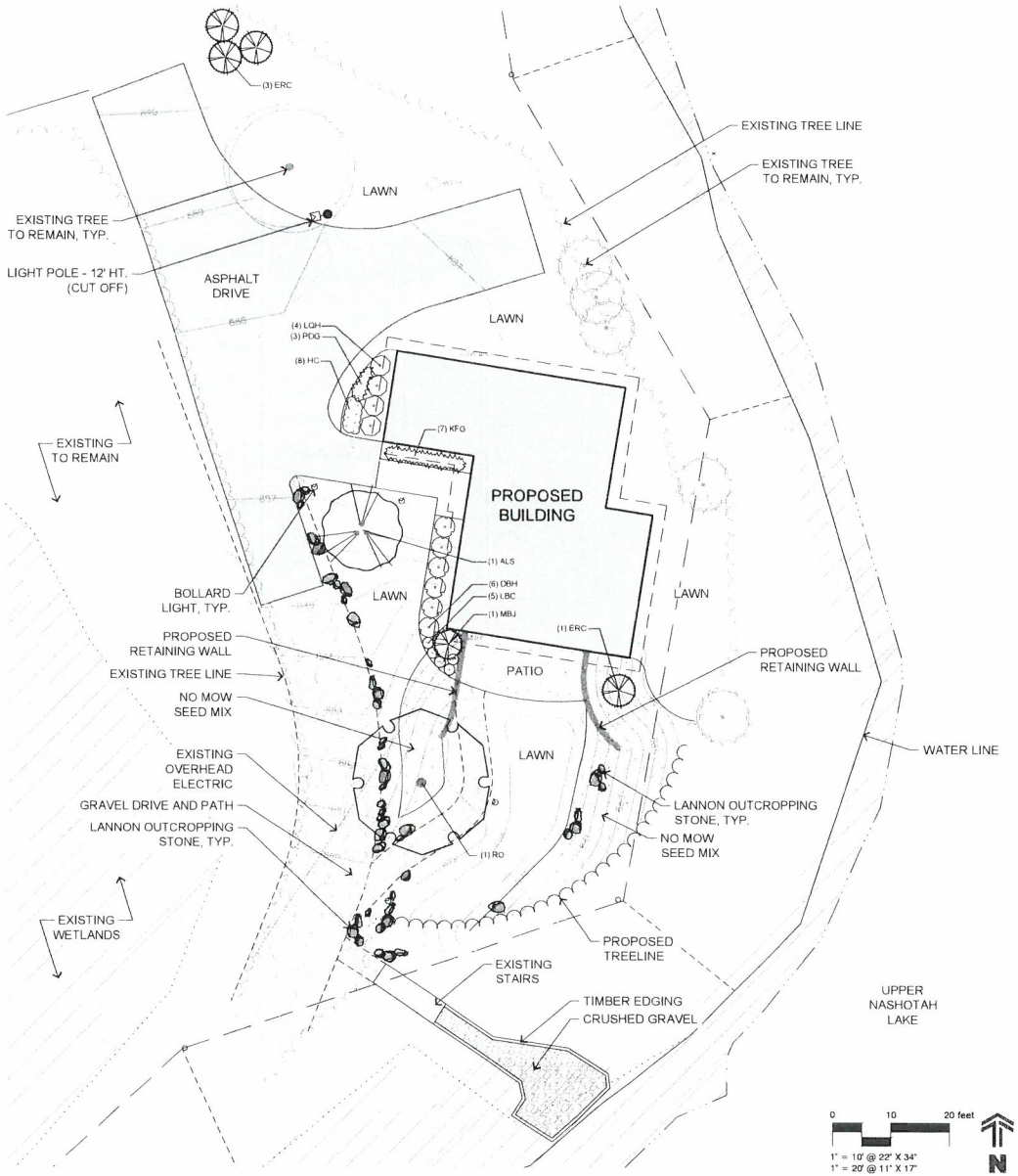
- Lawn areas to be seeded with premium, commercial grade seed mix.
- Plant beds to receive a 2-3" deep layer of shredded hardwood mulch.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

LIGHT POLE

LIGHT BOLLARD

DIGGER'S HOTLINE 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



HARWOOD
LANDSCAPE ARCHITECT

TRIO
DESIGN & LAND SURVEYING
CIVIL ENGINEERING
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
LAKE HOUSE 5
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION
05-06-25	Village Comments

DATE:
MAY 27, 2025

JOB NUMBER:
25-1100.00

DESCRIPTION:
LANDSCAPE PLAN

SHEET
L1.00

TREE IMPACT SUMMARY

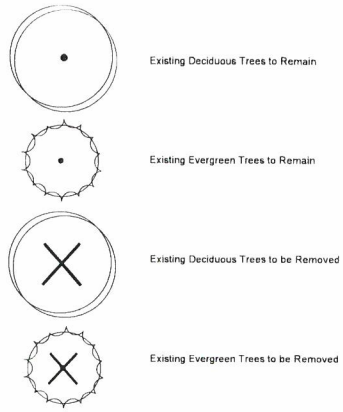
Total Trees Surveyed: 12
Trees to be Removed: 6

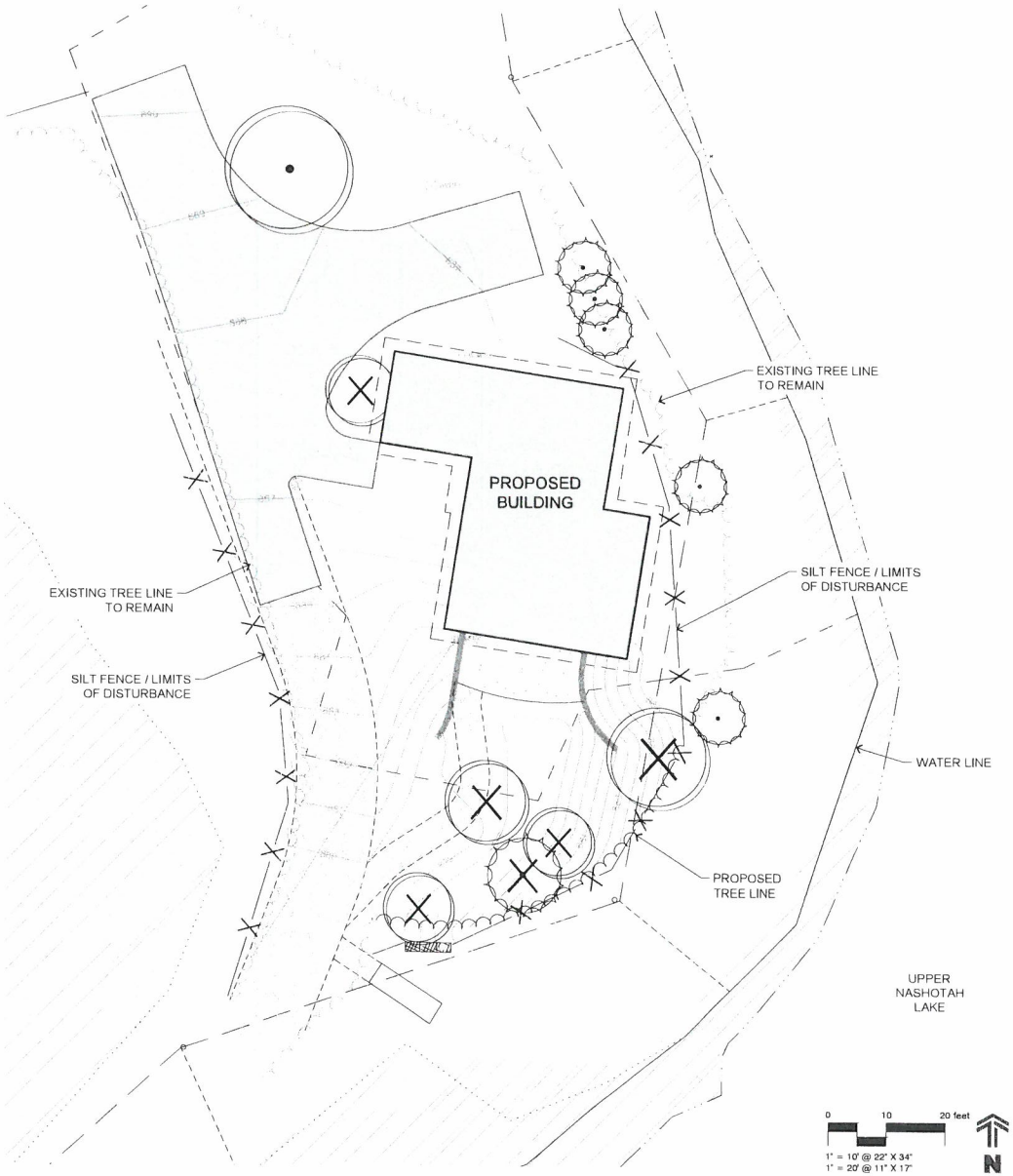
Note: Trees included in survey were located within the limits of disturbance and 6' beyond the disturbance line.

Tree Inventory:

Symbol	Species	DBH	Condition	Remove
A	White Oak	25"	Fair	X
B	Northern White Cedar	15"	Good	
C	Northern White Cedar	10"	Good	
D	Northern White Cedar	8"	Good	
E	Northern White Cedar	8"	Good	
F	White Oak	24"	Good	
G	Malus Sp.	6" Twin	Good	X
H	Red Oak	8"	Fair	X
I	Red Oak	12"	Fair	X
J	Norway Spruce	5"	Fair	X
K	American Basswood	14" Multi	Fair	X
L	Eastern Red Cedar	6"	Good	

TREE SURVEY LEGEND





DIGGER'S HOTLINE
1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

HARWOOD
LANDSCAPE ARCHITECT

TRIO
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
LAKE HOUSE 5
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION

DATE:
JUNE 6, 2025

JOB NUMBER:
25-1100.00

DESCRIPTION:
TREE SURVEY

SHEET
L1.01

NORTH

SCALE ½"

DRAWINGS WILL ONLY BE TO SCALE IF PRINTED ON 24"X36" PAPER

THESE DRAWINGS ARE AUTHORED TO GIVE THE CLIENT APPROXIMATE DIMENSIONS. CABINTEK LLC/WOODY OR ITS AFFILIATED COMPANIES ARE NOT RESPONSIBLE FOR DIMENSION OR MATERIAL PLAN DEVIATIONS THAT MAY OCCUR IN THE BUILDING OR SUPPLY PROCESS. THESE DRAWINGS ARE INTENDED FOR CONSTRUCTION OF THE WOODY LOG KIT. THE CLIENT IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, OR ENGINEERING REQUIRED. WE DO NOT WARRANT FOR ENGINEERING ANALYSIS WHICH MAY BE REQUIRED S

The WOODY

A Cabintek Concept

CABINTEK LLC AND AFFILIATED COMPANIES CLAIMS OWNERSHIP OF THESE DOCUMENTS, ALL RIGHTS RESERVED. THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF CABINTEK LLC, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF CABINTEK LLC. This document is copyrighted

CONTACT:www.cabintek.com or www.thewoodylogcabin.com : 920-390-4999

TITLE: NORTH ELEVATION © | DATE 2-10-25 | SHEET NO.

DRAWN BY: SUGGESTED DESING BY CABINTEK LLC. | REV 5-21-25

CLIENT: ROGERS BEHAVIORAL HEALTH | A200-N

WEST

SCALE ¼"

DRAWINGS WILL ONLY BE TO SCALE IF PRINTED ON 24"X36" PAPER

THESE DRAWINGS ARE AUTHORED TO GIVE THE CLIENT APPROXIMATE DIMENSIONS. CABINTEK LLC/WOODY OR ITS AFFILIATED COMPANIES ARE NOT RESPONSIBLE FOR DIMENSION OR MATERIAL PLAN DEVIATIONS THAT MAY OCCUR IN THE BUILDING OR SUPPLY PROCESS. THESE DRAWINGS ARE INTENDED FOR CONSTRUCTION OF THE WOODY LOG KIT. THE CLIENT IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, OR ENGINEERING REQUIRED. WE DO NOT WARRANT FOR ENGINEERING ANALYSIS WHICH MAY BE REQUIRED S

The
WOODY
A Cabintek Concept

CABINTEK LLC AND AFFILIATED COMPANIES CLAIMS OWNERSHIP OF THESE DOCUMENTS, ALL RIGHTS RESERVED. THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF CABINTEK LLC, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF CABINTEK LLC. This document is copyrighted

CONTACT:www.cabintek.com or www.thewoodylogcabin.com : 920-390-4999

TITLE: WEST ELEVATION © | DATE 2-10-25 | SHEET NO.

DRAWN BY: SUGGESTED DESING BY CABINTEK LLC. | REV 5-21-25

CLIENT: ROGERS BEHAVIORAL HEALTH | A 200

EAST

48' OUTSIDE OF LOGS TO OUTSIDE OF LOGS

SCALE $\frac{1}{2}$"

DRAWINGS WILL ONLY BE TO SCALE IF PRINTED ON 24"X36" PAPER

THESE DRAWINGS ARE AUTHORED TO GIVE THE CLIENT APPROXIMATE DIMENSIONS. CABINTEK LLC/WOODY OR ITS AFFILIATED COMPANIES ARE NOT RESPONSIBLE FOR DIMENSION OR MATERIAL PLAN DEVIATIONS THAT MAY OCCUR IN THE BUILDING OR SUPPLY PROCESS. THESE DRAWINGS ARE INTENDED FOR CONSTRUCTION OF THE WOODY LOG KIT. THE CLIENT IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, OR ENGINEERING REQUIRED. WE DO NOT WARRANT FOR ENGINEERING ANALYSIS WHICH MAY BE REQUIRED S

The WOODY

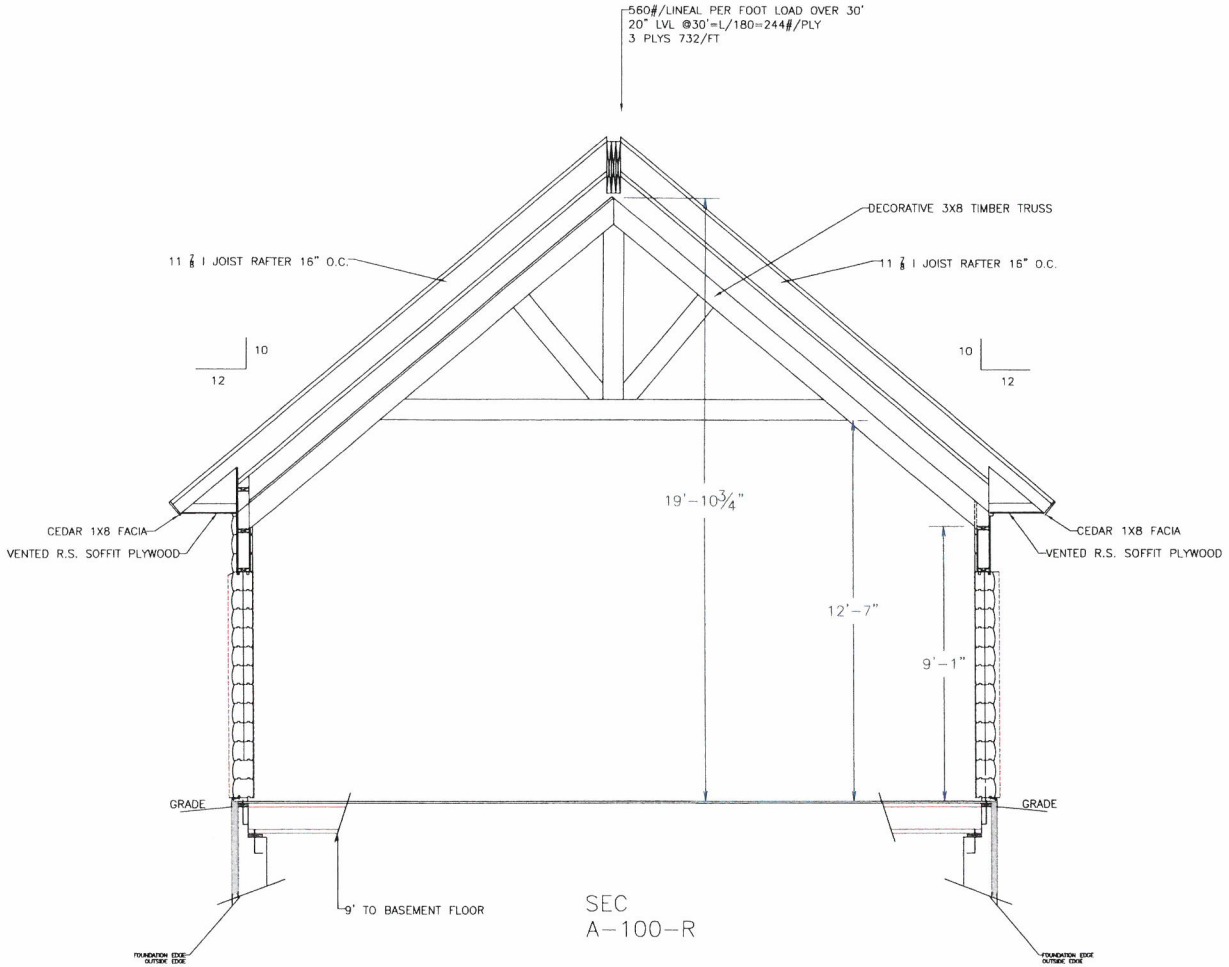
A Cabintek Concept

CABINTEK LLC AND AFFILIATED COMPANIES CLAIMS OWNERSHIP OF THESE DOCUMENTS, ALL RIGHTS RESERVED. THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF CABINTEK LLC, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF CABINTEK LLC. This document is copyrighted

CONTACT:www.cabintek.com or www.thewoodylogcabin.com : 920-390-4999		
TITLE: EAST ELEVATION ©	DATE 2-10-25	SHEET NO.
DRAWN BY: SUGGESTED DESING BY CABINTEK LLC.	REV 5-21-25	
CLIENT: ROGERS BEHAVIORAL HEALTH		A 200E

SOUTH

SOUTH ELEVATION REV 6-4-25	A 300S
CLIENT: ROGERS BEHAVIORAL HEALTH	



SEC
A-100-R

WEST GREAT ROOM

SCALE 1/2"

DRAWINGS WILL ONLY BE TO SCALE IF PRINTED ON 24"X36" PAPER

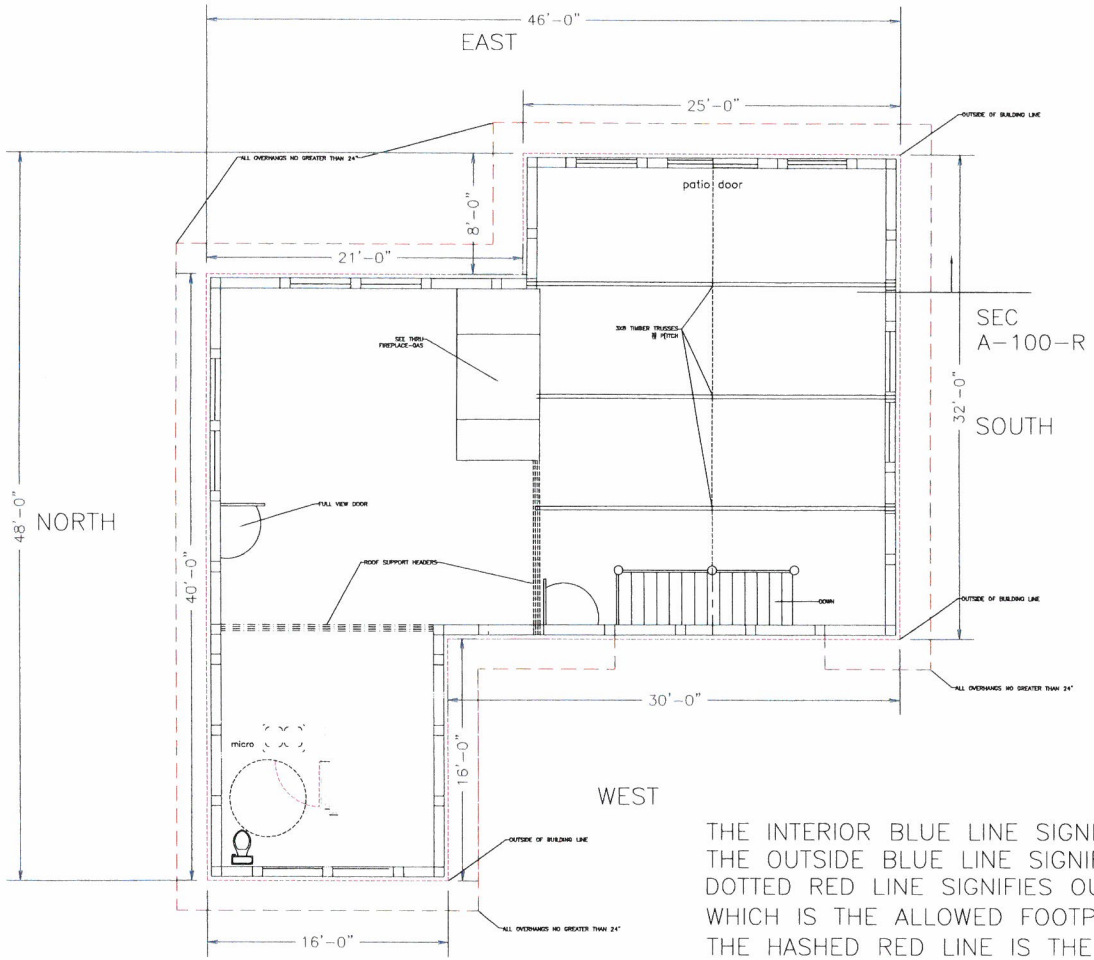
THESE DRAWINGS ARE AUTHORED TO GIVE THE CLIENT APPROXIMATE DIMENSIONS. CABINTEK LLC/WOODY OR ITS AFFILIATED COMPANIES ARE NOT RESPONSIBLE FOR DIMENSION OR MATERIAL PLAN DEVIATIONS THAT MAY OCCUR IN THE BUILDING OR SUPPLY PROCESS. THESE DRAWINGS ARE INTENDED FOR CONSTRUCTION OF THE WOODY LOG KIT. THE CLIENT IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, OR ENGINEERING REQUIRED. WE DO NOT WARRANT FOR ENGINEERING ANALYSIS WHICH MAY BE REQUIRED S

The
WOODY
A Cabintek Concept

CABINTEK LLC AND AFFILIATED COMPANIES CLAIMS OWNERSHIP OF THESE DOCUMENTS, ALL RIGHTS RESERVED. THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF CABINTEK LLC, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF CABINTEK LLC. This document is copyrighted

CONTACT:www.cabintek.com or www.thewoodylogcabin.com : 920-390-4999		
TITLE: WEST SECTION ©	DATE 2-10-25	SHEET NO.
DRAWN BY: SUGGESTED DESING BY CABINTEK LLC.	REV 5-21-25	
CLIENT: ROGERS BEHAVIORAL HEALTH		A 100R

ROGERS BEHAVIORAL HEALTH
INC
34700 VALLEY RD.
OCONOMOWOC WI 53066
CONTACT CABINTEK FOR SITE
ENTRANCE DIRECTIONS



THE INTERIOR BLUE LINE SIGNIFIES THE INSIDE WALL OF THE BUILDING
THE OUTSIDE BLUE LINE SIGNIFIES THE OUTSIDE OF THE LOG WALL.
DOTTED RED LINE SIGNIFIES OUTSIDE DIMENSION OF LOG SIDING
WHICH IS THE ALLOWED FOOTPRINT OF THE BUILDING (SEE DIMENSIONS)
THE HASHED RED LINE IS THE 24" ALLOWABLE OVERHANG

DRAWINGS WILL ONLY BE TO SCALE IF PRINTED ON 24"X36" PAPER

THESE DRAWINGS ARE AUTHORED TO GIVE THE CLIENT APPROXIMATE DIMENSIONS. CABINTEK LLC/WOODY OR ITS AFFILIATED COMPANIES ARE NOT RESPONSIBLE FOR DIMENSION OR MATERIAL PLAN DEVIATIONS THAT MAY OCCUR IN THE BUILDING OR SUPPLY PROCESS. THESE DRAWINGS ARE INTENDED FOR CONSTRUCTION OF THE WOODY LOG KIT. THE CLIENT IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, OR ENGINEERING REQUIRED. WE DO NOT WARRANT FOR ENGINEERING ANALYSIS WHICH MAY BE REQUIRED S

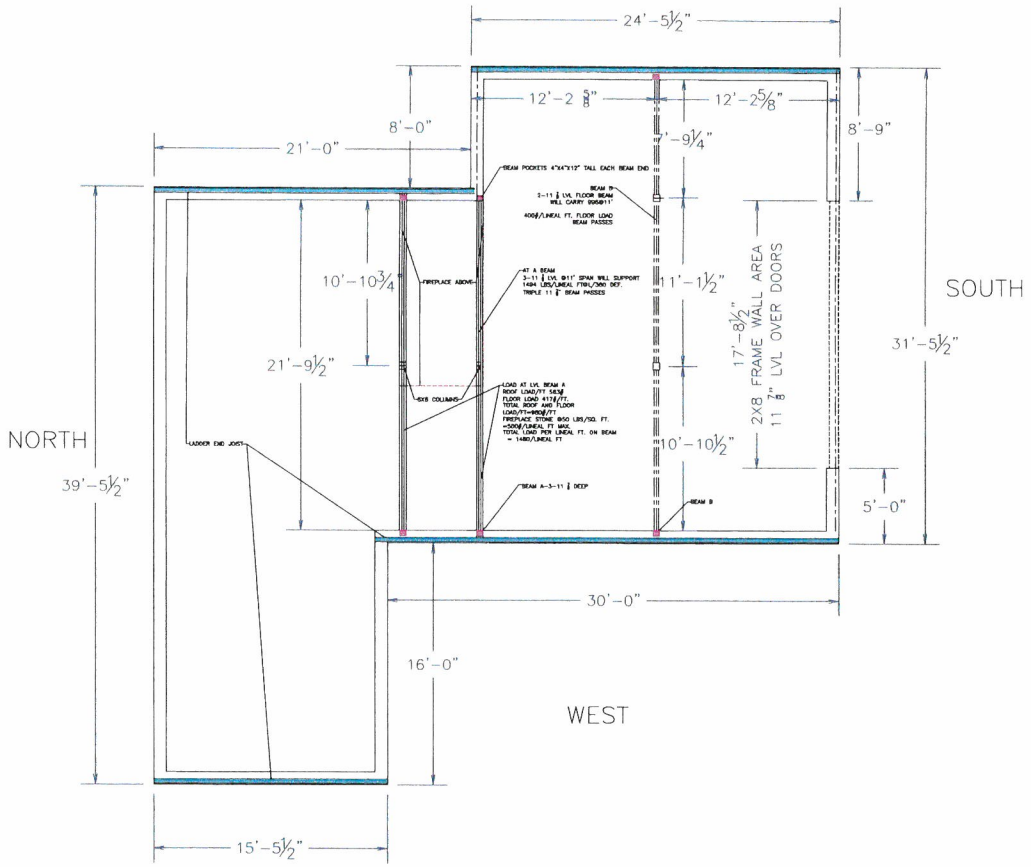
The
WOODY
A Cabintek Concept

CABINTEK LLC AND AFFILIATED COMPANIES CLAIMS OWNERSHIP OF THESE DOCUMENTS, ALL RIGHTS RESERVED. THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF CABINTEK LLC, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF CABINTEK LLC. This document is copyrighted

CONTACT:www.cabintek.com or www.thewoodylogcabin.com : 920-390-4999		
TITLE: FLOOR PLAN ©	DATE 2-10-25	SHEET NO.
DRAWN BY: SUGGESTED DESING BY CABINTEK LLC.	REV 5-21-25	
CLIENT: ROGERS BEHAVIORAL HEALTH		A 100

FLOOR FRAMING
BASEMENT BEAMS AND DESIGN

ROGERS BEHAVIORAL HEALTH
INC
34700 VALLEY RD.
OCONOMOWOC WI 53066
CONTACT CABINTEK FOR SITE
ENTRANCE DIRECTIONS



SCALE ¼"

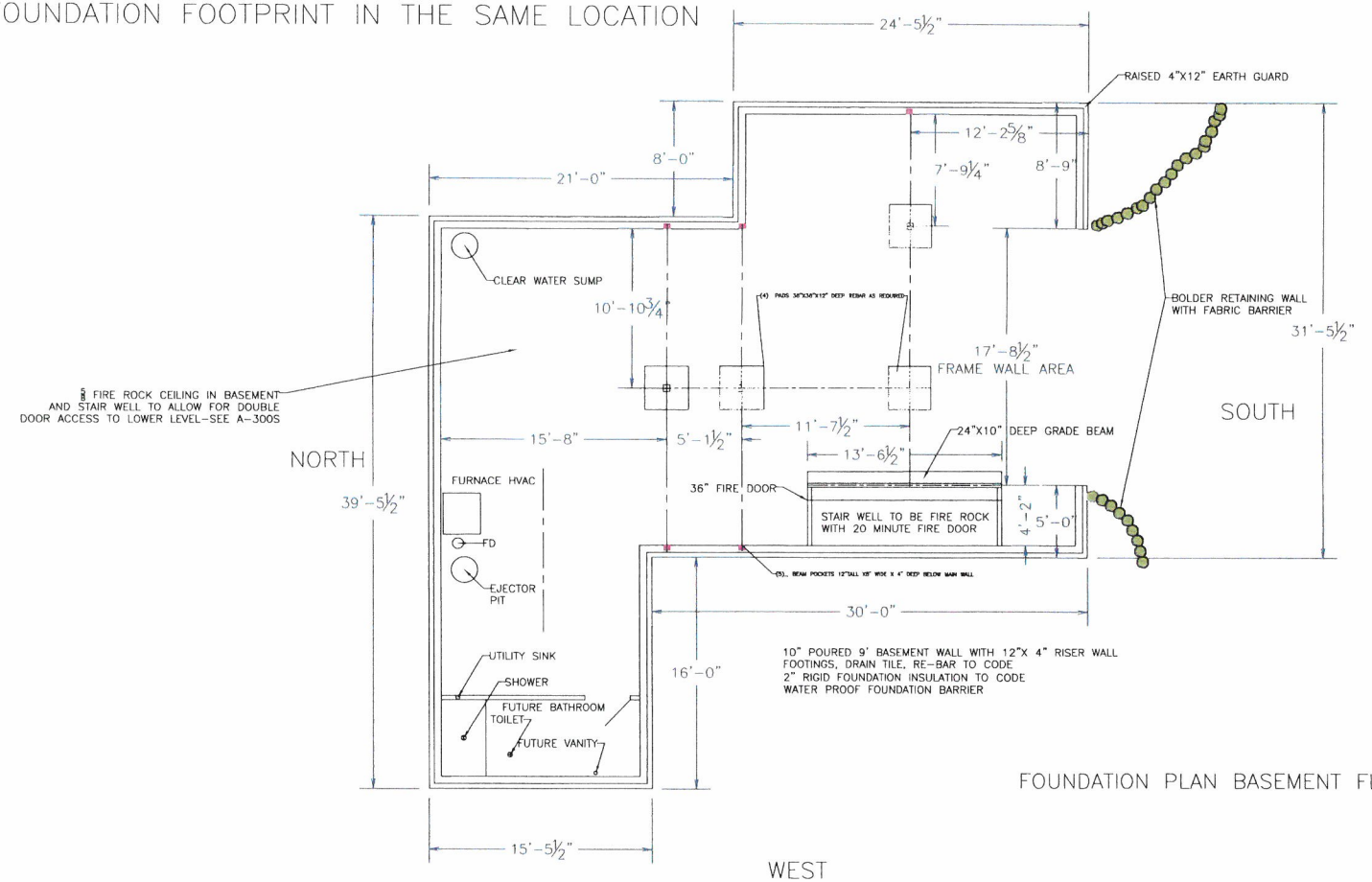
DRAWINGS WILL ONLY BE TO SCALE IF PRINTED ON 24"X36" PAPER

THESE DRAWINGS ARE AUTHORED TO GIVE THE CLIENT APPROXIMATE DIMENSIONS. CABINTEK LLC/WOODY OR ITS AFFILIATED COMPANIES ARE NOT RESPONSIBLE FOR DIMENSION OR MATERIAL PLAN DEVIATIONS THAT MAY OCCUR IN THE BUILDING OR SUPPLY PROCESS. THESE DRAWINGS ARE INTENDED FOR CONSTRUCTION OF THE WOODY LOG KIT. THE CLIENT IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, OR ENGINEERING REQUIRED. WE DO NOT WARRANT FOR ENGINEERING ANALYSIS WHICH MAY BE REQUIRED S	The WOODY A Cabintek Concept	CABINTEK LLC AND AFFILIATED COMPANIES CLAIMS OWNERSHIP OF THESE DOCUMENTS, ALL RIGHTS RESERVED. THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF CABINTEK LLC, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF CABINTEK LLC. This document is copyrighted	CONTACT:www.cabintek.com or www.thewoodylogcabin.com : 920-390-4999 TITLE: FLOOR BEAM LAYOUT © DATE 2-10-25 SHEET NO. DRAWN BY: SUGGESTED DESING BY CABINTEK LLC. REV 5-21-25 CLIENT: ROGERS BEHAVIORAL HEALTH A 500-B

THIS NEW FOUNDATION FOOTPRINT IS IDENTICAL OR SLIGHTLY SMALLER THAN THE EXISTING FOUNDATION FOOTPRINT IN THE SAME LOCATION

EAST

ROGERS BEHAVIORAL HEALTH
INC
34700 VALLEY RD.
OCONOMOWOC WI 53066
CONTACT CABINTEK FOR SITE
ENTRANCE DIRECTIONS



SCALE ¼"

FOUNDATION PLAN BASEMENT FLOOR FRAMING/PLUMBING LAYOUT

DRAWINGS WILL ONLY BE TO SCALE IF PRINTED ON 24"X36" PAPER

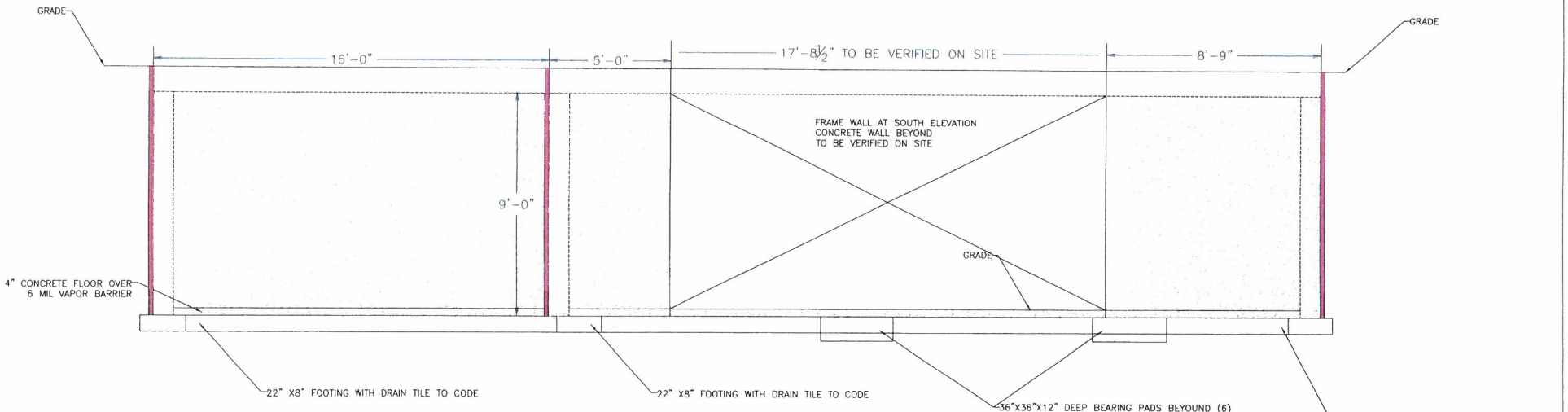
THESE DRAWINGS ARE AUTHORED TO GIVE THE CLIENT APPROXIMATE DIMENSIONS. CABINTEK LLC/WOODY OR ITS AFFILIATED COMPANIES ARE NOT RESPONSIBLE FOR DIMENSION OR MATERIAL PLAN DEVIATIONS THAT MAY OCCUR IN THE BUILDING OR SUPPLY PROCESS. THESE DRAWINGS ARE INTENDED FOR CONSTRUCTION OF THE WOODY LOG KIT. THE CLIENT IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, OR ENGINEERING REQUIRED. WE DO NOT WARRANT FOR ENGINEERING ANALYSIS WHICH MAY BE REQUIRED S

The WOODY
A Cabintek Concept

CABINTEK LLC AND AFFILIATED COMPANIES CLAIMS OWNERSHIP OF THESE DOCUMENTS, ALL RIGHTS RESERVED. THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF CABINTEK LLC, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF CABINTEK LLC. This document is copyrighted.

CONTACT:www.cabintek.com or www.thewoodylogcabin.com : 920-390-4999		
TITLE: FOUNDATION PLAN ©	DATE 2-10-25	SHEET NO.
DRAWN BY: SUGGESTED DESING BY CABINTEK LLC.	REV 6-4-25	
CLIENT: ROGERS BEHAVIORAL HEALTH		A 500-F

ROGERS BEHAVIORAL HEALTH
INC
34700 VALLEY RD.
OCONOMOWOC WI 53066
CONTACT CABINTEK FOR SITE
ENTRANCE DIRECTIONS



SOUTH ELEVATION

ALL POURED WALLS AND FOOTING TO HAVE RE-BAR AS REQUIREED DRAIN TILE AS PER CODE

SCALE ½"

DRAWINGS WILL ONLY BE TO SCALE IF PRINTED ON 24"X36" PAPER

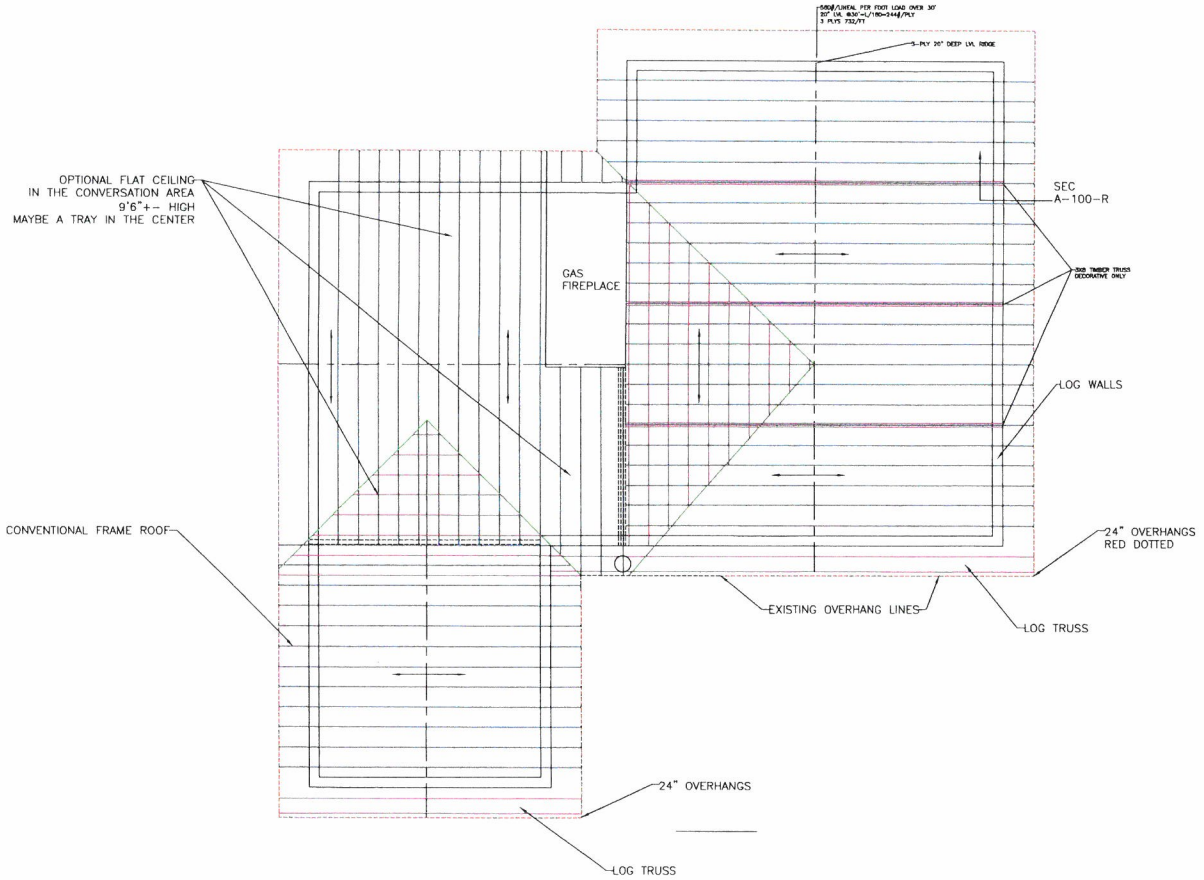
THESE DRAWINGS ARE AUTHORED TO GIVE THE CLIENT APPROXIMATE DIMENSIONS. CABINTEK LLC/WOODY OR ITS AFFILIATED COMPANIES ARE NOT RESPONSIBLE FOR DIMENSION OR MATERIAL PLAN DEVIATIONS THAT MAY OCCUR IN THE BUILDING OR SUPPLY PROCESS. THESE DRAWINGS ARE INTENDED FOR CONSTRUCTION OF THE WOODY LOG KIT. THE CLIENT IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, OR ENGINEERING REQUIRED. WE DO NOT WARRANT FOR ENGINEERING ANALYSIS WHICH MAY BE REQUIRED S

The
WOODY
A Cabintek Concept

CABINTEK LLC AND AFFILIATED COMPANIES CLAIMS OWNERSHIP OF THESE DOCUMENTS, ALL RIGHTS RESERVED. THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF CABINTEK LLC, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF CABINTEK LLC. This document is copyrighted

CONTACT:www.cabintek.com or www.thewoodylogcabin.com : 920-390-4999		
TITLE: FOUNDATION SECTION ©	DATE 2-10-25	SHEET NO.
DRAWN BY: SUGGESTED DESING BY CABINTEK LLC.	REV 5-21-25	
CLIENT: ROGERS BEHAVIORAL HEALTH		A 500 FS

THIS NEW ROOF OVERHANG FOOTPRINT IS IDENTICAL
OR SLIGHTLY SMALLER THAN THE EXISTING



DRAWINGS WILL ONLY BE TO SCALE IF PRINTED ON 24"X36" PAPER

THESE DRAWINGS ARE AUTHORED TO GIVE THE CLIENT APPROXIMATE DIMENSIONS. CABINTEK LLC/WOODY OR ITS AFFILIATED COMPANIES ARE NOT RESPONSIBLE FOR DIMENSION OR MATERIAL PLAN DEVIATIONS THAT MAY OCCUR IN THE BUILDING OR SUPPLY PROCESS. THESE DRAWINGS ARE INTENDED FOR CONSTRUCTION OF THE WOODY LOG KIT. THE CLIENT IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, OR ENGINEERING REQUIRED. WE DO NOT WARRANT FOR ENGINEERING ANALYSIS WHICH MAY BE REQUIRED S

The
WOODY
A Cabintek Concept

CABINTEK LLC AND AFFILIATED COMPANIES CLAIMS OWNERSHIP OF THESE DOCUMENTS, ALL RIGHTS RESERVED. THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF CABINTEK LLC, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF CABINTEK LLC. This document is copyrighted ©

CONTACT:www.cabintek.com or www.thewoodylogcabin.com : 920-390-4999

TITLE: BACK ELEVATION ©	DATE 2-10-25	SHEET NO.
DRAWN BY: SUGGESTED DESING BY CABINTEK LLC.	REV 5-21-25	
CLIENT: ROGERS BEHAVIORAL HEALTH		A 500 RF

Exhibit 1 Roof Color

Exhibit 2 Window
Vinyl Color

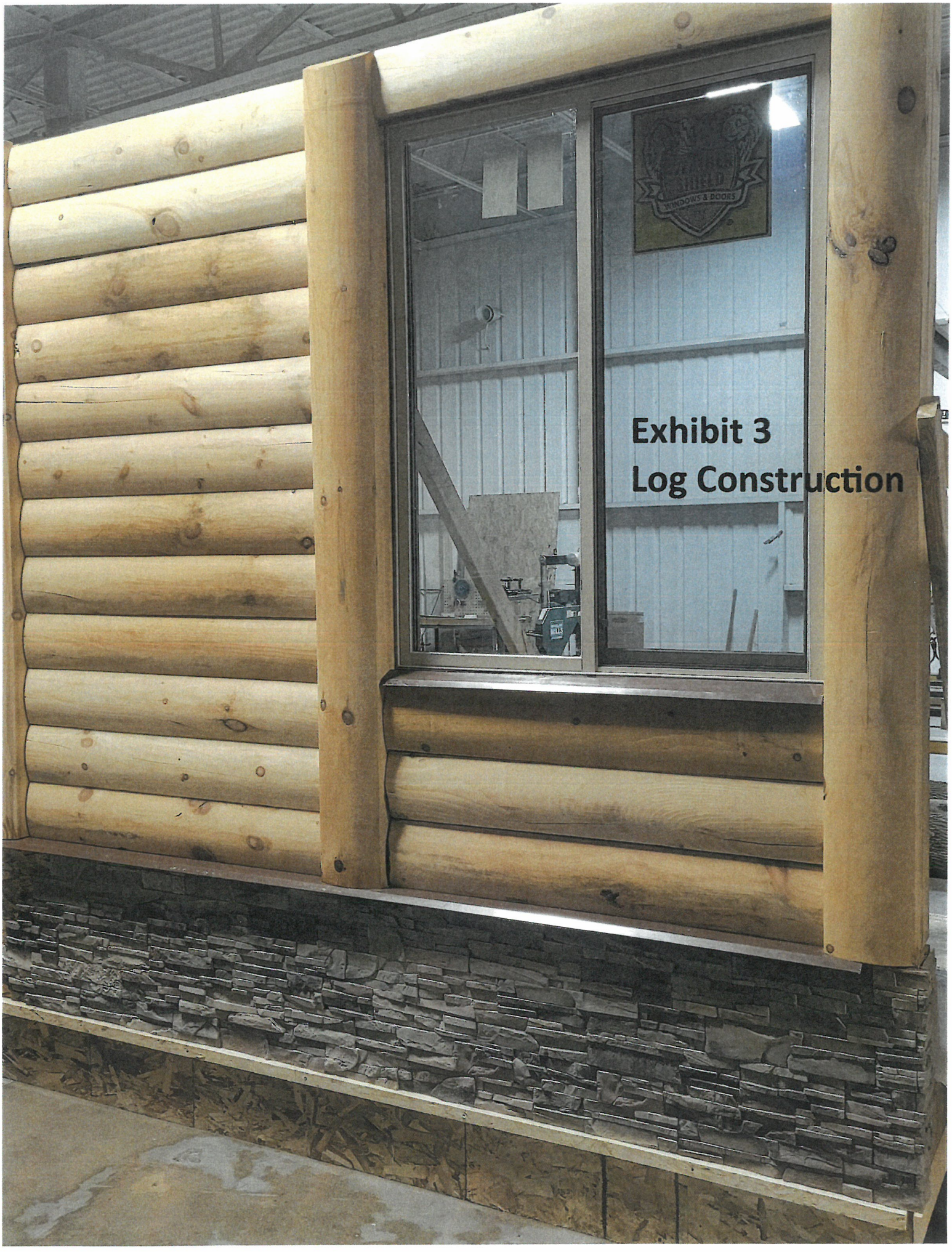


Exhibit 3
Log Construction

Exhibit 4
Log Construction

Exhibit 5
Rendered Image

Exhibit 6 North
Side Existing House

Exhibit 7 South Side
Existing House

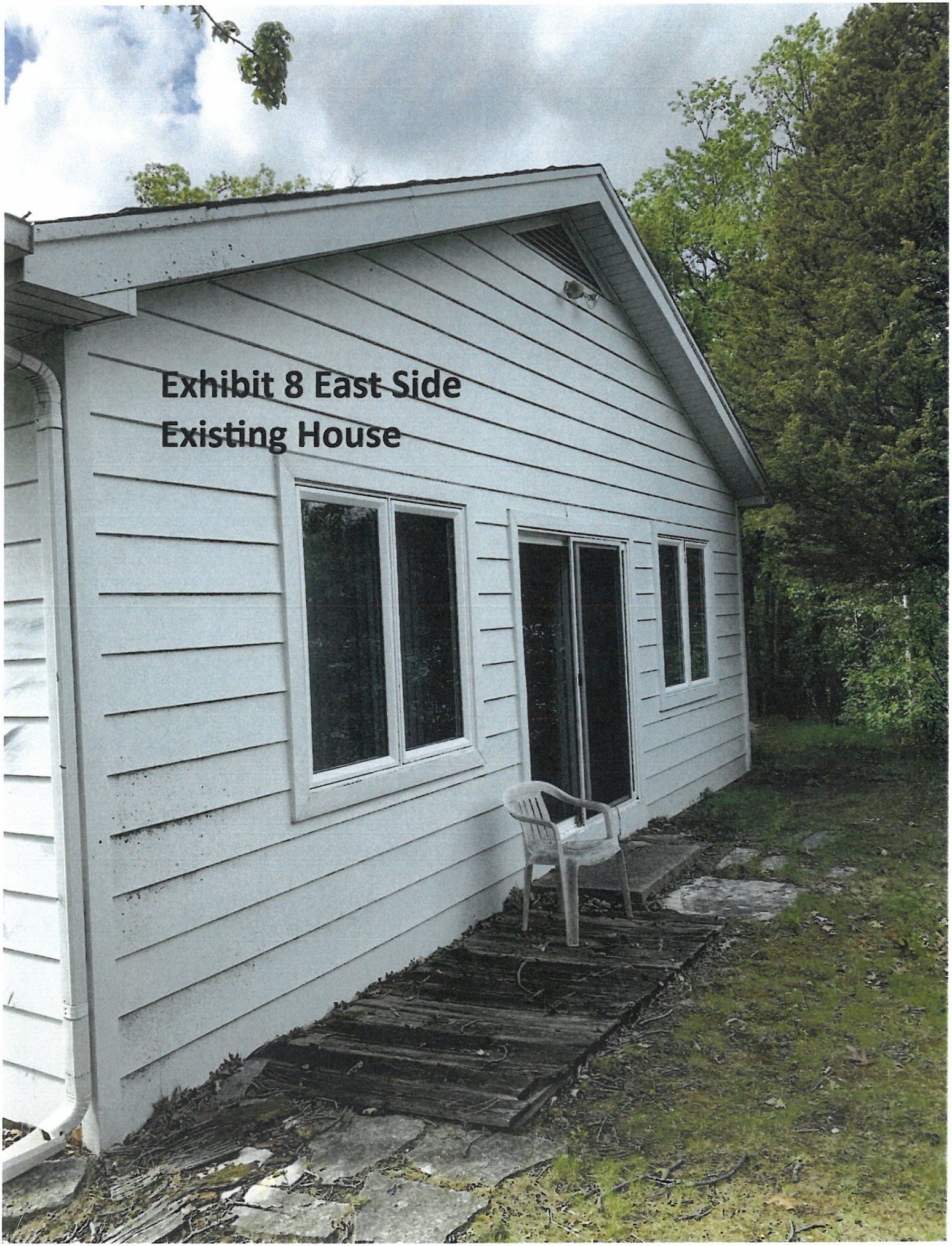


Exhibit 8 East Side
Existing House

Exhibit 9 West Side
Existing House

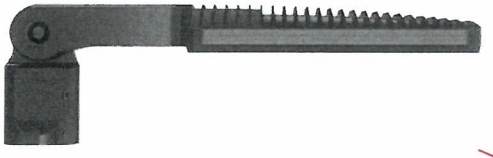
Exhibit 10
Canoe Rack

ALED Field-Adjustable Area Lights

RAB

Universal Pole Mount

Slipfitter Mount



Wall Mount

PROJECT:

DATE:

TYPE:

PREPARED BY:

10 YEAR WARRANTY

DLC LISTED PREMIUM

* Dark Sky Approved in 3000K (Small & Medium Only)

UL LISTED

** DLC LUNA

** *3000K Models only*

KEY FEATURES

- Available in three different sizes:
  - SMALL: **80/60/40W** selectable
  - MEDIUM: **150/90/78W** selectable
  - LARGE: **260/220/170W** selectable
  - EXTRA LARGE: **385/345/300W** selectable
- CCT: **5000K** or **4000K**, **3000K** available for small and medium size.
- Available in **120-277V. 480V** available on Medium, Large & XL housings.
- **Universal Pole, Slipfitter** and **Wall Mount** available on all models
- Available in **bronze, black** and **white** finish
- UL listed for **wet location**
- **IP66** listed
- **0-10V** dimmable
- **3G Vibration** rating

Field-Adjustable Wattage

0-10V | 100,000 HOURS | WET RATED | IP RATING | FIELD ADJUSTABLE

TECHNICAL SPECIFICATIONS

CONSTRUCTION

Cold Weather Starting
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature
Suitable for use in up to 40°C (104°F)

Housing
Die-cast aluminum

Mounting
Pole Universal Pole Mount, Slipfitter or Wall Mount

Tilt increment:
Slipfitter: 5°

Lens
Polycarbonate lens

Gasket
High-temperature silicone gasket

Reflector
Aluminum reflector with white polycarbonate

Green Technology
Mercury and UV free. RoHs-compliant components.

Finish
Formulated for high durability and long lasting color. Available in bronze, white or black finish.

IES Classifications

Type II - Ideal for wide walkways, on ramps and entrance roadways, bike paths, and other long/narrow applications. This type is meant for lighting larger areas is usually located near the roadside.

Type III - Ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Type IV - Also known as "forward throw", it is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

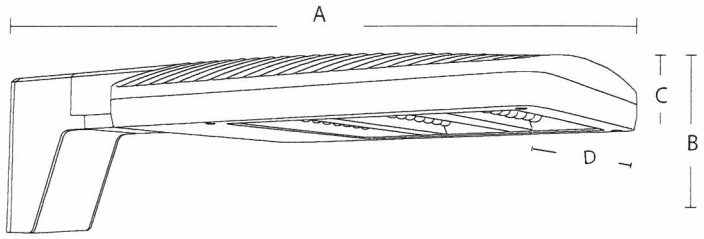
Type V - Produces a wide and uniform 360° pattern that is perfect for large outdoor areas such as parking lots and pathways.

Auto Dealership - Car Dealership optics have a wide distribution with an intentional hot spot that helps to deliver eye-catching light to the front row of cars in a dealership lot while also minimizing "backspill" (light that is thrown back towards the street).

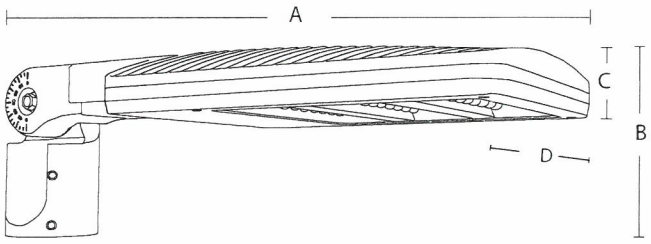
ALED Field-Adjustable Area Lights

DIMENSIONS

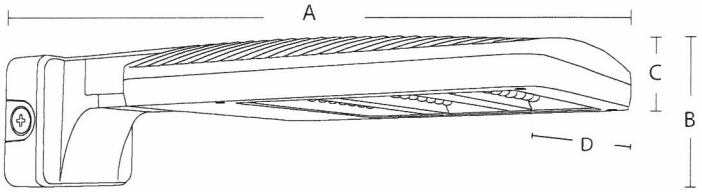
Universal Pole Mount



Slipfitter Mount



Wall Mount



ALED Weights	UNIVERSAL POLE MOUNT	SLIPFITTER MOUNT	WALL MOUNT
SMALL	13.2 lbs	14.7 lbs	13.2 lbs
MEDIUM	16.5 lbs	17.8 lbs	16.5 lbs
LARGE	27.3 lbs	31.5 lbs	26.4 lbs
EXTRA LARGE	34.5 lbs	41.4 lbs	36.3 lbs

ALED	UNIVERSAL POLE MOUNT				SLIPFITTER MOUNT				WALL MOUNT			
Fixture Size	A	B	C	D	A	B	C	D	A	B	C	D
SMALL	21 1/16"	5 3/4"	2 3/8"	10 9/16"	22 11/16"	6 7/8"	2 3/8"	12 1/2"	21 11/16"	5"	2 3/8"	17 1/14"
MEDIUM	23"	5 3/4"	2 3/8"	10 9/16"	24 1/2"	6 7/8"	2 3/8"	12 1/2"	23 1/2"	5"	2 3/8"	17 1/14"
LARGE	28 7/8"	6 3/8"	2 5/8"	10 9/16"	32 7/16"	7 3/4"	2 5/8"	12 1/2"	28 7/8"	5"	2 5/8"	17 1/14"
EXTRA LARGE	32 5/8"	6 3/8"	2 3/4"	19"	36 1/8"	7 13/16"	2 3/4"	19"	32 1/2"	5"	2 3/4"	19"

ALED Field-Adjustable Area Lights

RAB

PERFORMANCE

ALEDM TYPE II	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts		150W			90W			78W	
Input Watt	148.6W	149.2W	151.4W	91.8W	92.8W	93.5W	76.2W	76.1W	77.5W
Lumens	19,172	19,864	18,802	12,604	13,056	12,360	10,592	10,870	10,371
Lm/W	129.1	133.1	124.2	137.2	140.6	132.2	139.0	142.9	133.8
CRI	85	82	82	85	84	82	85	84	82
Voltage Ratings					120-277V				

ALEDM TYPE III	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts		150W			90W			78W	
Input Watt	148.3W	149.1W	147.3W	91.6W	92.8W	91W	76W	76W	75.4W
Lumens	19,192	19,672	19,524	12,617	12,930	12,835	10,603	10,765	10,769
Lm/W	129.5	131.9	132.5	137.7	139.4	141.0	139.5	141.6	142.8
CRI	85	82	82	85	84	82	85	84	82
Voltage Ratings					120-277V				

ALEDM TYPE IV	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts		150W			90W			78W	
Input Watt	146.W	146.8	147.3W	90.6W	91.3W	91.5W	75.2W	74.8W	75.8W
Lumens	19,204	19,644	19,267	12,625	12,911	12,666	10,610	10,750	10,628
Lm/W	131.0	133.9	130.0	139.3	141.4	138.4	141.1	143.7	140.2
CRI	85	82	82	85	84	82	85	84	82
Voltage Ratings					120-277V				

ALEDM TYPE V	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts		150W			90W			78W	
Input Watt	146.4W	150.2W	150.1W	90.5W	93.5W	92.7W	75.1W	76.6W	76.8W
Lumens	21,067	21,609	20,604	13,850	14,203	13,545	11,639	11,825	11,365
Lm/W	143.9	143.8	137.3	153.0	151.9	146.1	155.0	154.4	148.0
CRI	84	84	81	85	84	81	85	84	82
Voltage Ratings					120-277V				

ALEDM TYPE AT	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts		150W			90W			78W	
Input Watt	148.4W	146.8W	148.9W	91.8W	91.3W	92W	76.1W	74.9W	76.2W
Lumens	19,641	19,991	19,771	12,913	13,140	12,997	10,851	10,940	10,906
Lm/W	132.3	136.2	132.8	140.7	143.8	141.3	142.5	146.1	143.1
CRI	84	82	81	85	84	81	85	84	81
Voltage Ratings					120-277V				

ALED Field-Adjustable Area Lights

RAB

PERFORMANCE

ALEDL TYPE II	5000K	4000K
Watts	260W	
Input Watt	267.4W	270.3W
Lumens	36,458	36,872
Lm/W	136.3	136.4
CRI	84	83
Voltage Ratings	120-277V	

ALEDL TYPE II	5000K	4000K
Watts	220W	
Input Watt	225.6W	228.4W
Lumens	31,480	31,952
Lm/W	139.5	139.9
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE II	5000K	4000K
Watts	170W	
Input Watt	169.7W	172.2W
Lumens	24,510	24,929
Lm/W	144.4	144.7
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE III	5000K	4000K
Watts	260W	
Input Watt	267.7W	268.2W
Lumens	36,971	37,050
Lm/W	138.1	138.1
CRI	85	83
Voltage Ratings	120-277V	

ALEDL TYPE III	5000K	4000K
Watts	220W	
Input Watt	225.9W	226.6W
Lumens	31,923	32,107
Lm/W	141.3	141.7
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE III	5000K	4000K
Watts	170W	
Input Watt	169.9W	170.9W
Lumens	24,855	25,049
Lm/W	146.3	146.6
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE IV	5000K	4000K
Watts	260W	
Input Watt	267.7W	269W
Lumens	37,708	37,726
Lm/W	141	140.3
CRI	84	83
Voltage Ratings	120-277V	

ALEDL TYPE IV	5000K	4000K
Watts	220W	
Input Watt	225.8W	227.2W
Lumens	32,559	32,692
Lm/W	144.2	143.9
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE IV	5000K	4000K
Watts	170W	
Input Watt	169.9W	171.4W
Lumens	25,350	25,506
Lm/W	149.2	148.8
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE V	5000K	4000K
Watts	260W	
Input Watt	266.5W	267.3W
Lumens	40,311	40,427
Lm/W	151.3	151.2
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE V	5000K	4000K
Watts	220W	
Input Watt	224.8W	225.8W
Lumens	34,807	35,033
Lm/W	154.8	155.1
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE V	5000K	4000K
Watts	170W	
Input Watt	169.1W	170.3W
Lumens	27,100	27,332
Lm/W	160.2	160.5
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE AT	5000K	4000K
Watts	260W	
Input Watt	269.8W	268.5W
Lumens	37,412	37,145
Lm/W	138.7	138.3
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE AT	5000K	4000K
Watts	220W	
Input Watt	227.6W	226.8W
Lumens	32,304	32,189
Lm/W	142.0	141.9
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE AT	5000K	4000K
Watts	170W	
Input Watt	171.2W	171.1W
Lumens	25,151	25,113
Lm/W	146.9	146.8
CRI	84	84
Voltage Ratings	120-277V	

ALED Field-Adjustable Area Lights

RAB

PERFORMANCE

ALEDXL TYPE II	5000K	4000K
Watts	385W	
Input Watt	371W	371.7W
Lumens	49,583	48,439
Lm/W	133.7	130.3
CRI	84	83
Voltage Ratings	120-277V	

ALEDXL TYPE II	5000K	4000K
Watts	345W	
Input Watt	314.1W	316.9W
Lumens	42,888	42,313
Lm/W	136.5	133.5
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE II	5000K	4000K
Watts	300W	
Input Watt	290W	292.W
Lumens	39,963	39,482
Lm/W	137.8	135.1
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE III	5000K	4000K
Watts	385W	
Input Watt	373.5W	373.2W
Lumens	48,702	49,283
Lm/W	130.4	132.1
CRI	85	84
Voltage Ratings	120-277V	

ALEDXL TYPE III	5000K	4000K
Watts	345W	
Input Watt	316.3W	318.2W
Lumens	42,126	43,050
Lm/W	133.2	135.3
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE III	5000K	4000K
Watts	300W	
Input Watt	292W	292.3W
Lumens	39,253	40,170
Lm/W	134.4	137
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE IV	5000K	4000K
Watts	385W	
Input Watt	370.6W	371.8W
Lumens	50,899	50,871
Lm/W	137.3	136.8
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE IV	5000K	4000K
Watts	345W	
Input Watt	313.9W	317W
Lumens	44,027	44,438
Lm/W	140.3	140.2
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE IV	5000K	4000K
Watts	300W	
Input Watt	289.7W	292.2W
Lumens	41,024	41,464
Lm/W	141.6	141.9
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE V	5000K	4000K
Watts	385W	
Input Watt	371.4W	372.8W
Lumens	54,644	55,106
Lm/W	147.1	147.8
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE V	5000K	4000K
Watts	345W	
Input Watt	314.5W	317.8W
Lumens	47,266	48,137
Lm/W	150.3	151.5
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE V	5000K	4000K
Watts	300W	
Input Watt	290.3W	293W
Lumens	44,042	44,916
Lm/W	151.7	153.3
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE AT	5000K	4000K
Watts	385W	
Input Watt	372.7W	374.3W
Lumens	48,635	50,115
Lm/W	130.5	133.9
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE AT	5000K	4000K
Watts	345W	
Input Watt	315.8W	319.2W
Lumens	42,068	43,777
Lm/W	133.3	137.2
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE AT	5000K	4000K
Watts	300W	
Input Watt	291.3W	294.2W
Lumens	39,199	40,848
Lm/W	134.6	138.8
CRI	85	83
Voltage Ratings	120-277V	

ALED Field-Adjustable Area Lights

ACCESSORIES

Image	SKU#	UPC	Description
	ALEDSHS	192552028714	ALEDS HOUSE SIDE SHIELD WITH 4 SCREWS (10 3/8" X 10 1/4" X 6")
	ALEDMHS	192552028721	ALEDM HOUSE SIDE SHIELD WITH 4 SCREWS (12 3/16" X 12 1/4" X 6")
	ALEDLHS	192552028738	ALEDL HOUSE SIDE SHIELD WITH 7 SCREWS (19 1/4" X 17" X 6")
	ALEDXLHS	192552028745	ALEDXL HOUSE SIDE SHIELD WITH 7 SCREWS (23 1/4" X 18 3/4" X 6")
	ALED-RW ARM	192552036528	ROADWAY ARM FOR FA ALED SMALL-MEDIUM BRONZE
	ALED-RW ARM/B	192552036542	ROADWAY ARM FOR FA ALED SMALL-MEDIUM BLACK
	ALED-RW ARM/W	192552036535	ROADWAY ARM FOR FA ALED SMALL-MEDIUM WHITE

ORDERING MATRIX

ALED

Family	Housing Size	Distribution	Mounting	Color Temperature	Finish	Voltage*	Options
ALED	S Small (FA 80/60/40W) M Medium (FA 150/90/78W) L Large (FA 260/220/170W) XL Extra Large (FA 385/345/300W)	2T Type II 3T Type III 4T Type IV 5T Type V AT Auto Dealership Optic	BLANK Universal Pole Mount SF Slipfitter WM Wall Mount	BLANK 5000K N 4000K Y [1] 3000K	BLANK Bronze W White B Black	BLANK 120-277V /480 [2] 480V *0-10V Dimming standard*	BLANK No Option /7PR 7-Pin Receptacle /WS2 Multi-Level Motion Sensor with 20' Lens /WS4 [3] Multi Level Motion Sensor with 40' Lens

1 Dark sky approved in 3000K, only available only on Small and Medium fixtures

2 480V available only on Medium, Large & Extra Large fixtures

3 Wattstopper option available only On Large & Extra Large fixtures

BEACON
design performance technology

FRESNO Series

BOLLARDS

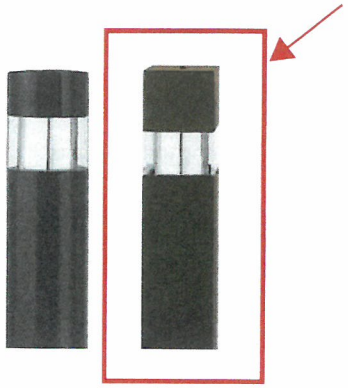
DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

FEATURES

- Two size options available
- Sealed one-piece, clear acrylic lens
- Specular, anodized aluminum optical systems
- 30w and 46w energy-efficient LED systems
- Extruded aluminum square or round housing, with tamper resistant hardware
- Flat top, or optional dome top for round FN2



C US

SPECIFICATIONS

HOUSING

- Extruded aluminum 6061 alloy square or round housing, with tamper resistant hardware; flat top, for round FN2
- Single screw access for service and maintenance
- Sealed one-piece, clear acrylic lens; Specular, anodized aluminum optical systems
- Concealed, cast aluminum 360 alloy anchor base; four 1/2" x 10" anchor bolts
- Durable Lektrocote® TGIC themoset polyester powder coat paint finish assures long life and maintenance-free service

OPTICS

- Available in 5000K, 4000K, 3000K CCT and Monochromatic Amber
- Long Life >60,000 hour L90 rated at 25°C
- Optional continuous dimming to 10%
- Rotatable LED assembly adjustment for ideal placement and aiming of asymmetric light pattern

ELECTRICAL

- Universal voltage (120-277, 50/60Hz) drivers with +/- 10% tolerance, starting temperature rated at -20°F

CERTIFICATIONS

- Listed to UL1598 for use in wet locations

WARRANTY

- 5 year limited warranty

© 2022 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design · performance · technology

FRESNO Series
BOLLARDS

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ELECTRICAL DATA

Catalog number	LEDS	Drive Current (mA)	System Power (W)	Input Voltage (V)	Input Current (A)
3K 4K 5K	12	700	27	120	0.2
	12	700	27	208	0.1
	12	700	27	240	0.1
	12	700	27	277	0.1
	12	700	27	347	0.1
	12	700	27	480	0.1
	24	520	41	120	0.3
	24	520	41	208	0.2
	24	520	41	240	0.2
	24	520	41	277	0.1
	24	520	41	347	0.1
	24	520	41	480	0.1
AM	24	260	20	120	0.2
	24	260	20	208	0.1
	24	260	20	240	0.1
	24	260	20	277	0.1
	24	260	20	347	0.1
	24	260	20	480	0.04

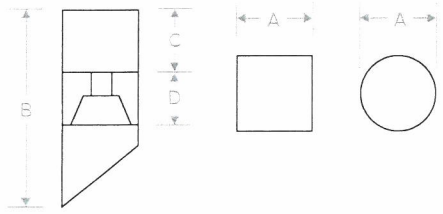
LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature	Lumen Multiplier
25°C / 77°F	>60 Khrs

Projected per IESNA TM-21-11

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.98
40° C	104° F	0.98

DIMENSIONS



	A	B	C	D	Weight
FN1	6.75" sq.	42.0"	6.0"	4.0"	41 lbs
	171 mm	1067 mm	152 mm	102 mm	19 kg
FN2	7.0" dia	42.0"	6.0"	4.0"	41 lbs
	178 mm	1067 mm	152 mm	102 mm	19 kg

© 2022 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.