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.villageofsummitwi.gov

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

AGENDA
Village of Summit Plan Commission
Thursday, March 19, 2026, 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
    - October 16, 2025
    - February 26, 2026

5. Next meeting date – proposed for Thursday, April 16, 2026, at 5:30 p.m.

6. **REGULAR BUSINESS:**

    A. Discussion and action on request by Andy Fieber, on behalf of Nemahbin Lake Holdings LLC, for Site Development approval for building improvements, including a new roof and siding color, on property occupied by Panga, located at 34422 Delafield Road (SUMT0669017).

    B. Discussion and action on request by Burke Nelson, on behalf of Hope Church of Wisconsin Inc., for Site Development Plan approval to expand the parking lot and install additional lighting and landscaping located at 2431 N. Dousman Road (SUMT0637999010).

    C. Discussion and action on request by Cory Majszak, on behalf of Rogers Memorial Hospital Inc, for Site Development approval to revise a previously approved proposal for an aquatic activity building, located at 34700 Valley Road (SUMT0622977003).

    D. Discussion on request by Cobalt Partners, LLC for a concept plan to develop properties located in the northwest corner of I-94 and CTH P (SUMT0629998011, owned by Pabst Farms Land Company C LLC & SUMT0629998012, owned by Pabst Farms Land Company R LLC). The request includes a proposed mixed residential and commercial development known as The Harvest at Pabst Farms.

7. **PUBLIC INPUT** regarding proposed amendments to the text of the Village of Summit 2045 Comprehensive Plan and an amendment to the Village of Summit Future Land Use Map, which is part of the Village of Summit 2045 Comprehensive Plan, from the Industrial/Business Park designation to the Mixed Use designation on properties located in the northwest corner of I-94 and CTH P (SUMT0629998011, owned by Pabst Farms Land Company C LLC & SUMT0629998012, owned by Pabst Farms Land Company R LLC). The amendment is proposed by Cobalt Partners, LLC to accommodate a proposed mixed residential and commercial development known as The Harvest at Pabst Farms.

8. **REGULAR BUSINESS CONTINUED:** Discussion and action on request of Cobalt Partners, LLC to amend the text of the Village of Summit 2045 Comprehensive Plan and amend the Village of Summit

Future Land Use Map, which is part of the Village of Summit 2045 Comprehensive Plan, from the Industrial/Business Park designation to the Mixed Use designation on properties located in the northwest corner of I-94 and CTH P (SUMT0629998011, owned by Pabst Farms Land Company C LLC & SUMT0629998012, owned by Pabst Farms Land Company R LLC). The amendment is proposed by the developer, Cobalt Partners, LLC, to accommodate a proposed mixed residential and commercial development known as The Harvest at Pabst Farms.

9. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows
Village Planner

Next meeting date: April 16, 2026 **Posted: March 13, 2026**

***** 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.

The HARVEST
AT PABST FARMS

Village of Summit Submittal Package

March 12, 2026

---

1. Executive Summary

The Harvest at Pabst Farms is a master-planned, mixed-use community rooted in agrarian heritage and reimagined for modern life. It integrates residential neighborhoods, retail, restaurants, hospitality, professional office, wellness amenities, civic gathering spaces, and open space into a unified, walkable environment that honors the land's history while looking confidently toward the future. Designed to function as a complete district rather than a collection of isolated uses, the development aligns private investment with long-term community goals in a fiscally responsible, market-supported framework.

Key principles include:

- Walkability and strong internal connectivity
- A diverse mix of retail, restaurant, wellness, and professional office uses designed to create sustained daily activity and regional destination value
- A diversity of housing types and price points
- Rooftop population to support neighborhood-serving retail
- High-quality architecture and cohesive design standards
- Preservation and enhancement of natural features
- Meaningful public amenities and civic spaces

Building on the notion that land cultivates connection, shapes tradition, and anchors a true sense of place, The Harvest strengthens community, supports everyday life, and creates opportunity, ensuring the land and the people

connected to it continue to thrive for generations. (see attached **E1- Brand Guidelines**)

Tagline: **Where modern life rediscovers its roots.**

This coordinated master plan replaces fragmented, single-use development with a unified planning framework that strengthens the Village's tax base and overall quality of life. Without a coordinated planned development (PD) framework, the property might otherwise develop in a more fragmented, by-right commercial manner without unified design standards or integrated site planning.

2. Development Approach & Public Process

2.1 Proven, Long-Term Development Team

- Wisconsin-based, long-term owner/developer (not a merchant builder)
- Track record of large-scale, mixed-use, master-planned communities integrating residential, commercial, civic, and open-space components
- Emphasis on durability, architectural quality, and long-term community fit
- Experience coordinating with municipalities, utilities, school districts, and regional agencies over multi-year entitlement and build-out horizons
- Approach structured as a multi-year partnership with the Village, not a single transaction

2.2 Thoughtful & Transparent Process

- Process guided by a tri-party, non-binding Memorandum of Understanding
- More than 20 coordination meetings with staff, elected officials, and governmental bodies
- Public Information Meeting: 500+ residents invited; 150+ attendees with substantive dialogue

- Key community concerns (traffic, density transitions, infrastructure, character) reflected in plan refinements to extent practical
- Current submittal represents an iterative, responsive process rather than a fixed proposal

2.3 Highest & Best Use Through Comprehensive Master Planning

- Plan reflects site constraints and long-term planning objectives
- Residential north of Pabst Farms Boulevard selected to:
    - Provide appropriate transitions to existing neighborhoods
    - Support walkability and internal capture for retail and amenities
    - Maximize land efficiency while protecting sensitive areas
- Comprehensive master planning ensures cohesive land use, coordinated infrastructure, integrated open space, and predictable long-term outcomes
- Avoids fragmented, piecemeal development with inconsistent standards

3. Overall Development Program

3.1 Site Plan

- Master site plan
    - Refer to attached exhibits (**E2a, E2b, E3, E4**) for detailed site plan, building massing studies, architectural imagery, and animation (**see previously provided link**)
- Commercial building sizes and configuration
    - Building areas may range from 1200 SF to over 40,000 SF for larger single-use or multi-use buildings
- Housing types
    - Single-family detached

    - Single-family attached (“twin homes”) [included only in Oconomowoc at this point; could include in Village subject to Village Board input]
    - Townhome condominium
    - Garden style
    - Three-story apartment-style (at community green)
- Identification of proposed CSM lot lines
    - It is too early in the process to determine final CSM configuration, but parcels will likely be configured to support separate ownership and financing of individual buildings for commercial uses. For residentials uses, single-family lots would be individually subdivided, garden-style buildings would likely be clustered into "blocks," and the three-story building would be a separate parcel. Similarly, the community green would be an individual parcel.

3.2 Development Summary Table

- Refer to attached exhibits (**E2b**)

4. Housing Mix & Density

4.1 Housing Matrix

Pabst Farms Development Summary

	Oconomowoc			Summit		
	Acreage	Units	Units/Acre	Acreage	Units	Units/Acre
Single-Family Detached	12.5	38	3.0	9.8	32	3.3
Single-Family Attached	4.6	18	3.9	0	0	0.0
Multi-Family Owner Occupied	1.7	12	7.1	2.4	12	5.0
2-Story Garden Style Apt	13.9	212	15.3	16.5	204	12.4
3 over 1 Apt	9.3	110	11.8	7.1	110	15.5
Total	42	390	9.3	35.8	358	10.0

Unit Totals

Single-Family Detached	70	(1/4-acre lots approximately)
Single-Family Attached	18	(Twin Homes)
Condominiums Total Units	24	(Owner-Occupied Townhomes)
Garden Style Total Units	416	(23/24-unit buildings in Oconomowoc, 17/18-unit buildings in Summit)
3 over 1 Apt Total Units	220	
Total Units	748	
Total Res. Acreage	77.8	
Total Unit Density	9.6	

4.2 Housing Strategy

The housing mix supports changing household preferences, workforce attraction, and neighborhood vitality while remaining within a responsible range of the Village's overall housing composition.

The plan intentionally provides a range of housing options, including single-family detached homes, attached townhome condominiums, garden-style apartment homes, and a three-story multifamily product located near the community green. This diversity of formats expands ownership and rental opportunities while offering a variety of price points designed to serve residents at different life stages and income levels. (see attached exhibit **E3**).

Market analysis demonstrates that successful mixed-use developments rely on sufficient residential density to sustain high-quality commercial tenancy. Comparable regional projects have included residential-to-commercial ratios ranging from 3.6 to 6.1 units per 1,000 square feet of retail space. The Harvest at Pabst Farms is projected at less than 1.0 residential units per 1,000 square feet of commercial space, significantly below ratios observed in recent regional mixed-use developments.

5. Parking, Circulation & Open Space

5.1 Parking

Parking will meet or exceed applicable Village requirements while incorporating shared parking efficiencies across complementary uses.

- Parking ratios aligned with market demand and phased absorption
    - Larger-format retail ratios of 4 stalls/1,000 SF
    - Restaurant and higher volume use ratios of 10-15 stalls/1000 SF
    - Residential uses will generally provide from 1.5 to 2.0 stalls per unit (including enclosed/subterranean parking)
    - Adequate guest parking will be provided based on typical market metrics
- Internal access drives designed to reduce curb cuts along arterial corridors

5.2 Pedestrian & Trail Network (see attached exhibit **E3**)

- Path connections
- Internal walkability
- Regional trail integration

5.3 Open Space & Amenities

- Approximately 6-acre Harvest Green civic space
- Common open space areas
- Programmed amenity areas
- Integrated trail connections to surrounding neighborhoods
- Preservation of mature tree stands where feasible
- Flexible lawn areas for programmed and informal community use

6. Architectural Character & Imagery

6.1 Residential Imagery

Refer to attached exhibits for detailed site plan, building massing studies, architectural imagery, and animation materials (see animation and attached exhibits **E3, E4**)

6.2 Commercial Imagery

Refer to attached exhibits for detailed site plan, building massing studies, architectural imagery, and animation materials (see animation and attached exhibits **E3, E4**)

6.3 Cohesive Design Strategy

The Harvest brand and architectural language are intentionally cohesive, grounded, and crafted. Design elements draw inspiration from the original Pabst Farms buildings, interpreting agrarian materials, tones, and proportions in a contemporary manner. The overall character is warm, natural, and enduring rather than thematic or nostalgic. (see attached animation and exhibits **E3, E4** and **E1 – Brand Guidelines**)

Architecture, landscape, signage, and public realm elements are guided by a unified framework (see animation and attached exhibits **E3, E4** and **E1 – Brand Guidelines**) that emphasizes:

- Authentic materials and natural color palettes inspired by cultivated fields, pasture, barn roofs, and cream city brick
- A recognizable, welcoming identity that feels handcrafted and rooted in place
- Human-scaled streetscapes and gathering spaces designed for everyday rituals and community interaction
- A visual hierarchy and design consistency that reinforces Harvest as a distinct, long-term neighborhood identity

7. Transitional Areas & Buffering Strategy

7.1 Northern Boundary

- Existing berm conditions
- Enhanced landscape treatment/screening to be added

7.2 Eastern Edge (CTH P)

- Landscape treatment/screening

7.3 Adjacent Land Use Transitions

- Graduated building heights transitioning toward lower-density edges
- Appropriate setbacks calibrated to adjacent land uses
- Enhanced landscape buffers along CTH P and northern property lines
- Berming and supplemental plantings where appropriate
- Architectural articulation and massing variation, along with material transitions, at perimeter conditions

8. Proposed Use Categories

8.1 Potential Use Types

The Harvest is designed to accommodate a balanced mix of residential, commercial, civic, and open space uses consistent with a walkable, mixed-use district.

Residential

- Single-family detached homes
- Single-family attached (“twin homes”) [included only in Oconomowoc at this point; could include in Village subject to Village Board input]
- Attached townhome condominiums
- Multifamily residential (garden-style and three-story formats)

Retail & Commercial

- Neighborhood-serving retail and services

- Regional retail anchors consistent with corridor context
- Grocery and specialty food retail
- Restaurants (sit-down and fast-casual)
- Hospitality (hotel or lodging)
- Personal and professional services
- Financial institutions
- Veterinary clinic and animal grooming
- Child care facilities
- Digital signage

Office & Medical

- Professional office
- Medical and dental clinics
- Immediate care facility
- Wellness-related services (physical, occupational, massage therapy)

Wellness & Recreation

- Health club and fitness
- Indoor recreation

Civic, Community & Open Space

- Limited civic or community facilities
- Parks, community green, and open space
- Community garden
- Cultural uses (e.g., art gallery)

This mix of uses is intended to reinforce internal capture, support long-term commercial viability, and create an integrated district rather than isolated single-use parcels.

8.2 Uses Proposed to be Prohibited

Consistent with the vision for a walkable, high-quality mixed-use district, the following uses are proposed to be excluded to protect adjacent neighborhoods, preserve long-term property values, and maintain the intended character of The Harvest:

Adult & Nuisance Uses

- Adult entertainment establishments
- Other nuisance-oriented uses inconsistent with a family-oriented mixed-use environment

Hazardous, Industrial & Environmental Impact Uses

- Heavy industrial or manufacturing operations
- Hazardous material processing or storage facilities
- Waste handling, salvage yards, recycling centers, or scrap operations
- Uses generating excessive noise, vibration, emissions, or environmental impacts

Industrial / Storage-Oriented Uses

- Outdoor storage yards
- Warehouse-dominant or distribution facilities
- Truck terminals, fleet storage, or heavy equipment storage
- Self-storage or storage-focused developments inconsistent with active mixed-use frontage

Distressed or Low-Quality Retail Formats

- Uses primarily characterized by liquidation, distressed inventory, or low-quality retail formats inconsistent with the architectural and merchandising standards established under the PD framework

Automotive-Oriented Uses

- Auto sales lots
- Vehicle repair or service centers
- High-intensity automotive-oriented uses

- Gas stations

Alcohol- or Late-Night-Dominant Uses

- Standalone taverns or bars where alcohol sales are the primary use
- High-intensity late-night entertainment venues incompatible with adjacent residential uses

Large-Scale Institutional or Assembly Uses

- Large educational, religious, or institutional campuses inconsistent with the scale and intent of the mixed-use district
- Funeral homes, cemeteries, or burial-related facilities

These limitations are intended to ensure that commercial and mixed-use components remain pedestrian-oriented, compatible with surrounding neighborhoods, and consistent with the long-term character envisioned for The Harvest.

9. Comprehensive Plan Consistency

9.1 Land Use Amendment Acknowledgment

The applicant is requesting a Comprehensive Plan amendment for the lands north of I-94 from 9.7.5 Industrial/Business Park to 9.7.4 Mixed Use.

In addition, the above requested amendment includes the following:

In 9.7.4, modify the first sentence of leading paragraph to delete "(limited retail)."

In 9.7.4, modify the last sentence of leading paragraph to read:

These areas do not include Industrial/Business Park uses, manufacturing, production facilities, gas/convenience stores, warehousing, **car dealerships, or** strip malls, unless the strip mall is determined by the Village Board, following a recommendation from Plan Commission, to maximize the value of the property and is aesthetically pleasing and complementary to the surrounding neighborhood, ~~**or car dealerships**~~.

The proposed amendment is appropriate for the reasons identified below and elsewhere in this Submittal Package. As noted above, the applicant

believes that this amendment supports development of the highest and best use for the site in comparison to its current land use designation, which permits industrial and warehousing uses. Additionally,

- The proposed plan reflects site constraints and long-term planning objectives
- Residential north of Pabst Farms Boulevard is appropriate to:
    - Provide appropriate transitions to existing neighborhoods
    - Support walkability and internal capture for retail and amenities
    - Maximize land efficiency while protecting sensitive areas
- Comprehensive master planning ensures cohesive land use, coordinated infrastructure, integrated open space, and predictable long-term outcomes
- Avoids fragmented, piecemeal development with inconsistent standards

In 9.7.4, modify the last bullet point to add, as an additional exception of a property that is limited to ten (10) units per acre (rather than four (4) units per acre, the 41.77 acres north of Pabst Farms Boulevard (as depicted in exhibit **E5**). This is appropriate to support the adjacent commercial uses and to provide a diversity of housing options.

9.2 Comprehensive Plan Alignment

The Harvest at Pabst Farms is consistent with the goals, policies, and direction of the Future Land Use of the Village of Summit 2045 Comprehensive Plan for the following reasons:

Planned Growth Area – Pabst Farms
The Comprehensive Plan explicitly recognizes the Pabst Farms corridor (north of I-94, between STH 67 and CTH P) as a significant mixed-use and employment-oriented development area governed by a cooperative boundary plan with the City of Oconomowoc. The subject property lies within this established growth geography and is not identified for long-term agricultural preservation. The proposed development reinforces this established growth node without extending commercial intensity into areas identified for rural or low-density preservation.

Business Park and Mixed-Use Orientation
The Plan anticipates Business Park and Mixed-Use Commercial development along the I-94 corridor and near CTH P. The Harvest incorporates commercial, employment-supporting, and neighborhood-serving uses consistent with this corridor strategy and the existing pattern of development within Pabst Farms.

Infrastructure-Supported Intensity
Village policy directs higher density development to lands served by municipal water and sanitary sewer systems. The Summit-side Pabst Farms lands are within Utility District #3 and coordinated with City of Oconomowoc utilities, aligning with the Plan's directive to concentrate intensity in sewered areas.

Managed and Coordinated Growth
The Comprehensive Plan emphasizes intergovernmental cooperation and coordinated planning along shared boundaries. The Harvest continues the long-standing cooperative planning framework established between Summit and Oconomowoc and represents structured, master-planned growth rather than piecemeal expansion.

Environmental Stewardship and Design Compatibility
Village policy requires that development protect environmental corridors, wetlands, and groundwater resources, and be compatible with adjacent land uses through buffering, landscaping, and site design. The Harvest is designed to:

- Preserve and integrate environmental features
- Utilize modern stormwater management practices
- Provide appropriate buffering at transitional edges
- Maintain architectural and site design standards consistent with a high-quality, master-planned community

10. Infrastructure & Utilities

10.1 Water & Sewer Capacity (see exhibit **E7**)

- Parcels XII and XIII have existing municipal water and sanitary sewer infrastructure located within Pabst Farms Boulevard (refer to attached exhibits)
- Utilities are serviced by the City of Oconomowoc Department of Public Works pursuant to the established intergovernmental framework
- City staff affirmed at the February 17 Council meeting that sufficient capacity exists to serve the Summit parcels
- A 12" watermain extension required as part of the Costco development created a looped system reconnecting to the existing 12" main in Pabst Farms Boulevard
- The looped system enhances service reliability, fire flow capacity, and long-term infrastructure redundancy for Parcels XII, XIII, and XIV

10.2 Stormwater Coordination (see exhibit **E8**)

- Parcels XII and XIII are located within the Pabst Farms Joint Storm Water District (refer to attached exhibits)
- A Technical Standards Report prepared by raSmith confirms that 100% of stormwater facilities will be privately constructed and maintained
- All stormwater runoff will be self-contained on each parcel in accordance with District standards and regulatory requirements

10.3 Dry Utilities

- See attached exhibit **E9**

10.4 Ongoing Intergovernmental Coordination

- The Village of Summit and City of Oconomowoc recently executed a Jurisdictional Transfer Agreement associated with the Costco development
- The agreement consolidated operational control of the key intersection for snow removal, police response, and public safety efficiency
- The intergovernmental framework governing Pabst Farms supports coordinated infrastructure planning and service delivery as development advances.

11. Traffic & Access

- TADI traffic analysis will be updated to evaluate buildout scenarios and identify any required mitigation measures
- Coordination with WisDOT and Village staff as study advances
- The developer will be responsible for implementing or funding required traffic mitigation improvements identified through the final study, subject to Village and WisDOT standards and approvals
- Access coordinated with existing Pabst Farms Boulevard and Sawyer Road infrastructure

12. Phasing & Timeline

12.1 Anticipated Development Phases

- Multi-year phased implementation (preliminary and subject to adjustment)
    - Phase 1 would include commercial/retail and single-family
    - Phase 2 would include additional commercial/retail and phased multi-family
    - Phase 3 would include balance of multi-family
- Coordinated sequencing of residential and commercial components to ensure market stability and infrastructure efficiency

12.2 Timeline

- Estimated start: Q3 2026
- Buildout horizon: Multi-year implementation aligned with market absorption and infrastructure capacity; anticipated to be 5 to 7 years

13. Fiscal & Community Benefits

- Approximately 6.5-acre central Harvest Green civic space designed for public gatherings and community events

- Elevated architectural and site design standards governed by PD overlay controls
- Integration and preservation of wooded areas and open space within the broader development framework
- Network of internal trails and sidewalks to enhance non-vehicular connectivity
- Expanded retail and service offerings capturing unmet market demand
- Integrated residential density supporting long-term commercial viability and reducing vehicle trips
- Potential accommodation of future civic facilities such as a senior center or community-serving facility (subject to separate approvals)
- Long-term regional economic development value along the I-94 corridor
- Expansion of the Village tax base through diversified residential and commercial assessment; estimated total assessed value within Village at stabilization exceeds $80 million compared to current agricultural valuation

These public benefits are offered in consideration for the requested Comprehensive Plan amendments and potential planned development overlay flexibility and provide measurable, long-term value to the Village.

14. Acknowledgment of Ongoing Refinement

The Harvest at Pabst Farms is presented as a comprehensive framework that will continue to evolve through detailed engineering, architectural refinement, and ongoing coordination with Village staff and elected officials. The development team remains committed to continued collaboration and welcomes feedback throughout the review process. As additional technical studies and design details are completed, refinements will be incorporated in a manner consistent with Village standards, policy direction, and public input. The project will advance in alignment with established public process expectations and through the formal approvals required at each stage of implementation.

STYLE GUIDE

THE HARVEST AT PABST FARMS | 2026

TABLE OF CONTENTS

01 BRAND OVERVIEW

02 VOICE, TONE, LANGUAGE

03 LOGO

04 COLORS

05 TYPE

06 PATTERN + IMAGERY

07 MOCK UPS

01 BRAND OVERVIEW

OVERVIEW

01 Authentic to Place

A brand that honors it agrarian past with a strong nod to the future, evoking a renewed sense of possibility.

02 Rooted and Connected

A brand that inspires meaningful connection with nature, community, history, and land.

03 A Cohesive Community

A cohesive brand language that feels hand-crafted, natural, and warm and carries a recognizable tone that universally appeals to everyone.

The Vision:

Building on the notion that land cultivates connection, shapes tradition, and anchors a true sense of place, The Harvest at Pabst Farms is a modern interpretation rooted in agrarian heritage. Guided by thoughtful stewardship, it strengthens community, supports everyday life, and creates opportunity; ensuring the land and the people connected to it continue to thrive for generations.

Where modern life rediscovers its roots.

02 VOICE, TONE, LANGUAGE

VOICE

Use this voice, tone, and language as a guiding framework for all marketing, website, and social content. Take creative liberties where it strengthens the story, but stay aligned with these core principles to keep The Harvest's identity clear, consistent, and compelling.

Grounded. Warm. Quietly confident.

Our voice carries the comfort and confidence of living on familiar land with a curious optimism for what's ahead. We speak thoughtfully, with intention, and carry a bright, inviting tone that creates a welcoming environment for our community. We quietly sip tea on our front porch before the day begins. We bike the trails and visit our plot in the community garden. We gather with neighbors in our back yards for bonfires and barbecues. Our daily routines become sacred, and our rituals are shared.

We're shaped by community, by comfort, and by neighbors who know our names.

Core Traits:

Authentic	**Homegrown**	**Welcoming**	**Crafted**	**Optimistic**

TONE + LANGUAGE

This page guides how The Harvest voice adapts to different moment, from first impressions to everyday messaging, so every touchpoint feels consistent but never repetitive. Use it as a practical writing reference when creating headlines, social posts, signage, website copy, or amenity descriptions to ensure the tone stays grounded, welcoming, and unmistakably The Harvest.

Moment	Tone	Example
First impression	Grounded, bright, inviting	“Where modern life rediscovers its roots. Open skies, shared paths, and room to grow.”
Welcoming residents	Warm, familiar	“Welcome home! Stay awhile — the coffee’s still warm.”
Talking amenities	Simple, natural	“Spaces for gathering, resting, working, and letting the day slow down.”
Lifestyle content	Easy, lived-in	“Morning walk. Afternoon project. Evening on the porch. Life finds its rhythm here.”
Location	Local pride, connected	“Close to town, closer to nature. Everything you need, nothing you don’t.”

We lean into:
- Short, human phrases
- Sensory, place-based words
- Everyday rituals over marketing claims
- Quiet optimism

Examples:
"Made for slow mornings and long evenings."
“Grow here.”
“Walkable. Connected. Neighborly.”
“Fresh air. Familiar faces.”

02 LOGO

PRIMARY LOGO

Elegant, whispy typeface acts as a historical, slightly vintage nod

Slightly arched typeface mimics a gateway and creates a destinational vibe.

An organic, san-serif adds an approachable and modern feel while being easily adaptable.

LOGO USAGE

For general use on light background,
opt for the colored logo.

When the colored logo isn't suitable, use the black
version on light backgrounds.

For general use on dark background,
opt for the reversed colored logo.

When the colored logo isn't suitable, use the white
version on dark backgrounds.

LOGO USAGE

HARVEST

Do not remove any logo accents

The
HARVEST
AT PABST FARMS

Do not change text format

The
HARVEST
AT PABST FARMS

Do not stretch logo or alter proportions in any way.

The
HARVEST
AT PABST FARMS

Do not apply the logo to a colored background that is not an approved brand color.

The
HARVEST
AT PABST FARMS

Do not alter colors

Do not apply the logo to a busy photo background.

03 COLORS

COLORS

The color palette for The Harvest at Pabst Farms is drawn from the composition of the original farmstead buildings. **Harvest** reflects cultivated fields, **Pasture** recalls the pastures that supported the farm's award-winning Holstein cattle, **Barn Roof** nods to the recognizable red roofs of the historic structures, and **Pabst Farm Brick** emulates the cream-colored brick buildings. Together, the palette recreates the farm's visual hierarchy, translating the agricultural pattern into a contemporary neighborhood identity.

HARVEST
Main Brand Color

HEX: 3C4E32
R: 60, G: 78, B: 50
C: 74, M: 51, Y: 85, K: 40
H: 100, S: 36, B: 31
PANTONE: 19-0220 TCX

PASTURE
Secondary Brand Color

HEX: 68764D
R: 104, G: 118, B: 77
C: 65, M: 44, Y: 82, K: 10
H: 82, S: 35, B: 46
PANTONE: 18-0108 TCX

BARN ROOF
Accent Brand Color

HEX: 994630
R: 153, G: 70, B: 48
C: 28, M: 80, Y: 87, K: 22
H: 13, S: 69, B: 60
PANTONE: 18-1345 TCX

PABST FARM BRICK
Large Field Brand Color

HEX: FAE8C8
R: 250, G: 232, B: 200
C: 2, M: 8, Y: 23, K: 0
H: 38, S: 20, B: 98
PANTONE: 11-0510 TCX

Color Hierarchy: *The brand colors follow a visual hierarchy as illustrated below.*

Original Pabst Farms buildings

04 TYPOGRAPHY

TYPE

LARGE HEADLINE

VOLLKORN BOLD
UPPER CASE

SMALL HEADLINE

SA NEVADA
UPPER CASE

Subhead:

VOLLKORN BOLD
SENTENCE CASE

Body copy: Building on the notion that land cultivates connection, shapes tradition, and anchors a true sense of place, The Harvest at Pabst Farms is a modern interpretation rooted in agrarian heritage. Guided by thoughtful stewardship, it strengthens community, supports everyday life, and creates opportunity; ensuring the land and the people connected to it continue to thrive for generations.

VOLLKORN REGULAR
SENTENCE CASE

05 PATTERN + IMAGERY

PATTERN

The Harvest pattern is made up of organic materials representing the sites agrarian past.

The pattern should only exist on top of **Harvest**, **Pasture**, or **Barn Roof**.

When overlaying text on the pattern, use the *Overlay* opacity setting.

Possible Uses:
Social media posts
Splash pages for marketing materials
Business card embossing
Envelope liners
Email newsletter break section
Wallpaper

IMAGERY

The Harvest imagery should feel warm, natural, and lived-in – moments discovered rather than staged. Photography favors soft light, real textures, and everyday activity, showing people comfortably interacting with each other and the land, not posing for the camera. Colors stay grounded in earth tones and sun-washed neutrals, communicating belonging and ease.

07 MOCKUPS

POTENTIAL MOCK UPS

Billboard

Farmer's Market Box

Window Signage

CONTACT

RINKA+

Sara Slowinski
sslowinski@rinka.com

CONCEPT MASTER PLAN

RESIDENTIAL ZONES

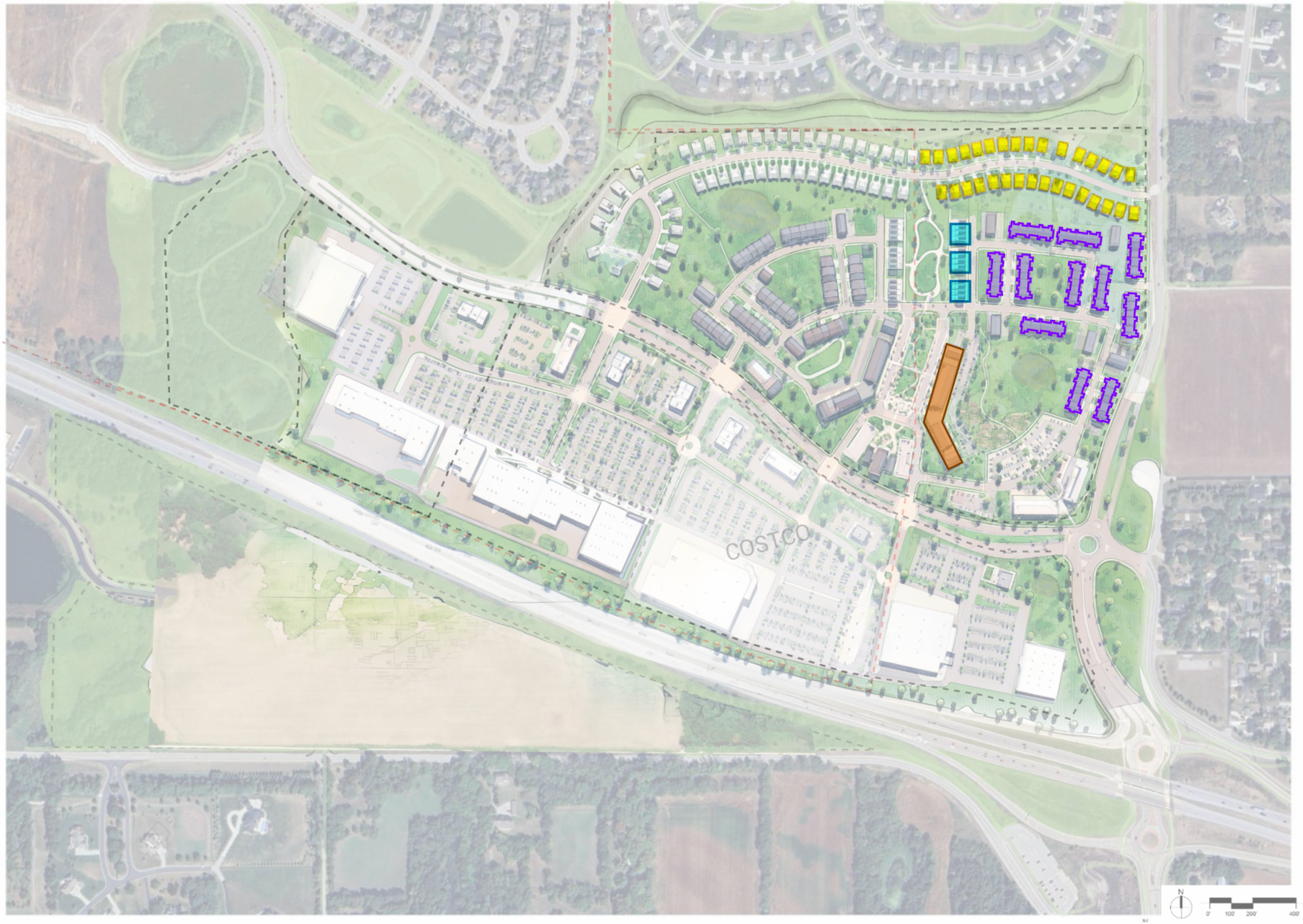
- SINGLE-FAMILY DETACHED
- MULTI-FAMILY OWNER-OCCUPIED
  CONDOMINIUMS/TOWNHOMES
- MULTI-FAMILY 2 STORY
  GARDEN STYLE APARTMENTS
- MULTI-FAMILY 3 STORY

Pabst Farms Development Summary

	Oconomowoc			Summit		
	Acreage	Units	Units/Acre	Acreage	Units	Units/Acre
Single-Family Detached	12.5	38	3.0	9.8	32	3.3
Single-Family Attached	4.6	18	3.9	0	0	0.0
Multi-Family Owner Occupied	1.7	12	7.1	2.4	12	5.0
2-Story Garden Style Apt	13.9	212	15.3	16.5	204	12.4
3 over 1 Apt	9.3	110	11.8	7.1	110	15.5
Total	42	390	9.3	35.8	358	10.0

Unit Totals

Single-Family Detached	70	(1/4-acre lots approximately)
Single-Family Attached	18	(Twin Homes)
Condominiums Total Units	24	(Owner-Occupied Townhomes)
Garden Style Total Units	416	(23/24-unit buildings in Oconomowoc, 17/18-unit buildings in Summit)
3 over 1 Apt Total Units	220	
Total Units	748	
Total Res. Acreage	77.8	
Total Unit Density	9.6	



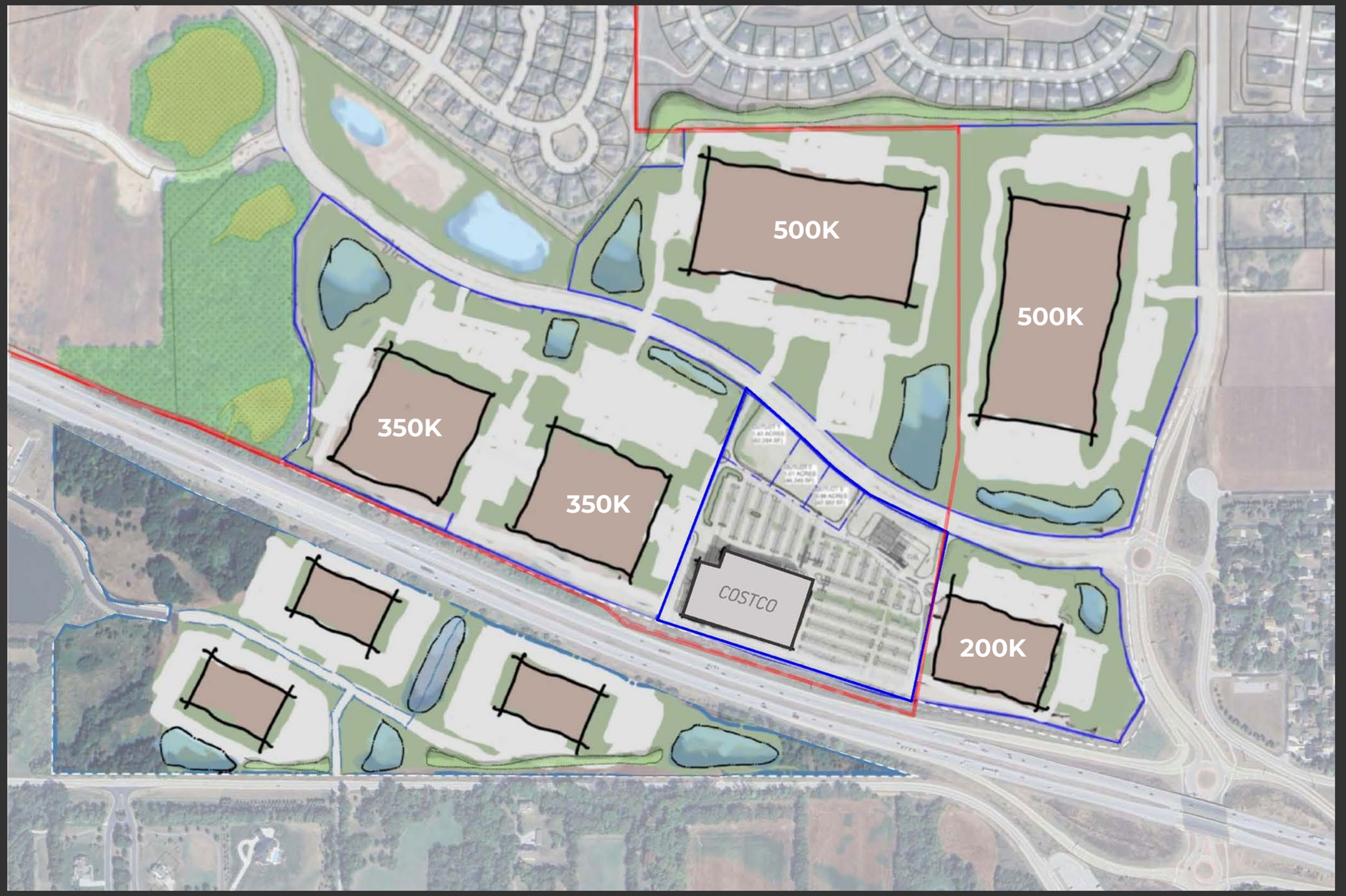
The Harvest at Pabst Farms

COBALT PARTNERS

PABST FARMS

AS-OF-RIGHT ZONING

- Aldermanic Request (Not Developer Threat)
- Provides Context/Frames Analysis
- No Master Plan/Comprehensive Vision
- Limited/No Partnership or Community Benefit
- Without Regard to Strategic Plan



CONTEXT

COBALT PARTNERS

PABST FARMS

COMPREHENSIVE PLAN

Highest & Best Use. Collaborative. Controlled.

*** 100% Input from Council Members**

COBALT PARTNERS

PABST FARMS

OUR PROPOSAL

CONCEPT MASTER PLAN

COMMUNITY GREEN

CELEBRATION OF HERITAGE
Outdoor "Museum" Opportunity
Agrarian Oriented Branding

OUTDOOR ACCESS
Communal "Back Yard"
Development around Nature

PEDESTRIAN ORIENTED
Trails and Paths
Neighborhood Connections

HOMEGROWN
Community Gardens,
Demonstration Plots,
Farm to Table

REVISED PLAN

COBALT PARTNERS

PABST FARMS

PROHIBITED USES

Self-Imposed with Purpose to:

- ✓ Support **High-Quality Retail, Dining, Services, Hospitality & Mixed-Use Environment**
- X Exclude **High Nuisance, Auto-Centric, Industrial, Distressed, or Low-Quality Uses**
- ✓ Protect **long-term value, traffic flow & customer service**

COMPREHENSIVE PLAN

COBALT PARTNERS PABST FARMS

PROHIBITED USES

- Adult/Nuisance Uses
- Hazardous/Industrial
- Waste/Salvage
- Distressed/Low-Quality Retail
- Industrial/Storage
- Environmental/Heavy Impact
- Funeral/Burial
- Alcohol-Oriented
- Entertainment/Assembly
- Educational/Institutional
- Automative-Oriented
- Truck/Parking Impacts

TYPICAL PERMITTED USES

- Retail
- Food & Beverage
- Grocery
- Personal Services
- Hospitality
- Office/Professional
- Mixed-Use Residential
- Outdoor/Ancillary

*** With PD Overlay**

COMPREHENSIVE PLAN

COBALT PARTNERS

PABST FARMS

TYPICAL PERMITTED USES

- Retail
- Food & Beverage
- Grocery/Wholesale
- Personal Services
- Hospitality
- Office/Professional
- Mixed-Use Residential
- Outdoor/Ancillary

Retail Context & State of the Market

*** With PD Overlay**

COMPREHENSIVE PLAN

COBALT PARTNERS

PABST FARMS

RETAIL ANALYSIS

84SOUTH | GREENFIELD

± 475,000 of mixed-use of retail, dining & multifamily

48-acre mixed-use development positioned within the Southridge Mall Regional Trade Area. Features retail, restaurant, medical, and a luxury apartment complex along with multiple outparcels offering casual dining and specialty service-based uses.

THE CORNERS | BROOKFIELD

± 400,000 SF of retail, dining & entertainment

The Corners of Brookfield features over 400,000 SF of open-air premier retail and dining, 244 luxury residences and a central market square in a dynamic, upscale environment.

SHOPPES AT FOX RIVER | WAUKESHA

331,541 SF of retail, dining & entertainment

Waukesha's leading power center anchored by Target and Pick 'n Save. The center features mid-box and inline retail leasing opportunities, along with Ground Lease or Build to Suit development opportunities.

BAYSHORE | MILWAUKEE

± 750,000 SF of mixed-use of retail, dining & entertainment

Premier shopping and dining destination. Bayshore features a spacious open-air community with Art Walk & Year-round entertainment.

MADISON YARDS AT HILL FARMS | MADISON

± 80,000 SF of mixed-use of retail, dining & entertainment

Anchored by Whole Foods, Madison Yards at Hill Farms will feature Full-Service Luxury Hotel, Medical, Office, upscale residential units, and state-of-the-art retail tenants.

DREXEL TOWN SQUARE | OAK CREEK

Mixed-use of retail, civic, commercial, dining & multi-family

Oak Creek's retail, commercial, residential, and civic development located on Drexel and Howell Avenues. The Town Square is surrounded by a 192,000 SF Meijer Store, over 43,000 SF of retail, restaurants, and 400+ luxury apartments.

RETAIL ANALYSIS

The Corners of Brookfield

Brookfield, WI

20 ACRES

MULTIFAMILY:
244 Units | 20 AC

COMMERCIAL/RETAIL:
400,000 SF | 20 AC

Acreage cannot be delineated as project is true vertical mixed use.

0.61 Residential units per 1,000 SF of Commercial / Retail

Whitestone Station

Menomonee Falls, WI

54 ACRES

MULTIFAMILY (20%)
318 Units | 11 AC

COMMERCIAL/RETAIL (50%)
261,000 SF | 27 AC

HEALTH/WELLNESS (20%)
11 AC

HOSPITALITY (9%)
5 AC

1.22 Residential units per 1,000 SF of Commercial / Retail

84South

Greenfield, WI

48 ACRES

MULTIFAMILY (15%)
267 Units | 7 AC

COMMERCIAL/RETAIL (77%)
300,000 SF | 37 AC

MEDICAL (8%)
11 AC

0.89 Residential units per 1,000 SF of Commercial / Retail

Mayfair Collection

Wauwatosa, WI

59 ACRES

MULTIFAMILY (8%)
394 Units | 5 AC

COMMERCIAL/RETAIL (75%)
390,000 SF | 44 AC

OFFICE/FLEX (12%)
7 AC

HOSPITALITY (5%)
3 AC

1.01 Residential units per 1,000 SF of Commercial / Retail

RETAIL ANALYSIS

The Prairie Development

Oak Creek, WI

115 ACRES

90 AC (78%)

Multifamily / Duplex / Single Family

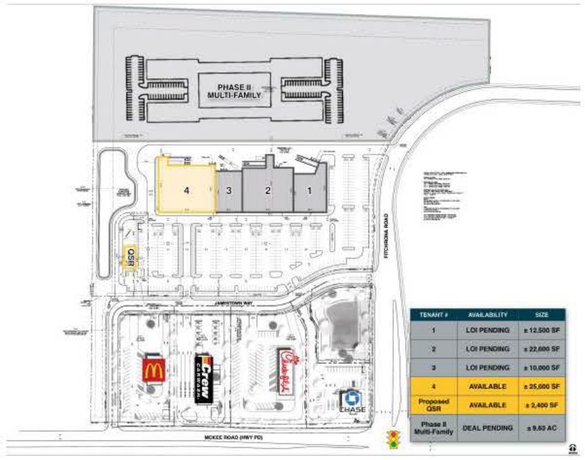
538 Units

25 AC (22%)

Commercial / Retail

100,000 SF

5.38 Residential Units Per 1,000 SF of Commercial/Retail



Jamestown Quarry

Fitchburg, WI

32 ACRES

17 AC (53%)

Multifamily

550 Units

15 AC (47%)

Commercial / Retail

90,000 SF

6.11 Residential Units Per 1,000 SF of Commercial/Retail

Shoppes at River View

Pleasant Prairie, WI

95 ACRES

65 AC (68%)

Multifamily / Senior Housing

460 Units

30 AC (78%)

Commercial / Retail

125,000 SF

3.68 Residential Units Per 1,000 SF of Commercial/Retail

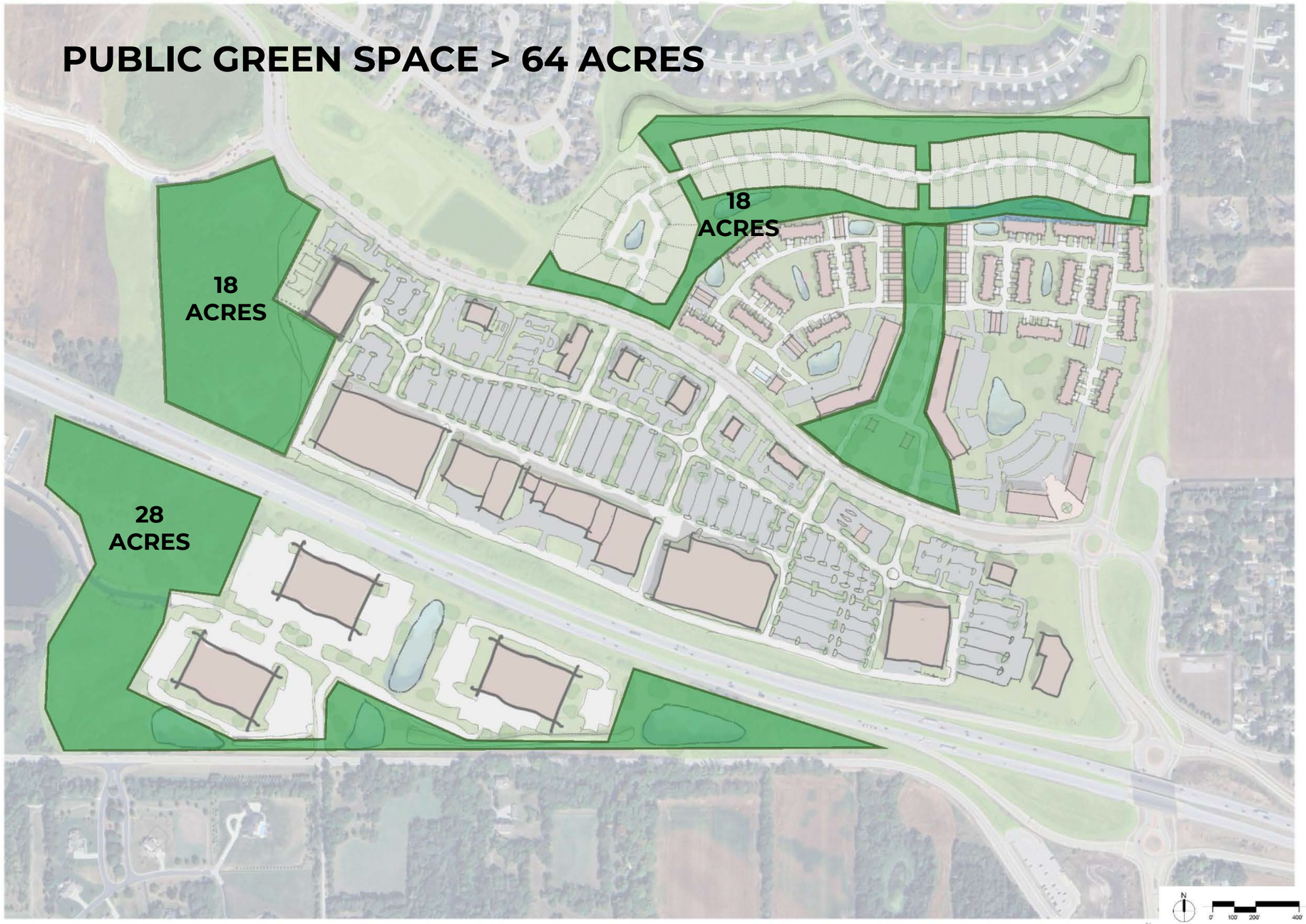
CONCEPT MASTER PLAN

COMMERCIAL / RETAIL

See project video and Exhibit E4 to submittal package for retail building preliminary precedential imagery and design intent.

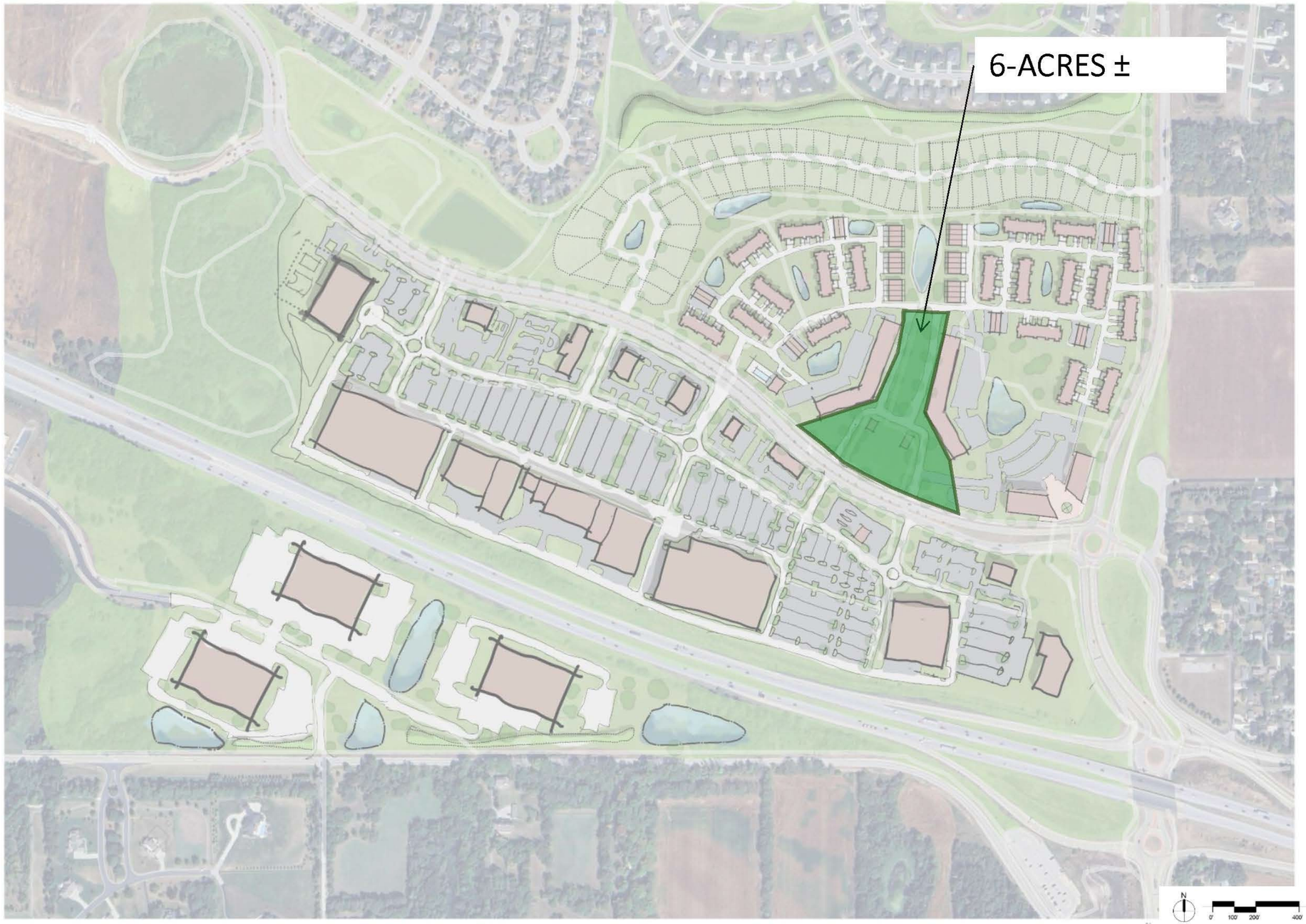
CONCEPT MASTER PLAN

THE COMMONS



CONCEPT MASTER PLAN

THE COMMONS



CONCEPT MASTER PLAN

SINGLE-FAMILY ZONE

CONCEPT MASTER PLAN

CONDOMINIUM ZONE

See project video and Exhibit E4 to submittal package for retail building preliminary precedential imagery and design intent.

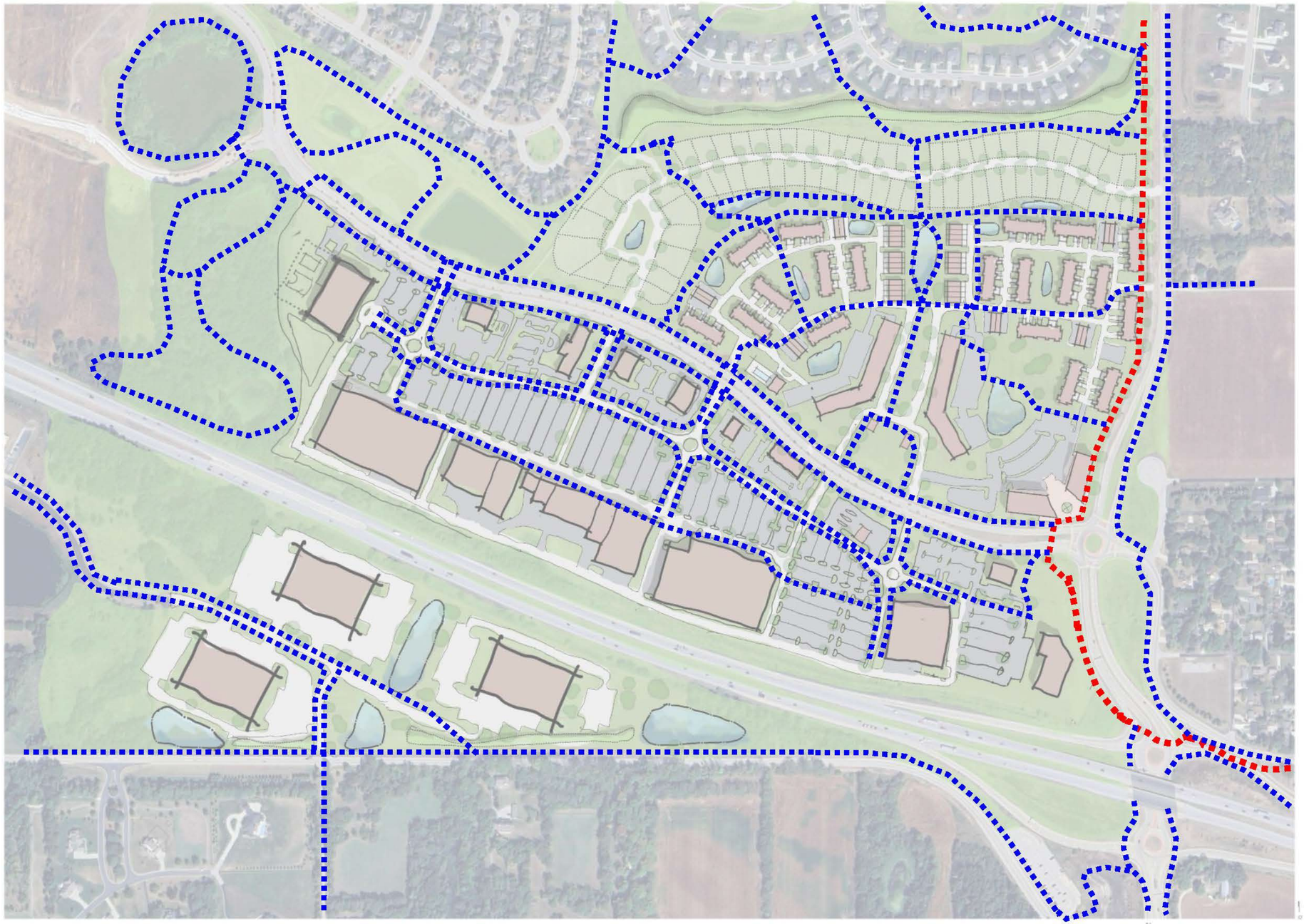
CONCEPT MASTER PLAN

MULTI-FAMILY ZONE

See project video and Exhibit E4 to submittal package for retail building preliminary precedential imagery and design intent.

CONCEPT MASTER PLAN

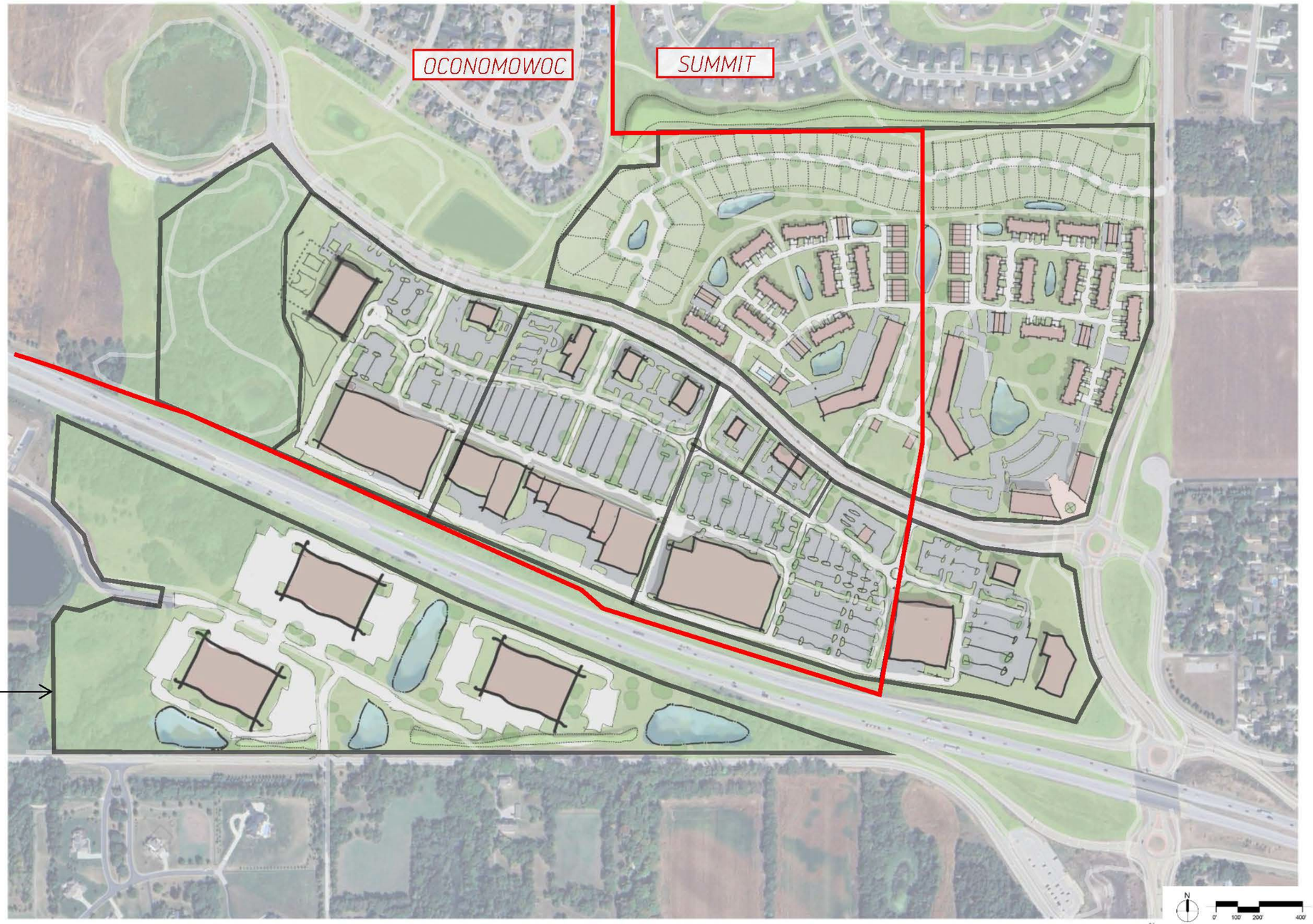
PEDESTRIAN NETWORK



CONCEPT MASTER PLAN

CONCEPT MASTER PLAN

DEVELOPMENT SUMMARY



Thank You!

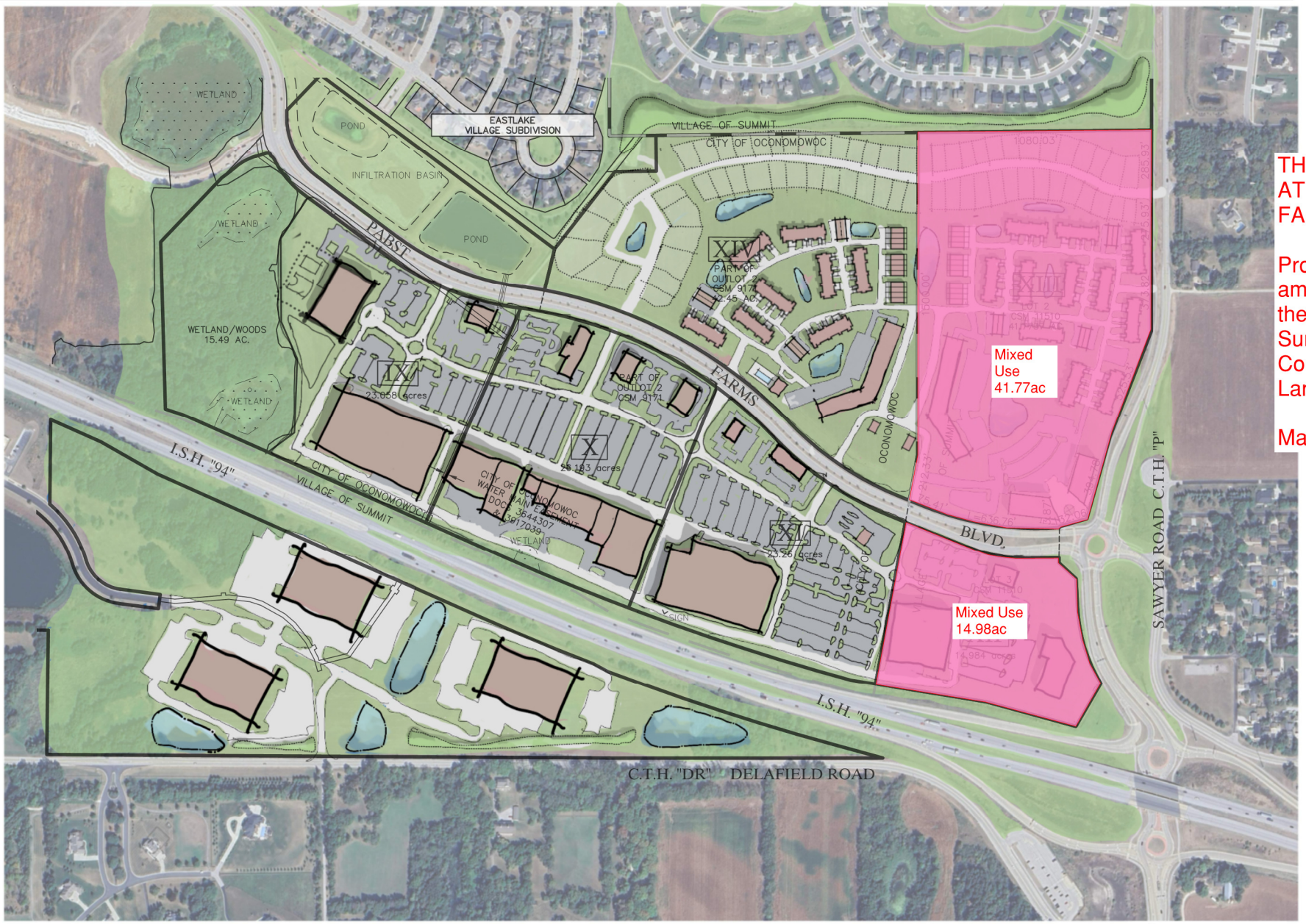
COBALT PARTNERS

PABST FARMS

The
HARVEST
AT PABST FARMS
RESTAURANT

RETAIL
RETAIL
RETAIL
RETAIL
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE

COMMUNITY GREEN



1 SITE PLAN - Sketch Base
1" = 200'-0"

©RINKA+ 2024
756 North Milwaukee Street, Suite 250
Milwaukee, Wisconsin 53202
p 414.431.8101

THE HARVEST AT PABST FARMS

Proposed amendment to the Village of Summit 2045 Comprehensive Land Use Plan

March 2026

△ Revisions

CONCEPT DESIGN

PABST FARM MASTERPLAN

PABST FARM ROAD
WISCONSIN

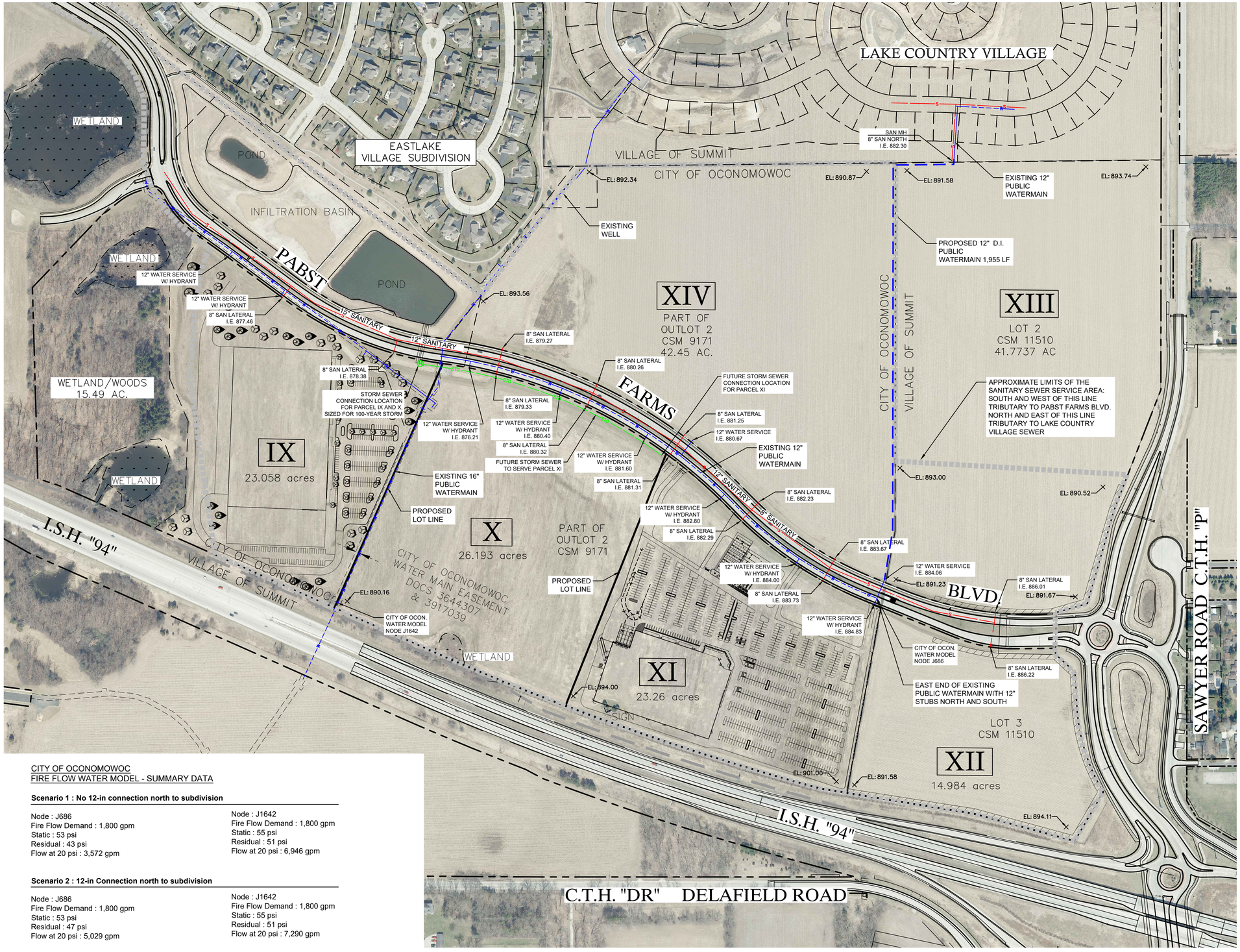
Date Issued: 11/20/2025

RINKA project #: 25098

Sheet Title

SKETCH BASE 24X36

Sheet # SK-00



N

GRAPHIC SCALE
100 0 100 200 400
(IN FEET)

CITY OF OCONOMOWOC
FIRE FLOW WATER MODEL - SUMMARY DATA

Scenario 1 : No 12-in connection north to subdivision

Node : J686
Fire Flow Demand : 1,800 gpm
Static : 53 psi
Residual : 43 psi
Flow at 20 psi : 3,572 gpm

Node : J1642
Fire Flow Demand : 1,800 gpm
Static : 55 psi
Residual : 51 psi
Flow at 20 psi : 6,946 gpm

Scenario 2 : 12-in Connection north to subdivision

Node : J686
Fire Flow Demand : 1,800 gpm
Static : 53 psi
Residual : 47 psi
Flow at 20 psi : 5,029 gpm

Node : J1642
Fire Flow Demand : 1,800 gpm
Static : 55 psi
Residual : 51 psi
Flow at 20 psi : 7,290 gpm

NOTE:
ALL SANITARY, WATERMAIN, AND STORM SEWER SIZES, INVERTS, AND DEPTHS APPROXIMATE PER DESIGN PLANS

EXISTING ELEVATIONS SHOWN ARE FROM GIS DATA.

CITY OF OCONOMOWOC FIRE FLOW WATER MODEL RESULTS PROVIDED BY CITY UTILITY DEPT., MODEL DATED 2/2/2025.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

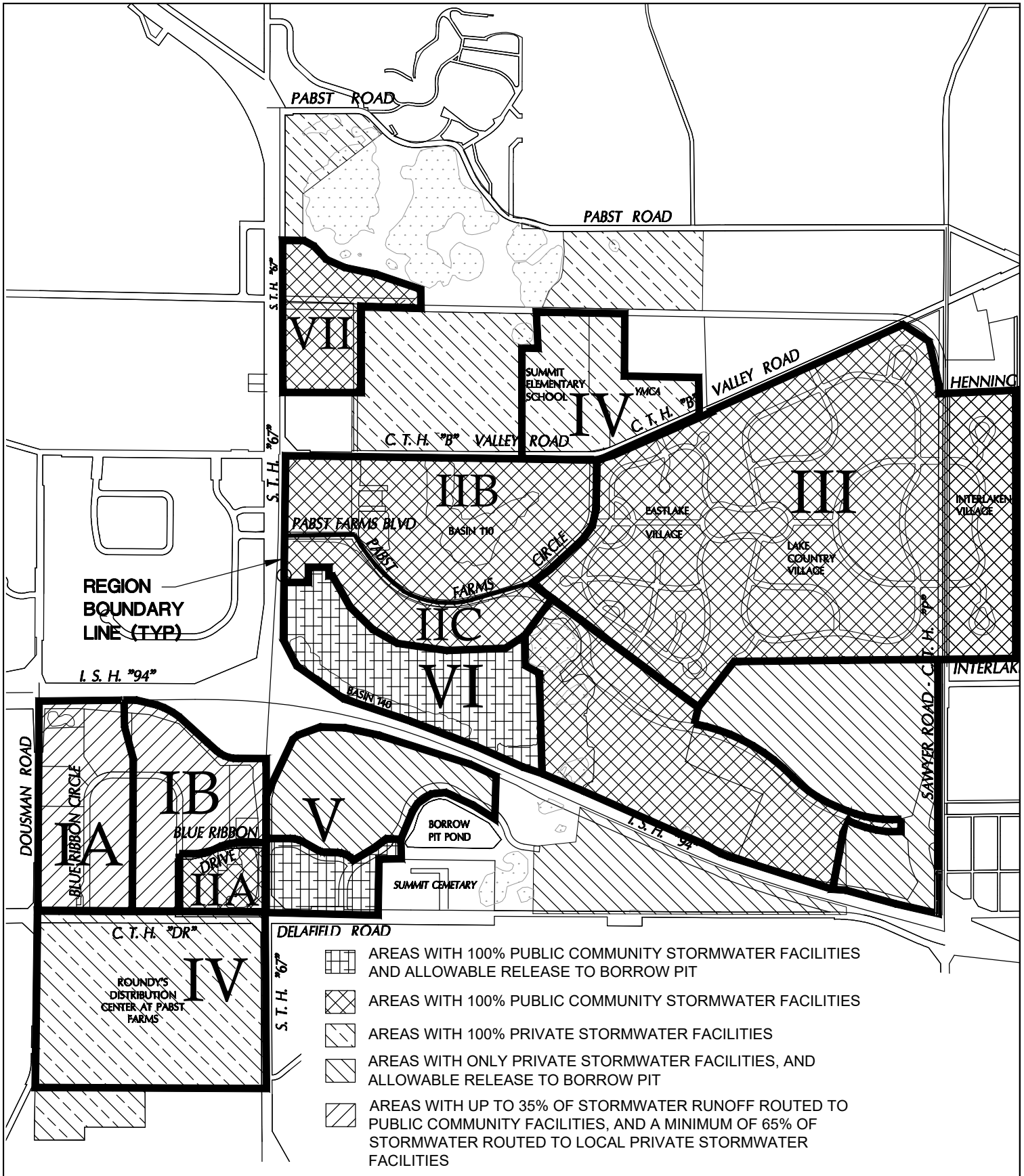
PABST FARMS BUSINESS PARK
OCONOMOWOC, WI

WATERMAIN, SANITARY SEWER, AND STORM SEWER CONNECTION LOCATIONS

© COPYRIGHT 2025
R.A. Smith, Inc.

DATE: **04/24/2025**
SCALE: **1" = 200'**
JOB NO. **3240106**
PROJECT MANAGER: **PAUL V. McILHERAN, P.E.**
DESIGNED BY:
CHECKED BY:
SHEET NUMBER

P:\3240106\Dwg\Exhibits\Pabst Farms Blvd\3240106-PFB.dwg, UTILITY EXHIBIT, 4/24/2025 2:58:08 PM, gjs



AREAS WITH 100% PUBLIC COMMUNITY STORMWATER FACILITIES AND ALLOWABLE RELEASE TO BORROW PIT

AREAS WITH 100% PUBLIC COMMUNITY STORMWATER FACILITIES

AREAS WITH 100% PRIVATE STORMWATER FACILITIES

AREAS WITH ONLY PRIVATE STORMWATER FACILITIES, AND ALLOWABLE RELEASE TO BORROW PIT

AREAS WITH UP TO 35% OF STORMWATER RUNOFF ROUTED TO PUBLIC COMMUNITY FACILITIES, AND A MINIMUM OF 65% OF STORMWATER ROUTED TO LOCAL PRIVATE STORMWATER FACILITIES

I REGION NUMBER (TYPICAL)

DATE: 07/23/2025
SCALE: NTS
PLAN NO.: 3090259

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

FIGURE 1

PABST FARMS JOINT STORMWATER DISTRICT

DATE	REVISIONS	BY

ATT BURIED

SPECTRUM BURIED

WETLAND

POND

EASTLAKE VILLAGE SUBDIVISION

LAKE COUNTRY VILLAGE

VILLAGE OF SUMMIT

CITY OF OCONOMOWOC

INFILTRATION BASIN

WETLAND

PABST FARMS BLVD.

POND

XIV
PART OF OUTLOT 2
CSM 9171
42.45 AC.

XIII
LOT 2
CSM 11510
41.7737 AC

WETLAND/WOODS
15.49 AC.

IX
23.058 acres

WETLAND

X
26.193 acres

PART OF OUTLOT 2
CSM 9171

OCONOMOWOC ELECTRIC BURIED (SINGLE PHASE PRIMARY) (CITY CAN UPGRADE TO 3 PHASE)

WE ENERGIES 4" GAS BURIED

SPECTRUM BURIED

WE ENERGIES ELECTRIC OVERHEAD

SPECTRUM OVERHEAD

AT&T BURIED

I.S.H. "94"

CITY OF OCONOMOWOC

VILLAGE OF SUMMIT

MIDWEST FIBER NETWORKS BURIED IN DOT R/W

WETLAND

XI
23.26 acres

SIGN

LOT 3
CSM 11510

XII
14.984 acres

WE ENERGIES ELECTRIC BURIED (PRIMARY)

SAWYER ROAD C.T.H. "P"

I.S.H. "94"

N

GRAPHIC SCALE
100 0 100 200 400
(IN FEET)

NOTE:
THERE MAY BE UNIDENTIFIED UTILITIES NOT INDICATED ON THIS PLAN.

UTILITIES SHOWN ARE BASED ON MUNICIPAL RECORDS AND SYSTEM MAPS OBTAINED BY UTILITY PROVIDERS 5/15/25. LOCATIONS ARE APPROXIMATE AND HAVE NOT BEEN FIELD SURVEYED.

THE MOST ACCURATE INFORMATION IS PRESENTED ON THESE PLANS, HOWEVER ACTUAL LOCATIONS WILL VARY, AND ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. ADDITIONAL FIELD INVESTIGATION IS REQUIRED.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

PABST FARMS BUSINESS PARK
OCONOMOWOC, WI

DRY UTILITY LOCATIONS

© COPYRIGHT 2025
R.A. Smith, Inc.

DATE: 05/15/2025
SCALE: 1" = 200'
JOB NO. 3240106
PROJECT MANAGER: PAUL V. McILHERAN, P.E.
DESIGNED BY:
CHECKED BY:
SHEET NUMBER

P:\3240106\Dwg\Exhibits\Pabst Farms Blvd\3240106-UTIL.dwg, UTILITY EXHIBIT, 5/15/2025 11:57:36 AM, ojs

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO:	Village of Summit Plan Commission
FROM:	Amy Barrows, Village Planner *Planning & Zoning LLC*
MEETING DATE:	March 19, 2026
RE:	**Panga Building Improvements** 34422 Delafield Road (SUMT0669017)

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

Property Owner:	Nemahbin Lake Holdings LLC
Applicant:	Andy Fieber
Zoning:	NC Neighborhood Commercial, Floodplain Overlay
Land Use Plan:	Mixed Use Commercial

Possible Motion: *Motion to approve the proposed roofing and siding modifications as presented.*

Summary:

The applicant is proposing to replace the roof and siding color on the existing building at the property occupied by Panga. The proposed shingles would be dimensional asphalt Owens Corning shingles in the color Onyx Black. The existing exterior walls, windows, doors, soffit, and fascia of the building would be painted Rookwood Dark Brown (SW 2808). The applicant would like to begin this work immediately following approval because the roof is in poor condition.

Amy Barrows

From: Andy Fieb[redacted]
Sent: Wednesday, March 11, 2026 2:18 PM
To: Amy Barrows
Subject: Panga Exterior Update Plan Commission Request
Attachments: Exterior Rendering.pdf; Village Submittal populated.pdf

Hello Amy.

Please see the attached application and the included rendering of our approach to the exterior upgrades at Panga.

The underlying theme is 'old lake cabin.' This includes dark brown monolithic paint scheme: walls, windows, doors, soffit, fascia, and a black/grey asphalt roof.

- Paint Color: SW 2808 – Rookwood Dark Brown
- Roof Color: Owens Corning — Onyx Black

Please let me know if you have any additional questions.

Very Best,
Andy

Andy Fieber | Partner | Aldo Partners, LLC

[redacted]

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

FROM: Amy Barrows, Village Planner
Planning & Zoning LLC

MEETING DATE: March 19, 2026

RE: **Hope Church Parking Lot Expansion**
2431 N. Dousman Road, SUMT0637999010

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

Property Owner: Hope Church of Wisconsin Inc.
Applicant: Burke Nelson
Zoning: IN Institutional
Land Use Plan: Institutional

POSSIBLE MOTION: ***Motion to approve the Site Development Plans for a parking lot expansion, lighting, and landscaping at the Hope Church property, subject to the following conditions:***

1. ***APPROVAL FROM ENGINEERING****: All comments of the Engineering Staff's Review Letter dated March 3, 2026 shall be complied with prior to commencing any construction activities. Wheel stops may be limited to the far west stalls.*

2. ***COMPLIANCE WITH APPROVED PLANS:***
   a. *The parking lot expansion shall be constructed according to the plans prepared by TRIO with a revision date of February 16, 2026.*
   b. *The landscaping and lighting shall be constructed according to the plans prepared by InSite Landscape Design on March 11, 2026.*

3. ***FIRE DEPARTMENT APPROVAL:*** *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.*

SUMMARY:
Hope Church was constructed in 2021. An addition was later constructed in 2023. Since the construction of the church and addition, the church has decided that additional parking is required even though the existing parking lot complies with the ordinance standards. The church is proposing to add 48 parking stalls on the west side of the church and existing accessory building, but remove 4 stalls, for a total net gain of 44 stalls. With the additional parking area, there will be a total of 350 parking stalls on-site. The new parking lot area would consist

of asphalt material to match the existing parking lot. The property is limited to 50% impervious surface. The applicant has indicated that there will be a total of 35.2% impervious surface on the property with the additional parking lot improvements.

LANDSCAPING:

The applicant submitted a landscape plan that identifies the removal of 16 trees, mostly evergreens, and the planting of 11 deciduous trees and grasses. Landscaped areas are required every 15 spaces. Each required landscaped area is required to measure at least 75 sq. ft. Accessory landscaped areas shall make up at least 5% of the surfaced parking area. These requirements have all been met. At least 10 ft. of greenspace shall be provided between the lot line and parking area. There is a significant area of greenspace available between the parking area and lot line. As part of the landscape plan, the applicant will be adding some decorative trees and grasses along the existing sidewalk near the west entrance to the building.

Please Note: The landscape plan in the electronic packet was updated to include an accurate revision date.

LIGHTING:

The applicant is proposing to install two new light poles along the western edge of the parking lot, including one pole on the west side of the existing parking lot and one pole on the west side of the new parking lot. The light fixtures will face the parking lot. The applicant is also proposing two new light poles in the center aisles of the new parking lot area. The light poles are 20 ft. tall and will be affixed to a 2'6" tall concrete base. The proposed light poles match the existing light poles, including style, color, and height. The Village's design guidelines recommend a maximum 15 ft. tall pole, not including the base.

The applicant is proposing to replace the light fixtures and arms on two existing fixtures in the existing parking lot.

The applicant is proposing to install two wall-pack light fixtures on the recently constructed addition. These lights match existing wall-pack light fixtures on the south side of the building.

Please Note: The lighting plan in the electronic packet was updated to include an accurate revision date and to label the light fixtures on the catalog cut sheets.

ENGINEERING REVIEW:

The Engineering Staff reviewed the proposed civil plans and stormwater management plan and have determined that the existing stormwater management facilities accommodate the additional parking lot expansion and further improvements are unnecessary. The applicant is required to obtain a Village Stormwater and Erosion Control Permit. A pre-construction meeting will be required prior to land disturbing activities taking place. The Engineering letter dated March 2, 2006 is enclosed.

The applicant is also required to provide wheel stops or curbing at each parking stall unless plan commission, after considering any recommendation by the village engineer, waives this requirement. The applicant is proposing to limit the use of wheel stops to the far west stalls to prevent vehicles from extending into the green space area. Curbing will exist adjacent to the building. The existing parking lot does not contain any wheel stops or curbing, except that there is curbing on the eastern most stalls. Engineering staff is recommending the plans as submitted. Correspondence is included in the packet.

ATTACHMENTS: Engineer Comments 3/3/2026, email dated 3/10/2026
Civil Plans revised 2/16/2026
Landscape & Lighting Plans dated 2/19/2026 (hard copy), 3/11/2026 (electronic)

Building a Better World
for All of Us®

March 3, 2026

RE: Village of Summit
Hope Church Parking Lot Addition - SWM and Site Improvement Plan
Recommended Approval
SEH No. 176551 Task 71

Ms. Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, WI 53066

Dear Ms. Barrows:

We recently received updated storm water management and site development plans for the proposed Hope Church Parking Lot Addition located within the existing Hope Church property, off Dousman Road. The proposed addition would add 44 new stalls to the existing lot and result in 350 total stalls for the facility. Both plans have been prepared by Trio Engineering, LLC and carry a February 16,2026 revision plan date.

As noted previously, the original storm water management plan included storm water management facilities that were designed to handle frozen conditions without overtopping and therefore the additional pavement did not have a significant impact on the site storm water management, and we recommend approval of the updated plan dated February 16, 2026. The updated site development plans have addressed all the previous comments, and we recommend approval of the plans for construction. The general comments provided below still apply.

General Comments

1) A Village SW & EC permit will be required.
2) A pre-construction meeting will be required prior to land disturbing activities.

Please do not hesitate to contact me with any questions or comments at 414.949.8950 or bpehl@sehinc.com.

Sincerely,

Brian Pehl, PE
(Lic. WI)

CC: Kamron Nash, PE - Village Public Works Director
Matt Bailey, PE – Trio Engineering LLC
btp

x:\pt\s\summv\176551\task 71 - hope church parking lot expansion review\corr\review letters\hope church parking lot expansion-swm and grading plan review letter_village of summit_2025-12-11.docx

Amy Barrows

From: Brian Pehl <bpehl@sehinc.com>
Sent: Tuesday, March 10, 2026 11:01 AM
To: Amy Barrows
Subject: RE: Hope Church Wheel stops

Amy,
We have reviewed the added parking lot layout and recommend that it is approved as shown. We feel that the parking spaces along the west side of the added lot require wheel stops and they have been added to the plan. The internal, double spaces should not be required since they do not pose any encroachment issues and will allow for better vehicular maneuvering within the lot. The spaces on the east front a vertical face curb that will provide the same function as the wheel stops and therefore should not be required along that stretch of spaces either. It is noted that a wheel slop is shown on the updated plan for the far, northeast space proposed; although it is ok to have it there it should not be required since the front and east side of the space are fronted by curb which makes the wheel stop unnecessary.

Brian Pehl, PE (WI)
Senior Professional Engineer II
Short Elliott Hendrickson Inc.

414.507.8840 Cell (preferred)
414.949.8950 Office

Building a Better World for All of Us®

From: Amy Barrows <planner@villageofsummitwi.gov>
Sent: Tuesday, March 10, 2026 9:53 AM
To: Brian Pehl <bpehl@sehinc.com>
Subject: Hope Church Wheel stops
Importance: High

Brian,

Can you provide a written response to the below ordinance requirement for consideration by Plan Commission:

Parking areas regulated under subsection (3) shall be improved by wheel stops or curbing to prevent encroachment into pedestrian ways, such as sidewalks, adjacent lots, landscape islands, or public road right-of-ways, and to properly manage stormwater and erosion provided, however, that the plan commission

may, after considering any recommendation by the village engineer, waive the requirement for wheel stops or curbing upon its finding that, due to geographic and/or landscaping features, use of wheel stops or curbing is not reasonably necessary to prevent encroachments or that the absence of wheel stops or curbing would benefit stormwater management.

The plans indicate that wheel stops will be limited to the far west stalls.

You can reply by email and I will print the email for the record. Thanks.

AMY BARROWS

Village Planner
She/Her
262.567.2757
262.567.4115
planner@villageofsummitwi.gov
37100 Delafield Rd
Summit WI 53066
villageofsummitwi.gov

Office hours: Monday, Tuesday, and Thursday 12:00 pm -3:00 pm

HOPE CHURCH - PARKING ADDITION

SITE DEVELOPMENT PLANS

VILLAGE OF SUMMIT, WISCONSIN

GENERAL NOTES

1. 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 (SSWCW)
   -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 STANDARDS AND SPECIFICATIONS.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

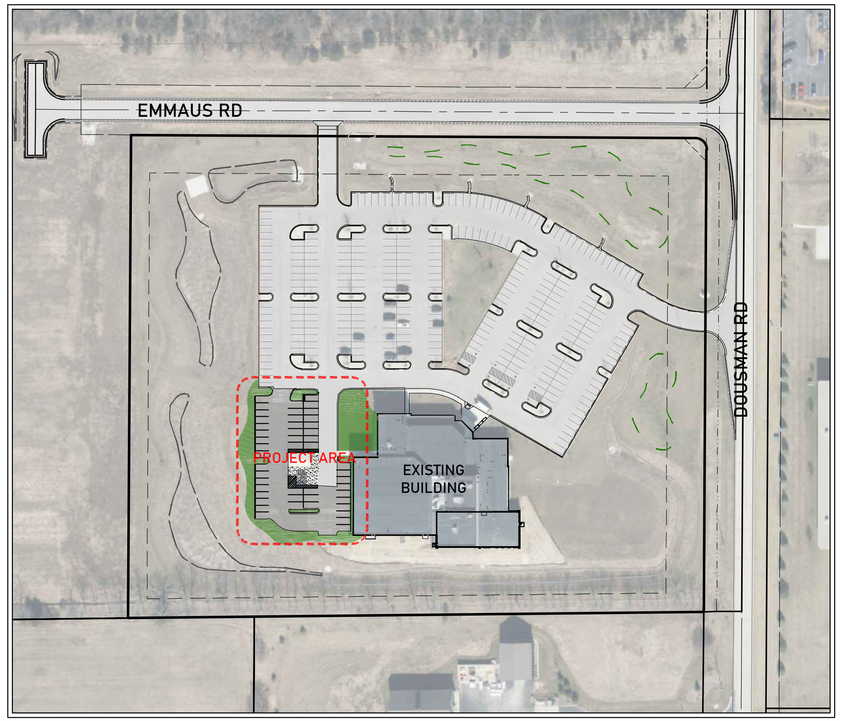
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

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

12. THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE VILLAGE OF SUMMIT SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.



SITE PLAN

SCALE: 1" = 100'

OWNER:

HOPE CHURCH OF WISCONSIN, INC.
2431 N. DOUSMAN RD.
SUMMIT, WI 53066
PHONE: 262-264-5440
EMAIL: info@hopeinjesus.org

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WISCONSIN 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481

SHEET INDEX

CIVIL		
T1	-	COVER SHEET
C1.0	-	EXISTING SITE PLAN
C1.1	-	PROPOSED SITE PLAN
C2.0	-	GRADING,UTILITY, & EROSION CONTROL PLAN
C3.0	-	CONSTRUCTION DETAILS

WISCONSIN MATTHEW A. DAVEY E-41533 OCONOMOWOC WI PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING

19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HOPE CHURCH - PARKING ADDITION
VILLAGE OF SUMMIT, WISCONSIN
BY: HOPE CHURCH OF WISCONSIN, INC.
2431 N. DOUSMAN RD.
SUMMIT, WI 53066

REVISION HISTORY

DATE	DESCRIPTION
10/07/2025	PRELIMINARY SUBMITTAL
12/16/2025	CIVIL SUBMITTAL
02/16/2026	PER VILLAGE COMMENTS

DATE:
FEBRUARY 16, 2026

JOB NUMBER:
25-37-1012

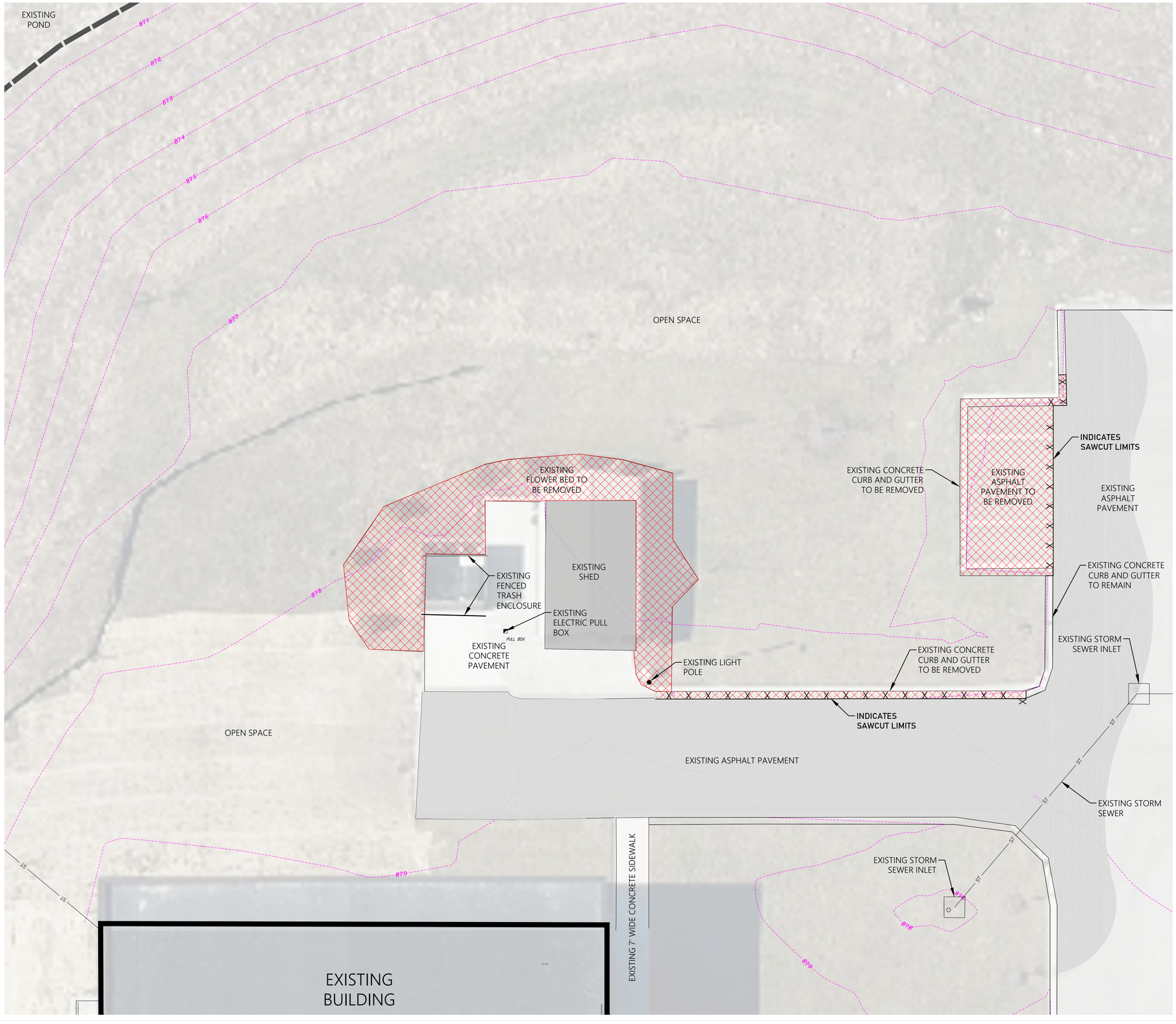
DESCRIPTION:
COVER SHEET

SHEET
T1

X:\2025\25-37-1012 HOPE CHURCH - SUMMIT\DRAWINGS\CONSTRUCTION PLANS\HOPE_CIVIL PLAN SET_22X34.DWG

LEGEND:

- 905 – 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
- EXISTING LIGHT POLE
- EXISTING SOIL BORING



0 10 20 40

SCALE: 1" = 10' (22"X34")
SCALE: 1" = 20' (11"X17")

811 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. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

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.

X:\2025\25-37-1012 HOPE CHURCH - SUMMIT\DRAWINGS\CONSTRUCTION PLANS\HOPE_CIVIL PLAN SET_22X34.DWG

WISCONSIN MATTHEW A. [illegible] E-41533 OCONOMOWOC WI PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HOPE CHURCH - PARKING ADDITION
VILLAGE OF SUMMIT, WISCONSIN
BY: HOPE CHURCH OF WISCONSIN, INC.
2431 N. DOUSMAN RD.
SUMMIT, WI 53066

REVISION HISTORY

DATE	DESCRIPTION
10/07/2025	PRELIMINARY SUBMITTAL
12/16/2025	CIVIL SUBMITTAL
02/16/2026	PER VILLAGE COMMENTS

DATE:
FEBRUARY 16, 2026

JOB NUMBER:
25-37-1012

DESCRIPTION:
EXISTING SITE PLAN

SHEET
C1.0

SITE DATA

PROJECT DISTURBANCE AREA:	19,033 S.F. (0.437 Ac)
EXISTING IMPERVIOUS AREA:	808 S.F. (0.019Ac)
BUILDING	0 S.F. (0.000Ac)
GRAVEL	0 S.F. (0.000Ac)
PAVEMENT	808 S.F. (0.019Ac)
PROPOSED IMPERVIOUS AREA:	15,867 S.F. (0.364Ac)
BUILDING	0 S.F. (0.000Ac)
GRAVEL	0 S.F. (0.000Ac)
PAVEMENT	15,867 S.F. (0.364Ac)
PARKING DATA:	
EXISTING STALLS REMOVED:	4 STALLS
PROPOSED STALLS:	48 STALLS
NET STALLS ADDED:	+44 STALLS
OVERALL PROPERTY PARKING:	350 STALLS

N

0 5 10 20

SCALE: 1" = 10' (22"X34")
SCALE: 1" = 20' (11"X17")

LEGEND:

- 850 – 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
- E – EXISTING ELECTRIC PEDESTAL
- T – EXISTING TELEPHONE PEDESTAL
- CA – EXISTING CATV PEDESTAL
- EXISTING POWER POLE
- PROPOSED SANITARY SEWER (PRIVATE)
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

811 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. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

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.

X:\2025\25-37-1012 HOPE CHURCH - SUMMIT\DRAWINGS\CONSTRUCTION PLANS\HOPE_CIVIL PLAN SET_22X34.DWG

WISCONSIN MATTHEW A. MAUDER E-41533 OCONOMOWOC WI PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HOPE CHURCH - PARKING ADDITION
VILLAGE OF SUMMIT, WISCONSIN
BY: HOPE CHURCH OF WISCONSIN, INC.
2431 N. DOUSMAN RD.
SUMMIT, WI 53066

REVISION HISTORY

DATE	DESCRIPTION
10/07/2025	PRELIMINARY SUBMITTAL
12/16/2025	CIVIL SUBMITTAL
02/16/2025	PER VILLAGE COMMENTS

DATE:
FEBRUARY 16, 2026

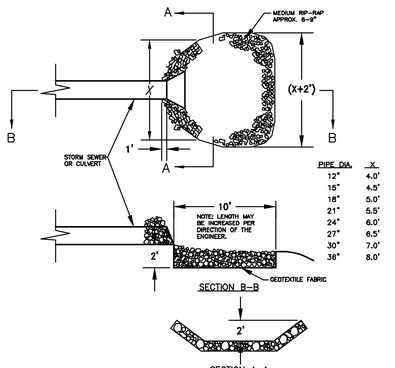
JOB NUMBER:
25-37-1012

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.1

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.
2. OVERALL SITE MUST BE GRADED TO WITHIN 4" OF FINAL GRADE PRIOR TO THE ELECTRICAL INSTALLATION.



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

EXISTING POND

RIPRAP TO POND AT BOTTOM OF SLOPE

STM FES #1
12" IE=873.54

73.4 LF ~ 12" HDPE STM SEWER AT S=0.52% (615 GPM)

INDICATES SILT FENCE PERIMETER

INDICATES OVERLAND FLOW ROUTE (TYP.)

878.00 878.25 878.25 878.20 878.05 877.60 877.95 877.70 877.81± 877.90

877.85 877.90

STM INL #3
RIM=877.25
8" IE=874.75

INSTALL INLET PROTECTION FABRIC

877.95

96.1 LF ~ 8" HDPE STM SEWER AT S=0.52% (308 GPM)

INSTALL INLET PROTECTION FABRIC

STM INL #2
RIM=877.50
8" IE=874.25
12" IE=873.92

SPLIT POINT

INSTALL TRACKING PAD AT CONSTRUCTION ENTRANCE

877.85 877.93± 877.85± 877.75 877.85 877.69± 877.63±

878.08± 878.10± 878.10

FYG 878.50±

878.25 878.45 878.30± 878.72± 878.47± 878.85± 878.90± 878.15± 877.56±

PULL BOX

INSTALL INLET PROTECTION FABRIC

878.55

INDICATES FLOW ARROWS (TYP.)

878.80± 879.36± FLUSH

879.35 879.05 BC879.85 FL879.35

INSTALL INLET PROTECTION FABRIC

EXISTING BUILDING FFE = 880.06

SCALE: 1" = 10' (22"X34")
SCALE: 1" = 20' (11"X17")

LEGEND:

- 850 - EXISTING CONTOUR
- 850 - PROPOSED CONTOUR
- P850.0 - PROPOSED SPOT ELEVATION
- - PROPOSED FLOW ARROW
- - PROPOSED OVERLAND FLOW ROUTE

811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0175 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

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.

X:\2025\25-37-1012 HOPE CHURCH - SUMMIT\DRAWINGS\CONSTRUCTION PLANS\HOPE_CIVIL PLAN SET_22X34.DWG

WISCONSIN MATTHEW A. MAUELSHAGEN E-41533 OCONOMOWOC WI PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HOPE CHURCH - PARKING ADDITION
VILLAGE OF SUMMIT, WISCONSIN
BY: HOPE CHURCH OF WISCONSIN, INC.
2431 N. DOUSMAN RD.
SUMMIT, WI 53066

REVISION HISTORY

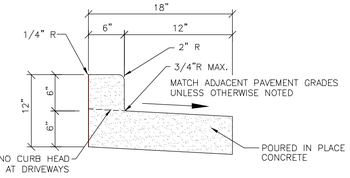
DATE	DESCRIPTION
10/07/2025	PRELIMINARY SUBMITTAL
12/16/2025	CIVIL SUBMITTAL
02/16/2025	PER VILLAGE COMMENTS

DATE:
FEBRUARY 16, 2026

JOB NUMBER:
25-37-1012

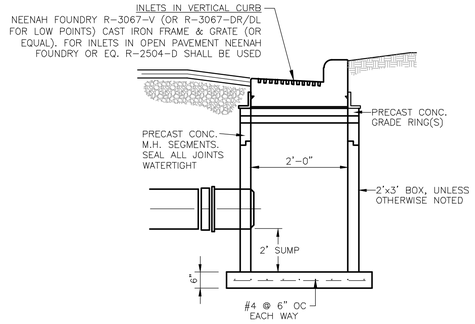
DESCRIPTION:
GRADING, UTILITY, & EROSION CONTROL PLAN

SHEET
C2.0



18" REJECT CURB & GUTTER DETAIL

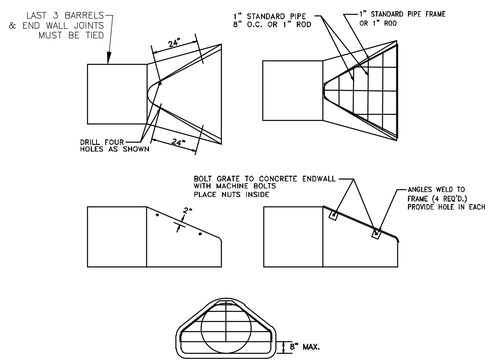
NO SCALE



STORM SEWER CATCH BASIN

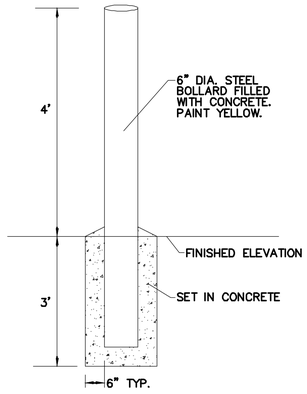
NO SCALE

NOTE:
– PROVIDE 6" STONE UNDER BASE FOR CATCH BASINS WITHIN R.O.W., PER STATE SPECIFICATIONS.

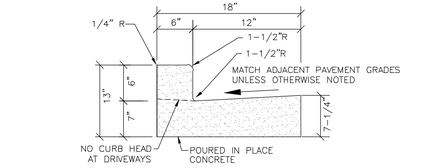


PIPE GRATE DETAIL

NO SCALE

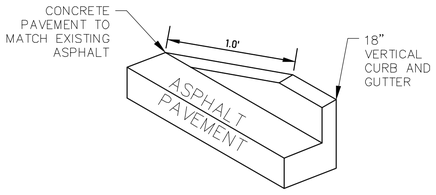


BOLLARD



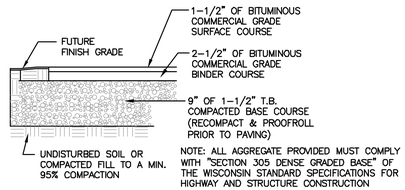
18" CONCRETE CATCH CURB & GUTTER

NO SCALE



CURB TAPER DETAIL

NO SCALE

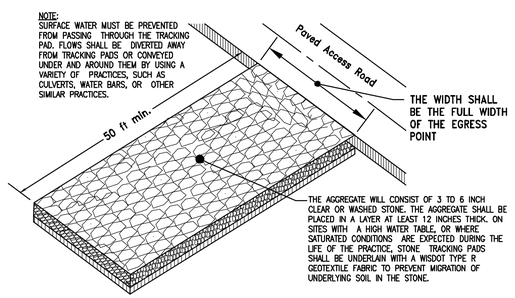


NOTE: ALL AGGREGATE PROVIDED MUST COMPLY WITH "SECTION 305 DENSE GRADED BASE" OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

STANDARD-DUTY ASPHALT PAVING DETAIL

NO SCALE

NOTE: STANDARD-DUTY ASPHALT TO BE INSTALLED IN PARKING STALLS



CONSTRUCTION ENTRANCE DETAIL

NO SCALE

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, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE 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 CONSTRUCTION SITE.
B. PROTECT DOWNSTREAM/ADJACENT WATERWAYS/WETLANDS WITH SILT FENCE.
C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
E. MAINTAIN EXISTING SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
F. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
G. PROMPT REMOVAL OF EXCAVATED MATERIAL.
H. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
I. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
J. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
K. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
L. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE.

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. ANY TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
9. RIP RAP AT PIPE OUTLET SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
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.

11. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

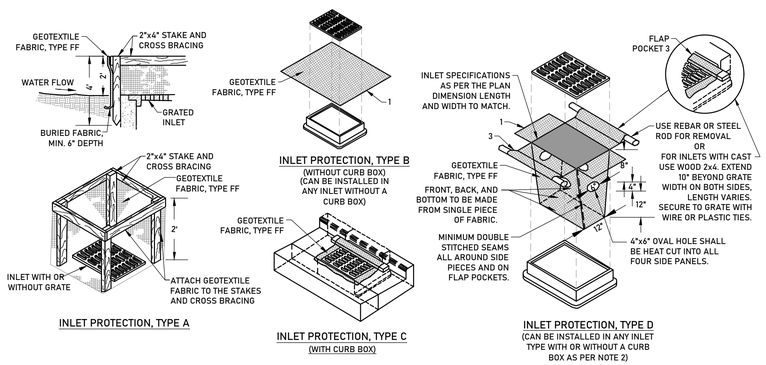
CONSTRUCTION SEQUENCE PLAN

1. SPRING 2026: INSTALL TRACKING PAD AND SILT FENCE AROUND THE PERIMETER OF THE SITE.
2. SPRING 2026: STRIP TOPSOIL AND STOCKPILE INITIAL TOPSOIL AT CENTER OF SITE. SEED AND STABILIZE STOCKPILES IMMEDIATELY UPON COMPLETION OF STOCKPILING.
   2.1. All EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN (7) DAY'S MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
3. SPRING 2026: ROUGH GRADE SITE.
4. SPRING 2026: INSTALL STORM SEWER AND ASSOCIATED EROSION CONTROL MEASURES PER EROSION CONTROL PLAN.
5. SPRING 2026: FINISH GRADE THE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
6. SPRING 2026: INSTALL STONE BASE COURSE, CONSTRUCT CURB , AND PLACE BINDER COURSE PAVEMENT. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING.
7. SPRING 2026: RESPREAD TOPSOIL AND PLACE SEED, MULCH, MATTING AND OTHER SITE STABILIZERS AS NEEDED. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING AND PARKING LOT CONSTRUCTION. ALSO NOTE THAT ANY AREAS, SUCH AS POND SIDE SLOPES, THAT ARE FINISH GRADED AND TOPSOILED SHALL BE SEEDED, MULCHED AND/OR MATTED IMMEDIATELY AFTER TOPSOIL IS PLACED.
8. SPRING/SUMMER 2026: REMOVE REMAINING CONSTRUCTION EROSION CONTROL MEASURES AFTER SITE IS STABILIZED (SUBSTANTIALLY VEGETATED) AND ALL CONSTRUCTION IS COMPLETE.

LATE SEASON STABILIZATION NOTES:

THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PERVIOUS DISTURBED AREAS BEFORE THE END OF THE GROWING SEASON. THIS WILL BE DONE BY SEEDING OF ALL DISTURBED AREAS WITH PERMANENT VEGETATION BY SEPTEMBER 15, 2022. IF THIS DEADLINE IS MISSED, THEN STABILIZATION WILL BE COMPLETED BY:

1. SEEDING OF ALL DISTURBED AREAS WITH TEMPORARY SEED MIX (OATS, WINTER WHEAT, ANNUAL RYE) BY OCTOBER 15. PERMANENT SEED MIX MUST THEN BE IMPLEMENTED BY JUNE 1 OF THE FOLLOWING YEAR.
2. IF THE OCTOBER 15 DEADLINE IS MISSED, COVERAGE OF ALL DISTURBED AREAS BY NOVEMBER 1 WITH:
   a. TOPSOIL, SEED, AND THE MATERIAL CALLED FOR ON THIS PLAN, WHERE TOPSOIL, SEED, AND EROSION CONTROL MATTING IS CALLED FOR.
   b. TOPSOIL, SEED, AND TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST OR OTHER METHOD APPROVED BY THE CITY ENGINEER FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR ON THIS PLAN.
3. IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE CITY ENGINEER HAS DETERMINED THAT IT IS INFEASIBLE TO PLACE TOPSOIL, THE PERMIT APPLICANT SHALL:
   a. APPLY TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST TO ALL DISTURBED AREAS.
   b. INSTALL DITCH CHECKS IN ALL DITCHES WITH SLOPE GREATER THAN 0.5% AT INTERVALS SUCH THAT THE TOP OF THE DOWNHILL DITCH CHECK IS AT THE ELEVATION OF THE FOOT OF THE UPHILL DITCH CHECK. DITCH CHECKS SHALL BE EITHER:
      i. TRIANGULAR FOAM-CORE
      ii. STONE INSTALLED PER THE WDNR TECHNICAL STANDARD
      iii. COMPOST-FILLED TUBES, OR
      iv. A COMPARABLE PRODUCT AS APPROVED BY THE CITY ENGINEER.



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.

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.

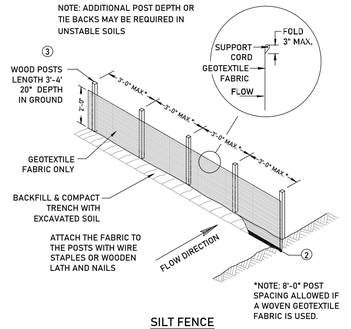
TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

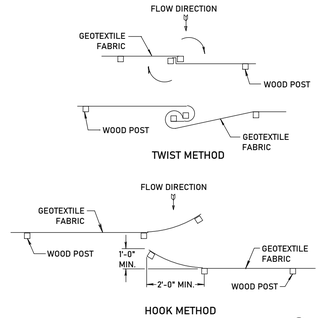
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE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

INLET PROTECTION DETAIL

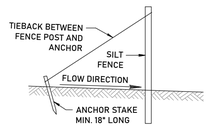
NO SCALE



SILT FENCE

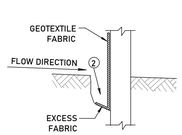


JOINING TWO LENGTHS OF SILT FENCE ⑤



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" 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 ROTATE, 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.

WISCONSIN
MATTHEW A. MAGNUSEN
E-41533
OCONOMOWOC
WI
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HOPE CHURCH - PARKING ADDITION
VILLAGE OF SUMMIT, WISCONSIN
BY: HOPE CHURCH OF WISCONSIN, INC.
2431 N. DOUSMAN RD.
SUMMIT, WI 53066

REVISION HISTORY

DATE	DESCRIPTION
10/07/2025	PRELIMINARY SUBMITTAL
12/16/2025	CIVIL SUBMITTAL
02/16/2025	PER VILLAGE COMMENTS

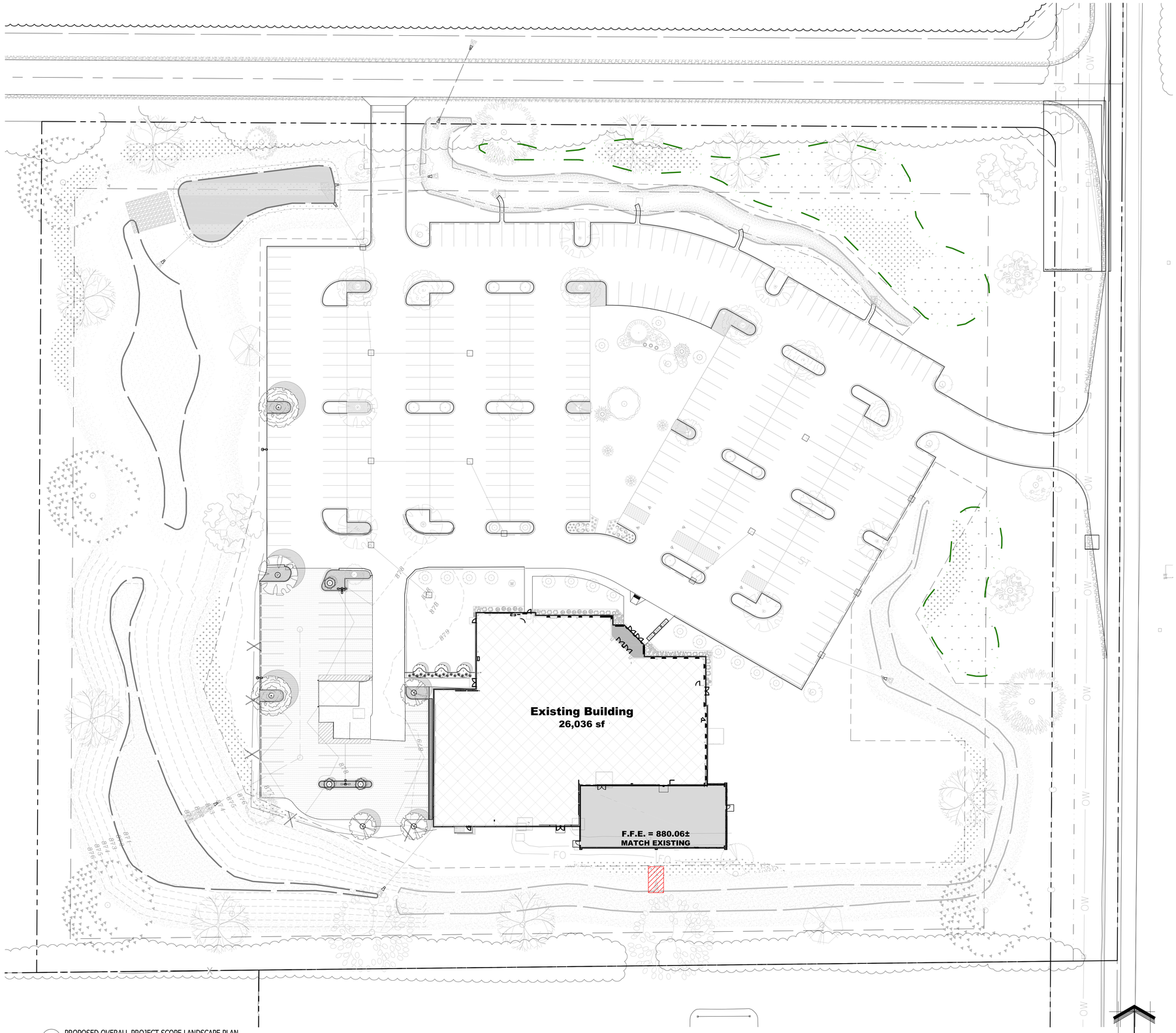
DATE:
FEBRUARY 16, 2026

JOB NUMBER:
25-37-1012

DESCRIPTION:
CONSTRUCTION DETAILS

SHEET
C3.0

X:\2025\25-37-1012 HOPE CHURCH - SUMMIT\DRAWINGS\CONSTRUCTION PLANS\HOPE_CIVIL PLAN SET_22X34.DWG



1 PROPOSED OVERALL PROJECT SCOPE LANDSCAPE PLAN

DESIGN COMPLIANCE:
THIS LANDSCAPE PLAN IS ACCURATE AND IN COPLAINACE WITH THE VILLAGE OF SUMMIT LANDSCAPE REQUIREMENTS SET FOR IN SECTION 20.60 LANDSCAPE AND SCREENING: 20.60.050 - LANDSCAPE DESIGN STANDARDS, 20.60.060 - ON-LOT LANDSCAPE, 20.60.070 (BUILDING FOUNDATION LANDSCAPE), 20.60.080 - PARKING LOT LANDSCAPE, 20.60.090 (PARKING LOT PERIMETER LANDSCAPE YARD), 20.60.100 (INTERIOR PARKING LOT LANDSCAPE) AND 20.60.110 (BUFFER YARDS).

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE VILLAGE OF SUMMIT. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE VILLAGE OF SUMMIT

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.
5. INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	INSTITUTIONAL
LOT AREA	479,168 SQ. FT. (11.00 Acres)
SITE BUILDING AREA	
TOTAL IMPERVIOUS	
TOTAL GREENSPACE	
SITE LANDSCAPE PERCENTAGE	
TOTAL PARKING STALLS	
PROPOSED ZONING SETBACKS	Local Street = 50' Arterial Street = 75' Yard = 25'

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE HOPE CHURCH - SUMMIT PARKING LOT EXPANSION PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED HOPE CHURCH - SUMMIT PARKING LOT EXPANSION PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
   PER EVERY 100 SQUARE FEET AREA: ONE -2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
    20% KENTUCKY BLUE GRASS
    15% NEWPORT KENTUCKY BLUE GRASS
    15% SR 2100 Kentucky Bluegrass
    25% Creeping Red Fescue
    15% Replicator Perennial Ryegrass
    10% Fiesta 4 Perennial Ryegrass
    APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
    MAINTENANCE NOTE:
    MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
    - NECESSARY IRRIGATION (IF REQUIRED)
    - INTEGRATED PEST MANAGEMENT,
    - PROPER FERTILIZATION
    - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
    - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY,
    - WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
28. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE RELOCATED. ALL PLANT MATERIAL TO BE RELOCATED IS TO BE CLEARLY TAGGED WITH MARKING TAPE MOVED BEFORE AND SITE DEMOLITION IS TO BEGIN.
29. *ALTERNATE BID:* DESIGN IRRIGATION SYSTEM TO BE DESIGNED FOR A OVERLAPPING ZONED SPRINKLER HEAD SYSTEM IN ALL LAWN & ISLAND AREAS AND A DRIP SYSTEM FOR ALL FOUNDATION PLANTING BEDS.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE
(NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
www.Diggershotline.com
(800)-242-8511
OR
811 Know what's below. Call before you dig.

InSite LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF InSite LANDSCAPE DESIGN, INC, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite LANDSCAPE DESIGN, INC, INC.

InSite LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

HOPE CHURCH - SUMMIT
Parking Lot Expansion

Dousman Road
Summit, WI 53066

Project For:

HOPE CHURCH

Dousman Road
Summit, WI 53066

Issuance and Revisions:

Date	Number	Description
02/19/26		Plan Commission Submittal
03/11/26		Revisioned Based on Staff Comments

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

COPYRIGHT InSite Landscape Design Inc. 2018
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:

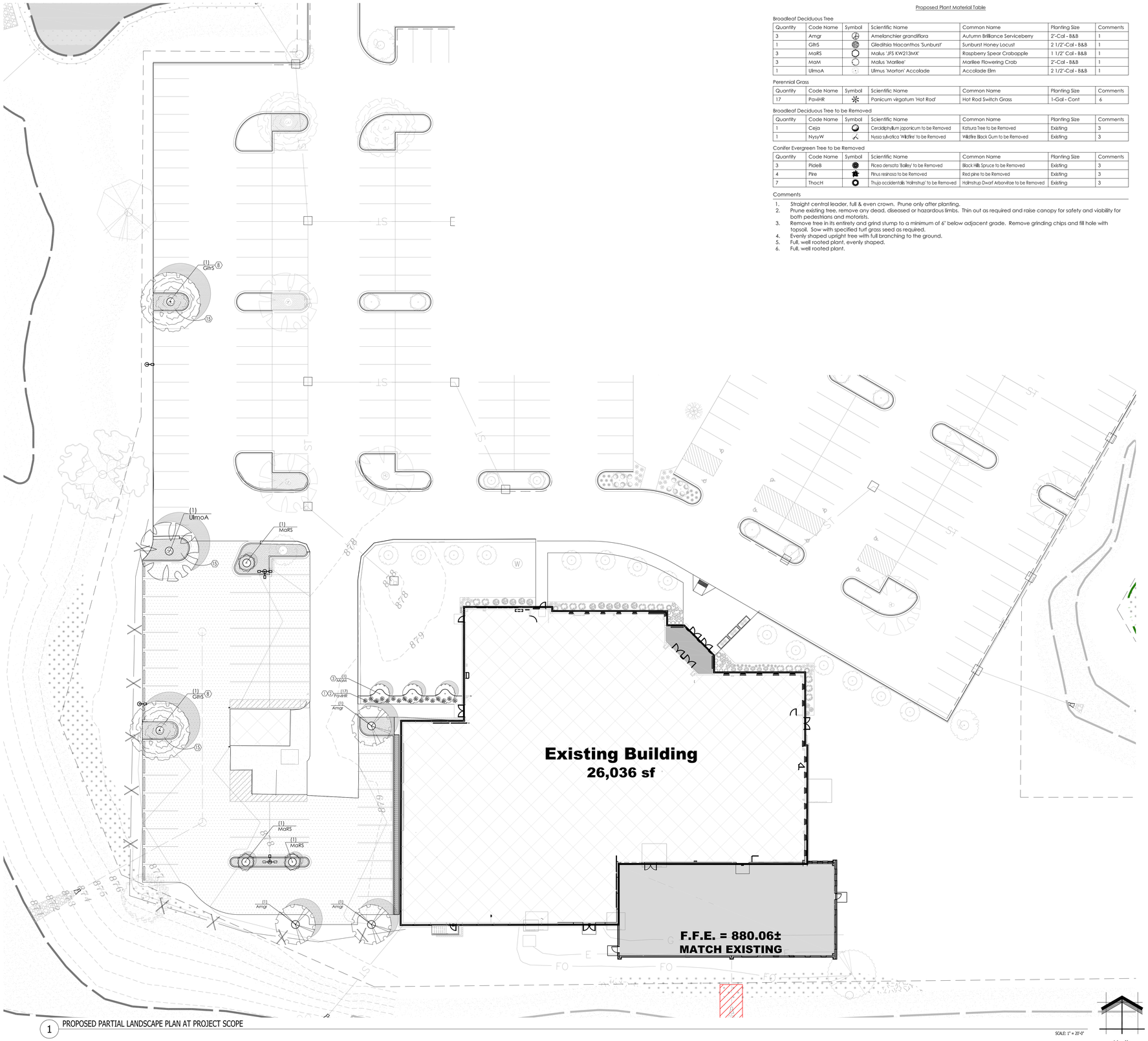
PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE

Date of Drawing:	03/11/26
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L25-075

Sheet Number:

LSP1.0

L25-075 - HOPE CHURCH Parking Lot Expansion - SUMMIT - 03/11/2026
L19-103



1 PROPOSED PARTIAL LANDSCAPE PLAN AT PROJECT SCOPE

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	Amgr		Amelanchier grandiflora	Autumn Brilliance Serviceberry	2"-Cal - B&B	1
1	GlhS		Gleditsia triacanthos 'Sunburst'	Sunburst Honey Locust	2 1/2"-Cal - B&B	1
3	MaRS		Malus 'JFS KW213MX'	Raspberry Spear Crabapple	1 1/2" Cal - B&B	1
3	MaM		Malus 'Marillee'	Marillee Flowering Crab	2"-Cal - B&B	1
1	UlmoA		Ulmus 'Morton' Accolade	Accolade Elm	2 1/2"-Cal - B&B	1

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
17	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6

Broadleaf Deciduous Tree to be Removed

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	Ceja		Cercidphyllum japonicum to be Removed	Katsura Tree to be Removed	Existing	3
1	NysyW		Nyssa sylvatica 'Wildfire' to be Removed	Wildfire Black Gum to be Removed	Existing	3

Conifer Evergreen Tree to be Removed

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	PiceB		Picea densata 'Bailey' to be Removed	Black Hills Spruce to be Removed	Existing	3
4	Pire		Pinus resinosa to be Removed	Red pine to be Removed	Existing	3
7	ThocH		Thuja occidentalis 'Holmstrup' to be Removed	Holmstrup Dwarf Arborvitae to be Removed	Existing	3

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.

InSite Landscape Design
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

HOPE CHURCH - SUMMIT
Parking Lot Expansion

Dousman Road
Summit, WI 53066

Project For:

HOPE CHURCH

Dousman Road
Summit, WI 53066

Issuance and Revisions:

Date	Number	Description
02/19/26		Plan Commission Submittal
03/11/26		Revisioned Based on Staff Comments

CONSTRUCTION SET USE NO OTHER - DO NOT SCALE THESE DRAWINGS-

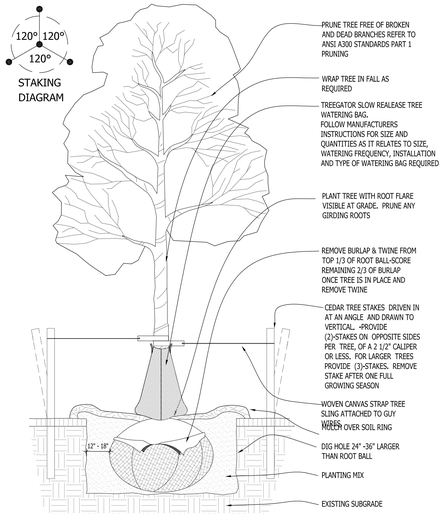
COPYRIGHT InSite Landscape Design Inc. 2018
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED PARTIAL LANDSCAPE PLAN AND PLANT MATERIAL TABLE

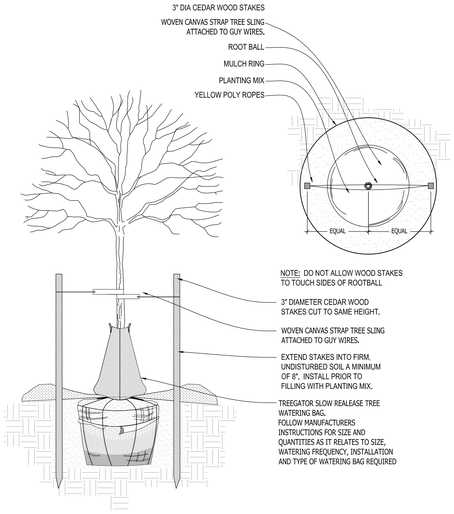
Date of Drawing:	03/11/26
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L25-075
Sheet Number:	LSP1.1

L25-075 - HOPE CHURCH Parking Lot Expansion - SUMMIT - 03/11/2026
L19-103



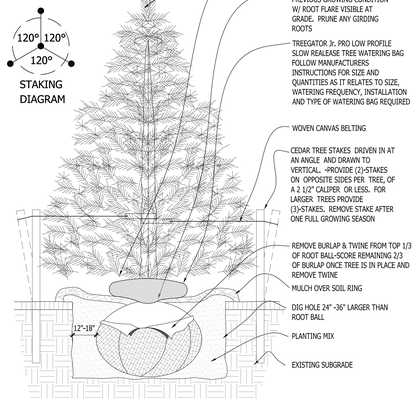
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



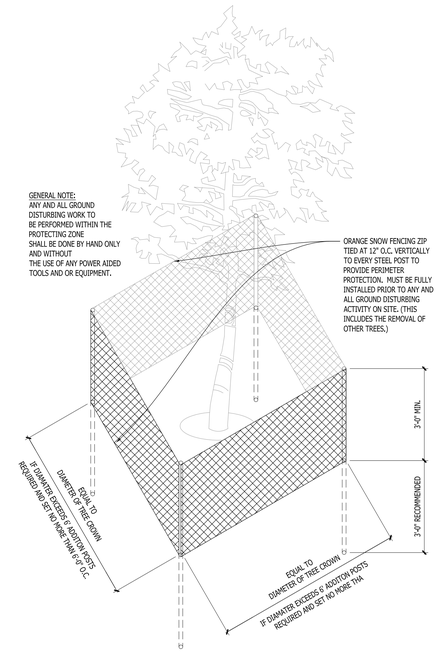
2 DECIDUOUS TREE STAKING
PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



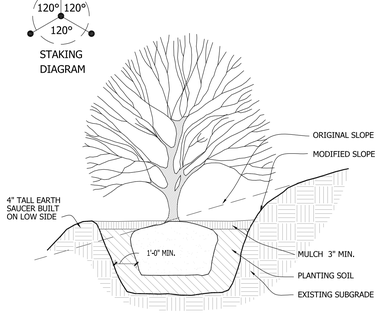
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

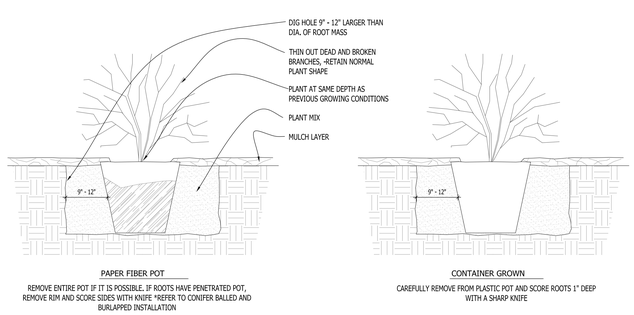
SCALE: NONE



5 SLOPE PLANTING DETAIL

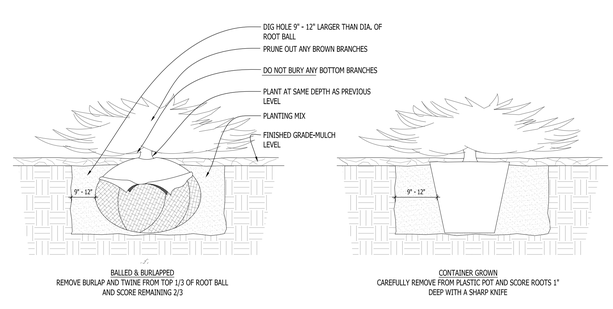
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



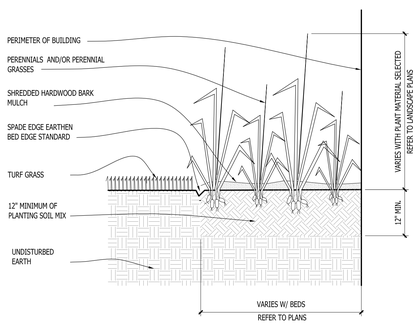
6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



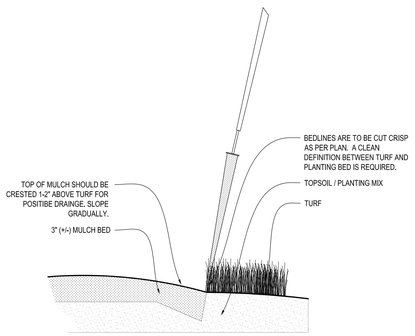
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



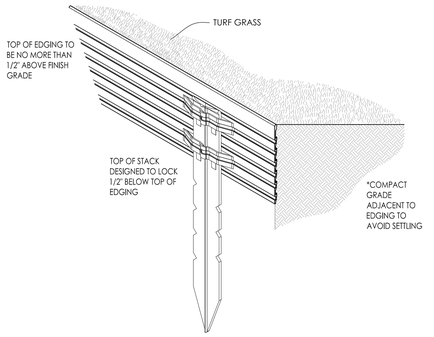
8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



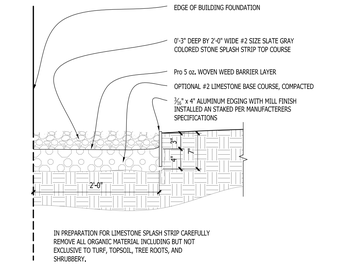
9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL

SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"

INSITE
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

HOPE CHURCH - SUMMIT
Parking Lot Expansion

Dousman Road
Summit, WI 53066

Project For:

HOPE CHURCH

Dousman Road
Summit, WI 53066

Issuance and Revisions:

Date	Number	Description
02/19/26		Plan Commission Submittal
03/11/26		Revisioned Based on Staff Comments

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

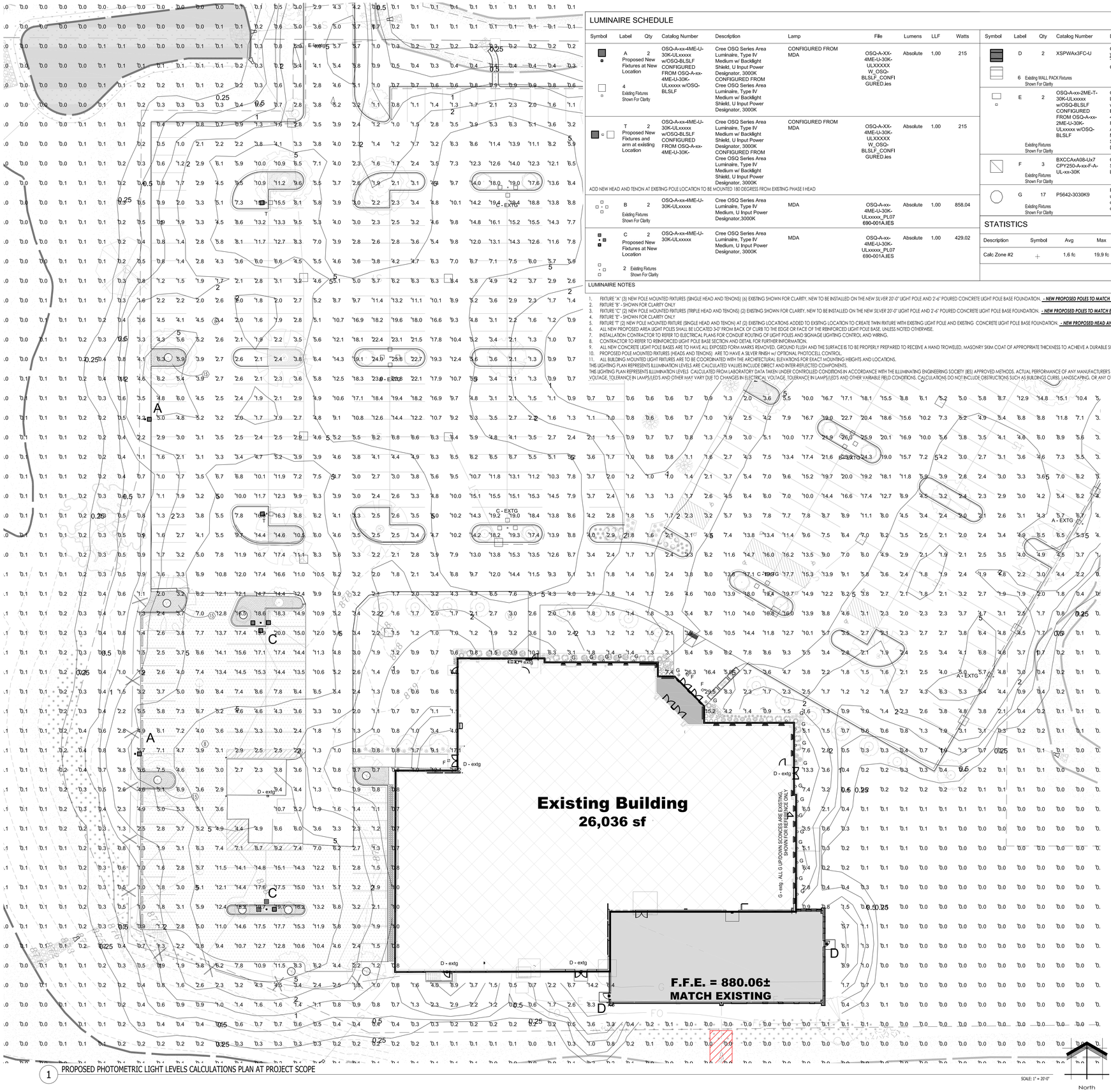
COPYRIGHT InSite Landscape Design Inc. 2018
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing:	03/11/26
Scale:	As Noted
Drawn By:	MCD
Job Number:	L25-075
Sheet Number:	LSP1.2

L25-075 - HOPE CHURCH Parking Lot Expansion - SUMMIT - 03/11/2026
L19-103



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN AT PROJECT SCOPE

SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	OSQ-A-xxx-4ME-U-30K-ULxxxxx w/OSQ-BLSLF CONFIGURED FROM OSQ-A-xx-4ME-U-30K-ULxxxxx w/OSQ-BLSLF	Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, U Input Power Designator, 3000K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, U Input Power Designator, 3000K	CONFIGURED FROM MDA	OSQ-A-XX-4ME-U-30K-ULXXXXX W_OSQ-BLSLF_CONFIGURED.ies	Absolute	1.00	215
	Proposed New Fixtures at New Location								
	4	Existing Fixtures Shown For Clarity							
	T	2	OSQ-A-xxx-4ME-U-30K-ULxxxxx w/OSQ-BLSLF CONFIGURED FROM OSQ-A-xx-4ME-U-30K-	Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, U Input Power Designator, 3000K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, U Input Power Designator, 3000K	CONFIGURED FROM MDA	OSQ-A-XX-4ME-U-30K-ULXXXXX W_OSQ-BLSLF_CONFIGURED.ies	Absolute	1.00	215
	Proposed New Fixtures and arm at existing Location								
ADD NEW HEAD AND TENON AT EXISTING POLE LOCATION TO BE MOUNTED 180 DEGREES FROM EXISTING PHASE I HEAD									
	B	2	OSQ-A-xx-4ME-U-30K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium, U Input Power Designator,3000K	MDA	OSQ-A-xx-4ME-U-30K-ULxxxxx_PL07 690-001A.IES	Absolute	1.00	858.04
	Existing Fixtures Shown For Clarity								
	C	2	OSQ-A-xx-4ME-U-30K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium, U Input Power Designator, 3000K	MDA	OSQ-A-xx-4ME-U-30K-ULxxxxx_PL07 690-001A.IES	Absolute	1.00	429.02
	Proposed New Fixtures at New Location								
	2	Existing Fixtures Shown For Clarity							

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	D	2	XSPWAx3FC-U	Cree XSPW Series WALLPACK LUMINAIRE Type III Medium, 4000K C Input Power Designator	4 type MDA LEDs	XSPWAx3FC-U_RESTL-2014--0018.IES	Absolute	1.00	42.7
	6	Existing WALL PACK Fixtures Shown For Clarity							
	E	2	OSQ-A-xxx-2ME-T-30K-ULxxxxx w/OSQ-BLSLF CONFIGURED FROM OSQ-A-xxx-2ME-U-30K-ULxxxxx w/OSQ-BLSLF	Cree OSQ Series Area Luminaire, Type II Medium w/ Backlight Shield, T Input Power Designator, 4000K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type II Medium w/ Backlight Shield, U Input Power Designator, 4000K	CONFIGURED FROM MDA	OSQ-A-XX-2ME-T-30K-ULXXXXX W_OSQ-BLSLF_CONFIGUREDIes.ies	Absolute	1.00	166
	Existing Fixtures Shown For Clarity								
	F	3	BXCCAxA08-Ux7 CPY250-A-xxx-F-A-UL-xxx-30K	Cree CPY250 Canopy / Soffit Luminaire w- Flat Lens, 122W, 3000K	72 type XTE AWT LEDs on white square PCB, 3000K color temperature.	CPY250-A-xx-F-A-UL-xx-30K_RESTL-2013-0002.ies	Absolute	1.00	81.4
	Existing Fixtures Shown For Clarity								
	G	17	P5642-3030K9	P5642-3030K9 6" diameter up/down wall mount LED cylinder with LEDs moved closer to opening.	40-Nichia LEDs 3000K	P5642-3030K_1600020.IES	Absolute	1.00	58
	Existing Fixtures Shown For Clarity								

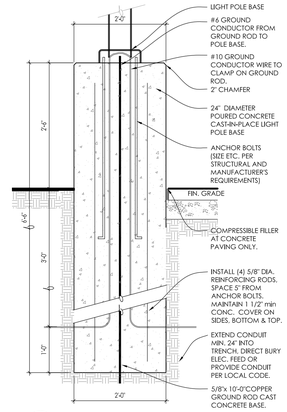
STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.6 fc	19.9 fc	0.0 fc	N / A	N / A

LUMINAIRE NOTES

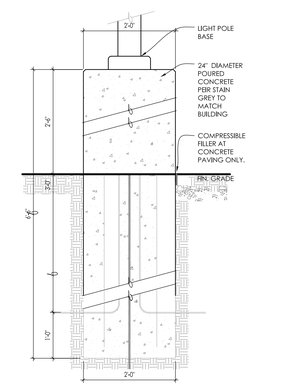
1. FIXTURE "A" (3) NEW POLE MOUNTED FIXTURES (SINGLE HEAD AND TENONS) (6) EXISTING SHOWN FOR CLARITY. NEW TO BE INSTALLED ON THE NEW SLVER 20'-0" LIGHT POLE AND 2'-6" POURED CONCRETE LIGHT POLE BASE FOUNDATION. **- *NEW PROPOSED POLES TO MATCH EXISTING FROM PHASE I IN BOTH HEIGHT AND COLOR.***
2. FIXTURE "B" - SHOWN FOR CLARITY ONLY
3. FIXTURE "C" (2) NEW POLE MOUNTED FIXTURES (TRIPLE HEAD AND TENONS) (2) EXISTING SHOWN FOR CLARITY. NEW TO BE INSTALLED ON THE NEW SLVER 20'-0" LIGHT POLE AND 2'-6" POURED CONCRETE LIGHT POLE BASE FOUNDATION. **- *NEW PROPOSED POLES TO MATCH EXISTING FROM PHASE I IN BOTH HEIGHT AND COLOR***
4. FIXTURE "E" - SHOWN FOR CLARITY ONLY
5. FIXTURE "T" (2) NEW POLE MOUNTED FIXTURE (SINGLE HEAD AND TENON) AT (2) EXISTING LOCATIONS ADDED TO EXISTING LOCATION TO CREATE TWIN FIXTURE WITH EXISTING LIGHT POLE AND EXISTING CONCRETE LIGHT POLE BASE FOUNDATION. **- *NEW PROPOSED HEAD AND TENON ON EXISTING POLE LOCATION FROM PHASE I***
6. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3.67 FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.
7. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
8. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
9. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHERIC.
10. PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A SILVER FINISH w/ OPTIONAL PHOTOCELL CONTROL.
11. ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.



2 LIGHT POLE BASE - SECTION

SCALE: 3/4"=1'-0"



3 LIGHT POLE BASE - ELEVATION

SCALE: 3/4"=1'-0"

ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

PHOTOMETRIC PLAN GENERAL NOTES

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
4. *ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.*

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMUNICATION AND ACCESS PANELS FOR ALL UTILITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

INSITE LANDSCAPE DESIGN
Landscape Consulting & Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

HOPE CHURCH - SUMMIT
Parking Lot Expansion

Dousman Road
Summit, WI 53066

Project For:

HOPE CHURCH

Dousman Road
Summit, WI 53066

Issuance and Revisions:

Date	Number	Description
02/19/26		Plan Commission Submittal
03/11/26		Revisioned Based on Staff Comments

COPYRIGHT InSite Landscape Design Inc. 2018
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

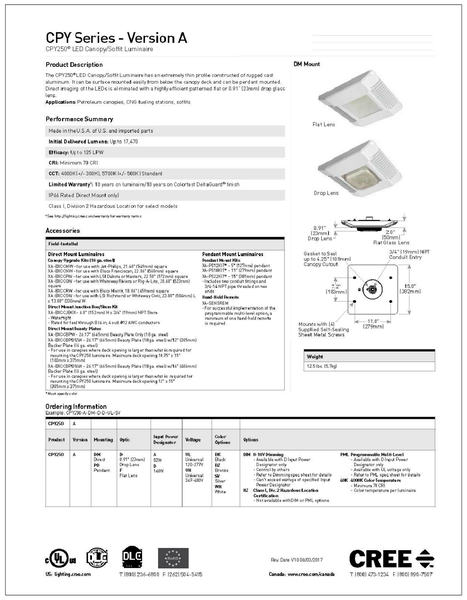
Date of Drawing:	03/11/26
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L25-075

Sheet Number:

PHO1.1

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

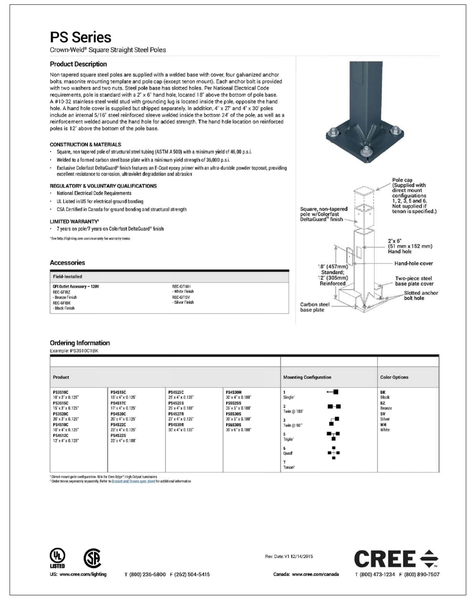
L25-075 - HOPE CHURCH Parking Lot Expansion - SUMMIT - 03/11/2026
L19-103



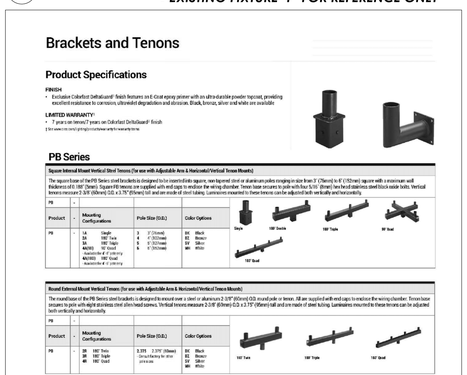
1 CPY SERIES LED CANOPY / SOFFIT LUMINAIRE
- EXISTING FIXTURE "F" FOR REFERENCE ONLY

2 XPS SERIES EXTERIOR LED WALL PACK
- NEW FIXTURE "D" 2 LOCATIONS
- EXISTING FIXTURE "D" 4 LOCATIONS FOR REFERENCE ONLY

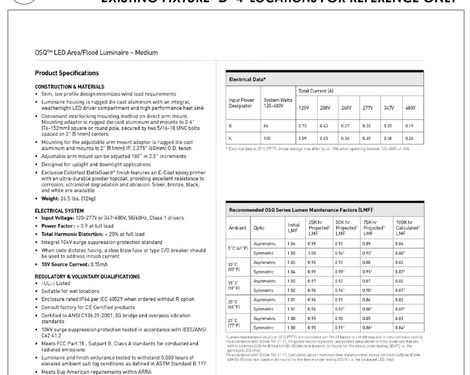
3 PROGRESS TOWER ELEMENT CYLINDER SCONCE
- EXISTING FIXTURE "G" FOR REFERENCE ONLY



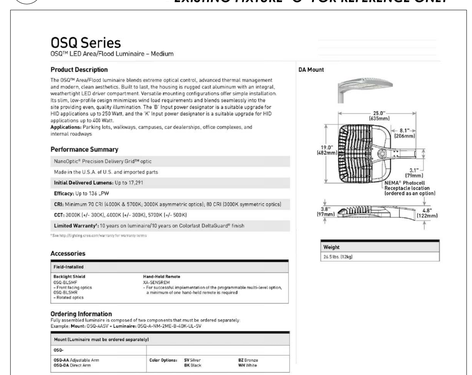
4 PS SERIES SQUARE STEEL POLE

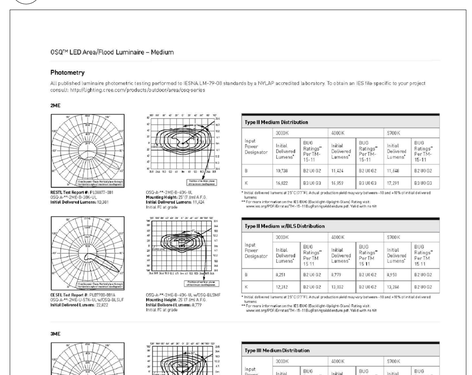


5 PB SERIES SQUARE STEEL POLE BRACKET



6 OSQ SERIES LED AREA/FLOOD
- NEW PROPOSED POLES TO MATCH EXISTING IN HEIGHT AND COLOR FROM PHASE i





InSite Landscape Design
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

HOPE CHURCH
- SUMMIT
Parking Lot Expansion

Dousman Road
Summit, WI 53066

Project For:

HOPE CHURCH

Dousman Road
Summit, WI 53066

Issuance and Revisions:

Date	Number	Description
02/19/26		Plan Commission Submittal
03/11/26		Revisioned Based on Staff Comments

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

COPYRIGHT InSite Landscape Design Inc. 2018
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED LIGHT FIXTURES

Date of Drawing: 03/11/26
Scale: NONE
Drawn By: MCD
Job Number: L25-075
Sheet Number: PHO1.2

L25-075 - HOPE CHURCH Parking Lot Expansion - SUMMIT - 03/11/2026
L19-103

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO:	Village of Summit Plan Commission
FROM:	Amy Barrows, Village Planner *Planning & Zoning LLC*
MEETING DATE:	March 19, 2026
RE:	**Rogers Behavioral Health Inc, Site Development Plan for Aquatic Activities Building** 34700 Valley Road, SUMT0622977002

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

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 Plans for the aquatic activities building, site improvements, and landscaping, subject to the following conditions:***

1. ***APPROVAL FROM ENGINEERING****: All comments of the Engineering Staff's Review Letter dated March 2, 2026 shall be complied with prior to commencing any construction activities.*

2. ***COMPLIANCE WITH APPROVED PLANS:***
   a. *The aquatic activities building and related site improvements shall be constructed according to the plans prepared by TRIO with a revision date of March 10, 2026.*
   b. *The landscaping shall be constructed according to the plans prepared by Harwood on March 6, 2026.*
   c. *The building shall be constructed according to the plans prepared by Quorum Architects on March 10, 2026.*

3. ***AQUATIC EQUIPMENT:*** *All aquatic equipment and related activities shall be relocated from the north side of the property to the new aquatic activities building location. The pier located at the shoreline adjacent to the new building is limited to the storage/parking of one boat and the temporary storage of aquatic equipment. There shall be no overnight storage of aquatic equipment at the shore. The existing pier on the north side of the property may remain and include the storage/parking of one boat.*

4. ***USE OF AQUATIC ACTIVITIES BUILDING:*** *The use of the building and adjacent overhang are limited to aquatic equipment storage.*

5. ***FIRE DEPARTMENT APPROVAL:*** *Prior to commencing any construction activities, the Fire Department shall review the final plan set to ensure the Fire Department has adequate access and maneuverability.*

6. ***BUILDING PERMIT:*** *Prior to commencing any construction of the building, a Building Permit shall be issued by the Village Building Inspector.*

SUMMARY:

The applicant obtained Site Development approval at the June 19, 2025 Plan Commission meeting to replace an existing single-family residence and carport with a building for aquatic activities and experiential therapy. This structure replacement is noted on the Master Plan as Building # 7. The applicant is now proposing to construct a smaller utility storage building for the storage of aquatic equipment.

As part of the previous project, 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 from the north per Appendix D of the 2006 International Fire Code. The Fire Department has verbally approved the turnaround as presented. The plan still shows the turnaround on the north side of the proposed building.

The existing Conditional Use Agreement and associated Master Plan has already acknowledged the change in building from single-family residential to “Future Aquatic Activities/ET Building”.

BUILDING:

The entire structure will remain within, but smaller than, the footprint of the existing structure. The existing structure consists of an approximate 1,500 sq. ft. footprint. The enclosed portion of the new structure will only consist of 16 ft. x 21 ft., 336 sq. ft. There will be a 20 ft. x 24 ft., 480 sq. ft., unenclosed overhang used for additional aquatic storage. Part of the footprint of the existing structure will be used as a paved entrance to the new building.

The building consists of James Hardie fiber cement board siding (black ash) and a standing seam metal roof (midnight bronze). The overhang will consist of stained tongue and groove wood ceiling and timber posts. There will be an overhead door facing west, a man door facing south, and shutters facing north and east. All of these fixtures will match the color of the siding of the building.

LANDSCAPING:

The project will require the removal of one deciduous tree of a crab apple variety at the entrance to the new building. The applicant is proposing to plant two trees, several shrubs, ornamental grasses, and perennials. The applicant will also add some Lannon outcroppings to protect an existing well, enhance the landscaping, and as steps for access to the overhang area. There will be some minor grading associated with the construction. The applicant will no longer be creating an exposure that previously required more significant grading and retaining wall construction.

The applicant is also proposing to improve an existing gravel drive and add a crushed stone path for access to the existing path that leads to the lake. There will be some overgrown brush clean up adjacent to the existing path that leads to the lake.

LIGHTING:
The applicant is proposing one subtle 15W cutoff light fixture above the door on the west elevation. The light will have dimming features.

ENGINEERING REVIEW:
The applicant submitted a Storm Water Management Plan that was reviewed by staff. A review letter was sent on March 2, 2026 and is included in the packet. Engineering staff is reviewing the plans revised on March 6, 2026. Comments are pending. Since the proposed building has a smaller impact than the existing building, there is no requirement to modify the existing Stormwater Maintenance Agreement or provide additional facilities. The applicant will be required to obtain a Stormwater and Erosion Control Permit and hold a pre-construction meeting prior to commencing any land disturbing activities.

ATTACHMENTS:
Engineer Comments 3/2/2026
Civil Plans revised 3/6/2026
Landscape Plans dated 3/6/2026
Building Renderings dated 3/10/2026

Building a Better World
for All of Us®

March 2, 2026

RE: Rogers Memorial Hospital
Utility Storage Building Improvements
SEH No. 176551 Task 8 14.00

Ms. Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, WI 53066

Dear Ms. Barrows:

We received plans for the proposed Utility Storage Building, which would replace the previously reviewed and approved Lake House 5 improvements on the Rogers Memorial Hospital campus located in the Village of Summit near the intersection of Valley and Sawyer Roads. The submittal includes Site Development and updated Storm Water Management Plans prepared by Trio Engineering. The submitted Site Development plans carry a February 19, 2026 date and the SWMP carries a February 20, 2026 revision date. It should be noted that Trio Engineering utilizes the services of Sound Stormwater Design for their storm water management plan analysis and preparation. A landscaping plan was also provided and only a cursory review provided to check conflicts with proposed grading and restoration, we understand you will provide the detailed review unless directed otherwise. No lighting or sign plans were included.

The updated plans replace the previously reviewed and approved Lake Five House plan improvements. The proposed tee-turnaround for emergency vehicles remains unchanged and therefore we don't anticipate any issues with the change as it relates to access required.

For storm water management, an updated plan was submitted that is consistent with the previously submitted and approved storm water management plan prepared for the 24-Bed Adult EDC CBRF and Lake Five House. Based on the submittal, and review, of the updated plans, it appears that the revised plans include the updated Utility Storage Building instead of the previously proposed residential building. It appears based on the revised site plan, and the accompanying modeling, that there is less impact with the updated plans and therefore we do not see an issue with the changes. We also do not see a need to amend the overall storm water maintenance agreement that was recently approved. The improvements associated with this update are not included in the agreement since all the management of the runoff was provided by the practices associated with the EDC improvements, which off-set the pollutant loads this improvement are predicted to create and meet Village requirements. Again, since there is less impact with the updated use and site plan, we do not see an issue with the change being proposed. We also recommend the approval of the updates made to the storm water management plan revised February 20, 2026.

We offer the following comments regarding the other materials submitted.

Site Development Plans

Cover Sheet (T1.0)

1. The Village Engineer contact information should be updated. The SEH office has recently moved to N19 W24133 Riverwood Drive, Suite 160, Waukesha, WI 53188. There has also been a transition of the Village Engineer to Brian Pehl, PE, this should also be updated.

Existing & Proposed Site Plan (C1.0)

1. A note should be added to coordinate the abandonment of the grinder pump/lift station and associated lateral with the Village Building Inspector.
2. The hatched rectangle located adjacent to the existing stairs, on the existing site plan, should be identified or removed, as appropriate.
3. Work within the PEC should be minimized. It appears that the proposed gravel path is similar to the path approved with the Lake Five House but disturbance to existing trees should be minimized and adjusted as necessary. The landscape plan shows a large area containing crushed stone, beyond the existing stairs leading towards the lake on the plan but it is not clear if this requires further clearing and grading since it's not shown on the site plan. We recommend it be added to this plan, if allowed within the PEC.
4. Additional radii and pavement dimensions should be provided to help ensure the hardscape proposed is installed properly.

Grading & Erosion Control Plan (C2.0)

1. All disturbed areas, not proposed to be sodded, should be stabilized with erosion control mat.
2. As noted above, there is a large area beyond the existing stairs that the landscape plan shows being improved. It is not clear if there will need to be additional disturbance or site preparation in this area, if there is, then adequate EC measures need to provided to protect the lake. This is more critical where the drainage swale directs runoff through the area.
3. If topsoil is being stripped and stockpiled on-site, a location needs to be recommended and adequately protected.
4. The grading shown on this plan, and the landsape plan are not consistent, most notably on the lake side of the building and concrete pad. The two plans should be better coordinated and updated as appropriate.

Construction Details & Schedule (C3.0)

1. A crushed gravel path detail should be added. The detail should include the width and type of material being used.
2. Winter stabilization notes are referenced, but not provided.
3. The construction entrance detail should be updated to meet current Technical Standards.

General Comments

1. A Village SW and EC permit will be required prior to any land disturbing activities. Submit for Village's file the approved WDNR NOI and all other DNR required permits. Since this project was included with the EDC CBRF project for storm water management, it would be appropriate to include this work with that portion of the project's NOI permit. Please verify that the DNR has reviewed, and approved, this portion of the project and that it's included.
2. A pre-construction meeting will be required prior to beginning any land disturbing activities.

Please do not hesitate to contact me with any questions or comments.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.

Brian Pehl, P.E.
Senior Professional Engineer
(Lic. WI)

bp

c: Debra Michael – Village Administrator
Kamron Nash, Village DPW
Matt Bailey, Trio Engineering
Jayme Sisel, Sound Stormwater Design
Cory Majszak, Rogers Behavioral Health

x:\pt\s\summv\176551\task 8 - rogers memorial hospital\utility storage building - formerly aquatic center\corr\review letters\rmh-utility storage building review letter_2026-03-02.docx

March 6, 2026

Brian Pehl, P.E.
N19 W24133 Riverwood Drive, Suite 160
Waukesha, WI 53188

RE: Rogers Memorial Hospital
Utility Storage Building Improvements
SEH No. 176551 Task 8 14.00

Dear Mr. Pehl,

Enclosed you will find our responses to your comments dated March 2, 2026, regarding the civil plans for the Roger Behavioral Heath Utility Storage Building project located in the Village of Summit, WI. Please find response in **Bold** Below.

Cover Sheet (T1.0)

1. The Village Engineer contact information should be updated. The SEH office has recently moved to N19 W24133 Riverwood Drive, Suite 160, Waukesha, WI 53188. There has also been a transition of the Village Engineer to Brian Pehl, PE, this should also be updated.
    - **Revised as requested.**

Existing & Proposed Site Plan (C1.0)

1. A note should be added to coordinate the abandonment of the grinder pump/lift station and associated lateral with the Village Building Inspector.
    - **Revised as requested.**
2. The hatched rectangle located adjacent to the existing stairs, on the existing site plan, should be identified or removed, as appropriate.
    - **This has been removed.**
3. Work within the PEC should be minimized. It appears that the proposed gravel path is similar to the path approved with the Lake Five House but disturbance to existing trees should be minimized and adjusted as necessary. The landscape plan shows a large area containing crushed stone, beyond the existing stairs leading towards the lake on the plan but it is not clear if this requires further clearing and grading since it's not shown on the site plan. We recommend it be added to this plan, if allowed within the PEC.
    - **Disturbance to the trees has been minimized with this project. And there are no trees anticipated to be removed within the PEC. The Landscape Plan hardscape has been added to the plans and notes reference the landscape plan for details. No additional tree removal is anticipated, as side from miscellaneous brush and vegetation removal, for the work near the existing stairs.**
4. Additional radii and pavement dimensions should be provided to help ensure the hardscape proposed is installed properly.
    - **Revised as requested.**

Grading & Erosion Control Plan (C2.0)

1. All disturbed areas, not proposed to be sodded, should be stabilized with erosion control mat.
    - **A note has been added to the plan, as requested.**
2. As noted above, there is a large area beyond the existing stairs that the landscape plan shows being improved. It is not clear if there will need to be additional disturbance or site preparation in this area, if there is, then adequate EC measures need to provided to protect the lake. This is more critical where the drainage swale directs runoff through the area.

- **No earthwork is anticipated in this area aside from minor vegetation removal and preparation for landscaping, per the Landscape Plan. Additional Erosion Control measures have been added to the plan in this area.**

3. If topsoil is being stripped and stockpiled on-site, a location needs to be recommended and adequately protected.
    - **Revised as requested.**
4. The grading shown on this plan, and the landsape plan are not consistent, most notably on the lake side of the building and concrete pad. The two plans should be better coordinated and updated as appropriate.
    - **The site grading has been coordinated and both plans should now show the same grading.**

Construction Details & Schedule (C3.0)

1. A crushed gravel path detail should be added. The detail should include the width and type of material being used.
    - **Please see Landscape Plan for detail.**
2. Winter stabilization notes are referenced, but not provided.
    - **Revised as requested.**
3. The construction entrance detail should be updated to meet current Technical Standards.
    - **The detail has been replaced with the WDNR detail.**

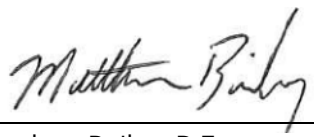
General Comments

1. A Village SW and EC permit will be required prior to any land disturbing activities. Submit for Village's file the approved WDNR NOI and all other DNR required permits. Since this project was included with the EDC CBRF project for storm water management, it would be appropriate to include this work with that portion of the project's NOI permit. Please verify that the DNR has reviewed, and approved, this portion of the project and that it's included.
    - **During the approval process for the EDC & Lakehouse 5 projects, coordination between Trio and Pete Wood (WDNR) took place on whether the Lakehouse 5 site would require NOI coverage. Pete Wood – "I don't think you need an NOI coverage for the Lakehouse 5 project. You would only need to include the Lakehouse 5 project under the Main Campus NOI if it was located within ¼-mile of the Main Campus disturbance area. Looks like the projects are more than ¼-mile from each other but check my measurements on that." The distance between the two projects was confirmed to be over a 1/4 -mile. See email sent regarding this on 7/3/25.**

2. A pre-construction meeting will be required prior to beginning any land disturbing activities.
    - **Noted.**

Please feel free to contact our office with any questions, comments or to further discuss the updated plans.

Sincerely,



Matthew Bailey, P.E.
Senior Project Manager
Trio Engineering

Rogers Behavioral Health - Utility Storage Building

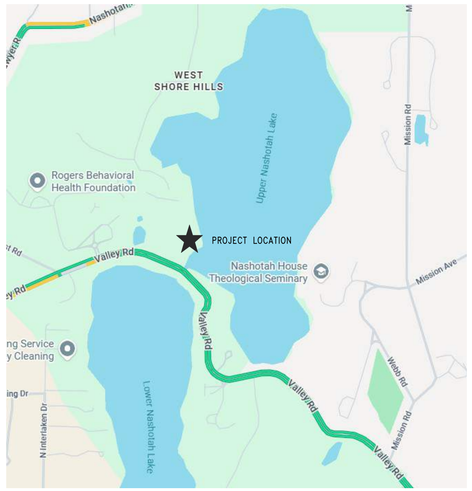
34700 Valley Road
Oconomowoc, WI 53066

PERMIT SET

DATE: MARCH 10, 2026

PROJECT NUMBER: 17002.01.20.01

LOCATION MAP



PROJECT LOCATION MAP
NOT TO SCALE

PROJECT CONTACTS

ARCHITECTURAL
QUORUM ARCHITECTS, INC.
3112 West Highland Boulevard
Milwaukee, WI 53208
Phone: (414) 265-9265
Fax: (414) 265-9465
Contact: Matthew Edwards
Email: Matthew@quorumarchitects.com

STRUCTURAL
PIERCE ENGINEERS
181 N Broadway
Milwaukee, WI 53202
Phone: (414) 278-6060
Contact: Andrew Blau
Email: Ablau@pierceengineers.com

CIVIL
TRIO ENGINEERING
19035 W. Capitol Drive
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481
Contact: Matthew Bailey
Email: Mbailey@trioeng.com

LANDSCAPE ARCHITECTURE
HARWOOD ENGINEERING
225 N 21st Street
Milwaukee, WI 53233
Phone: (414) 918-1220
Contact: Luke Haas
Email: Luke.hass@hecl.com

SHEET INDEX

CS	COVER SHEET
CS.2	BUILDING INFORMATION, SYMBOLS AND ABBREVIATIONS

CIVIL

T1	COVER SHEET
C1.0	EXISTING & PROPOSED SITE PLAN
C2.0	GRADING & EROSION CONTROL PLAN
C3.0	CONSTRUCTION DETAILS & SCHEDULE

LANDSCAPE

L1.00	LANDSCAPE PLAN
L1.01	TREE SURVEY
L2.00	LANDSCAPE DETAILS & NOTES

ARCHITECTURAL

A1.0	ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLAN & EXTERIOR BUILDING ELEVATIONS
A5.0	EXTERIOR DETAILS

STRUCTURAL

S0.1	GENERAL NOTES
S0.2	DESIGN CRITERIA
S0.3	SPECIAL INSPECTIONS
S1.0	FOUNDATION PLAN AND DETAILS
S1.1	ROOF FRAMING PLAN AND DETAILS
S1.2	WOOD FRAMING SCHEDULES AND DETAILS
S1.3	WOOD FRAMING DETAILS

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

ROGERS Behavioral Health

Rogers Behavioral Health - Utility Storage Building

PERMIT SET

Project No.: 17002.01.20.01 Date: 03/10/2026

3/10/2026 11:08:09 AM
Autodesk Docs://RBH Lake Activities Pavilion/R23_17002-01-20-01_Lake Activities Pavilion_Central.rvt

©Copyright 2026, Quorum Architects, Inc.

BUILDING INFORMATION AND CODE ANALYSIS

GOVERNING CODES:
2021 INTERNATIONAL BUILDING CODE (IBC) WITH WISCONSIN AMENDMENTS SPS 362
2017 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2021 INTERNATIONAL MECHANICAL CODE (IMC) WITH WISCONSIN AMENDMENTS SPS 365
2023 WISCONSIN PLUMBING CODE SPS 381-387
2017 NFPA NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316

PROJECT DESCRIPTION:
PROJECT CONSISTS OF A NEW, UNHEATED WOOD FRAMED UTILITY BUILDING TO STORE NON-MOTORIZED CANOES, KAYAKS AND PADDLEBOARDS AND ASSOCIATED EQUIPMENT.

ENERGY CONSERVATION CODE COMPLIANCE
STRUCTURE IS AN UNHEATED STRUCTURE AND IS CLASSIFIED AS A LOW-ENERGY EQUIPMENT BUILDING OF LESS THAN 1,200 SQUARE FOOT FLOOR AREA WITH INSTALLED EQUIPMENT POWER TOTALING NOT LESS THAN 7 WATTS PER SQUARE FOOT AND IS EXEMPT FROM THE BUILDING THERMAL ENVELOPE PROVISIONS OF IECC SECTION C403.

USE AND OCCUPANCY CLASSIFICATION PER IBC CHAPTER 3
PRIMARY: UTILITY AND MISCELLANEOUS GROUP 'U': (STORAGE BLDGS, SHEDS, CARPORTS, ETC,)

CONSTRUCTION TYPE PER IBC TABLE 601
TYPE V-B: UNPROTECTED WOOD FRAMED CONSTRUCTION (WOOD COLUMNS, WOOD BEAMS, WOOD ROOF FRAMING, CONCRETE SLAB ON GRADE)

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PER IBC TABLE 504.3
MAXIMUM ALLOWABLE: 40 FEET (GROUP U, NS)
ACTUAL HEIGHT: 14 FEET

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PER IBC TABLE 504.4
MAXIMUM ALLOWABLE: 1 STORIES (GROUP U, NS)
ACTUAL NUMBER OF STORIES : 1 STOREY

ALLOWABLE AREA PER FLOOR PER IBC TABLE 506.2
DETERMINED BY UNSEPARATED USES

MAX. ALLOWABLE FIRE AREA: 5,500 SF (GROUP U, NS)
ACTUAL AREA 850 SF

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER IBC TABLE 601

PRIMARY STRUCTURAL FRAME:	0 HOUR
BEARING WALLS EXTERIOR (TABLE 602):	0 HOUR
BEARING WALL INTERIOR:	0 HOUR
NONBEARING WALLS EXTERIOR: (GREATER THAN 30 FEET)	0 HOUR
NONBEARING WALLS INTERIOR:	0 HOUR
FLOOR AND SECONDARY MEMBERS:	0 HOUR
ROOF AND SECONDARY MEMBERS:	0 HOUR

INTERIOR FINISH REQUIREMENTS PER IBC TABLE 803.11
GROUP U: NONSPRINKLERED
NO RESTRICTIONS

OCCUPANT LOAD PER IBC TABLE 1004.1.2
850 SF x 300 SF (GROSS) SF/PERSON = 3 OCCUPANTS

ACCESSIBILITY
THE BUILDING IS A SINGLE STORY, AT GRADE STORAGE BUILDING FOR STAFF USE.

SANITARY FIXTURES - MINIMUM REQUIREMENTS PER IBC TABLE 2902
STRUCTURE IS AN UNOCCUPIED UTILITY BUILDING WITHOUT PLUMBING OR HEATING

GENERAL SYMBOLS AND NOMENCLATURE

EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE REMOVED
NEW METAL STUD AND GYP BD WALLS
NEW MASONRY WALL
EXISTING COLUMN
FURNITURE OR OTHER ITEMS SHOWN FOR REFERENCE
NEW MILLWORK
CONCRETE
STONE

STEEL OR METAL
BATT INSULATION
RIGID INSULATION
GYPSUM BOARD
FINISHED WOOD
ROUGH CUT WOOD
WOOD BLOCKING OR SHIM
CENTER LINE
Name / Elevation — EXISTING DATUM MARKER
Name / Elevation — NEW DATUM MARKER

2 / A5.0 SIM. — EXTERIOR ELEVATION MARKER
DWG SHEET SIM. — INTERIOR ELEVATION MARKER (SINGLE)
OPP. # # # # / A5.0 — INTERIOR ELEVATION MARKER (MULTIPLE)
5 / A5.0 TYP. — SECTION MARKER
2 / A5.0 SIM. — DETAIL MARKER
2 / A5.0 SIM. — ENLARGED PLAN OR DETAIL MARKER
11 9'-0" A.F.F. EXISTING — CEILING TYPE MARKER
TOP ELEV / BOT ELEV — EXISTING SPOT ELEVATION
TOP ELEV / BOT ELEV — NEW SPOT ELEVATION

1 — DEMOLITION NOTE
1 — CONSTRUCTION NOTE
11 — WINDOW OR GLAZING TYPE
11 — PARTITION TYPE
— REVISION NOTE
? — SIGN OR SIGNAGE TYPE
3 — EXISTING COLUMN LINE HEAD
3 — NEW COLUMN LINE HEAD
ROOM NAME / 101 / 150 SF — ROOM NAME AND NUMBER TAG (ROOM SF AS NEEDED)
100 — DOOR NUMBER
100.00' — EXISTING SPOT ELEVATION
100.00' — NEW SPOT ELEVATION

DOOR SYMBOLS

NEW DOOR (WITH OR WITHOUT FRAME)
EXISTING DOOR (WITH OR WITHOUT FRAME)
EXISTING DOOR TO BE REMOVED (WITH OR WITHOUT FRAME)
NEW BI-FOLDING DOOR (SINGLE SIMILAR)
NEW SLIDING DOOR
NEW POCKET DOOR
NEW DOUBLE POCKET DOOR
NEW TRIPLE SLIDING TELESCOPIC DOOR
NEW REVOLVING DOOR
NEW OVERHEAD DOOR

CEILING SYMBOLS

EXISTING CEILING GRID
EXISTING CEILING GRID TO BE REMOVED
NEW CEILING GRID
GYPSUM BOARD CEILING
EXISTING 2x4 LIGHT FIXTURE TO BE REMOVED
NEW 2x4 FLUORESCENT LIGHT FIXTURE
NEW 2x4 24 HOUR FLUORESCENT LIGHT FIXTURE
NEW SURFACE MOUNTED 2x4 FLUORESCENT LIGHT FIXTURE
NEW 2x2 FLUORESCENT LIGHT FIXTURE
RECESSED CAN DOWNLIGHT
RECESSED CAN DIRECTIONAL DOWNLIGHT
PENDANT LIGHT FIXTURE
EXIT LIGHT

WALL SCONCE
WALL MOUNTED FIXTURE
NEW SUPPLY AIR GRILLE
NEW RETURN AIR GRILLE
EXISTING EMERGENCY LIGHT
EXISTING EMERGENCY LIGHT TO BE REMOVED
NEW EMERGENCY LIGHT
EXISTING SPRINKLER HEAD
NEW SPRINKLER HEAD
S — SINGLE POLE SWITCH
D= DIMMER
3= 3-WAY
2= DOUBLE

LIGHTING ABBREVIATIONS
N= NEW FIXTURE
R= REUSED SALVAGED FIXTURE
E= EXISTING TO REMAIN
D= REMOVE AND SALVAGE

ABBREVIATIONS

AB	ANCHOR BOLT	BRK	BRICK	CO	CASED OPENING	DR	DOOR	FACP	FIRE ALARM CONTROL PANEL	GFRC	GLASS FIBER REINFORCED CONCRETE	JAN	JANITOR	MEMB	MEMBER	OPNG	OPENING	QT	QUARRY TILE	SF	SQUARE FOOT (FEET)	TEMP	TEMPORARY	w/	WITH
ABV	ABOVE	B.O.	BOTTOM OF _(ITEM)_	COL	COLUMN	DS	DOWNSPOUT	FBO	FURNISHED BY OWNER	GFRG	GLASS FIBER REINFORCED GYPSUM	JB	JUNCTION BOX	MEZZ	MEZZANINE	OPP	OPPOSITE	QTY	QUANTITY	SG	SUPPLY GRILLE	TER	TERRAZZO	WC	WATER CLOSET
A/C	AIR CONDITIONING	BO	BY OTHERS	COMB	COMBINATION	DSP	DRY STANDPIPE	FCO	FLOOR CLEAN OUT	GI	GALVANIZED IRON	JST	JOIST	MFR	MANUFACTURE(R)	ORD	OVERFLOW ROOF DRAIN			SH	SHELF	TERM	TERMINATE	WD	WOOD
AC	ACOUSTIC	BOC	BACK OF CURB	CONC	CONCRETE	DT	DRAIN TILE	FCU	CAN COIL UNIT	GL	GLASS, GLAZING, GLAZE(D)	JT	JOINT	MH	MANHOLE			R	RISER	SHWR	SHOWER	T&G	TONGUE & GROOVE	WDW	WINDOW
ACT	ACOUSTICAL CEILING TILE	BOF	BOTTOM OF FOOTING	COND	CONDENSATE	DTL	DETAIL(ED)	FD	FLOOR DRAIN	GND	GROUND			MID	MIDDLE	PAR	PARALLEL	RA	RETURN AIR	SHT	SHEET	TG	TRANSFER GRILLE	WF	WIDE FLANGE
ACP	ACOUSTICAL CEILING PANEL	BOT	BOTTOM	CONF	CONFERENCE	DW	DISHWASHER	FDN	FOUNDATION	GRD	GRADE	KB	KNOX BOX	MIN	MINIMUM	PC	PLUMBING CONTRACTOR	RAD	RADIUS	SHTHG	SHEATHING	THK	THICK	WH	WATER HEATER
ACU	AIR CONDITIONING UNIT	BRA	BRICK RELIEF ANGLE	CONN	CONNECTION	DWG	DRAWING(S)	FE	FIRE EXTINGUISHER	GWB	GYPSUM WALLBOARD	KIT	KITCHEN	MIR	MIRROR	PCC	PRECAST CONCRETE	RBR	RUBBER	SI	SQUARE INCH	THLD	THRESHOLD	WI	WROUGHT IRON
AD	AREA DRAIN	BRDG	BRIDGING	CONST	CONSTRUCTION	DWR	DRAWER	FEC	FIRE EXTINGUISHER CABINET	GYP	GYPSUM	KI	KNOCK OUT	MISC	MISCELLANEOUS	PED	PEDESTAL	RCP	REFLECTED CEILING PLAN	SIM	SIMILAR	THRM	THERMAL	w/o	WITHOUT
ADDL	ADDITIONAL	BRDG	BRIDGING	CONT	CONTINUOUS, CONTINUE			FF	FINISH FLOOR	GYP. BD.	GYPSUM BOARD	KO	KNOCK OUT	MKB	MARKER BOARD	PERP	PERPENDICULAR	RD	ROOF DRAIN	SLDG	SLIDING	TKB	TACK BOARD	WP	WATERPROOF(ING)
ADDM	ADDENDUM	BRK	BRICK	CONTR	CONTRACTOR	E	EAST	FFE	FINISHED FLOOR ELEVATION			KS	KNEE SPACE	MO	MASONRY OPENING	PERF	PERFORATED	RDWD	REDWOOD	SM	SMOOTH	TLT	TOILET	WR	WATER RESISTANT
ADJ	ADJUSTABLE	B.S.	BOTH SIDES	COORD	COORDINATE	EX,	EXIST EXISTING	FG	FINISH GRADE					MOD	MODULAR	PRIM	PERIMETER	REC	RECESS(ED)	SMT	SHEET METAL	T.O.	TOP OF _(ITEM)_	WS	WORK STATION
AFF	ABOVE FINISHED FLOOR	BSMT	BASEMENT	CORR	CORRIDOR	EA	EACH	FH	FIRE HYDRANT			L	LONG, LENGTH	MPH	MOP HOLDER	PG	PAGE	REF	REFERENCE	SND	SANITARY NAPKIN DISPENSER	TOB	TOP OF BEAM	WSCT	WAINSCOT
AFG	ABOVE FINISHED GRADE	BTWN	BETWEEN	CPT	CARPET	EB	ELECTRIC BASEBOARD	FHC	FIRE HOSE CABINET	HB	HOSE BIB	LAB	LABORATORY	MTD	MOUNTED	PJ	PANEL JOINT	REFL	REFLECTED	SNR	SANITARY NAPKIN RECEPTACLE	TOC	TOP OF CONCRETE, CURB	WT	WEIGHT
AGGR	AGGREGATE	BUR	BUILT-UP ROOF(ING)	CR	COAT RACK	EC	ELECTRICAL CONTRACT(OR)	FIN	FINISH	HC	HOLLOW CORE	LAM	LAMINATE(D)	MTL	METAL	PKG	PARKING	REFRIG	REFRIGERATOR			TOF	TOP OF FOOTING	WWF	WELDED WIRE FABRIC
AHU	AIR HANDLING UNIT	BVL	BEVEL	CRS	COURSE	EDF	ELECTRIC DRINKING FOUNTAIN	FIXT	FIXTURE			LAV	LAVATORY	MULT	MULTIPLE	PLT	PLATE	REG	REGISTER	SPEC	SPECIFICATION	TOM	TOP OF MASONRY	WWM	WELDED WIRE MESH
AL	ALUMINUM	BW	BOTH WAYS	CT	CERAMIC TILE	EF	EXHAUST FAN	FL	FLOOR LINE	H/C	HOT/COLD	LBS	POUND(S)	MWS	MIRROR WITH SHELF	PL	PROPERTY LINE	REINF	REINFORCED	SPKR	SPEAKER	TOS	TOP OF STEEL		
ALT	ALTERNATE			CTR	CENTER	EG	EXHAUST GRILLE	FLR	FLOOR	HDC	HANDICAP	LBL	LABEL			PLBG	PLUMBING	REQD	REQUIRED	SPL	SPLASH	TOW	TOP OF WALL	YRD	YARDS
ANO	ANODIZED	C	CONDUIT	CTSK	COUNTERSINK	EIFS	EXTERIOR INSUL. & FINISH SYSTEM	FLASH	FLASHING	HDR	HEADER	LDR	LEADER	N	NORTH	PLAM, P-LAM	PLASTIC LAMINATE	RESIL	RESILIENT	SQ	SQUARE	TPD	TOILET PAPER DISPENSER		
AP	ACCESS PANEL	C/C	CENTER TO CENTER	COP	COPPER			FLEX	FLEXIBLE	HDWD	HARDWOOD	LF	LINEAR FOOT	N/A	NOT APPLICABLE	PLAS	PLASTER	RET	RETURN	SVS	SERVICE SINK	TS	TUBE STEEL	XFMR	TRANSFORMER
APPROX.	APPROXIMATE	CAB	CABINET	CU	CONDENSING UNIT	EJ	EXPANSION JOINT	FLU	FLUORESCENT	HDWR	HARDWARE	LH	LEFT HAND	NAT	NATURAL	PLAST	PLASTIC	REV	REVISE(D), REVISION	SS	STAINLESS STEEL	TV	TELEVISION		
ARCH	ARCHITECT(URAL)	CB	CATCH BASIN	CUFT	CUBIC FOOT (FEET)	EL	ELEVATION	F.O.	FACE OF _(ITEM)_	HM	HOLLOW METAL	LIN	LINEAR, LINEAL	NIC	NOT IN CONTRACT	PLYWD	PLYWOOD	RFG	ROOFING	SSS	STAINLESS STEEL SHELF	TYP	TYPICAL		
ASB	ASBESTOS	CEM	CEMENT	CUYD	CUBIC YARD	ELEC	ELECTRIC, ELECTRICAL	FOC	FACE OF CONCRETE	HOR	HORIZONTAL	LKR	LOCKER	NRC	NOISE REDUCTION COEFFICIENT	PNL	PANEL	RGH	ROUGH	S&P	SHELF & POLE	UCR	UNDER COUNTER		
ASPH	ASPHALT	CER	CERAMIC	CUH	CABINET UNIT HEATER	ELT	ELEVATOR	FOF	FACE OF FINISH	HP	HORSE POWER	LL	LIVE LOAD			PT	PAINT	RH	RIGHT HAND	ST	STREET		REFRIGERATOR		
ASSY	ASSEMBLY	CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	CYL	CYLINDER	EMER	EMERGENCY	FOM	FACE OF MASONRY	HR	HOUR	LLH	LONG LEG HORIZONTAL	NO	NUMBER	POC	POINT OF CONNECTION	RI	ROUGH IN	STA	STATION	UL	UNDERWRITERS LABORATORY		
ATTN	ATTENUATION			CW	COLD WATER	ENCL	ENCLOSE, ENCLOSURE	FOS	FACE OF STUD	HT	HEIGHT	LLV	LONG LEG VERTICAL	NOM	NOMINAL	PR	PAIR	RM	ROOM	STC	SOUND TRANSMISSION COEFFICIENT	UNF	UNFINISHED		
AUTO	AUTOMATIC	CFOI	CONTRACTOR FURNISHED OWNER INSTALLED	D	PENNY (NAIL SIZE)	ENGR	ENGINEER(ED)	FP	FIREPROOF(ING), FIRE PROTECTION	HTG	HEATING	LT	LIGHT	NTS	NOT TO SCALE	PRCST	PRECAST					UNO	UNLESS NOTED OTHERWISE		
AUX	AUXILIARY			DB	DECIBELS	EP	ELECTRICAL PANEL			HTR	HEATER	LTWT	LIGHTWEIGHT			PREFAB	PREFABRICATE(D)	RND	ROUND	STD	STANDARD	UR	URINAL		
AV	AUDIO VISUAL	CG	CORNER GUARD	DBL	DOUBLE	EQ	EQUAL	FR	FIRE RATED	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	LVL	LEVEL	O/	OVER	PREFIN	PREFINISH(ED)	RO	ROUGH OPENING	STG	SEATING	US	URINAL SCREEN		
AVG	AVERAGE	CH	COAT HOOK	DEMO	DEMOLITION	EQUIP	EQUIPMENT	FRM	FRAME			LVR	LOUVER	OA	OVERALL	PRELIM	PRELIMINARY	ROW	RIGHT OF WAY	STL	STEEL	UTIL	UTILITY		
AWP	ACOUSTICAL WALL PANEL	CI	CAST IRON	DEPT	DEPARTMENT	ES	EXPOSED STRUCTURE	FS	FULL SIZE	HW	HOT WATER	LW	LIGHTWEIGHT	OBS	OBSCURE	PREP	PREPARE	RT	RESILIENT TILE	STOR	STORAGE				
		CIP	CAST IN PLACE	DEP	DEPRESSED	ESMT	EASEMENT	FT	FOOT OR FEET			LWC	LIGHTWEIGHT CONCRETE	OC	ON CENTER	PRV	POWER ROOF VENTILATOR	RTU	ROOF TOP UNIT	STRUCT	STRUCTURE, STRUCTURAL	V	VENT		
BD	BOARD	CIR	CIRCLE	DF	DRINKING FOUNTAIN	EST	ESTIMATE	FTC	FOOTING	IBC	INSTALLED BY CONTRACTOR			OD	OUTSIDE DIAMETER/ DIMENSION	PSF	POUNDS PER SQUARE FOOT			SUSP	SUSPENDED	VAV	VARIABLE AIR VOLUME		
BG	BUMPER GUARD	CIRC	CIRCUMFERENCE	DIA	DIAMETER	ERL	EXISTING RELOCATED	FURN	FURNITURE, FURNISH	ID	INSIDE DIAMETER/DIMENSION	MAINT	MAINTENANCE			PSI	POUNDS PER SQUARE INCH	S	SOUTH	SW	SWITCH BOARD	VCP	VITREOUS CLAY PIPE		
BH	BULKHEAD	CJ	CONTROL JOINT	DIAG	DIAGONAL	ETR	EXISTING TO REMAIN	FURR	FURRING	IE	INVERT ELEVATION	MAS	MASONRY	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	PT	POINT	SB	SUPPORT BRACKET	SWLK	SIDEWALK	VCT	VINYL COMPOSITION TILE		
BITUM	BITUMINOUS	CKBD	CHALKBOARD	DIM	DIMENSION	EW	EACH WAY	FUT	FUTURE	IN	INCH	MATL	MATERIAL			PTD	PAPER TOWEL DISPENSER	SC	SOLID CORE	SY	SQUARE YARD	VERT	VERTICAL		
BJ	BUTT JOINT	CKT	CIRCUIT	DISP	DISPENSER	EWC	ELECTRIC WATER COOLER	FV	FIELD VERIFY	INCAN	INCANDESCENT	MAX	MAXIMUM	OFOI	OWNER FURNISHED OWNER INSTALLED	PTDR	PAPER TOWEL DISPENSER WITH RECEPTACLE	SCD	SEAT COVER DISPENSER	SYM	SYMMETRICAL	VEST	VESTIBULE		
BLDG	BUILDING	CL	CENTER LINE	DIV	DIVISION	EXH	EXHAUST			INCL	INCLUDE	MC	MECHANICAL CONTRACTOR					SCHED	SCHEDULE	SYN	SYNTHETIC	VG	VERTICAL GRAIN		
BLK	BLOCK	CLG	CEILING	DL	DEAD LOAD	EXPO	EXPOSED	GA	GAUGE	INFO	INFORMATION	MCJ	MASONRY CONTROL JOINT	OFD	OVERFLOW DRAIN	PTN	PARTITION	SCR	SCREW	SYS	SYSTEM	VP	VAPOR PROOF		
BLKG	BLOCKING	CLKG	CAULKING	DN	DOWN	EXP	EXPAND(ED), EXPANSION	GAL	GALLON	INSUL	INSULATE(D), INSULATION	MB	MOP BASIN	OFF	OFFICE	PTR	PAPER TOWEL RECEPTACLE	SDG	SIDING			VT	VINYL TILE		
BM	BEAM	CLO	CLOSET	DO	DOOR OPENING	EXT	EXTERIOR	GALV	GALVANIZED	INT	INTERIOR	MBR	MEMBER	OFS	OVERFLOW SCUPPER	PVC	POLYVINYL CHLORIDE	SDS	SOAP DISPENSER SURFACE	T	TREAD	VTR	VENT THROUGH ROOF		
B.B.	BENCH MARK	CLR	CLEAR	DP	DAMP PROOFING			GB	GRAB BAR	INV	INVERT	MC	MEDICINE CABINET	OH	OVERHEAD	PVG	PAVING	SDR	SOAP DISPENSER RECESSED	T&B	TOP AND BOTTOM	VWC	VINYL WALL COVERING		
BRG	BEARING	CMU	CONCRETE MASONRY UNIT	DPR	DAMPER	FA	FIRE ALARM	GC	GENERAL CONTRACTOR	IP	IRON PIPE	MECH	MECHANICAL	OHG	OVERHANG	PVMT	PAVEMENT	SECT	SECTION	TB	TOWEL BAR				
		CNTR	COUNTER			FAB	FABRICATE(D)	GEN	GENERAL	IRRIG	IRRIGATE, IRRIGATION	MED	MEDIUM	OPH	OPPOSITE HAND			SEL	SELECT	TEL	TELEPHONE	W	WEST		

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

ROGERS Behavioral Health

Rogers Behavioral Health - Utility Storage Building
34700 Valley Road
Oconomowoc, WI 53066

Revisions:

Sheet Name:
BUILDING INFORMATION, SYMBOLS AND ABBREVIATIONS

Date: 03/10/2026
Drawn By: Author
Project No.: 17002.01.20.01
Sheet No.
CS.2

3/10/2026 11:08:10 AM
Autodesk Docs://RBH Lake Activities Pavilion/R23_17002-01-20-01_Lake Activities Pavilion_Central.rvt

©Copyright 2026, Quorum Architects, Inc.

ROGERS BEHAVIORAL HEALTH

UTILITY STORAGE BUILDING

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.

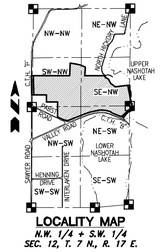
ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

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" = 30'



LOCALITY MAP
N.W. 1/4 - S.W. 1/4
SEC. 12, T. 7 N., R. 17 E.

DEVELOPER:
ROGERS BEHAVIORAL HEALTH
CONTACT: CORY MAJSZAK
1239 CORPORATE CENTER,
OCONOMOWOC, WI 53066
PHONE: (262) 364-7776

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.
N19W24133 RIVERWOOD DR.
WAUKESHA, WI 53188
CONTACT: BRIAN PEHL, PE
PHONE: (414) 507-8840

SHEET INDEX

CIVIL		
T1	–	COVER SHEET
C1.0	–	EXISTING & PROPOSED SITE PLAN
C2.0	–	GRADING & EROSION CONTROL PLAN
C3.0	–	CONSTRUCTION DETAILS & SCHEDULE

TRIO ENGINEERING, LLC
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
19035 W CAPITOL DR.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
UTILITY STORAGE BUILDING
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION
02/19/26	PC SUBMITTAL
03/06/26	per VILLAGE COMMENTS

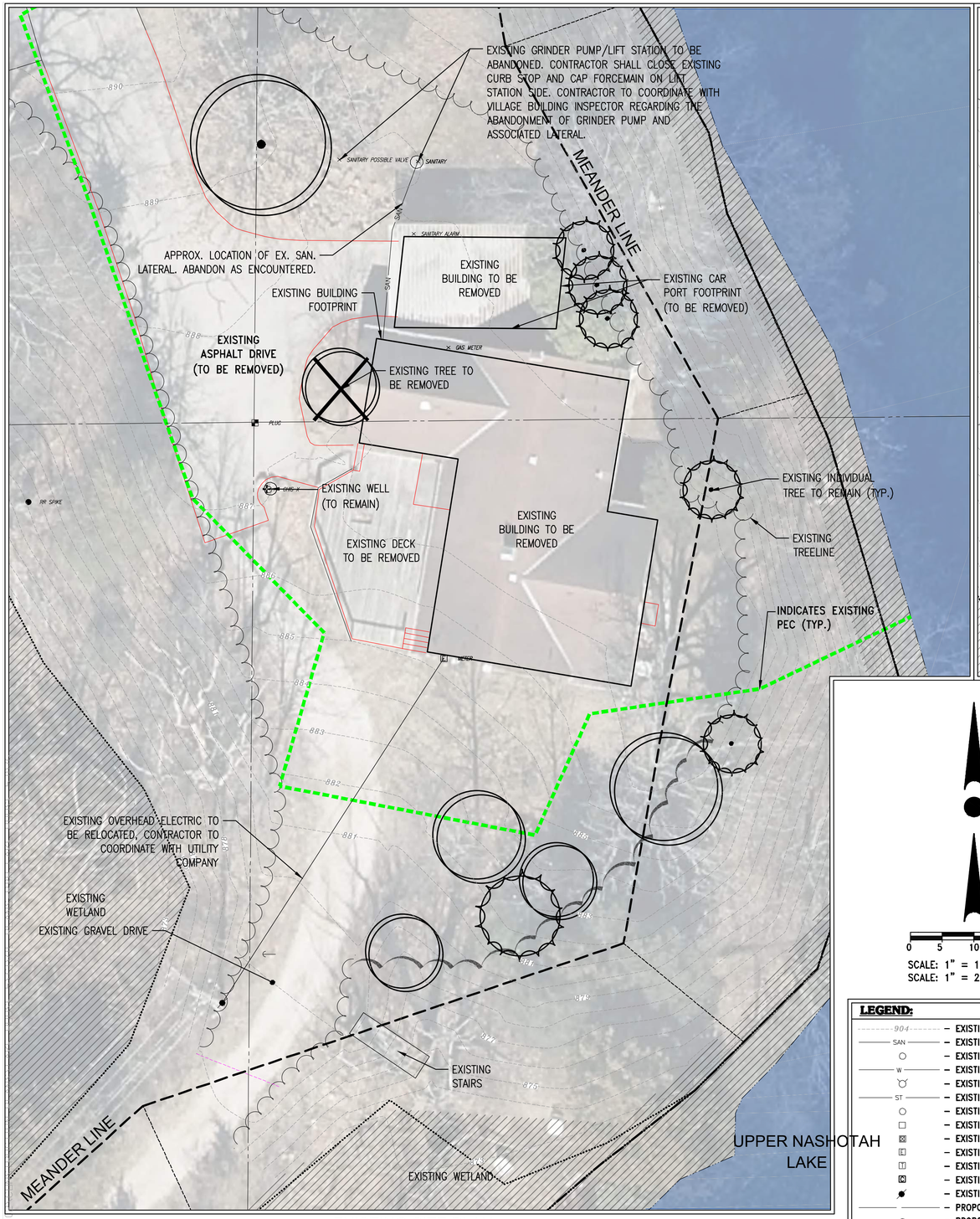
DATE:
MARCH 6, 2026

JOB NUMBER:
781-07005-15

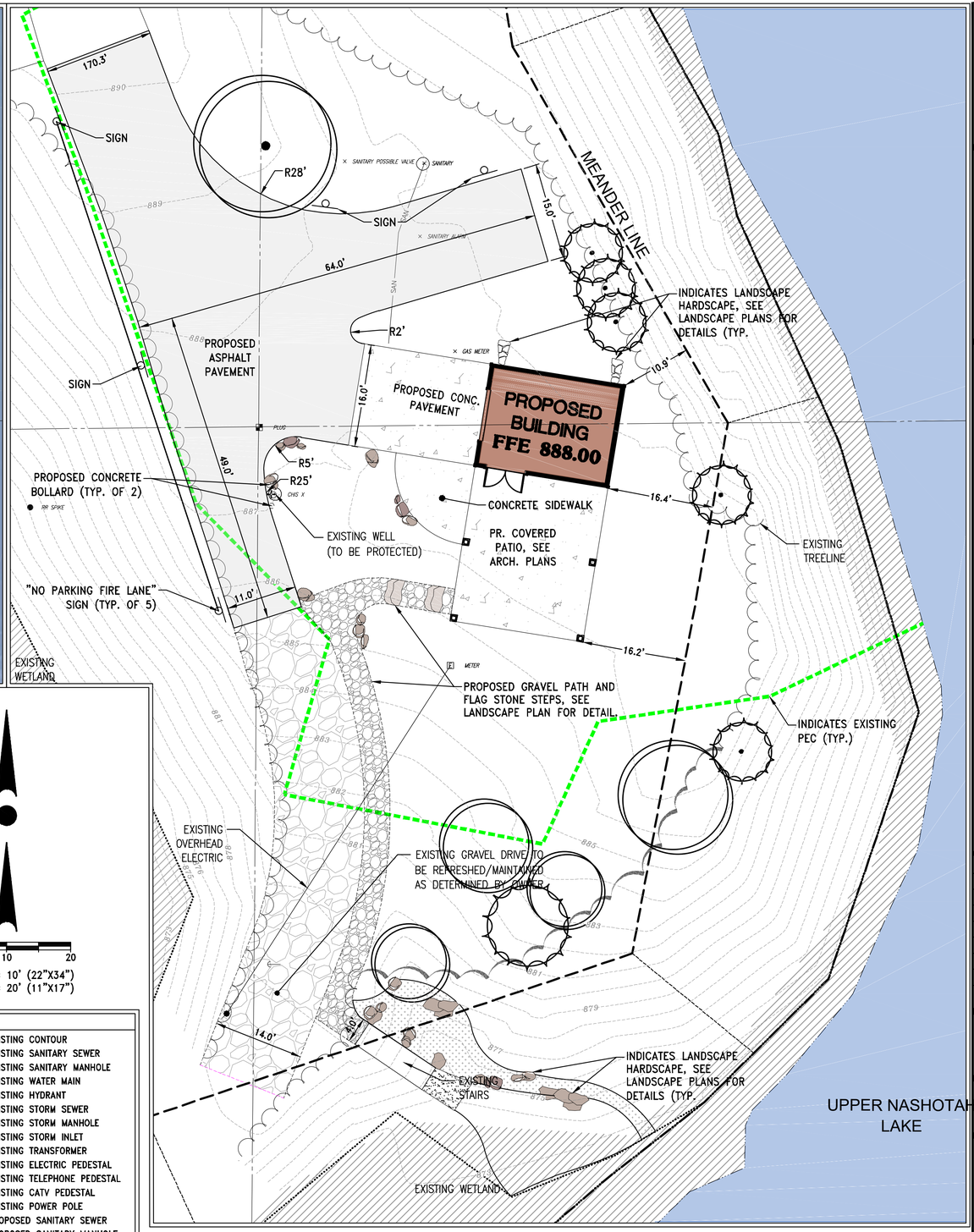
DESCRIPTION:
COVER SHEET

SHEET
T1.0

H:\C700\781\07005-02\CONSTRUCTION PLANS\LAKE HOUSE 5\CIVIL PLANS-RBH LAKE HOUSE 5.DWG



EXISTING SITE PLAN



PROPOSED SITE PLAN

0 5 10 20

SCALE: 1" = 10' (22"X34")
SCALE: 1" = 20' (11"X17")

LEGEND:

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING HYDRANT
- 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.

H:\C700\781\07005-

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
19035 W CAPITOL DR.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
UTILITY STORAGE BUILDING
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

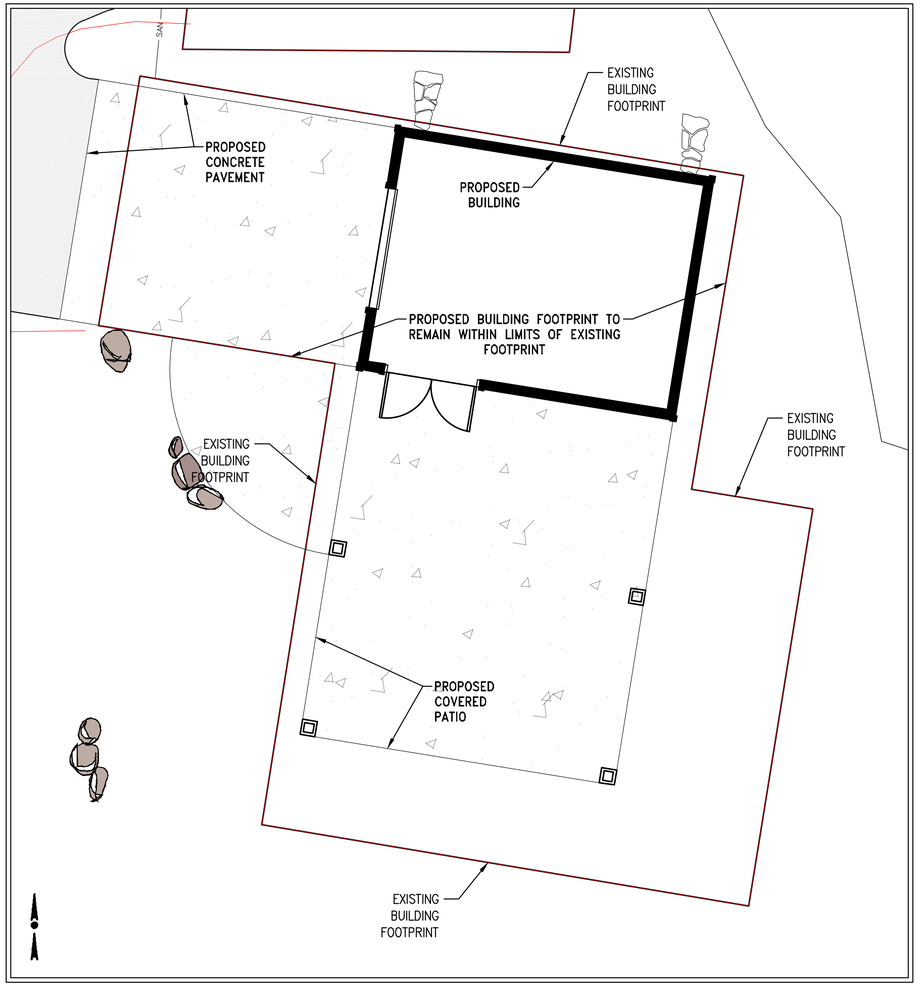
DATE	DESCRIPTION
02/19/26	PC SUBMITTAL
03/06/26	per VILLAGE COMMENTS

DATE:
MARCH 6, 2026

JOB NUMBER:
781-07005-15

DESCRIPTION:
EXISTING & PROPOSED PLAN

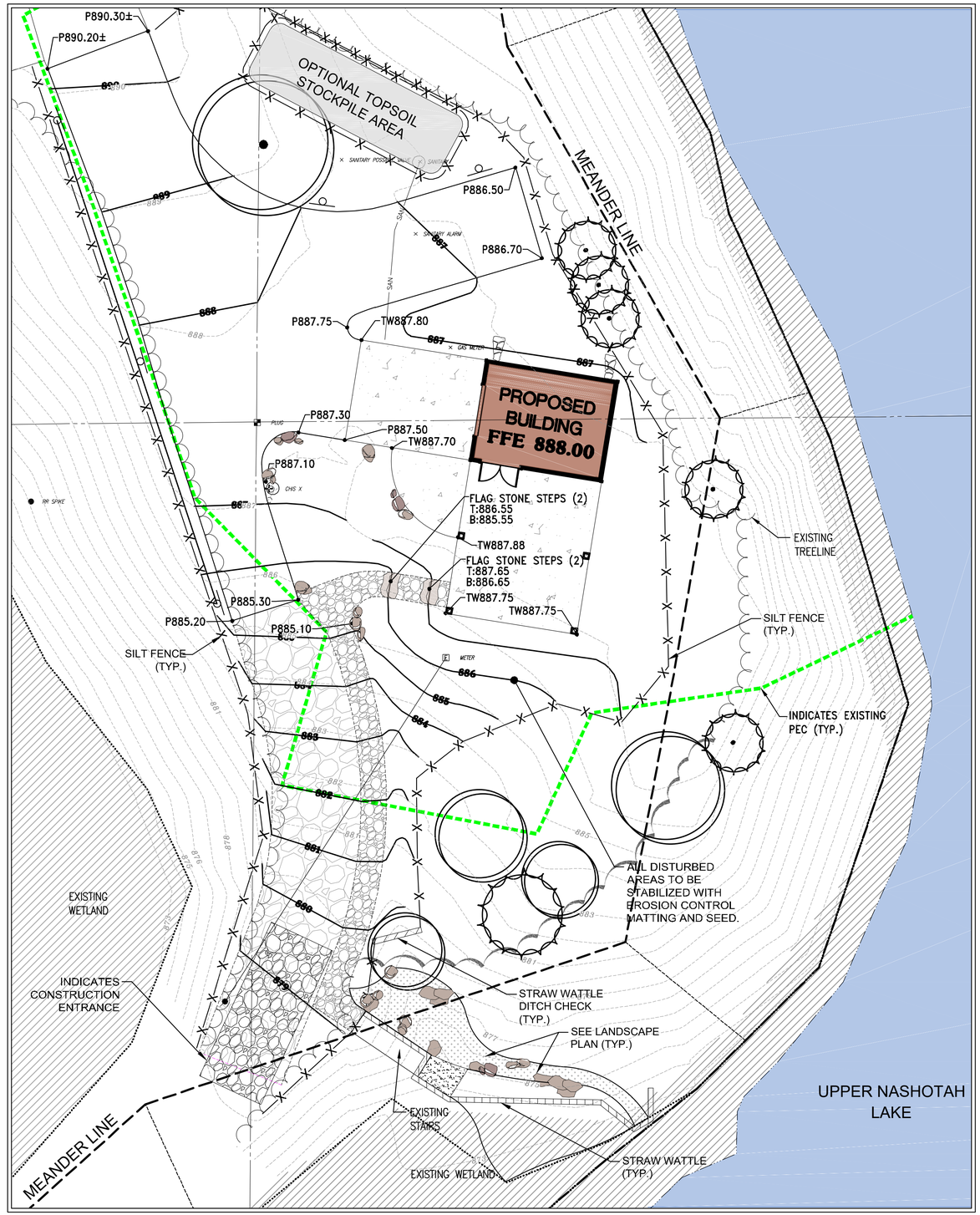
SHEET
C1.0



BUILDING PLACEMENT DETAILED VIEW

1"=5' (22"x34")

1"=10' (11"x17")



PLAN VIEW

1"=10' (22"x34")

1"=20' (11"x17")

LEGEND:

904	– 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

0 5 10 20

SCALE: 1" = 10' (22"X34")

SCALE: 1" = 20' (11"X17")

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.

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.

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
19035 W CAPITOL DR.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:

UTILITY STORAGE BUILDING

ROGERS BEHAVIORAL HEALTH

34700 VALLEY ROAD

VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION
02/19/26	PC SUBMITTAL
03/06/26	per VILLAGE COMMENTS

DATE:
MARCH 6, 2026

JOB NUMBER:
781-07005-15

DESCRIPTION:
GRADING & EROSION CONTROL PLAN

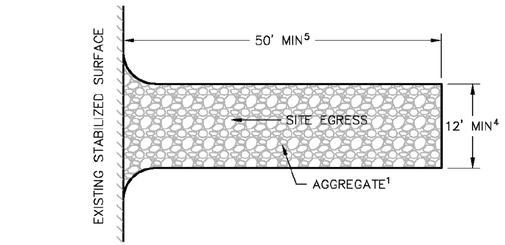
SHEET
C2.0

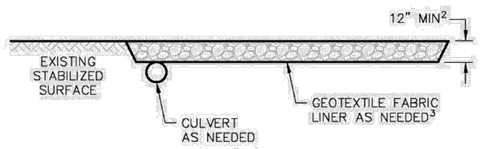
H:\C700\781\07005-02\CONSTRUCTION PLANS\LAKE HOUSE 5\CIVIL PLANS-RBH LAKE HOUSE 5.DWG

1057-TS-9

Figure 2:

Stone tracking pad detail





Note 1 Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.

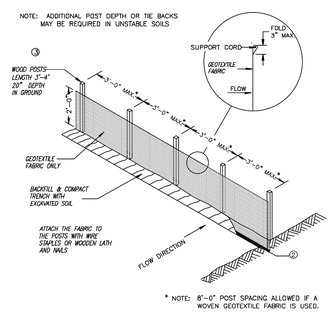
Note 2 Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

Note 3 Select fabric type based on soil conditions and vehicles loading.

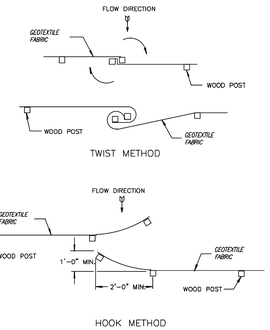
Note 4 Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note 5 If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

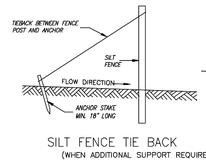
WDNR
July 2018



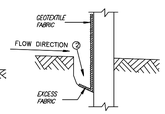
SILT FENCE



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?" OF OAK OR HICKORY.

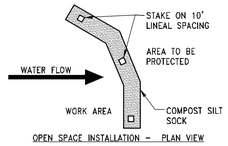
④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

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 ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

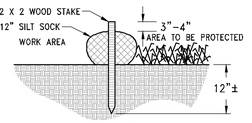
SILT FENCE INSTALLATION DETAIL

NO SCALE

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



OPEN SPACE INSTALLATION – PLAN VIEW

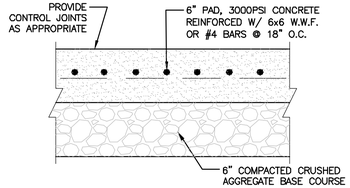


PROFILE VIEW

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.

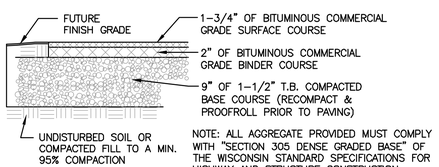
STRAW WATTLE DITCH CHECK INSTALLATION DETAIL

NO SCALE



CONCRETE PAVEMENT SECTION

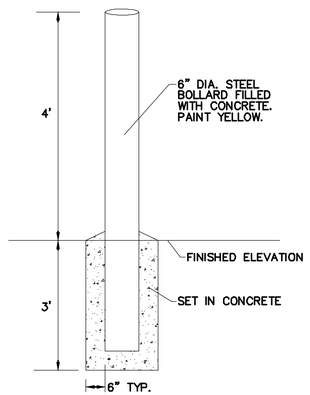
NO SCALE



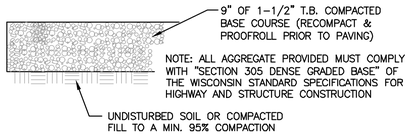
STANDARD DUTY ASPHALT PAVING SECTION

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.

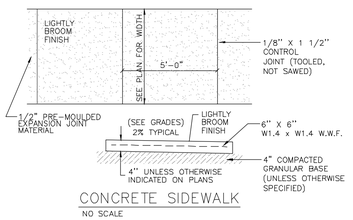


BOLLARD



GRAVEL DRIVEWAY SECTION

NO SCALE



CONCRETE SIDEWALK

NO SCALE

CONSTRUCTION SEQUENCE PLAN
1. PRE-CONSTRUCTION MEETING PRIOR TO GROUND DISTURBING ACTIVITIES.
2. INSTALL PERIMETER SILT FENCE/STRAW WATTLE AND CONSTRUCTION ENTRANCE.
3. BEGIN BUILDING AND SITE DEMOLITION. CLEAR AND GRUB EXISTING VEGETATION CONCURRENT WITH STEP 2.
4. STRIP AND STOCKPILE TOPSOIL. TEMP SEED TOPSOIL STOCKPILES. INSTALL SILT FENCE AROUND PILES.
5. ROUGH GRADE SITE. ALL DISTURBED AREAS THAT ARE TO GRADE AND/OR IS TO BE LEFT DORMANT FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH SEED AND MULCH AND/OR BLANKET.
6. INSTALL EROSION BLANKET TO STEEP SLOPES IMMEDIATELY UPON COMPLETION OF GRADING, AS INDICATED WITHIN PLAN. AFTER INSTALLATION PROTECT AREA FROM CONSTRUCTION TRAFFIC.
7. BUILDING CONSTRUCTION MAY COMMENCE AS ALLOWED BY BUILDING PERMIT (NON-SEQUENTIAL).
8. INSTALL STONE BASE AND PAVEMENTS; MAY BE PHASED TO COINCIDE WITH THE BUILDING CONSTRUCTION SCHEDULE.
9. FINISH GRADE SITE. RE-SPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION BLANKET TO STEEP SLOPES IMMEDIATELY UPON COMPLETION OF GRADING, AS INDICATED WITHIN PLAN.
10. 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.
11. 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, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE 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 AND WETLANDS WITH SILT FENCE.
C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
E. MAINTAIN EXISTING SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
F. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
G. PROMPT REMOVAL OF EXCAVATED MATERIAL.
H. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
I. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
J. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
K. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
L. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE.

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. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS.
9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
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.

11. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.
12. DIVERSION BERMS SHALL BE CONSTRUCTED TO BLOCK AND REDIRECT RUNOFF AS INDICATED ON THE PLAN. SIDE SLOPES SHALL NOT EXCEED 2:1. TOP WIDTH SHALL BE 2' MIN.; BERM HEIGHT SHALL BE 1.5' MIN. 13. DUST CONTROL - CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE THROUGH CONSTRUCTION PHASING AND TIMELY STABILIZATION OR THE USE OF BMPS SUCH AS SITE WATERING AND MULCH - ESPECIALLY WITH VERY DRY OR FINE SANDY SOILS.
14. TO OBTAIN CITY STORM WATER PERMIT AND PERFORM WEEKLY EROSION CONTROL INSPECTIONS, AND SUBMIT INSPECTIONS TO CITY EROSION CONTROL INSPECTOR. AT THE END OF PROJECT, COORDINATE PERMIT TERMINATION WITH CITY EROSION CONTROL INSPECTOR.

LATE SEASON STABILIZATION NOTES:
THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PERVIOUS DISTURBED AREAS BEFORE THE END OF THE GROWING SEASON. THIS WILL BE DONE BY SEEDING OF ALL DISTURBED AREAS WITH PERMANENT VEGETATION BY SEPTEMBER 15, 2025. IF THIS DEADLINE IS MISSED, THEN STABILIZATION WILL BE COMPLETED BY:
1. SEEDING OF ALL DISTURBED AREAS WITH TEMPORARY SEED MIX (OATS, WINTER WHEAT, ANNUAL RYE) BY OCTOBER 15. PERMANENT SEED MIX MUST THEN BE IMPLEMENTED BY JUNE 1 OF THE FOLLOWING YEAR.
2. IF THE OCTOBER 15 DEADLINE IS MISSED, COVERAGE OF ALL DISTURBED AREAS BY NOVEMBER 1 WITH:
   a. TOPSOIL, SEED, AND THE MATERIAL CALLED FOR ON THIS PLAN, WHERE TOPSOIL, SEED, AND EROSION CONTROL MATTING IS CALLED FOR.
   b. TOPSOIL, SEED, AND TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST OR OTHER METHOD APPROVED BY THE CITY ENGINEER FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR ON THIS PLAN.
3. IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE CITY ENGINEER HAS DETERMINED THAT IT IS INFEASIBLE TO PLACE TOPSOIL, THE PERMIT APPLICANT SHALL:
   a. APPLY TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST TO ALL DISTURBED AREAS.
   b. INSTALL DITCH CHECKS IN ALL DITCHES WITH SLOPE GREATER THAN 0.5% AT INTERVALS SUCH THAT THE TOP OF THE DOWNHILL DITCH CHECK IS AT THE ELEVATION OF THE FOOT OF THE UPHILL DITCH CHECK. DITCH CHECKS SHALL BE EITHER:
      i. TRIANGULAR FOAM-CORE
      ii. STONE INSTALLED PER THE WDNR TECHNICAL STANDARD
      iii. COMPOST-FILLED TUBES, OR
      iv. A COMPARABLE PRODUCT AS APPROVED BY THE CITY ENGINEER.

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
19035 W CAPITOL DR.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
UTILITY STORAGE BUILDING
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY	
DATE	DESCRIPTION
02/19/26	PC SUBMITTAL
03/06/26	per VILLAGE COMMENTS

DATE: MARCH 6, 2026

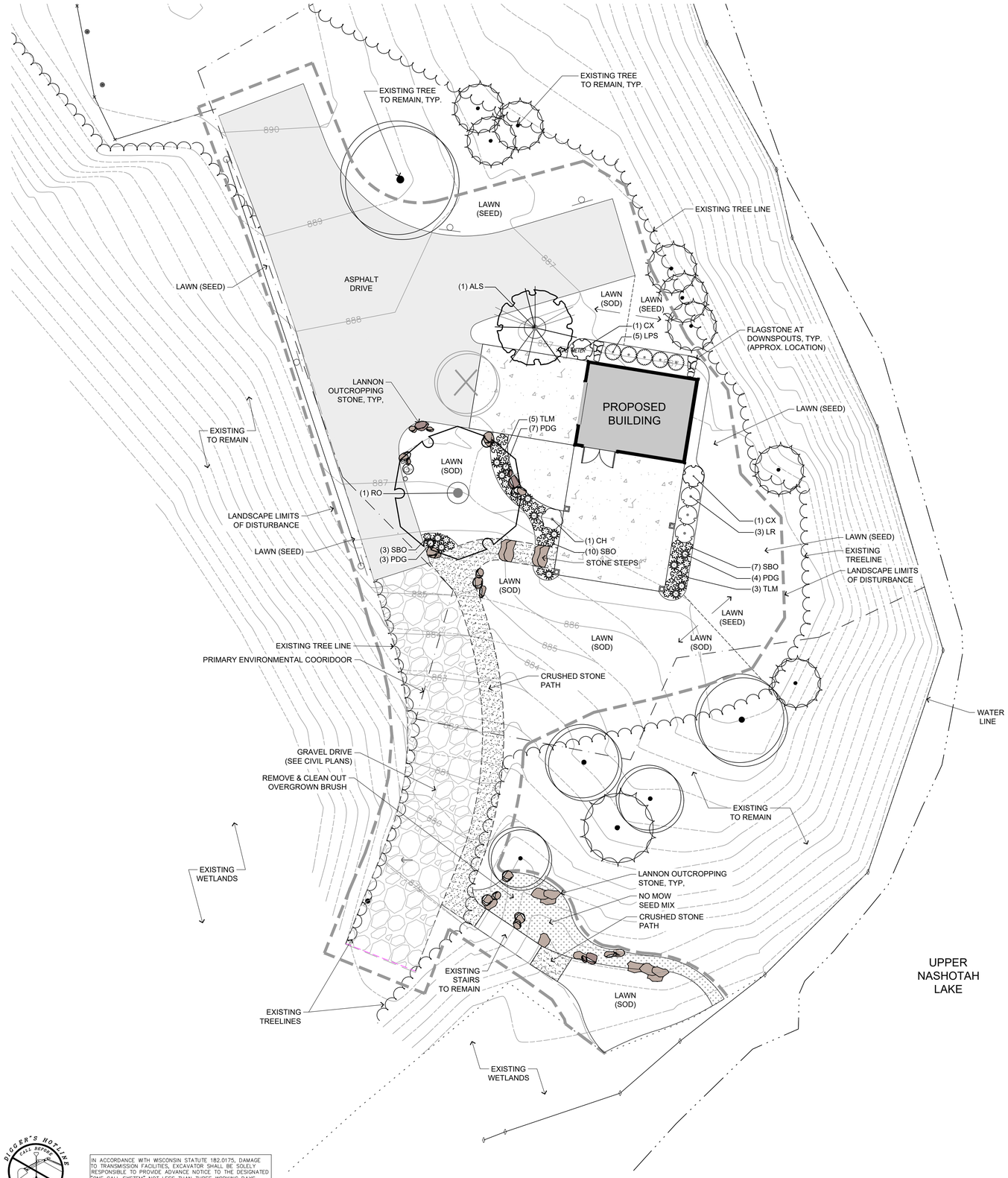
JOB NUMBER: 781-07005-15

DESCRIPTION: CONSTRUCTION DETAILS & SCHEDULE

SHEET

C3.0

H:\C700\781\07005-02\CONSTRUCTION PLANS\LAKE HOUSE 5\CIVIL PLANS-RBH LAKE HOUSE 5.DWG



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
ORNAMENTAL TREES						
	ALS	1	Allegheny Serviceberry	Amelanchier laevis	7' Ht. Multi-stem (min. 3)	B&B
SHADE TREES						
	RO	1	Red Oak	Quercus rubra	2" Cal.	B&B
DECIDUOUS SHRUBS						
	CX	2	Aphrodite Sweetshrub	Calycanthus x 'Aphrodite'	36" Ht.	Cont.
	CH	1	Hummingbird Summersweet	Clethra alnifolia 'Hummingbird'	18" Ht.	Pot
	LR	3	Kodiak® Orange Diervilla	Diervilla x 'G2X88544'	24" Ht.	Cont.
	LPS	5	Little Princess Spirea	Spiraea japonica 'Little Princess'	18" Ht.	Cont.
ORNAMENTAL GRASSES						
	PDG	14	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Cont.
PERENNIALS						
	TLM	8	Thriller Lady's Mantle	Alchemilla mollis 'Thriller'	4.5"	Cont.
	SBO	20	Summer Beauty Ornamental Onion	Allium x 'Summer Beauty'	4.5"	Cont.

GENERAL NOTES

- Lawn areas to be seeded or sodded (see plan for locations).
- No Mow Lawn Seed Mix shall be supplied by Prairie Nursery, Westfield, WI.
- Plant beds and tree rings 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)
- For safety reasons, do not use metal landscape staples. Only Ecoduty Degradable Stakes (or approved equivalent) shall be used to secure erosion control matting.
- Site furnishings by owner, to be Sister Bay.

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
civil · landscape architecture
structural · mechanical · electrical
plumbing / fire protection · security
lighting design · telecommunications
255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Utility Storage Building

Client:
ROGERS Behavioral Health

Issuance:
03-06-2026 Village Comments

Scale:
0 10 20 feet
1" = 10' @ 24" X 36"
N

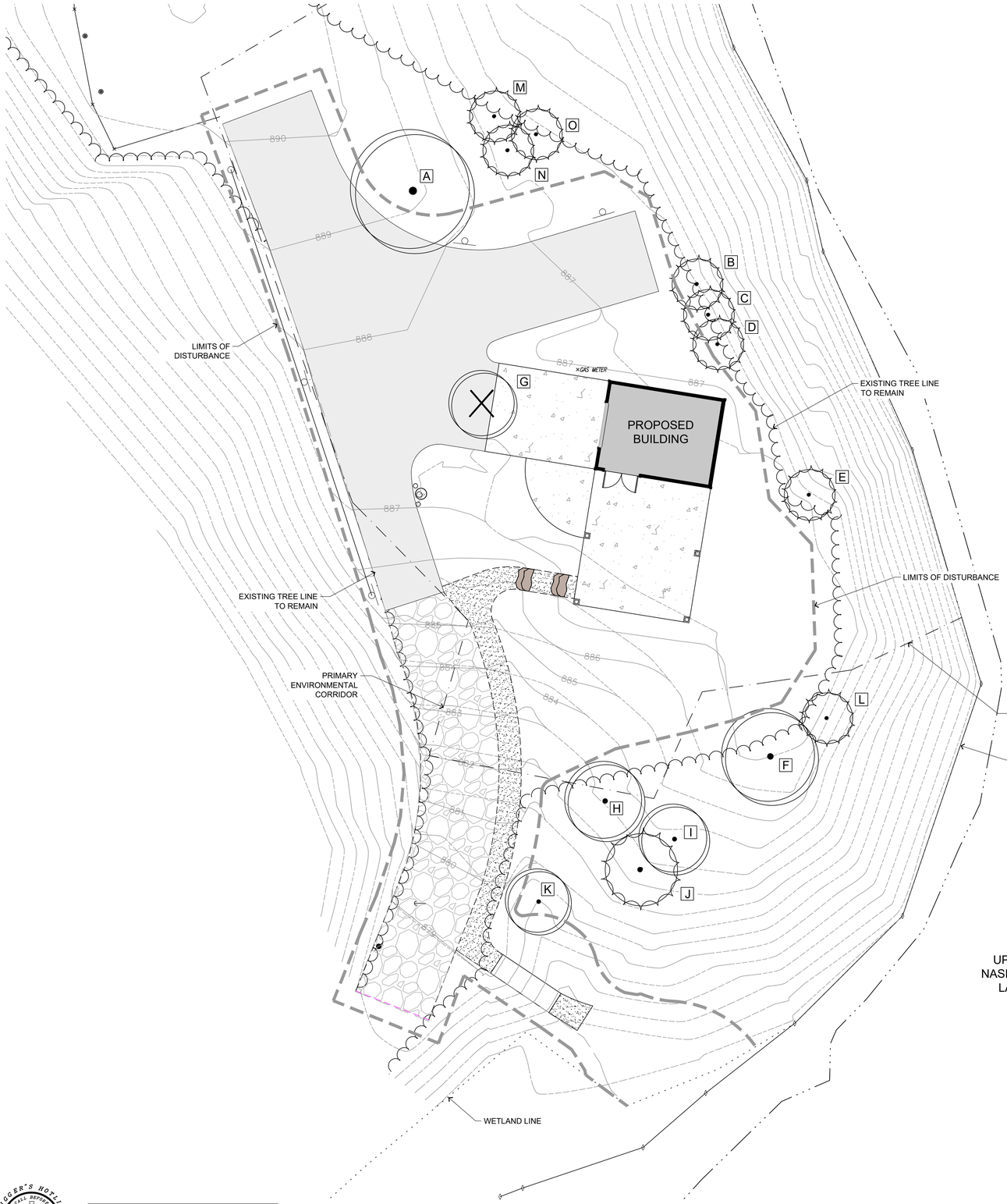
Date: 02-19-2026

Project Number:
26-1014.00

Sheet Name:
LANDSCAPE PLAN

Sheet Number:
L1.00

© Copyright 2024



TREE IMPACT SUMMARY

Total Trees Surveyed: 15
Trees to be Removed: 1
Proposed Trees: 2

Note: Trees included in survey are quality species located in close proximity to the limits of disturbance line.

Tree Inventory:

Symbol	Species	DBH	Condition	Remove
A	White Oak	25"	Fair	
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	
I	Red Oak	12"	Fair	
J	Norway Spruce	5"	Fair	
K	American Basswood	14" Multi	Fair	
L	Eastern Red Cedar	6"	Good	
M	Northern White Cedar	6"	Good	
N	Northern White Cedar	4"	Good	
O	Northern White Cedar	4"	Good	

TREE SURVEY LEGEND

Existing Deciduous Trees to Remain

Existing Evergreen Trees to Remain

Existing Deciduous Trees to be Removed

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
civil · landscape architecture
structural · mechanical · electrical
plumbing / fire protection · security
lighting design · telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Utility Storage Building

Client:
ROGERS Behavioral Health

Issuance:
03-06-2026 Village Comments

Scale:
0 10 20 feet
1" = 10' @ 24" X 36"
N

Date: 02-19-2026

Project Number:
26-1014.00

Sheet Name:
TREE SURVEY

Sheet Number:
L1.01

© Copyright 2024

LANDSCAPE NOTES

GENERAL

1.01 All landscape installation and maintenance to conform with all applicable local codes and ordinances.

1.02 See site drawings for work limits, scope of construction, hardscape, dimensions and/or construction notes. See civil drawings for all hardscape, grading, stormwater management, site utilities and erosion control. See landscape drawings for landscape plans, site amenities, details, schedules, notes. See architectural drawings for all construction. See electrical drawings for all power, circuiting, lighting and security. See mechanical drawings for other site equipment.

1.03 Contractor shall provide shop drawings and material submittals of **all** hardscape and landscape construction elements shown in plan set for landscape architect review prior to construction.

1.04 Contractor to provide samples for landscape architect's approval on all colors, finishes and materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes, etc.

1.05 Caution: underground utilities are present on site. The contractor shall verify location of all above- and below-grade utilities, both public and private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify client and landscape architect prior to proceeding. Coordinate with local public utility locating entity as needed.

1.06 Contractor to verify hardscape layout prior to construction. Contact landscape architect if discrepancies are found.

1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See civil drawings for limits of disturbance.

1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

PLANTING

2.01 Rough grading and topsoil import/spreading are to be completed by others. Finish grading, seed area and planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.

2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types and locations, see specifications for materials and installation.

2.03 Landscape contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant schedule. Landscape contractor shall forward a material list to the landscape architect prior to construction identifying species, sizes and plant sources to be used on the project. Any potential plant substitutions or changes to sizes shown on plan and appropriate cost credits / adjustments much be submitted in writing to the general contractor and approved by the owner's representative and landscape architect prior to installation.

2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2014. The landscape architect, general contractor or owner's representative reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.

2.05 An owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site.

2.06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the landscape architect. Untagged materials will be assumed to be deficient.

2.07 Topsoil requirements:

- All planting beds shall contain screened, blended and weed free topsoil mix to a minimum depth of 18". All seeded areas shall have minimum depth of 4".
- Existing topsoil meeting project specifications may be stripped, stored and re-used if previously approved. Landscape contractor shall remove all excessive clay, gravel and stones detrimental to healthy plant growth. Landscape contractor shall remove all debris greater than 1" diameter.
- Subgrade shall be tilled and/or scarified prior to placement of topsoil.
- Landscape contractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but are not limited to) soil pH, % organic matter, % nitrogen/phosphorus/potassium, % calcium, and soil texture (percentages of sand, silt and/or clay.) Soil testing shall include recommendations for soil amendments, if required to support growth of standard ornamental landscape materials.
- Contaminated soil shall be removed from the project site if discovered.

2.08 Grading and/or landscape contractor shall provide positive drainage away from all structures for a minimum of 10'.

2.09 Landscape contractor is responsible for ensuring that all tree pits and planting areas drain properly. Notify landscape architect if drainage or moisture issues are encountered while planting.

2.10 Tree Planting (see detail):

- Identify root flare - the part of the trunk where roots spread out at the base of the tree. Root flare should be visible (not buried under mulch or soil) after the tree has been planted. Plant all trees slightly higher than finished grade at root flare.
- Dig hole two to three times as wide as the root ball, and slightly shallower than root ball. Break up compacted soil on sides of hole, leaving bottom of hole firm.
- Once tree has been placed in hole, ensure it is at the proper depth and vertical alignment before tamping soil around lower portion of root ball.
- Remove and discard all synthetic twine from root ball.
- Without loosening the root ball, peel back, cut and remove as much of the wire basket as possible.
- Backfill with 25% compost and 75% existing soil blended prior to backfilling holes, in six inch lifts. Lightly compact each lift using foot pressure to settle backfill, support the tree and eliminate voids.
- When the planting hole has been backfilled to three-quarters of its depth, pour water around the root ball to settle the soil. Continue backfilling until soil is brought to grade level.
- Refer to Mulching note below.
- Trees that are installed incorrectly will be replaced at the time and expense of landscape contractor.

2.11 Tree Guards (protect against deer): install 4' high mesh tree protectors around the trunks of all newly planted trees (see detail).

2.12 Tree Staking: Due to unique site characteristics and the specific qualities of each tree, some trees may need to be staked. If the root ball is unstable, the trunk is bending, or the tree is planted in a very windy or otherwise unstable location, it should be staked.

2.13 Shrub Planting (see detail):

- All shrubs shall be backfilled with 25% compost and 75% existing soil, blended prior to backfilling holes.
- Remove twine and top third of burlap from B&B shrubs. Remove and discard all synthetic twine.
- When planting hole has been backfilled to three-quarters of its depth, pour water around the rootball to settle the soil.
- Continue backfilling until soil is brought to grade level.

2.14 Plant Bed Preparation: the soil in all perennial and ornamental grass areas, shall be amended with compost prior to plant installation. Spread a 3" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 8".

2.15 Compost shall be stable and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and be free of physical contaminants (i.e. plastic). The compost shall have a pH between 5.5 - 8.5, be finely (⅜" - ½") screened and contain an organic content between 25-65%.

2.16 Unless otherwise shown, all shrubs, perennials and ornamental grasses to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.

2.17 Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality, shredded hardwood mulch, reduced to a depth of 1" on top of root balls. All perennial and ornamental grass areas to receive 2" of the same mulch. Do not allow mulch to contact plant stems and tree trunks (keep 4" to 6" away from tree trunks). For trees in lawn areas, create a 3' deep, 4 ft. diameter ring of mulch, reduced to a depth of 1" on top of root ball. Form mulch into a low saucer shape a little higher at the outer edge to help contain water.

2.18 Plant Bed Edging: Edge all planting beds with a 4" deep shovel cut or mechanical edge. Bedlines are to be cut per plan. A clean definition between the lawn and plant bed is required.

LAWN / SEEDING

3.01 This work shall consist of preparing the seed beds and/or sod areas and furnishing, sowing and mulching the required seed for the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.

3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes and/or installing sod. A mininum depth of 4" of blended, prepared and non-compacted topsoil is required for all seeded and/or sodded areas. The areas to be seeded and/or sodded shall be worked with plow chisels, discs and harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed/sod beds shall be prepared immediately in advance of the seeding. If proposed seed/sod areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Follow herbicide's recommended waiting period, if any, prior to seeding/sodding.

3.03 Confirm that anticipated project schedule date(s) fall within industry standards for seed installation prior to performing any work. Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the contractor. For dormant seeding, a minimum of one over-seed application in the following season will be required.

3.04 Provide seed mix invoices, bag-tags or mix analysis results to landscape architect for approval prior to installation. Native seed shall be sold on a PLS basis.

3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the accepted methods.

3.06 No seeding shall occur if the wind exceeds 12 MPH.

3.07 Coordinate erosion control and/or mulching with civil drawings:

- In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the grading contractor.
- In areas with slopes between 4:1 and 8:1, grading and/or landscape contractor shall apply straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area. A tactifier may be necessary to avoid wind damage.
- Lightweight erosion control matting and/or hydromulch will be accepted as a no-cost alternate if approved by landscape architect prior to application.
- For safety reasons, do not use metal landscape staples. Only Ecoduty Degradable Stakes (or approved equivalent) shall be used to secure erosion control matting.

3.08 See civil drawings for erosion control measures. Coordinate with grading contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.

3.09 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed and maintained per supplier's specifications.

LAWN SEED MIX:
"Deluxe 50 Lawn Seed Mix" shall be supplied by Reinders, Sussex, WI, 262-786-3300. Apply at 4 - 5 lbs per 1000 SF.

NO MOW LAWN SEED MIX:
"No Mow Lawn Seed Mix" shall be supplied by Prairie Nursery, Westfield, WI, 608-296-2741. Apply at 300 PLS lbs per acre.

3.10 Based on soil test results, apply an appropriate starter fertilizer at the time of seeding / sodding.

3.11 Landscape contractor is responsible for establishing a smooth, uniform, quality turf / no mow area. An acceptable quality turf is defined as having no more than 5% of the total area with bare spots larger than 1/2 square foot and uniform coverage throughout all lawn / no mow areas.

3.12 Lawn Sod Installation: Prepare the topsoil by removing / killing any existing vegetation and any stones on the surface greater than 1" diameter. Grade sod areas to finish grade, allowing for thickness of sod. Finished soil should be loose, not compacted. Use only a premium sod blend. Install sod uniformly with staggered joints, laid tightly end to end and side to side, leaving no gaps between the edges. On slopes, lay sod horizontally across the slope. Roll sod with a walk behind roller and water thoroughly immediately upon installation. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, quality turf. Landscape contractor shall repair and re-sod any eroded, sunken or bare spots larger than 1/2 square foot until acceptance by owner.

LANDSCAPE MAINTENANCE AND WARRANTY

4.01 Maintenance for 6 Months after Substantial Completion: Landscape contractor shall be responsible for providing comprehensive landscape establishment and maintenance for 6 months after Substantial Completion. Prior to beginning installation, the landscape contractor shall submit a 6 month calendar for review/approval to the owner and/or landscape architect, including all anticipated maintenance activities and dates. This includes all trees, shrubs, perennials, ornamental grasses and seeded/sodded areas. Work shall include:

- watering as needed for establishment and ongoing maintenance of plant material
- watering as needed for establishment of seeded/sodded areas
- weeding and/or herbicide application
- mowing of seeded/sodded areas
- pruning
- fertilizing
- pest management
- spring/fall clean-ups

4.02 Warranty and Replacements: All plants (trees, evergreens, shrubs, perennials and ornamental grasses) shall be guaranteed (100% replacement) for one year from the date of Substantial Completion. This assumes the owner performs required maintenance (i.e. regular watering, etc.) after substantial completion of the landscape installation. Only one replacement per plant will be required during the warranty period, except for losses due to failure to comply with landscape specifications. Replacements shall be plants of the same variety specified on the plant and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.

HARDSCAPE / AMENITY

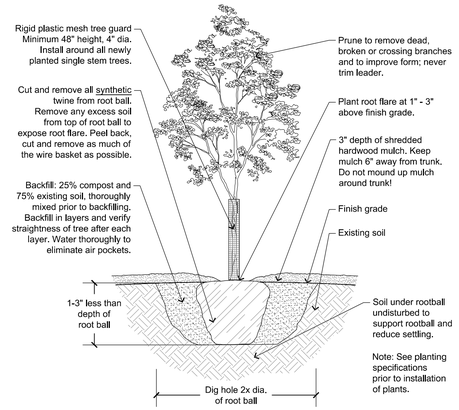
6.01 Outcropping Stone Accents: Halquist Stone - Lannon Weatheredge (or approved equal), color - buff. See detail. See civil plans for top and bottom of wall elevations.

6.02 Outcropping Steps: Halquist Stone - Lannon Weatheredge (or approved equal), color - buff. See detail.

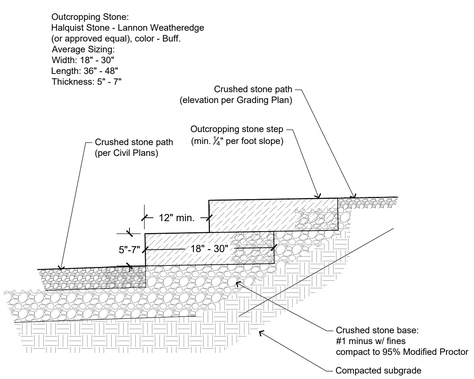
6.03 Crushed Stone Path: Path to lake shall contain 3" of decomposed granite, color gray, installed over non-woven geotextile fabric over compacted sub-grade.

6.04 Flagstone at Downspouts - Shall be approximately 18"-36" diameter limestone pavers, 2" thick, set over 3" crushed stone base over compacted sub-base.

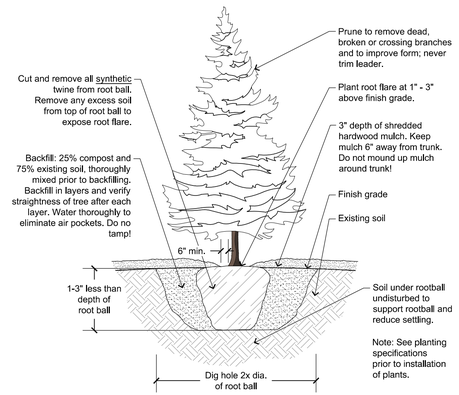
LANDSCAPE DETAILS



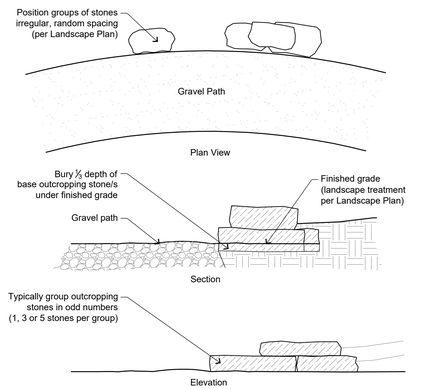
1 TREE PLANTING WITH WILDLIFE PROTECTION
NOT TO SCALE P-2025-25.1100-02



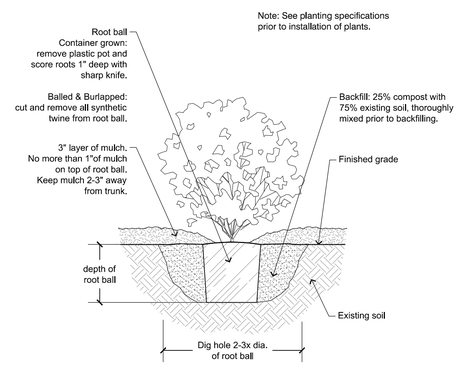
4 STONE STEPS DETAIL
NOT TO SCALE



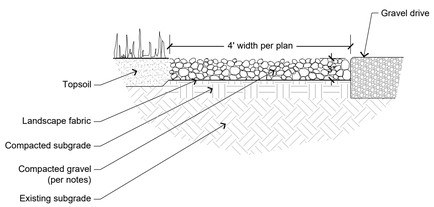
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE P-2025-25.1100-12



5 OUTCROPPING STONE ACCENTS
NOT TO SCALE P-2025-25.1100-OUTC-01



3 SHRUB PLANTING DETAIL
NOT TO SCALE P-2025-25.1100-13



6 COMPACTED GRAVEL PATH
NOT TO SCALE P-2025-25.1070-COMP-01

HARWOOD
civil · landscape architecture
structural · mechanical · electrical
plumbing / fire protection · security
lighting design · telecommunications
255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Utility Storage Building

Client:
ROGERS Behavioral Health

Issuance:
03-06-2026 Village Comments

Scale: NTS

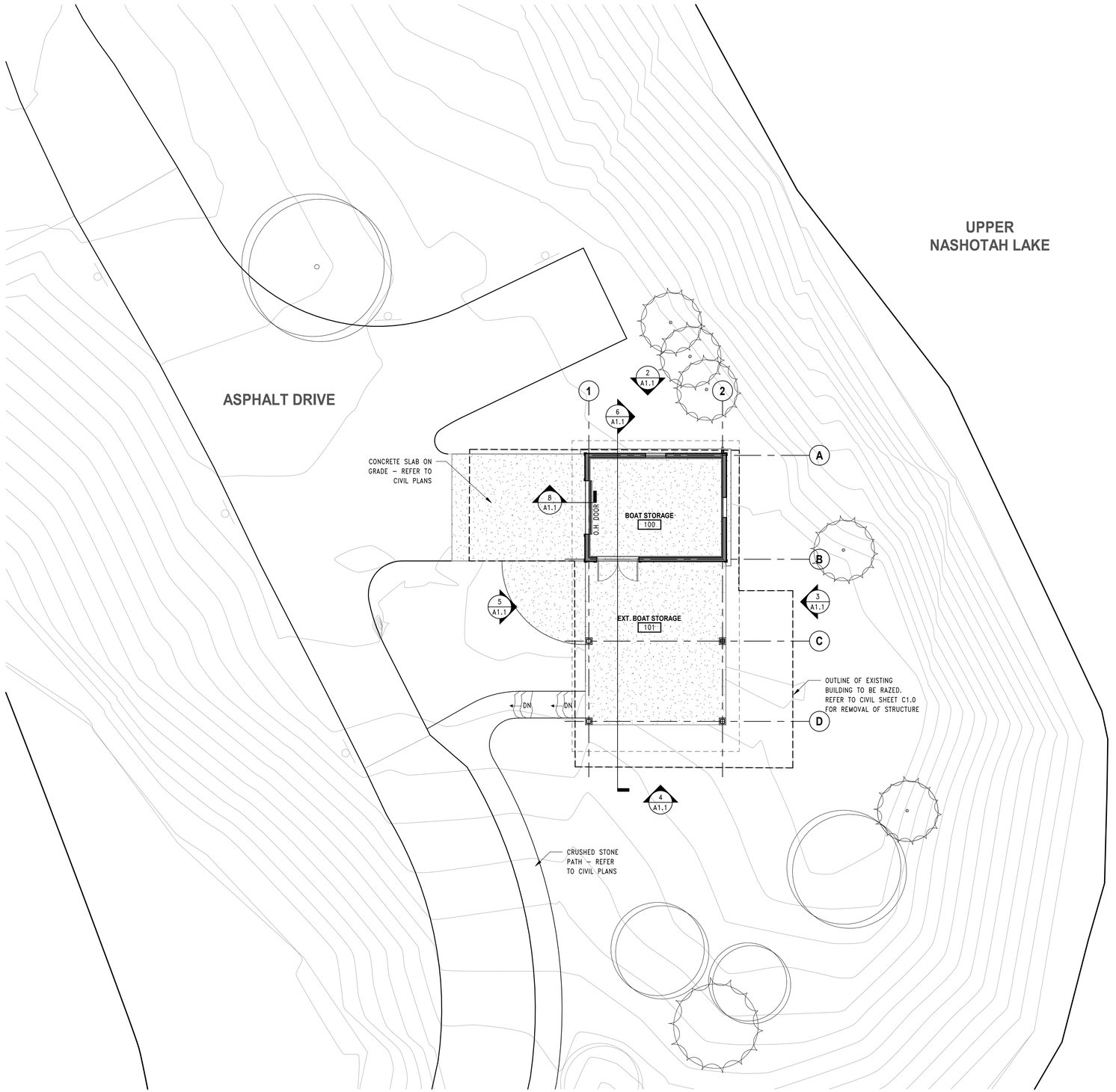
Date: 03-06-2026

Project Number:
26-1014.00

Sheet Name:
LANDSCAPE DETAILS & NOTES

Sheet Number:
L2.00

© Copyright 2024



1 **ARCHITECTURAL SITE 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

Rogers Behavioral Health - Utility Storage Building

34700 Valley Road
Oconomowoc, WI 53066

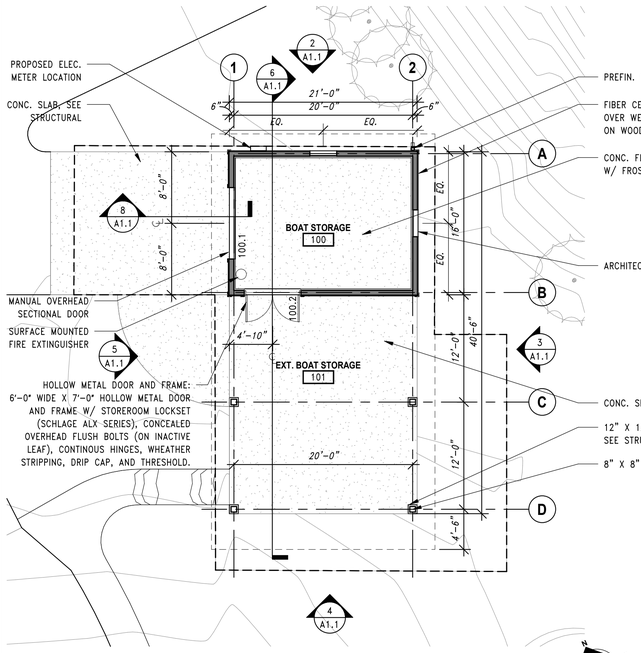
Revisions:

Sheet Name:
ARCHITECTURAL SITE PLAN

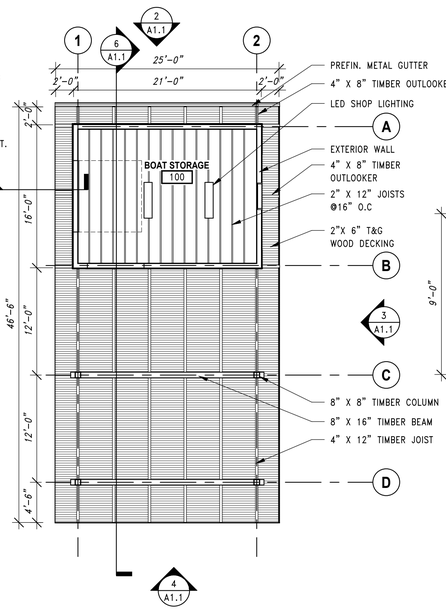
Date: 03/10/2026
Drawn By: QA
Project No.: 17002.01.20.01
Sheet No.
A1.0

3/10/2026 11:08:07 AM
Autodesk Docs://RBH Lake Activities Pavilion/R23_17002-01-20-01_Lake Activities Pavilion_Central.rvt

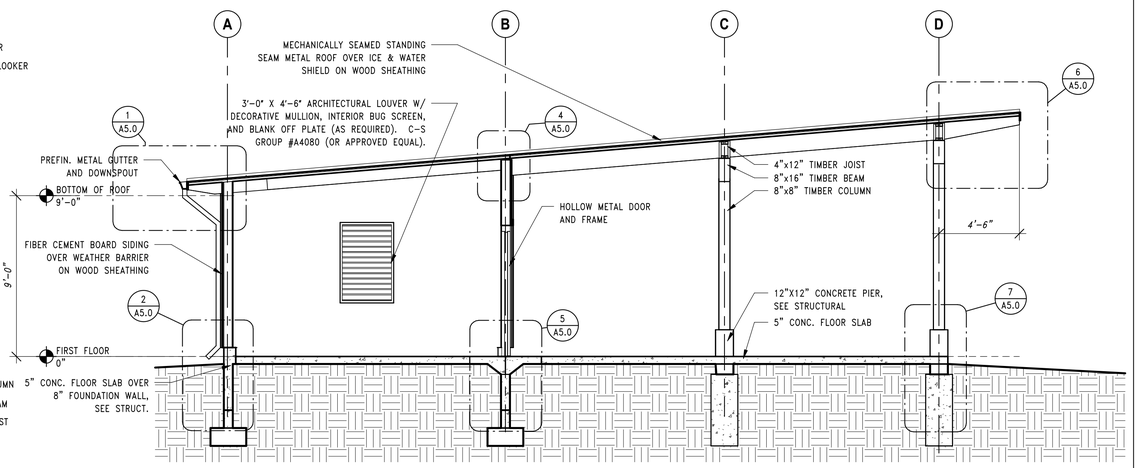
©Copyright 2026, Quorum Architects, Inc.



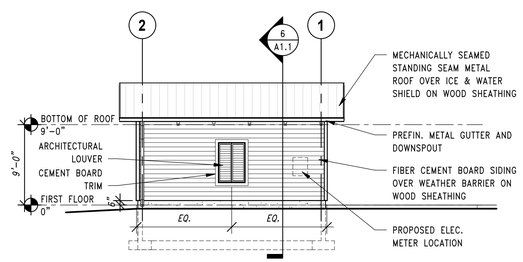
1 FIRST FLOOR
SCALE: 1/8" = 1'-0"



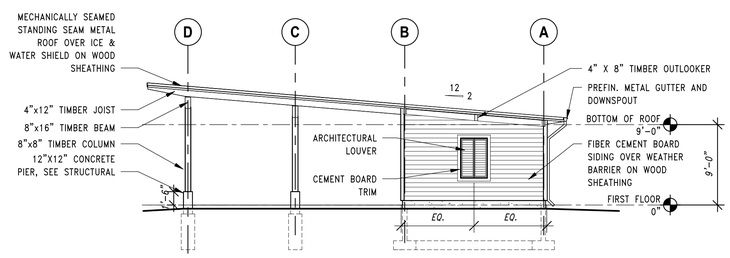
7 CEILING PLAN
SCALE: 1/8" = 1'-0"



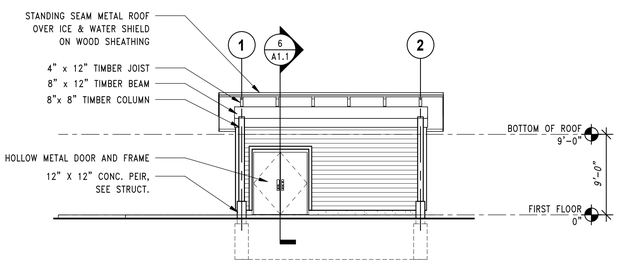
6 BUILDING SECTION
SCALE: 1/4" = 1'-0"



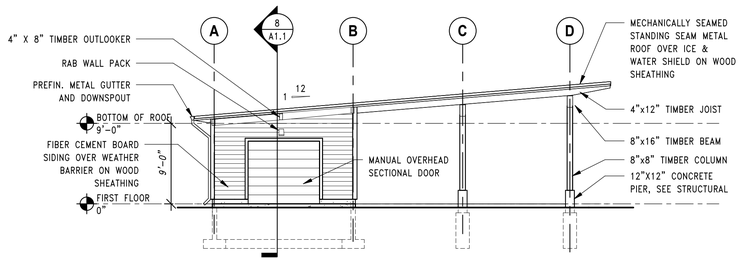
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



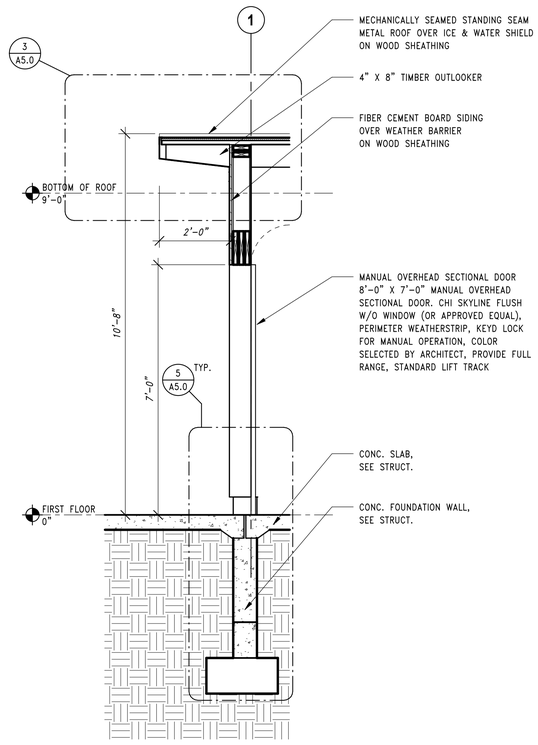
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



8 WALL SECTION
SCALE: 1/2" = 1'-0"

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

ROGERS Behavioral Health

Rogers Behavioral Health - Utility Storage Building

34700 Valley Road
Oconomowoc, WI 53066

Revisions:

Sheet Name:
FLOOR PLAN & EXTERIOR BUILDING ELEVATIONS

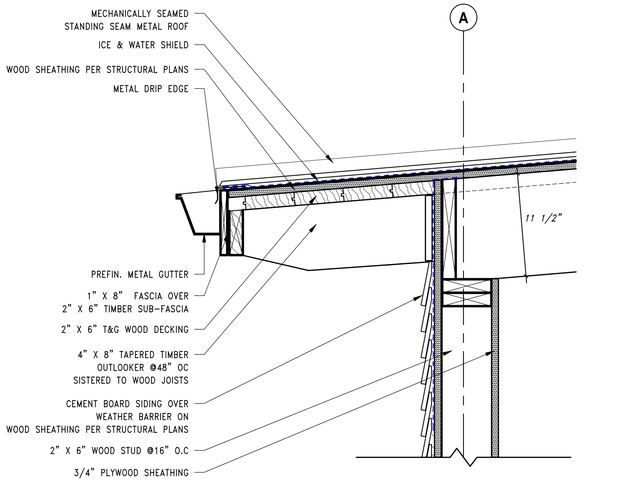
Date: 03/10/2026

Drawn By: QA

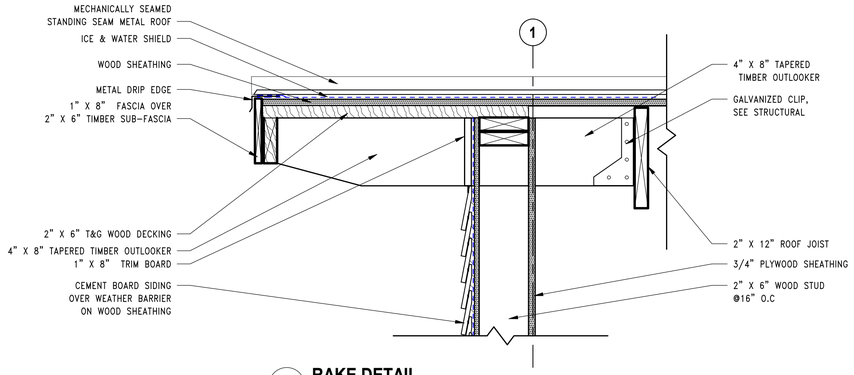
Project No.: 17002.01.20.01

Sheet No.
A1.1

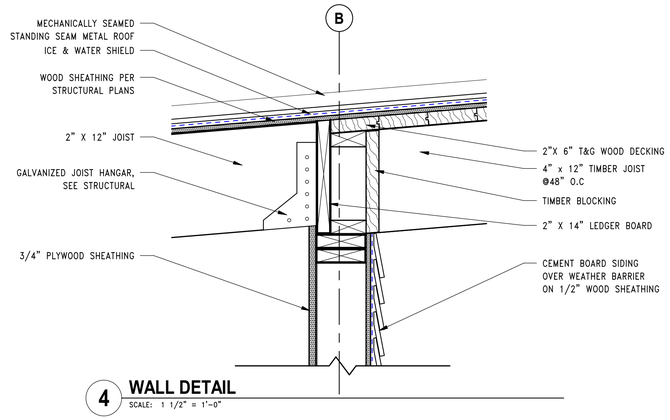
3/10/2026 12:16:07 PM
Autodesk Docs://RBH Lake Activities Pavilion/R23_17002-01-20-01_Lake Activities Pavilion_Central.rvt
©Copyright 2026, Quorum Architects, Inc.



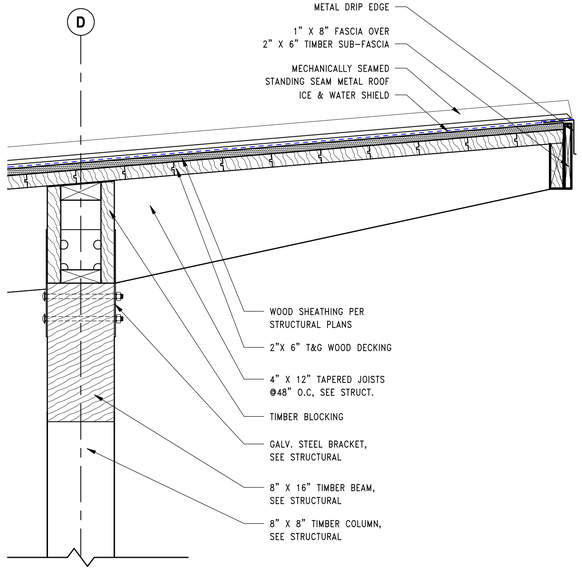
1 EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



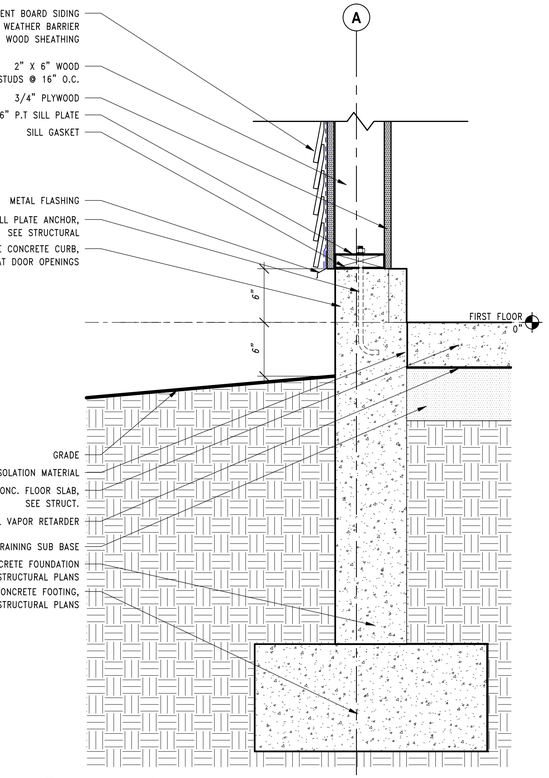
3 RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



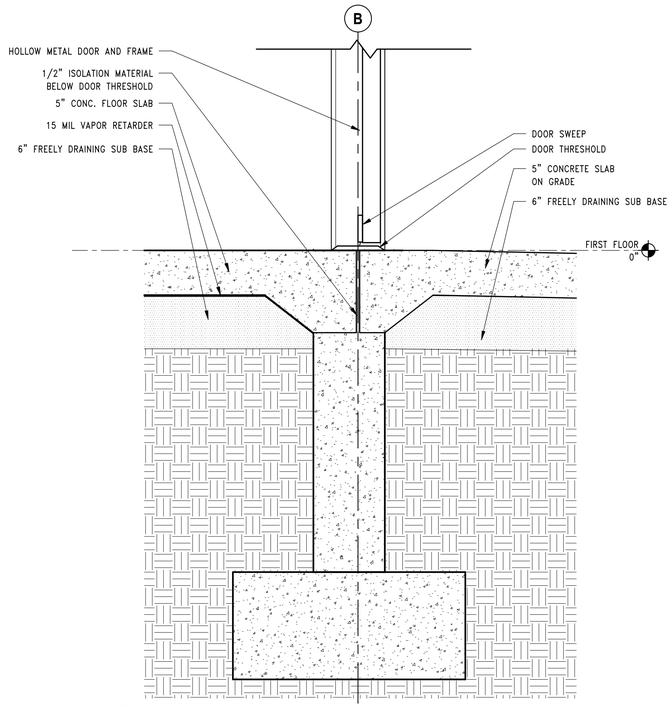
4 WALL DETAIL
SCALE: 1 1/2" = 1'-0"



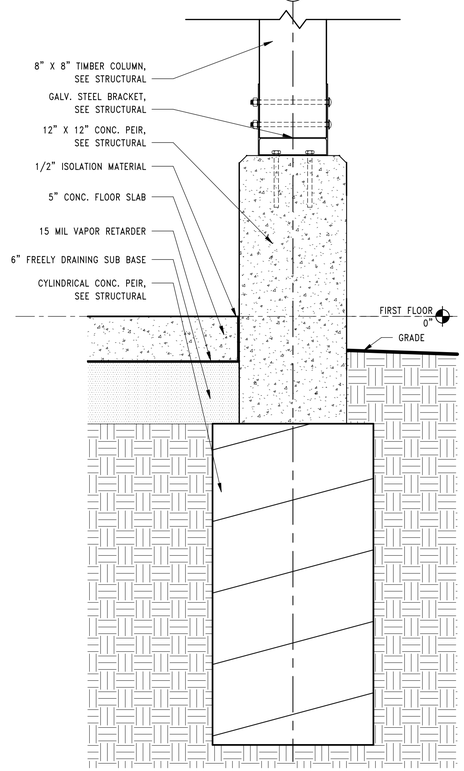
6 OVERHANG DETAIL
SCALE: 1 1/2" = 1'-0"



2 WALL BASE DETAIL
SCALE: 1 1/2" = 1'-0"



5 THRESHOLD DETAIL
SCALE: 1 1/2" = 1'-0"



7 WOOD POST AT PEIR DETAIL
SCALE: 1 1/2" = 1'-0"

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

ROGERS
Behavioral Health

Rogers Behavioral Health - Utility Storage Building

34700 Valley Road
Oconomowoc, WI 53066

Revisions:

Sheet Name:
EXTERIOR DETAILS

Date: 03/10/2026
Drawn By: Author
Project No.: 17002.01.20.01

Sheet No.
A5.0

3/10/2026 11:08:08 AM
Autodesk Docs://RBH Lake Activities Pavilion/R23_17002-01-20-01_Lake Activities Pavilion_Central.rvt

©Copyright 2026, Quorum Architects, Inc.

GENERAL NOTES:

1. ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING:
   PLANS AND SPECIFICATIONS
   CODE AS SPECIFIED IN DESIGN DATA
2. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, RFI's, SUBMITTALS, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
3. THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS, REQUIRED TO CONSTRUCT THIS PROJECT.
4. DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
6. DO NOT SCALE PLANS.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
8. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND PROVIDE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED TO COMPLETE THE STRUCTURE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC. SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AS REQUIRED TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE BASE BUILDING PRIMARY STRUCTURAL FRAME IS DESIGNED FOR THE FINAL, COMPLETED CONDITION AS INDICATED HEREIN. LOADS IMPOSED ON THE BUILDING STRUCTURE DURING THE COURSE OF CONSTRUCTION SHALL BE CONFIRMED BY THE CONTRACTOR AND THE CONTRACTOR'S ENGINEER AS PART OF THE MEANS AND METHODS OF CONSTRUCTION. CARE SHALL BE GIVEN BY THE CONTRACTOR AND THE CONTRACTOR'S ENGINEER TO CONSIDER THE PRESENT STATE OF THE STRUCTURE AT THE TIME OF LOADING, INCLUDING AGE-DEPENDENT STRENGTH OF THE STRUCTURAL ELEMENTS AND THE NATURE OF ALL LOADS IMPOSED.
9. CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
10. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECT'S ATTENTION IMMEDIATELY, IN WRITING.
11. NO PROVISIONS HAVE BEEN MADE IN THE DESIGN OF THIS STRUCTURE FOR FUTURE EXPANSION, UNLESS SPECIFICALLY NOTED ON PLAN.

FOUNDATION AND EARTHWORK:

1. REFER TO DESIGN DATA FOR UNCONFIRMED SOIL DESIGN VALUES, AND SOIL CONDITION AND ADDITIONAL REQUIREMENTS.
2. THE CONTRACTOR (AND OWNER'S TESTING AGENT IF APPLICABLE) SHALL CONFIRM INSTALLATION AND CONSTRUCTION OF FOUNDATIONS IS COMPLETED IN CONFORMANCE WITH THE DESIGN DATA.
3. SUBGRADES SHALL BE PREPARED AS REQUIRED TO ACHIEVE DESIGN VALUES INDICATED IN THESE CONSTRUCTION DOCUMENTS. TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION. THE CONTRACTOR SHALL ENSURE FOUNDATION AND SLABS-ON-GROUND SYSTEMS ARE FOUNDED ON COMPETENT MATERIAL TO ACHIEVE THE DESIGN VALUES INDICATED ON THESE CONSTRUCTION DOCUMENTS. UNDERCUTTING OR OTHER ADDITIONAL EXCAVATION OR SUBGRADE PREPARATIONS MAY BE REQUIRED BELOW BOTTOM OF FOOTING ELEVATIONS TO EXTEND TO COMPETENT MATERIALS IF UNSUITABLE MATERIALS ARE PRESENT AT SPECIFIED BOTTOM OF FOOTING ELEVATIONS.
4. ENGINEERED FILL MATERIALS OR LEAN CONCRETE SHALL BE PROVIDED AS REQUIRED.
5. FOUNDATIONS SHALL NOT BE INSTALLED ON FROZEN SUBGRADE.

CAST IN PLACE REINFORCED CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO REFERENCED EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION".
2. CONTRACTOR SHALL ELECTRONICALLY SUBMIT STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
3. REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPLICE SCHEDULE FOR LAP SPLICES (Lst) AND DEVELOPMENT LENGTH (Ld) IN REINFORCING STEEL.
4. ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED. AT CONSTRUCTION JOINTS, CONTINUOUS BARS SHALL BE LAP SPLICED WITH A CLASS "B" LAP. ALL OTHER BARS EXTENDING THRU THE JOINT SHALL BE FULLY DEVELOPED (Ld OR Ldh AS ILLUSTRATED OR NOTED) EACH SIDE OF JOINT, UNO.
5. ALL HOOKS IN REINFORCING STEEL SHALL BE STANDARD HOOKS, UNO.
6. PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
NO. 6 THROUGH NO. 18 BARS	2"
NO. 5 BAR AND SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
WALLS, JOISTS: NO. 11 BAR AND SMALLER	1"
BEAMS AND COLUMNS	1 1/2"
ELEVATED CONCRETE SLABS	
2 HOUR OR LESS FIRE RATING - TOP, BOTTOM, AND SIDES	3/4"
3 HOUR FIRE RATING - TOP, BOTTOM, AND SIDES	1"
PARKING AND CORROSIVE ENVIRONMENTS	1 1/2"

7. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
8. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.
9. PROVIDE AN ALLOWANCE FOR 50 FEET OF CRACK REPAIR FOR EACH 10,000 SQUARE FEET OF SLAB AREA DURING AND AFTER CONSTRUCTION.
10. PROVIDE AN ADDITIONAL 200 lbs STOCK OF #5 BARS OF VARYING LENGTHS FOR EACH 10,000 SQUARE FEET OF SLAB AREA FOR PLACEMENT AS DIRECTED BY STRUCTURAL ENGINEER.
11. PROVIDE A 3/4" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE. TOP SURFACE OF WALLS SHALL BE FINISHED SMOOTH, UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
13. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
14. TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
15. ADDITION OF JOBSITE WATER TO CONCRETE SHALL BE PER ASTM C94.
16. ALL CONCRETE SLABS SHALL BE CURED PER ACI 308.1 RECOMMENDATIONS.
17. CONTROL JOINTS SHALL BE PLACED IN CONVENTIONAL SLAB ON GROUND WITHIN 24 HOURS OF INITIAL POUR. REFER TO PLAN NOTES FOR ADDITIONAL INFO.
18. **DO NOT PLACE CONTROL JOINTS IN** STRUCTURAL SLAB ON GROUND, POST TENSIONED SLAB ON GROUND, OR PILE SUPPORTED SLABS.
19. OWNER SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CONCRETE CYLINDERS. ALL TESTING SHALL BE IN ACCORDANCE WITH ACI 318. RESULTS OF CYLINDER TESTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER. CONCRETE TEST REPORTS SHALL STATE THE FOLLOWING INFORMATION:
    A. LOCATION ON PROJECT WHERE THE CONCRETE IS USED
    B. 7 DAY COMPRESSIVE STRENGTH
    C. 28 DAY COMPRESSIVE STRENGTH
    D. AIR CONTENT
    E. SLUMP
    F. AMOUNT OF WATER ADDED ON JOB SITE
    G. MIX USED
20. CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
22. CONFORM TO ACI 117 FOR CONCRETE TOLERANCES.
23. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETE PLACEMENT.
24. CONFORM TO ACI 305.1 FOR HOT WEATHER CONCRETE PLACEMENT.
25. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED FOR NONWELDABLE REBAR NOR WITHOUT THE CONSENT OF THE STRUCTURAL ENGINEER
26. CONCRETE PLACEMENTS GREATER THAN OR EQUAL TO 48 INCHES THICK OR PLACEMENTS CONTAINING GREATER THAN 660 lb/yd^3 CEMENTITIOUS MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF ACI 301, CHAPTER 8.
27. "TERMINATORS" ON STRUCTURAL DRAWINGS REFER TO HEADED DEFORMED BARS AND MAY REPLACE STANDARD HOOKS WHERE NOTED. HEADED DEFORMED BARS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF ACI 318.
28. ALL CAST-IN COMPONENTS (REINFORCEMENT, ANCHORS, EMBEDS, ETC.) SHALL BE SECURELY PLACED, SUPPORTED, AND FASTENED IN CORRECT LOCATION AND ORIENTATION, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO CONCRETE PLACEMENT. THE INSERTION OF ANY CAST-IN COMPONENTS AFTER CONCRETE PLACEMENT IS NOT PERMITTED. CONTRACTOR SHALL CONSOLIDATE CONCRETE AROUND ALL CAST-IN COMPONENTS.

POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY:

1. POST INSTALLED ANCHORS SHALL BE: EXPANSION, ADHESIVE, OR SCREW ANCHORS AS SPECIFIED, UNLESS NOTED OTHERWISE.
2. EXPANSION ANCHORS (SEE NOTES BELOW FOR SUBSTITUTIONS):
   A. FOR CONCRETE:
      a. SIMPSON STRONG-BOLT 2.
   B. FOR GROUT FILLED CONCRETE MASONRY:
      a. SIMPSON STRONG-BOLT 2.
3. ADHESIVE ANCHORS (SEE NOTES BELOW FOR SUBSTITUTIONS):
   A. FOR CONCRETE:
      a. SIMPSON SET-3G EPOXY ADHESIVE ANCHOR SYSTEM WITH THREADED ROD OR REBAR WHERE SPECIFIED
      b. SIMPSON ET-3G EPOXY ADHESIVE ANCHOR SYSTEM WITH THREADED ROD OR REBAR WHERE SPECIFIED.
   B. SOLID GROUTED CONCRETE MASONRY:
      a. SIMPSON SET-3G EPOXY ADHESIVE ANCHOR SYSTEM WITH THREADED ROD OR REBAR WHERE SPECIFIED.
      b. SIMPSON ET-3G EPOXY ADHESIVE ANCHOR SYSTEM WITH THREADED ROD OR REBAR WHERE SPECIFIED.
   C. HOLLOW OR MULTI-WYTHE MASONRY:
      a. SIMPSON SET-3G EPOXY ADHESIVE ANCHOR SYSTEM WITH THREADED ROD WITH SCREEN TUBES.
      b. SIMPSON ET-3G EPOXY ADHESIVE ANCHOR SYSTEM WITH THREADED ROD WITH SCREEN TUBES
4. SCREW ANCHORS (SEE NOTES BELOW FOR SUBSTITUTIONS):
   A. FOR CONCRETE:
      a. SIMPSON TITEN HD
   B. SOLID GROUTED CONCRETE MASONRY:
      a. SIMPSON TITEN HD
5. WHEN INSTALLING POST INSTALLED ANCHORS:
   A. THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND CURRENT ICC-ES REPORT SHALL BE FOLLOWED.
   B. DO NOT DAMAGE EXISTING REINFORCING, POST TENSIONED CABLES OR OTHER EMBEDDED ITEMS.
   C. WHEN INSTALLING IN CONCRETE:
      a. THE MINIMUM CONCRETE DESIGN COMPRESSIVE STRENGTH SHALL MATCH THE COMPRESSIVE STRENGTHS NOTED IN THE CONCRETE NOTES SECTION.
      b. FOR POST INSTALLED ADHESIVE ANCHORS, THE CONCRETE SHALL HAVE A MINIMUM AGE OF 21 DAYS AT THE TIME OF INSTALLATION. ANCHORS INSTALLED IN CONCRETE LESS THAN 21 DAYS OLD SHALL BE TESTED IN ACCORDANCE WITH ACI 355.4 TO VERIFY PERFORMANCE.
      c. FOR POST INSTALLED ADHESIVE ANCHORS, THE CONCRETE TEMPERATURE AT THE TIME OF INSTALLATION SHALL BE AT LEAST 50-DEGREES FAHRENHEIT.
   D. ADHESIVE USED IN AN ADHESIVE ANCHOR SYSTEM SHALL BE STORED AT THE SERVICE TEMPERATURE RANGE RECOMMENDED BY THE MANUFACTURER.
   E. ANCHORS TO BE INSTALLED IN ADHESIVE SHALL BE CLEAN, OIL FREE AND FREE OF RUST, PAINT OR OTHER COATINGS.
   F. ADHESIVE ANCHORS SHALL BE SECURELY PLACED TO PREVENT DISPLACEMENT OR DISTURBANCE WHILE THE ADHESIVE CURES. IF AN ANCHOR IS DISPLACED OR DISTURBED BEFORE A FULL ADHESIVE CURE IT SHALL BE CONSIDERED DAMAGED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
   G. UNLESS NOTED OTHERWISE, ANCHORS SHALL BE INSTALLED PERPENDICULAR TO THE SUPPORTING SURFACE.
   H. INSTALL ANCHORS TO ACCOMMODATE THE STANDARD HOLE SIZE IN THE SUPPORTED STEEL MEMBER. THE HOLE DIAMETER THROUGH THE SUPPORTED STEEL MEMBER SHALL BE 1/16" LARGER THAN THE ANCHOR UNLESS NOTED OTHERWISE. USE PLATE WASHERS WITH A STANDARD SIZE HOLE WELDED TO STEEL MEMBERS WHERE OVERSIZED HOLES MUST BE USED THROUGH THE STEEL MEMBER, UNO.
   I. HOLES SHALL BE DRILLED AND INSTALLED PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AS OUTLINED IN THE ICC-ES REPORT. WHERE APPLICABLE, INSTALLATION SHALL ALSO FOLLOW PROPER CLEANING PROCEDURE AS INDICATED IN THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTION AS OUTLINED IN THE ICC-ES REPORT. HOLES SHALL BE DRILLED WITH A ROTARY IMPACT HAMMER DRILL OR ROCK DRILL, DO NOT CORE DRILL HOLES.
6. ALL PERSONNEL INSTALLING ANCHORS SHALL BE TRAINED AND CERTIFIED BY THE ANCHORING SYSTEM MANUFACTURER. CONTRACTOR SHALL SUBMIT VALID CERTIFICATION FROM THE MANUFACTURER ON ALL PERSONNEL. ALL PERSONNEL INSTALLING ADHESIVE ANCHORS IN A HORIZONTAL, OVERHEAD OR UPWARDLY INCLINED CONDITION SHALL BE TRAINED AND CERTIFIED BY THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM FOR SUCH APPLICATIONS.
7. POST INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL OBTAIN APPROVAL FROM STRUCTURAL ENGINEER OF RECORD PRIOR TO USING POST INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST IN PLACE ANCHORS. ONLY USE SPECIFIC TYPE OF ANCHOR (EXPANSION, ADHESIVE, SCREW) WHERE INDICATED. DO NOT SUBSTITUTE ANCHOR TYPES WITHOUT WRITTEN APPROVAL FROM SEOR.
8. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE LISTED ABOVE SHALL BE SUBMITTED TO THE ENGINEER WITH CALCULATIONS THAT ARE PREPARED AND SEALED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED (PER THE DELEGATED DESIGN NOTES) SHOWING THAT THE SUBSTITUTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE REQUIRED BY THE BUILDING CODE. PRODUCT ICC-ES CODE REPORTS SHALL BE INCLUDED WITH THE SUBMITTAL PACKAGE. THE PROPOSED SUBSTITUTION(S) SHALL MEET THE MOST RECENTLY PUBLISHED ACI 355.2 OR ACI 355.4.
9. SPECIAL INSPECTION SHALL BE PROVIDED FOR ALL POST INSTALLED ANCHORS AS REQUIRED BY THE BUILDING CODE AND/OR ICC-ES REPORT. WRITTEN SPECIAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE BY THE SPECIAL INSPECTOR. THE REPORTS SHALL RECORD AND REPORT THE FOLLOWING AS A MINIMUM:
   A. PRIOR TO AND DURING INSTALLATION OF ANCHORS, INSPECTION AND REPORT SHALL INCLUDE:
      a. INSTALLER SHALL HAVE REVIEWED THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND ESR REPORT AND HAVE BEEN CERTIFIED AS NOTED ABOVE.
      b. ALL HORIZONTAL, OVERHEAD AND UPWARDLY INCLINED ADHESIVE ANCHORS SHALL BE CONTINUOUSLY INSPECTED DURING THE INSTALLATION BY AN INSPECTOR SPECIALLY TRAINED AND APPROVED FOR THIS PURPOSE.
      c. GENERAL CONCRETE OR CMU BLOCK CONDITIONS (I.E. CRACKED OR UNCRACKED, WET OR DRY, FINISHED STATE).
      d. HOLE CONDITION AND PREPARATION PRIOR TO INSTALLATION OF ANCHOR. INDICATE IF MANUFACTURE'S WRITTEN PROCEDURES FOR PREPARATION OF HOLE WERE FOLLOWED.
      e. INSTALLATION OF ANCHOR FOLLOWED MANUFACTURES WRITTEN PROCEDURES. INDICATE IF MANUFACTURER'S WRITTEN PROCEDURES FOR ANCHOR INSTALLATION WERE FOLLOWED.
      f. EMBEDMENT DEPTH AND CONCRETE OR BLOCK THICKNESS.
      g. ANCHOR SIZE AND TYPE.

WOOD FRAMING:

1. DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION UNDER THE APPLICABLE CODE OF "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", AMERICAN WOOD COUNCIL.
2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL PLYWOOD FRAMING SHALL CONFORM TO THE CURRENT EDITION UNDER THE APPLICABLE CODE OF "PANEL DESIGN SPECIFICATIONS", AMERICAN PLYWOOD ASSOCIATION.
3. WOOD SHEATHING SHALL CONFORM TO THE CURRENT EDITIONS OF EITHER OF THE FOLLOWING STANDARDS, AND BEAR THE "APA - THE ENGINEERED WOOD ASSOCIATION" GRADE STAMP.:
   A. PS-1, "STRUCTURAL PLYWOOD" FOR SOFTWOOD PLYWOOD
   B. PS-2, "PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS" FOR OSB PANELS
4. WOOD SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH THE LONG DIMENSION OF THE SHEATHING LAID PERPENDICULAR TO THE SUPPORTS. STAGGER ALL JOINTS UNLESS NOTED OTHERWISE
5. WOOD SHEATHING PANEL EDGES SHALL BEAR ON THE FRAMING SUPPORT MEMBERS AND BUTT ALONG THEIR CENTER LINES. NAILS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM THE PANEL EDGE.
6. WOOD SILL PLATES, WOOD SHEATHING, AND OTHER WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED. WHERE WOOD MEMBERS ARE REQUIRED TO BE FIRE-RETARDANT TREATED AND ARE DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY, MEMBERS SHALL BE TREATED WITH AN EXTERIOR RATED FIRE-RETARDANT CHEMICAL/PROCESS.
7. MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
8. 2x WOOD JOISTS SHALL HAVE 1x3 SPF NO.2 CROSS BRIDGING AT 8'-0" o/c MAXIMUM.
9. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
10. FASTENERS (WOOD-TO-WOOD, STEEL-TO-WOOD CONNECTIONS):
    A. BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE
    B. LAG SCREWS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE
    C. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD.
    D. USE STEEL WASHERS BETWEEN NUT AND WOOD.
    E. ALL FASTENERS ATTACHING PRESERVATIVE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL
    F. ALL NAILS SPECIFIED ARE TO BE COMMON NAILS. REFER TO GUN NAIL CONVERSION TABLE FOR GUN NAIL EQUIVALENTS.
    G. INSTALL ALL HANGERS OR OTHER MANUFACTURED CLIPS, ETC WITH THE MANUFACTURER'S SPECIFIED FASTENERS, UNO
    H. ALL EXTERIOR FASTENERS, OR OTHER FASTENERS EXPOSED TO WET OR HIGH-HUMIDITY CONDITIONS SHALL BE GALVANIZED OR HAVE OTHER APPROVED EXTERIOR-RATED PROTECTION.
    I. ALL HANGERS OR OTHER MANUFACTURED CLIPS, ETC IN EXTERIOR CONDITIONS OR OTHERWISE EXPOSED TO WET OR HIGH-HUMIDITY CONDITIONS SHALL BE GALVANIZED OR HAVE OTHER APPROVED EXTERIOR-RATED PROTECTION.
11. MAKE NO SUBSTITUTIONS OF ANY PRODUCTS SPECIFIED ON ANY FRAMING PLANS WITHOUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER AND ARCHITECT.
12. TEMPORARY BRACING SHALL BE PROVIDED AND REMAIN IN PLACE UNTIL THE STRUCTURE IS COMPLETELY STABILIZED. TO RESIST BUCKLING OF LOAD BEARING STUDS, USE A CONTINUOUS 2x FRAMING MEMBER ATTACHED TO THE STUD WALL AT MID-HEIGHT. USE TEMPORARY X-BRACING TO RESIST LATERAL WIND AND SEISMIC LOADS. PROVIDE ANY OTHER TEMPORARY BRACING DEEMED NECESSARY DURING CONSTRUCTION. BRACING MAY BE REMOVED ONCE THE SHEATHING IS APPLIED TO AT LEAST ONE SIDE OF THE STUDS. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE WOOD FRAMER.
13. ARCHITECT AND CONTRACTOR SHALL DETAIL AND CONSTRUCT BUILDING FINISHES TO ACCOMMODATE AN EXPECTED BUILDING SHRINKAGE OF APPROXIMATELY 3/16" TO 3/8" PER FLOOR OF WOOD CONSTRUCTION. PROPER CARE SHALL BE TAKEN TO PROTECT STORED AND INSTALLED LUMBER FROM THE ELEMENTS. DO NOT ALLOW LUMBER TO REST IN STANDING WATER.

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

ROGERS
Behavioral Health

PIERCE ENGINEERS
181 N. Broadway Ave
Milwaukee, WI 53202
414.278.6060
www.pierceengineers.com
PE Project: 250777

Rogers Behavioral Health - Utility Storage Building

34700 Valley Road
Oconomowoc, WI 53066

Revisions:
3/10/2026 PERMIT SET

Sheet Name:
GENERAL NOTES

Date: 02/13/2026
Drawn By: PE
Project No.: 17002.01.20.01
Sheet No.
S0.1

3/10/2026 10:51:52 AM
Autodesk Docs://RBH Lake Activities Pavilion/250777-Structural.rvt

©Copyright 2026, Quorum Architects, Inc.

MATERIAL STRENGTHS:
UNLESS NOTED OTHERWISE, THE FOLLOWING MATERIALS SHALL BE USED. REFER TO MATERIAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

CONCRETE MATERIALS SCHEDULE

TYPE OF CONSTRUCTION	COMPRESSIVE STRENGTH (psi) (ASTM C39)	EQUIL. DENSITY (pcf)	EXPOSURE CATEGORIES				MAXIMUM w/cm	AIR CONTENT
			F	S	W	C		
FOOTINGS	3,000	145					--	--
FROST WALLS	4,000	145	F1				0.55	5%
EXTERIOR WALLS AND PIERS	4,500	145	F2				0.45	6%
INTERIOR SLAB ON GROUND	4,000	145					--	--
EXTERIOR SLAB ON GROUND	5,000	145	F3			C2	0.4	6%
LEAN CONCRETE	1,000	145					--	--

CONCRETE MATERIALS SCHEDULE NOTES:

1. CORROSION EXPOSURE SHALL BE F0, S0, W0, AND C0 UNLESS NOTED OTHERWISE IN THE EXPOSURE CATEGORIES COLUMN.
2. MAXIMUM AGGREGATE SIZE FOR ALL MIXES TO BE 3/4 INCHES. FOOTINGS MAY BE 1 1/2 INCHES.
3. PROVIDE 5% AIR CONTENT AT ALL EXPOSED CONDITIONS NOT EXPLICITLY INDICATED ABOVE. TOLERANCE OF AIR CONTENT AS DELIVERED SHALL BE +/- 1.5%.
4. CONCRETE SUPPLIER AND FINISHER SHALL COORDINATE PROPERTIES OF PROPOSED MIX DESIGN UNDER VARIOUS WEATHER CONDITIONS TO COMPLETE PLACING AND FINISHING OF SLAB PER THE PROJECT REQUIREMENTS AND IN A TIMELY MANNER. APPROVED CHEMICAL ADMIXTURES MAY BE USED TO INCREASE WORKABILITY PROVIDED THE ADMIXTURE-TREATED CONCRETE HAS THE SAME OR LOWER WATER-CEMENT RATIO AND DOES NOT EXHIBIT SEGREGATION POTENTIAL OR EXCESSIVE BLEEDING. IF PROPOSED SLUMP WILL EXCEED 9", PROVIDE DOCUMENTATION OF PAST PERFORMANCE OF MIX DESIGN.
5. FOR CONCRETE FLOOR SLABS AND TOPPINGS, THE MINIMUM CEMENTITIOUS MATERIAL CONTENT SHALL BE 540 LBS/YD3 UNLESS APPROVED BY ENGINEER OF RECORD.
6. CONCRETE COMPRESSIVE STRENGTH SHALL BE DETERMINED AT 28 DAYS FOR STRENGTH EQUAL TO OR LESS THAN 6000 PSI, AND AT 56 DAYS FOR STRENGTH GREATER THAN 6000 PSI.
7. FOR EXPOSURE CATEGORY F3, MAXIMUM PERCENT OF TOTAL CEMENTITIOUS MATERIALS BY MASS AS FOLLOWS:
   A. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 – 25%
   B. SLAG CEMENT CONFORMING TO ASTM C989 – 50%
   C. SILICA FUME CONFORMING TO ASTM C1240 – 10%
   D. TOTAL OF FLY ASH OR OTHER POZZOLANS AND SILICA FUME – 35%
   E. TOTAL OF FLY ASH OR OTHER POZZOLANS, SLAG CEMENT, AND SILICA FUME – 50%
8. FOR EXPOSURE CLASSES S1, S2, AND S3, MINERAL FILLERS DERIVED FROM CARBONATE AGGREGATE ARE PROHIBITED. FOR EXPOSURE CLASSES S2 AND S3, DO NOT USE CEMENTITIOUS MATERIALS OTHER THAN PORTLAND CEMENT IN CONCRETE.
9. CONCRETE ELEMENTS OUTSIDE THE WATER-RESISTIVE BARRIER SHALL BE DESIGNATED AS "EXTERIOR."
10. CONCRETE SUPPLIER, IN CONCERT WITH THE GENERAL CONTRACTOR, TO PROVIDE CONCRETE MIX SUCH THAT THE MAXIMUM TEMPERATURE WILL NOT EXCEED 158 DEGREES FAHRENHEIT. LIKEWISE, A THERMAL GRADIENT (FROM THE CENTER TO THE EDGE OF THE CONCRETE PLACEMENT) THAT EXCEEDS 35 DEGREES FAHRENHEIT IS NOT PERMITTED.

MACROSYNTHETIC FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE SLABS
COMPLYING WITH ASTM C 1116, TYPE III, 1 1/2" TO 2 1/2" LONG

WOOD FRAMING (UNO ON PLANS / DETAILS):
DIMENSIONAL LUMBER
- JOISTS / BEAMS / HEADERS ..... SPRUCE-PINE-FIR (SPF) No. 2 OR BETTER
- POSTS / COLUMNS ..... SPRUCE-PINE-FIR No. 2 OR BETTER
- WALL STUDS ..... SPRUCE-PINE-FIR No. 2 OR BETTER
- WALL PLATES ..... SPRUCE-PINE-FIR No. 2 OR BETTER
- PRESERVATIVE TREATED WALL PLATES ... PRESERVATIVE TREATED SOUTHERN PINE (SYP) No. 2 OR BETTER
- EXTERIOR LUMBER ..... PRESERVATIVE TREATED SOUTHERN PINE (SYP) No. 2 OR BETTER
- TIMBER JOISTS, BEAMS, AND COLUMNS ... DOUGLAS FIR #1
- DECK BOARDS ..... DOUGLAS FIR #1

DESIGN DATA:
APPLICABLE CODES / STANDARDS:
WISCONSIN COMMERCIAL BUILDING CODE; 2021 IBC AS MODIFIED BY CHAPTERS SPS 361-366, ADOPTED SEPTEMBER 1, 2025
ASCE 7-16 MIN DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE/SEI

STRUCTURAL DESIGN STANDARDS (DESIGN SHALL CONFORM TO THE CURRENT EDITION UNDER THE APPLICABLE CODE)
ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
NDS-NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION ASD/LRFD
NDS-NATIONAL DESIGN SPECIFICATION SUPPLEMENT, DESIGN VALUES FOR WOOD CONSTRUCTION

BUILDING DESIGN LOADS / CRITERIA:
RISK CATEGORY I

DESIGN DEAD LOADS:
- ROOF DEAD LOAD ..... 15 PSF

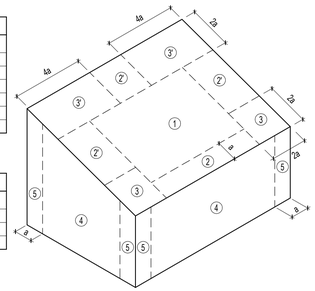
ROOF SNOW LOADS AND DESIGN DATA:
- DESIGN ROOF SNOW LOAD ..... 25 PSF (BALANCED SNOW LOAD)
- FLAT ROOF SNOW LOAD (Pf) = (0.7 × Ce × Ct × Is × Pg) ..... 20.2 PSF
- SNOW EXPOSURE (Ce) 1
- SNOW LOAD IMPORTANCE FACTOR (Is) 0.8
- ROOF THERMAL FACTOR (Ct) 1.2
- GROUND SNOW (Pg) ..... 30 PSF
- RAIN ON SNOW SURCHARGE ..... 5 PSF
- SLOPED ROOF FACTOR (Cs) 1

WIND DESIGN DATA:
- ULTIMATE WIND SPEED (3 SECOND GUST) ..... 100 MPH
- NOMINAL WIND SPEED ..... 77.5 MPH
- WIND DIRECTIONALITY FACTOR (Kd) 1
- MEAN ROOF HEIGHT ..... 11.5 FT
- WIND EXPOSURE CATEGORY C
- WIND EXPOSURE CLASSIFICATION ..... ENCLOSED
- INTERNAL PRESSURE COEFFICIENT ..... ±0.18
- BUILDING LENGTH (L) ..... 40 FT
- LEAST WIDTH (B) ..... 20 FT
- VELOCITY PRESSURE EXPOSURE COEFFICIENT Kh (MWFRS<=60) 0.849
- VELOCITY PRESSURE EXPOSURE COEFFICIENT Kh (ALL OTHER) 0.849
- TOPOGRAPHIC FACTOR (Kzt) 1
- EDGE STRIP (a) ..... 3 FT
- EDGE ZONE (2a) ..... 6 FT
- DESIGN PROCEDURE ..... ENVELOPE PROCEDURE

ULTIMATE WIND LOADS COMPONENTS & CLADDING:

ROOF SURFACE PRESSURE			
AREA	10 SF	100 SF	500 SF
NEGATIVE ZONE 1	-23.6 PSF	-23.6 PSF	-23.6 PSF
NEGATIVE ZONE 2	-27.3 PSF	-25.5 PSF	-25.5 PSF
NEGATIVE ZONE 2'	-32.9 PSF	-31.0 PSF	-31.0 PSF
NEGATIVE ZONE 3	-36.6 PSF	-25.5 PSF	-25.5 PSF
NEGATIVE ZONE 3'	-51.4 PSF	-32.9 PSF	-32.9 PSF
POSITIVE ALL ZONES	16.0 PSF	16.0 PSF	16.0 PSF

WALL SURFACE PRESSURE			
AREA	10 SF	100 SF	500 SF
NEGATIVE ZONE 4	-21.6 PSF	-18.7 PSF	-16.6 PSF
NEGATIVE ZONE 5	-26.6 PSF	-20.7 PSF	-16.6 PSF
POSITIVE ZONE 4&5	19.9 PSF	17.0 PSF	16.0 PSF



WIND LOADS COMPONENTS AND CLADDING ZONE DIAGRAM (ASCE 7-16)

EARTHQUAKE DESIGN DATA:
- SEISMIC IMPORTANCE FACTOR (Ie) 1
- MAPPED SPECTRAL ACCELERATIONS AT SHORT PERIODS (Ss) 0.075
- MAPPED SPECTRAL ACCELERATIONS AT (1) SECOND PERIODS (S1) 0.048
- SITE CLASSIFICATION ..... D (UNCONFIRMED)
- DESIGN SPECTRAL RESPONSE COEFFICIENT AT SHORT PERIODS (Sds) 0.080
- DESIGN SPECTRAL RESPONSE COEFFICIENT AT (1) SECOND PERIODS (Sd1) 0.077
- SEISMIC DESIGN CATEGORY ..... A
- BASIC SEISMIC-FORCE-RESISTING SYSTEM ..... LIGHT FRAMED WOOF WALLS WITH STRUCTURAL WOOD SHEAR PANELS
- DESIGN BASE SHEAR ..... 0.01*W KIPS
- SEISMIC RESPONSE COEFFICIENT (Cs) 0.01
- RESPONSE MODIFICATION COEFFICIENT (R) 7
- ANALYSIS PROCEDURE FOR SEISMIC DESIGN ..... INDEX FORCE ANALYSIS

SOIL DESIGN VALUES:
THE DESIGN VALUES BELOW HAVE BEEN USED AS THE BASIS OF THE FOUNDATION DESIGN. THESE VALUES SHALL BE CONFIRMED BY THE FOUNDATION CONTRACTOR AND THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION. NOTIFY THE SEOR IF THE FINAL DESIGN OR INSTALLED VALUES DIFFER FROM THE VALUES NOTED BELOW.
- SOIL UNIT WEIGHT ..... 110 PCF (UNCONFIRMED)
- FROST DEPTH ..... 48" BELOW EXTERIOR FINISH GRADE (UNCONFIRMED)
- ALLOWABLE SOIL BEARING PRESSURE ..... 2000 PSF (UNCONFIRMED)
- MAXIMUM TOTAL FOUNDATION SETTLEMENT ..... 1" (UNCONFIRMED)
- MAXIMUM DIFFERENTIAL SETTLEMENT BETWEEN ADJACENT FOUNDATIONS ..... 1/2" (UNCONFIRMED)

DELEGATED DESIGN NOTES:
1. ENGINEERING DESIGN, DETAILING, AND COORDINATION OF DELEGATED DESIGN ITEMS ARE DELEGATED TO THE CONTRACTOR PER THE SPECIFICATIONS AND CRITERIA INDICATED ON THE DRAWINGS.
2. SHOP DRAWINGS FOR DELEGATED DESIGN ITEMS SHALL BE STAMPED BY A QUALIFIED, PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED. THE CONTRACTOR SHALL ELECTRONICALLY SUBMIT THE REVIEWED SHOP DRAWINGS TO THE ARCHITECT AND/OR SEOR WITH A NOTATION INDICATING THAT THE DELEGATED DESIGN DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION IN ADDITION TO ITEMS IDENTIFIED IN THE DELEGATED DESIGN MATERIAL NOTES AND SPECIFICATIONS:
   A. NAME, ADDRESS, AND PHONE NUMBER OF DELEGATED DESIGN ENGINEER
   B. ALL DESIGN LOADS AND DESIGN CRITERIA
   C. PLANS AND ELEVATIONS KEYING INIDENTIFYING ALL SECTIONS AND DETAILS
   D. STRUCTURAL CALCULATIONS PREPARED AND DESIGNED BY THE DELEGATED DESIGN ENGINEER
3. THE CONTRACTOR SHALL COORDINATE THE WORK OF THE DELEGATED DESIGNERS WITH EACH OTHER AND THE BASE BUILDING STRUCTURE. REFER TO COORDINATION WITH OTHER TRADES NOTES.
4. THE PRIMARY BASE BUILDING STRUCTURE HAS BEEN DESIGNED AS INDICATED HEREIN TO ACCEPT THE DELEGATED DESIGN ITEMS INDICATED ON STRUCTURAL DOCUMENTS. DETAILS IN CONTRACT DOCUMENTS INDICATE INTENT FOR ATTACHMENT CONCEPT TO BASE BUILDING STRUCTURE. DESIGN CRITERIA, LOAD PATHS, AND ATTACHMENTS TO BASE BUILDING STRUCTURE SHALL BE SUBMITTED FOR REVIEW BY THE ARCHITECT AND SEOR FOR COMPATIBILITY OF BASE BUILDING DESIGN PRIOR TO FINAL DESIGN AND DETAILING OF DELEGATED DESIGN PACKAGE (FOR THE FOLLOWING DELEGATED DESIGN ITEMS / WHERE NOTED).
   A. TIMBER PURLINS, BEAMS, AND COLUMNS
5. DELEGATED DESIGN ENGINEER'S CONNECTION CALCULATIONS SHALL INCLUDE CONSIDERATION OF ALL LOCAL EFFECTS IMPOSED ON THE SUPPORTING MEMBERS.
6. ALL CONNECTIONS TO THE BASE BUILDING STRUCTURE SHALL BE MADE SUCH THAT ROTATION OF THE BASE BUILDING FRAMING IS RESTRAINED, UNLESS NOTED OTHERWISE. PROVIDE CONCENTRIC CONNECTIONS WHERE POSSIBLE, OR DESIGN AND PROVIDE BRACES OR OTHER MEANS OF RESTRAINT IF NECESSARY.
7. STRUCTURAL SYSTEMS SHALL BE DESIGNED FOR THE DELEGATED DESIGN PERFORMANCE CRITERIA DEFLECTION LIMITS NOTED ON THIS SHEET AND TO LIMIT BUILDING MOVEMENTS TO LESS THAN THE VALUES INDICATED IN THE COORDINATION WITH OTHER TRADES AND BUILDING SYSTEMS NOTES ON S0.2.
8. DELEGATED DESIGN ITEMS INCLUDE ANY ITEMS NOT EXPLICITLY NOTED ON THE STRUCTURAL DRAWINGS, INCLUDING BUT NOT LIMITED TO:

   PRIMARY BASE BUILDING STRUCTURAL ELEMENTS
   - TIMBER WOOD MEMBERS (JOISTS, BEAMS, HEADERS, COLUMNS) AND CONNECTIONS

   OTHER ITEMS SUPPORTED BY PRIMARY STRUCTURE (SECONDARY MEMBERS)
   - FURNITURE, FIXTURES, AND OTHER MISCELLANEOUS ARCHITECTURAL FABRICATIONS
   - SITE, UTILITY, PLAZA, AND LANDSCAPE ITEMS
   - SUPPORTS, BRACING, ATTACHMENTS, AND SUBFRAMING FOR SUPPORT OF OTHER TRADES AND BUILDING COMPONENTS. REFER TO MODIFICATIONS FOR COORDINATION WITH OTHER TRADES NOTES.
9. DELEGATED DESIGN SUBMITTALS PERTAINING TO FOUNDATIONS AND OTHER GEOTECHNICAL ELEMENTS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER OF RECORD.
10. ENGINEERING AND SYSTEMS REQUIRED BY THE CONTRACTOR TO SUPPORT CONSTRUCTION REMAIN THE PREROGATIVE AND RESPONSIBILITY OF THE CONTRACTOR. REFER TO GENERAL NOTES.

COORDINATION WITH OTHER TRADES:
1. THE CONTRACTOR SHALL COORDINATE THE PROPOSED WORK OF ALL TRADES, AS WELL AS COORDINATE AS-BUILT AND EXISTING CONDITIONS.
2. SUPPORT, SUBFRAMING, BRACING, AND ATTACHMENTS TO PRIMARY BASE BUILDING STRUCTURE FOR ALL NONSTRUCTURAL BUILDING COMPONENTS (ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION ELEMENTS, ETC.) ARE DELEGATED DESIGN ITEMS AND SHALL BE DESIGNED AND DETAILED BY THE MANUFACTURER, SUPPLIER, OR CONTRACTOR FURNISHING THOSE COMPONENTS. REFER TO THE DELEGATED DESIGN NOTES FOR ADDITIONAL INFORMATION. RESPONSIBILITY FOR THE PERFORMANCE OF THE SUPPLIED SYSTEM AND ASSOCIATED CONNECTIONS SHALL REMAIN THAT OF THE PARTY FURNISHING THE DESIGN AND DETAILING.
3. SUPPORT, BRACING, AND ANCHORAGE OF NONSTRUCTURAL COMPONENTS FOR WIND, SEISMIC, THERMAL, IMPACT, VIBRATION, AND OTHER RELEVANT EFFECTS SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE GOVERNING CODE.
4. CONTRACTOR SHALL COORDINATE INSTALLATION TOLERANCES FOR ITEMS FURNISHED BY OTHER TRADES, INCLUDING DELEGATED DESIGN ITEMS. THESE ITEMS MAY REQUIRE MORE STRINGENT TOLERANCES THAN THOSE SPECIFIED BY THE SUPPORTING ELEMENTS RELEVANT CODE OF STANDARD PRACTICE, THE CONTRACTOR SHALL COORDINATE AND INSTALL THESE ELEMENTS TO COMPLY WITH THE REQUIRED TOLERANCE CRITERIA.
5. CONTRACTOR SHALL COORDINATE AND VERIFY ALL EQUIPMENT WEIGHTS, SIZES, AND LOCATIONS PRIOR TO PREPARING SHOP DRAWINGS AND FABRICATING MATERIALS.
6. UPON REVIEW OF COORDINATION ITEMS, ADDITIONAL OR ALTERNATIVE MODIFICATIONS OF THE BASE BUILDING STRUCTURE MAY BE REQUIRED AT THE DISCRETION AND DIRECTION OF THE SEOR.
7. OPENINGS AND PENETRATIONS
   A. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES REQUESTING OPENINGS IN, PENETRATIONS THROUGH STRUCTURAL ELEMENTS, OR OTHERWISE IMPACTING THE BASE BUILDING STRUCTURE.
   B. NOT ALL OPENINGS AND PENETRATIONS ARE SHOWN ON PLAN, REFER TO ARCHITECTURAL, MEPF, AND OTHER TRADES DRAWINGS.
   C. OPENINGS IN AND PENETRATIONS THROUGH THE BASE BUILDING STRUCTURE NOT SHOWN ON THE STRUCTURAL DRAWINGS ARE SUBJECT TO REVIEW AND MODIFICATION BY THE SEOR.
   D. OPENINGS IN AND PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL NOT NEGATIVELY IMPACT THE PERFORMANCE OF THE BASE BUILDING STRUCTURE.
   E. REFER TO TYPICAL DETAILS CONTAINED HEREIN FOR REINFORCEMENT REQUIRED TO ACCOMMODATE OPENINGS AND PENETRATIONS THAT HAVE BEEN APPROVED BY THE SEOR.
   F. OPENINGS AND PENETRATIONS THROUGH DELEGATED DESIGN ITEMS SHALL BE COORDINATED WITH THE DELEGATED DESIGN CONTRACTOR AND DESIGNER.
   G. REFER TO MATERIAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
   H. UPON COMPLETION OF COORDINATION AND DESIGN, THE CONTRACTOR SHALL SUBMIT A FULLY COORDINATED AND DIMENSIONED COMPOSITE OPENING AND PENETRATION PLAN TO THE ARCHITECT AND SEOR FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION INCLUDING, AT MINIMUM, SIZES AND LOCATIONS OF ALL OPENING AND PENETRATIONS AT EACH BUILDING LEVEL.
8. CONNECTIONS, EMBEDDED ITEMS, AND ATTACHMENTS
   A. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES CONNECTING TO OR ITEMS EMBEDDED WITHIN STRUCTURAL ELEMENTS, OR OTHERWISE IMPACTING THE BASE BUILDING STRUCTURE.
   B. CONNECTIONS AND SUPPORTED LOADS REQUIRED BY ANY TRADE TO THE BASE BUILDING STRUCTURE SHALL BE SUBMITTED TO THE ARCHITECT AND SEOR FOR REVIEW.
   C. CONNECTIONS, EMBEDDED ITEMS, ATTACHMENTS TO DELEGATED DESIGN ITEMS SHALL BE COORDINATED WITH THE DELEGATED DESIGN CONTRACTOR AND DESIGNER, THE CORRESPONDING LOADS SHALL ALSO BE PROVIDED TO THE DELEGATED DESIGNER.
9. UNDERGROUND
   A. PIPES, CONDUITS, AND BURIED ITEMS SHALL NOT BE PLACED WITHIN THE ZONE OF INFLUENCE OF ADJACENT FOOTINGS OR MATS, AS INDICATED IN TYPICAL DETAILS.
   B. NO STRUCTURES (eg. TRIPLE BASINS, GREASE TRAPS, ETC.) SHALL BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ADJACENT FOOTINGS OR MATS, AS INDICATED IN TYPICAL DETAILS, UNLESS THE STRUCTURE IS DESIGNED BY THE MANUFACTURER FOR INCREASED SURCHARGE LOAD APPLIED BY THE ADJACENT FOUNDATION AND HAS BEEN REVIEWED BY THE SEOR OR THE GEOTECHNICAL ENGINEER OF RECORD.
   C. ITEMS TO BE BURIED IN IMPROVED SOILS SHALL BE REVIEWED BY THE GROUND IMPROVEMENT DELEGATED DESIGN ENGINEER AND THE GEOTECHNICAL ENGINEER OF RECORD.
10. CONCRETE ELEMENTS
   A. EMBEDMENTS AND/OR EMBEDDED ITEMS SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF THE STRUCTURE AND SHALL NOT REDUCE FIRE PROTECTION. EMBEDMENTS AND/OR EMBEDDED ITEMS SHALL NOT DISPLACE, CUT, BEND, OR DAMAGE REINFORCING.
   B. EMBEDMENT MATERIALS SHALL NOT BE HARMFUL TO CONCRETE OR REINFORCEMENT. ALUMINUM CONDUIT OR OTHER ACCESSORIES SHALL NOT BE PERMITTED.

DELEGATED DESIGN PERFORMANCE CRITERIA DEFLECTION LIMITS FOR WOOD AND COLD-FORMED FRAMING				
MEMBERS	LIVE	SNOW OR WIND	DEAD + LIVE OR SNOW	MAX TOTAL DEFLECTION
ROOF MEMBERS				
SUPPORTING GYPSUM BOARD CEILINGS	L/360	L/360	L/240	1.25 INCH
SUPPORTING FLEXIBLE CEILINGS	L/360	L/360	L/240	1.5 INCH
NOT SUPPORTING CEILINGS	L/240	L/240	L/180	1.5 INCH
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600	L/600	L/600	1.0 INCH
FLOOR MEMBERS				
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600	L/600	L/600	0.5 INCH
SUPPORTING GYPSUM BOARD CEILINGS	L/480	L/480	L/240	1.0 INCH
SUPPORTING FLEXIBLE MATERIALS	L/480	L/480	L/240	1.25 INCH
LINTEL / HEADER / BEAM MEMBERS				
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600	L/600	L/600	N/A
SUPPORTING FLEXIBLE MATERIALS	L/360	L/360	L/240	N/A
EXTERIOR WALLS (LATERAL DEFLECTION)				
WITH RIGID FINISHES (BRICK, MASONRY, ETC.)	N/A	L/360	N/A	N/A
WITH FLEXIBLE FINISHES (EIFS, SIDING, ETC.)	N/A	L/240	N/A	N/A

ABBREVIATIONS

ALT..... ALTERNATE	LL..... LIVE LOAD
ARCH..... ARCHITECTURAL	LLH..... LONG LEG HORIZONTAL
BLDG..... BUILDING	LLV..... LONG LEG VERTICAL
BOT..... BOTTOM	LSH..... LONG SIDE HORIZONTAL
BRG..... BEARING	LSL..... LAMINATED STRAND LUMBER
CFMF..... COLD-FORMED METAL FRAMING	LSLT..... LONG SLOTTED
CIP..... CAST IN PLACE	Lst..... TENSION LAP SPLICE
CL..... CENTERLINE	LSV..... LONG SIDE VERTICAL
CLR..... CLEAR	LVL..... LAMINATED VENEER LUMBER
CJ..... CONTROL OR CONSTRUCTION JOINT	LW..... LONG WAY
CMU..... CONCRETE MASONRY UNIT	MAX..... MAXIMUM
COL..... COLUMN	MECH..... MECHANICAL
CONT..... CONTINUOUS	MIN..... MINIMUM
db..... BAR DIAMETER	MISC..... MISCELLANEOUS
DIA..... DIAMETER	NTS..... NOT TO SCALE
DIM..... DIMENSION	o/c..... ON CENTER
DL..... DEAD LOAD	OFD..... OVERFLOW DRAIN
DWG..... DRAWING	OPP..... OPPOSITE
E..... MODULUS OF ELASTICITY	PC..... PRECAST CONCRETE
EA..... EACH	PERP..... PERPENDICULAR
EDB..... ELEVATOR DIVIDER BEAM	PSL..... PARALLEL STRAND LUMBER
EF..... EACH FACE	PT..... POST TENSIONED CONCRETE
EL..... ELEVATION	PT..... PRESERVATIVE TREATED
EOD..... EDGE OF DECK	RD..... ROOF DRAIN
EOR..... ENGINEER OF RECORD	REINF..... REINFORCEMENT
EOS..... EDGE OF SLAB	REQ'D..... REQUIRED
EQ..... EQUAL	RTU..... ROOF TOP UNIT
EW..... EACH WAY	SEOR..... STRUCTURAL ENGINEER OF RECORD
EX..... EXISTING	
EXT..... EXTERIOR	SIM..... SIMILAR
Fb..... BENDING STRENGTH (WOOD)	SOG..... SLAB-ON-GROUND
Fc..... COMPRESSIVE STRENGTH (WOOD)	SPA..... SPACING
fc..... MINIMUM CONCRETE COMPRESSIVE STRENGTH	SPEC..... SPECIFICATIONS
FD..... FLOOR DRAIN	SSLT..... SHORT SLOTTED
FF..... FINISH FLOOR	STD..... STANDARD
FLR..... FLOOR	STL..... STEEL
fm..... MINIMUM MASONRY COMPRESSIVE STRENGTH	SW..... SHORT WAY
FRT..... FIRE-RETARDANT-TREATED	T/..... TOP OF
FTG..... FOOTING	T&B..... TOP AND BOTTOM
Fv..... SHEAR STRENGTH (WOOD)	T&G..... TONGUE AND GROOVE
Fy..... MINIMUM YIELD STRENGTH	TRANS..... TRANSVERSE
GA..... GAUGE	TYP..... TYPICAL
GALV..... GALVANIZED	UNO..... UNLESS NOTED OTHERWISE
GC..... GENERAL CONTRACTOR	VERT..... VERTICAL
GT..... GIRDER TRUSS	VIF..... VERIFY IN FIELD
HORIZ..... HORIZONTAL	w/..... WITH
HVAC..... HEATING, VENTILATION, AIR COND.	w/o..... WITHOUT
HWS..... HEADED WELDED STUD	WP..... WORKPOINT
Ld..... DEVELOPMENT LENGTH	WT..... WEIGHT
Ldh..... HOOKED DEVELOPMENT LENGTH	WWF..... WELDED WIRE FABRIC

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

ROGERS Behavioral Health

PIERCE ENGINEERS
181 N. Broadway Ave
Milwaukee, WI 53202
414.278.6060
www.pierceengineers.com
PE Project: 250777

Rogers Behavioral Health - Utility Storage Building

34700 Valley Road
Oconomowoc, WI 53066

Revisions:
3/10/2026 PERMIT SET

Sheet Name:
DESIGN CRITERIA

Date: 02/13/2026
Drawn By: PE
Project No.: 17002.01.20.01

Sheet No.
S0.2

3/10/2026 10:51:53 AM
Autodesk Docs://RBH Lake Activities Pavilion/250777_Structural.rvt
©Copyright 2026, Quorum Architects, Inc.

STATEMENT OF SPECIAL INSPECTIONS PER IBC 2021

SPECIAL INSPECTIONS NOTES:

1. THESE SPECIAL INSPECTION NOTES SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS, UNLESS NOTED OTHERWISE.

2. THE OWNER OR THE OWNER'S AUTHORIZED AGENT, OTHER THAN THE CONTRACTOR OR SUBCONTRACTOR, SHALL EMPLOY ONE OR MORE APPROVED AGENCIES (SPECIAL INSPECTORS) TO PROVIDE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER IBC 2021, SECTION 1705 AND AS DELINEATED HEREIN. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO IS EXPERIENCED AND EDUCATED IN CONDUCTING, SUPERVISING AND EVALUATING TESTS AND SPECIAL INSPECTIONS AND SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OR TESTING OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRED.

3. THE APPROVED AGENCY SHALL BE OBJECTIVE, COMPETENT AND INDEPENDENT FROM THE CONTRACTOR RESPONSIBLE FOR THE WORK BEING INSPECTED. THE AGENCY SHALL DISCLOSE TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE POSSIBLE CONFLICTS OF INTEREST SO THAT OBJECTIVITY CAN BE CONFIRMED.

4. INSPECTION DOES NOT RELIEVE THE CONTRACTOR FROM THE OBLIGATION TO FOLLOW THE CONTRACT DOCUMENTS AND TO PROVIDE THE DESIGNATED QUALITY AND QUANTITY OF MATERIALS AND WORKMANSHIP FOR ALL STAGES OF THE WORK.

5. THESE INSPECTIONS AND TESTS ARE IN ADDITION TO THE INSPECTIONS BY THE BUILDING OFFICIAL THAT ARE IDENTIFIED IN IBC SECTION 110.

6. REPORTS:

   A. APPROVED AGENCIES SHALL KEEP RECORDS OF INSPECTIONS AND TESTS. THE APPROVED AGENCIES SHALL SUBMIT REPORTS OF SPECIAL INSPECTIONS AND TESTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED OR TESTED WAS OR WAS NOT COMPLETED IN CONFORMANCE WITH THE APPROVED CONTRACT DOCUMENTS.

   B. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.

   C. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND TESTS, AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS OR TESTS, SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO THE BUILDING OFFICIAL.

7. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN LATERAL (WIND AND/OR SEISMIC) FORCE-RESISTING SYSTEM OR DESIGNATED COMPONENT SHALL SUBMIT A WRITTEN "STATEMENT OF RESPONSIBILITY" TO THE BUILDING OFFICIAL AND THE OWNER OR THE OWNER'S AUTHORIZED AGENT PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THIS CONTRACTOR'S "STATEMENT OF RESPONSIBILITY" SHALL COMPLY WITH CODE SECTION 1704.5.

8. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE GOVERNING JURISDICTION, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENTS.

9. SPECIAL INSPECTIONS DURING OFF-SITE FABRICATION OF STRUCTURAL, LOAD-BEARING OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR APPROVED TO PERFORM SUCH WORK BY THE APPROVED AGENCY OR THE BUILDING OFFICIAL WITHOUT SPECIAL INSPECTION.

10. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION OF STRUCTURAL, LOAD-BEARING OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES MUST BE COMPLETED AND SUBMITTED TO THE OWNER OR THE OWNER'S AUTHORIZED AGENT FOR SUBMITTAL TO THE BUILDING OFFICIAL, WHERE REQUIRED, PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.

11. NOTICE TO THE CONTRACTOR / BUILDER / INSTALLER / SUBCONTRACTOR / OWNER / BUILDER:
    BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING JURISDICTION FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE GOVERNING BUILDING CODES.

12. NOTICE TO THE APPLICANT / OWNER / OWNER'S AGENT / ARCHITECT:
    BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING JURISDICTION FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE GOVERNING BUILDING CODES.

13. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY THE GOVERNING JURISDICTION. SPECIALLY INSPECTED WORK WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF AN INSPECTOR FROM THE GOVERNING JURISDICTION IS SUBJECT TO REMOVAL OR EXPOSURE.

14. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE GOVERNING JURISDICTION IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
    EXCEPTIONS:
    a. SOILS INSPECTIONS BY THE SOILS ENGINEER OF RECORD.
    b. SMOKE CONTROL SYSTEM, BY THE MECHANICAL ENGINEER OF RECORD.
    c. WHEN WAIVED BY THE GOVERNING JURISDICTION.

15. FOR CONTINUOUS INSPECTION, WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED IN ACCORDANCE WITH THE PROVISIONS OF THE CODE, IT IS THE AGENT'S RESPONSIBILITY TO EMPLOY A SUFFICIENT NUMBER OF INSPECTORS TO ASSURE THAT ALL WORK IS INSPECTED IN ACCORDANCE WITH THOSE PROVISIONS.

16. WHERE A TASK IS NOTED TO BE PERFORMED BY BOTH QC AND QA, IT SHALL BE PERMITTED TO COORDINATE THE INSPECTION FUNCTION BETWEEN QC AND QA SO THAT THE INSPECTION FUNCTIONS NEED TO BE PERFORMED BY ONLY ONE PARTY. WHERE QA RELIES UPON INSPECTION FUNCTIONS PERFORMED BY QC, THE APPROVAL OF THE SEOR AND THE AHJ IS REQUIRED.

17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO REMOVAL.

18. INSPECTIONS AS REQUIRED BY IBC 2021 CHAPTER 17 TO INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING TABLES AND SCHEDULES. REFER TO REFERENCED CODES AND SPECIFIC SPECIFICATIONS FOR ADDITIONAL INFORMATION.

GENERAL SPECIAL INSPECTION AND OBSERVATION

REFER TO THE DESIGN CRITERIA SECTION OF THE GENERAL NOTES FOR SPECIFIC PARAMETERS, CATEGORIES, AND VALUES ASSOCIATED WITH THESE PROVISIONS.
IBC 1704.6.1: STRUCTURAL OBSERVATIONS FOR STRUCTURES. ARE NOT REQUIRED.
IBC 1705.12: SPECIAL INSPECTIONS FOR WIND RESISTANCE. ARE NOT REQUIRED.
IBC 1705.13: SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE. ARE NOT REQUIRED.
IBC 1705.14: TESTING FOR SEISMIC RESISTANCE. ARE NOT REQUIRED.

SPECIAL INSPECTION TABLE LEGEND

CONTINUOUS INSPECTION	- SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS PRESENT CONTINUOUSLY WHEN AND WHERE THE WORK TO BE INSPECTED IS PERFORMED.
PERIODIC INSPECTION	- SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS INTERMITTENTLY PRESENT WHERE THE WORK TO BE INSPECTED HAS BEEN OR IS BEING PERFORMED. PERIODIC INSPECTION SHALL OCCUR FREQUENTLY ENOUGH TO INSPECT ALL OF THE INSTALLED ITEMS AND TO PERIODICALLY WITNESS THE INSTALLATION OF THE ITEMS.
QC	**QUALITY CONTROL** - PROVIDED BY THE FABRICATOR AND ERECTOR. QC WELDING INSPECTION PERSONNEL SHALL BE QUALIFIED IN ACCORDANCE WITH EITHER OF THE FOLLOWING: a. ASSOCIATE WELDING INSPECTORS (AWI) OR HIGHER AS DEFINED IN *STANDARD FOR THE QUALIFICATION OF WELDING INSPECTORS* (AWS B5.1), OR b. QUALIFIED UNDER THE PROVISIONS OF AWS D1.1 / D1.1M CLAUSE 6.1.4. QC BOLTING INSPECTION PERSONNEL SHALL BE QUALIFIED ON THE BASIS OF DOCUMENTED TRAINING AND EXPERIENCE IN STRUCTURAL BOLTING INSPECTION.
QA	**QUALITY ASSURANCE** - PROVIDED BY SPECIAL INSPECTOR(S) QA WELDING INSPECTORS SHALL BE QUALIFIED WITH EITHER OF THE FOLLOWING: a. WELDING INSPECTORS (WI) OR SENIOR WELDING INSPECTORS (SWI), AS DEFINED IN *STANDARD FOR THE QUALIFICATION OF WELDING INSPECTORS* (AWS B5.1). EXCEPT AWI ARE PERMITTED TO BE USED UNDER THE DIRECT SUPERVISION OF WI, WHO ARE ON THE PREMISES AND AVAILABLE WHEN WELD INSPECTION IS BEING CONDUCTED, OR b. QUALIFIED UNDER THE PROVISIONS OF AWS D1.1 / D1.1M CLAUSE 6.1.4. QA BOLTING INSPECTION PERSONNEL SHALL BE QUALIFIED ON THE BASIS OF DOCUMENTED TRAINING AND EXPERIENCE IN STRUCTURAL BOLTING INSPECTION.
BFI	**BASIC FRAME INSPECTION** - OWNER AND CONTRACTOR SHALL COORDINATE TASK RESPONSIBILITY WITH THE AUTHORITY HAVING JURISDICTION. TASKS SHALL BE PROVIDED BY THE AHJ, INSPECTOR, OR BOTH AND SHALL BE MADE AT THE PROJECT SITE.
O	**OBSERVE** - THE INSPECTOR SHALL OBSERVE THESE FUNCTIONS ON AN INTERMITTENT, RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE OBSERVATIONS.
P	**PERFORM** - THESE INSPECTIONS SHALL BE PERFORMED FOR EACH JOINT OR MEMBER PRIOR TO FINAL ACCEPTANCE FOR EACH ITEM OR FUNCTION.
X	PERFORM INSPECTION AS INDICATED.

SOIL CONDITIONS (IBC 1705.6 AND TABLE 1705.6)

	CONTINUOUS INSPECTION	PERIODIC INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF THE COMPACTED FILL.	X	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

CONCRETE CONSTRUCTION (IBC 1705.3 AND TABLE 1705.3, AND ACI 318-19)

	CONTINUOUS INSPECTION	PERIODIC INSPECTION
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT.		X
2. REINFORCING BAR WELDING:		
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;		X
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND		X
c. INSPECT ALL OTHER WELDS.	X	
3. INSPECT ANCHORS CAST IN CONCRETE.		X
a. PLACEMENT OF CAST-IN-ANCHORS AND ANCHOR REINFORCEMENT, INCLUDING TOLERANCES REQUIRED FOR LOCATION OF ANCHOR REINFORCEMENT.		X
4. VERIFY USE OF REQUIRED DESIGN MIX.		X
5. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS AND DETERMINE THE TEMPERATURE OF THE FRESH CONCRETE.	X	
6. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	
7. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X
8. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.		X
9. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.		X
10. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X
11. CONSTRUCTION AND REMOVAL OF FORMS AND RESHORING.		X

POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY (IBC 1705.3 AND TABLE 1705.3)

	CONTINUOUS INSPECTION	PERIODIC INSPECTION
1. REVIEW OF INSTALLER'S QUALIFICATIONS IN ACCORDANCE WITH ACI INCLUDING CERTIFICATION BY ANCHORS MANUFACTURER.		X[A]
2. REQUIRED CERTIFICATIONS FOR INSTALLERS IN ACCORDANCE WITH ACI OF ADHESIVE ANCHORS THAT ARE INSTALLED IN A HORIZONTAL OR UPWARDLY INCLINED ORIENTATION TO SUPPORT SUSTAINED TENSION LOADS.		X[A]
3. ANCHOR INSTALLATION PROCESS[B]:		
a. USE OF PROPER TYPE AND SIZE OF ANCHOR SYSTEM AND MANUFACTURER.		X
b. LOCATION REQUIREMENTS AND MINIMUM EDGE DISTANCE OF ANCHORS.		X
c. EFFECTIVE EMBEDMENT DEPTH, AND OTHER INSTALLATION REQUIREMENTS.		X
d. VERIFICATION OF SUPPORTING MATERIAL'S CONDITION AS NOTED IN GENERAL NOTES; INCLUDING MINIMUM AGE OF CONCRETE, CONCRETE TEMPERATURE RANGE, MOISTURE CONDITION OF CONCRETE AT TIME OF INSTALLATION.		X
4. ADHESIVE ANCHORS INSTALLED IN A HORIZONTAL OR UPWARDLY INCLINED ORIENTATION, IF THEY SUPPORT SUSTAINED TENSION LOADS.	X	
5. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN NOTE 4.		X
6. CORROSION PROTECTION FOR EXPOSED ANCHORS INTENDED FOR ATTACHMENT WITH FUTURE WORK.		X

[A] INSPECTOR SHALL BE FAMILIAR WITH ANCHOR MANUFACTURER'S WRITTEN INSTALLATION PROCEDURE AND ESR REPORT.
[B] REFER TO MANUFACTURER'S ESR FOR TYPE OF INSPECTION PERIODIC VS. CONTINUOUS.

MAIN WINDFORCE-RESISTING SYSTEM (IBC 1705.12)

	CONTINUOUS INSPECTION	PERIODIC INSPECTION
1. COMPONENT FASTENING:		
a. ROOF COVERING, ROOF DECK, AND ROOF FRAMING CONNECTIONS.		X
b. EXTERIOR WALL COVERING AND WALL CONNECTIONS TO ROOF AND FLOOR DIAPHRAGMS AND FRAMING.		X
2. WOOD ELEMENTS:		
a. FIELD GLUING OPERATIONS.	X	
b. NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF ELEMENTS OF THE MAIN WINDFORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, AND HOLD-DOWNS.		X

Quorum Architects, Inc.
3112 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.7265
www.quorumarchitects.com

ROGERS Behavioral Health

PIERCE ENGINEERS
181 N. Broadway Ave
Milwaukee, WI 53202
414.278.6060
www.pierceengineers.com
PE Project: 250777

Rogers Behavioral Health - Utility Storage Building

34700 Valley Road
Oconomowoc, WI 53066

Revisions:
3/10/2026 PERMIT SET

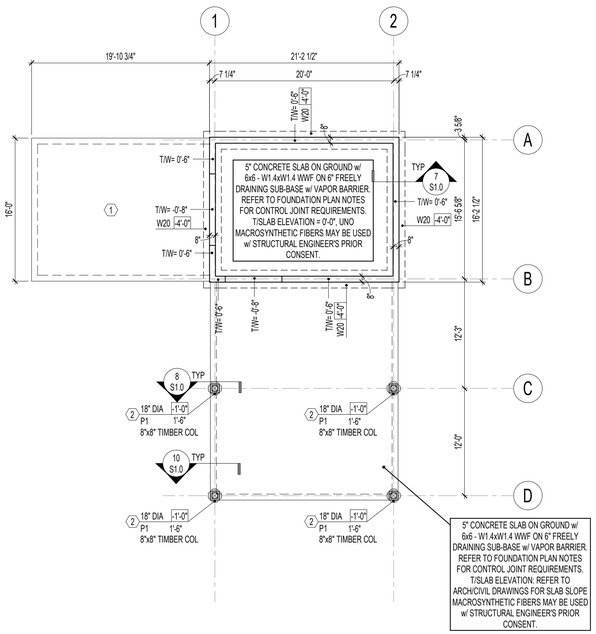
Sheet Name:
SPECIAL INSPECTIONS

Date: 02/13/2026
Drawn By: PE
Project No.: 17002.01.20.01

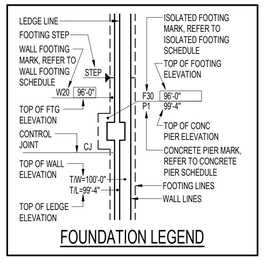
Sheet No.
S0.3

3/10/2026 10:51:53 AM
Autodesk Docs://RBH Lake Activities Pavilion/250777-Structural.rvt

©Copyright 2026, Quorum Architects, Inc.



1 S1.0 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



FOUNDATION LEGEND

FOUNDATION PLAN NOTES:

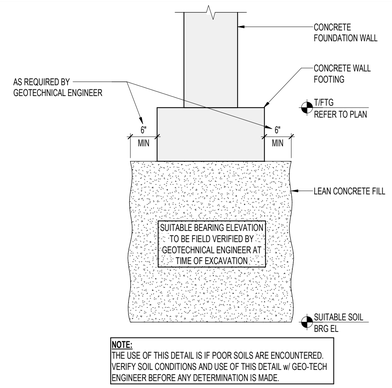
PLAN NOTES APPLY TO ALL FOUNDATION PLANS.
INDIVIDUAL NOTES DO NOT NECESSARILY APPLY TO ALL SHEETS.

1. REFER TO S0.x SERIES SHEETS FOR GENERAL NOTES AND DESIGN CRITERIA.
2. REFER TO S1.0 FOR TYPICAL FOUNDATION DETAILS NOT CUT ON PLAN.
3. ELEVATION 0'-0" ON STRUCTURAL DRAWINGS CORRESPONDS TO FF ELEVATION SHOWN ON SITE PLAN, TYPICAL.
4. SLAB ON GROUND CONTROL JOINTS:
   PROVIDE SAW CUT CONTROL JOINTS IN CONCRETE SLAB ON GROUND CONSTRUCTION WITHIN 24 HOURS OF INITIAL POUR. CONTROL JOINTS SHALL BE SPACED AT 36 TIMES THE SLAB THICKNESS, UP TO A MAXIMUM SPACING OF 18'-0". THE ASPECT RATIO OF SLAB PANELS SHALL BE A MAXIMUM OF 1.5 TO 1. CONTROL JOINTS SHALL BE PLACED ON COLUMN CENTERLINES, INTERIOR CORNERS, AND FLOOR DISCONTINUITIES (PITS, EQUIPMENT PADS, TRENCHES, DEPRESSED SLABS, ETC.). COORDINATE SLAB CONTROL JOINTS LAYOUT WITH ARCHITECT. SLAB ON GROUND CONSTRUCTION SHALL CONFORM TO ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION". REFER TO TYPICAL DETAILS FOR SLAB ON GROUND CONSTRUCTION.
5. GC TO COORDINATE FOOTING ELEVATIONS w/ ALL UNDERGROUND UTILITY WORK. NOTIFY SEOR OF ANY CONFLICTS.
6. AT ALL EXTERIOR WOOD BEARING WALLS, PROVIDE BOTTOM PLATE PER BEARING WALL SCHEDULE w/ 5/8" DIAMETER SIMPSON TITEN HD ANCHORS (4 1/8" MINIMUM EMBED) AT 4'-0" o/c, UNLESS NOTED OTHERWISE. REFER TO WOOD SHEAR WALL SCHEDULE FOR PLATE ATTACHMENT AT WALLS DESIGNATED AS SHEAR WALLS ON PLAN.

FOUNDATION PLAN KEYED NOTES:

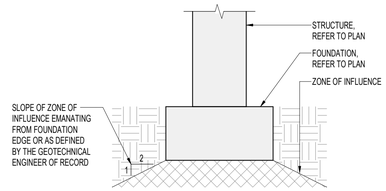
KEYED NOTES APPLY TO ALL FOUNDATION PLANS.
ALL NOTES DO NOT NECESSARILY APPEAR ON ALL SHEETS.

1. CONCRETE STOOP, REFER TO 6/S1.0.
2. AT WOOD POST BASE, PROVIDE A SIMPSON APVB88 COLUMN BASE w/ (2) 5/8" ANCHORS w/ MIN 9" EMBED



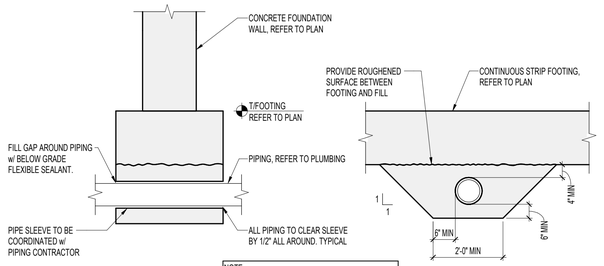
NOTE:
THE USE OF THIS DETAIL IS IF POOR SOILS ARE ENCOUNTERED. VERIFY SOIL CONDITIONS AND USE OF THIS DETAIL w/ GEO-TECH ENGINEER BEFORE ANY DETERMINATION IS MADE.

2 S1.0 TYPICAL OVER-EXCAVATION DETAIL



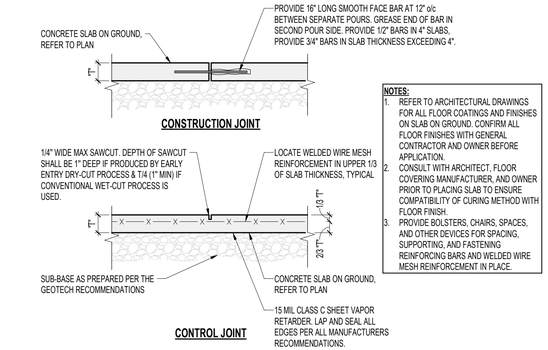
EXCAVATIONS AND UTILITY ROUTING FOR ANY REASON INSIDE THE ZONE OF INFLUENCE ARE PROHIBITED UNLESS SPECIFICALLY REVIEWED BY THE SEOR AND GEOTECHNICAL ENGINEER OF RECORD. REFER TO COORDINATION WITH OTHER TRADES NOTES.

3 S1.0 TYPICAL ZONE OF INFLUENCE AT FOUNDATIONS



NOTE:
IF PIPE IS MORE THAN 3'-0" BELOW FOOTING, CONCRETE FILL AROUND PIPE IS NOT REQUIRED.

4 S1.0 PIPE PENETRATION UNDER STRIP FOOTING



NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR COATINGS AND FINISHES ON SLAB ON GROUND. CONFIRM ALL FLOOR FINISHES WITH GENERAL CONTRACTOR AND OWNER BEFORE APPLICATION.
2. CONSULT WITH ARCHITECT, FLOOR COVERING MANUFACTURER, AND OWNER PRIOR TO PLACING SLAB TO ENSURE COMPATIBILITY OF CURING METHOD WITH FLOOR FINISH.
3. PROVIDE BOLSTERS, CHAIRS, SPACES, AND OTHER DEVICES FOR SPACING, SUPPORTING, AND FASTENING REINFORCING BARS AND WELDED WIRE MESH REINFORCEMENT IN PLACE.

5 S1.0 SLAB ON GROUND CONSTRUCTION DETAILS

CONCRETE PIER SCHEDULE

MARK	DIMENSIONS WIDTH	DIMENSIONS LENGTH	VERTICAL REINFORCEMENT	PIER TIES	TIE TYPE	DOWELS	REMARKS
P1	12"	12"	(4) #5	#3 AT 12" o/c	I		

CONCRETE PIER SCHEDULE NOTES:
1. REFER TO PLAN FOR TOP OF CONCRETE PIER ELEVATION.
2. PROVIDE (3) #3 TIES OR (2) #4 DISTRIBUTED WITHIN THE TOP 5" OF THE CONCRETE PIER.
3. WHERE NO DOWELS ARE SHOWN FROM THE CONCRETE PIER TO THE CONCRETE FOOTING, EMBED VERTICAL PIER REINFORCEMENT TO BOTTOM OF FOOTING w/ 3" CONCRETE COVERAGE AND PROVIDE A STANDARD 90 DEGREE HOOK.
4. CENTER CONCRETE PIER BELOW COLUMN ABOVE UNLESS DETAILED OTHERWISE.
5. LAP VERTICAL REINFORCEMENT 30 BAR DIAMETERS OR 24", WHICH EVER IS GREATER.

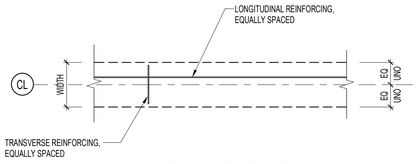
CONCRETE PIER TIE TYPES:

TYPE I

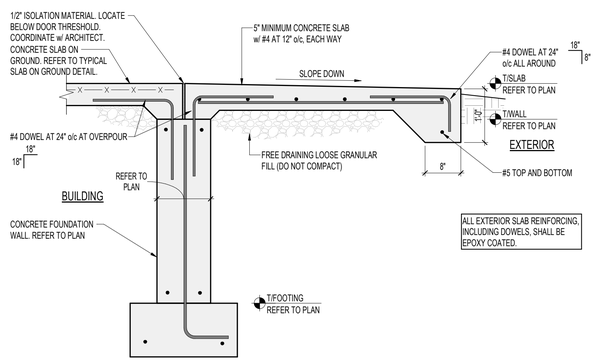
CONTINUOUS FOOTING SCHEDULE

MARK	DIMENSIONS WIDTH (xCONT)	DIMENSIONS THICKNESS	REINFORCEMENT LONGITUDINAL	REINFORCEMENT TRANSVERSE	REMARKS
W20	2'-0"	1'-0"	(2) #5		

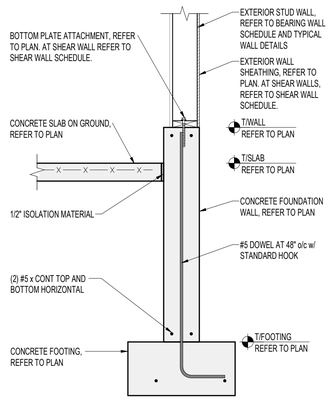
CONTINUOUS FOOTING SCHEDULE NOTES:
1. REFER TO STRUCTURAL NOTES SHEET FOR MINIMUM COVER REQUIREMENTS.
2. ALL REBAR IS BOTTOM, UNLESS OTHERWISE NOTED.
3. REFER TO FOUNDATION PLAN FOR TOP OF FOOTING ELEVATIONS.
4. REFER TO FOUNDATION AND EARTHWORK GENERAL NOTES AND DESIGN CRITERIA FOR ADDITIONAL REQUIREMENTS.
5. ALL LAPS IN STEEL REINFORCING SHALL BE CLASS "B" LAP SPLICES UNLESS NOTED OTHERWISE.



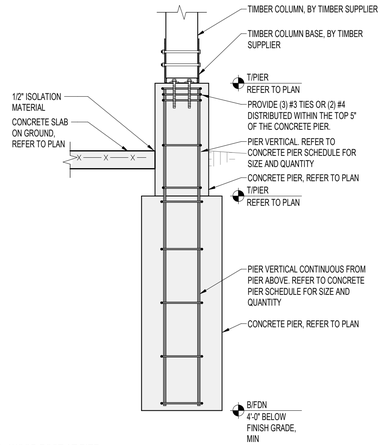
CONTINUOUS FOOTING TOP VIEW



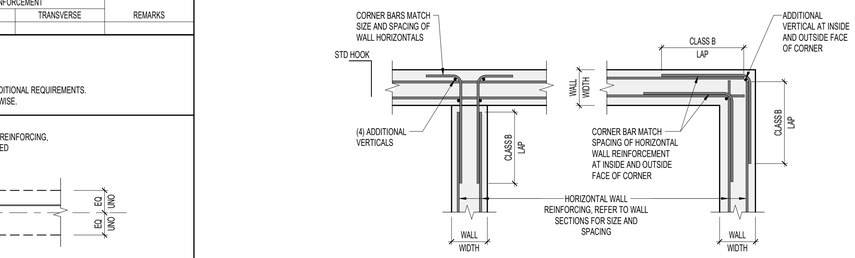
6 S1.0 REINFORCED CONCRETE STOOP



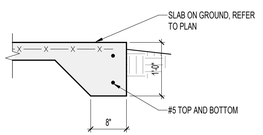
7 S1.0 TYPICAL EXTERIOR CONCRETE FOUNDATION WALL



8 S1.0 WOOD POST AT PIER



9 S1.0 CORNER AND WALL INTERSECTION REINFORCING



10 S1.0 SLAB ON GROUND

CLASS 'B' TENSION LAP SPLICE LENGTHS (INCHES)

BAR SIZE	f'c = 3,000 psi TOP	f'c = 3,000 psi BOT	f'c = 4,000 psi TOP	f'c = 4,000 psi BOT	f'c = 5,000 psi TOP	f'c = 5,000 psi BOT	f'c = 6,000 psi TOP	f'c = 6,000 psi BOT	f'c = 8,000 psi TOP	f'c = 8,000 psi BOT
#3	22	28	19	24	17	22	16	20	13	17
#4	29	37	25	32	22	29	21	27	18	23
#5	36	47	31	40	28	36	26	33	22	29
#6	43	56	37	48	33	43	31	40	26	34
#7	63	81	54	70	49	63	45	58	38	50
#8	72	93	62	80	55	72	51	66	44	57
#9	81	105	70	91	63	81	57	74	49	64
#10	91	118	79	102	70	91	64	84	56	72
#11	101	131	87	113	78	101	71	93	62	80

NOTES (d_b = BAR DIAMETER, C-C = CENTER TO CENTER):
1. ***THIS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT INTENDED TO COVER ALL SITUATIONS. SHOP DRAWINGS SHALL CLEARLY INDICATE ALL REQUIRED LAP LENGTHS.***
2. SCHEDULE BASED ON NORMAL WEIGHT CONCRETE AND CLEAR COVER > 1 d_b AND C-C > 2 d_b
3. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE CALCULATED PER CURRENT EDITION OF ACI-318.
4. TOP BARS ARE DEFINED AS HORIZONTAL BARS HAVING 12" OR MORE OF CONCRETE CAST BELOW THE BARS.
5. VALUES IN THIS SCHEDULE ARE BASED ON NON-EPOXY COATED BARS. FOR EPOXY COATED BARS, MULTIPLY VALUES IN THIS TABLE BY 1.5.
6. THESE LAPS ARE TO BE USED UNLESS ALTERNATIVE LENGTH LAPS SPECIFICALLY INDICATED ON PLANS OR IN DETAILS.

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

ROGERS Behavioral Health

PIERCE ENGINEERS
181 N. Broadway Ave
Milwaukee, WI 53202
414.278.6060
www.pierceengineers.com
PE Project: 250777

Rogers Behavioral Health - Utility Storage Building

34700 Valley Road
Oconomowoc, WI 53066

Revisions:
3/10/2026 PERMIT SET

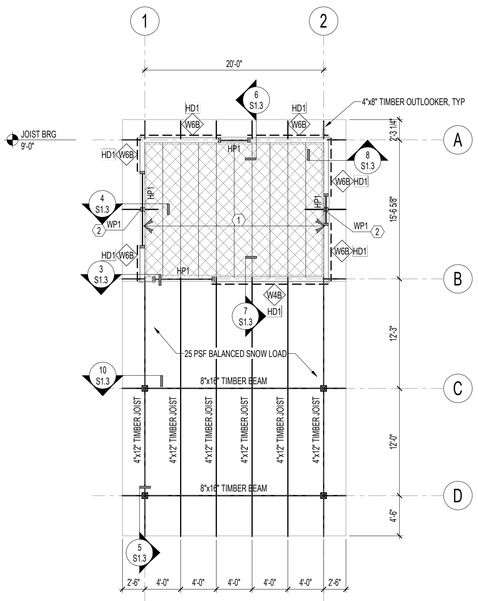
Sheet Name:
FOUNDATION PLAN AND DETAILS

Date: 02/13/2026
Drawn By: PE
Project No.: 17002.01.20.01

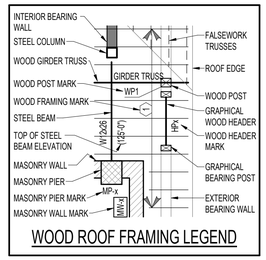
Sheet No.
S1.0

3/10/2026 10:51:55 AM
Autodesk Docs://RBH Lake Activities Pavilion/250777-Structural.rvt

©Copyright 2026, Quorum Architects, Inc.

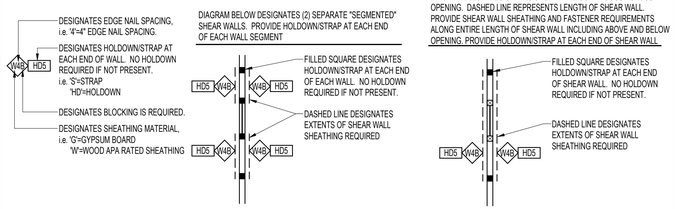


1 S1.1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



WOOD ROOF FRAMING LEGEND

SHEAR WALL MARK/HOLDOWN/STRAP LEGEND:



WOOD ROOF FRAMING PLAN NOTES:

PLAN NOTES APPLY TO ALL WOOD ROOF FRAMING PLANS. INDIVIDUAL NOTES DO NOT NECESSARILY APPLY TO ALL SHEETS.

1. REFER TO S0.x SERIES FOR GENERAL NOTES AND DESIGN CRITERIA.
2. REFER TO SHEETS S1.1 AND S1.2 FOR WOOD SCHEDULES AND RELATED DETAILS AND TYPICAL WOOD DETAILS, INCLUDING:
   A. WOOD BEARING WALL SCHEDULE
   B. WOOD HEADER/POST SCHEDULE
   C. WOOD SHEAR WALL, AND STRAP & HOLDOWNS SCHEDULE
   D. GUN NAIL CONVERSION SCHEDULE
   E. MINIMUM WOOD FASTENING SCHEDULE
   F. ALLOWABLE HOLES AND NOTCHES IN STRUCTURAL MEMBERS
3. REFER TO SHEET S1.3 FOR TYPICAL ROOF SHEATHING DETAILS.
4. ROOF SHEATHING SHALL BE 19/32" APA RATED WOOD ROOF SHEATHING (PLYWOOD OR OSB) w/ THE LONG DIMENSION OF THE SHEETS LAID PERPENDICULAR TO THE ROOF PURLINS/JOISTS. ATTACH SHEATHING TO ROOF JOISTS w/ 10d NAILS AT 6"/12" o/c SPACING (EDGES/FIELD). MINIMUM DISTANCE FOR NAILS IS 3/8" FROM PANEL EDGE. PROVIDE WOOD SHEATHING CLIPS WHERE SHEATHING EDGES ABUT BETWEEN ROOF TRUSSES. STAGGER ALL ROOF SHEATHING JOINTS. NAILS TO HAVE A MINIMUM PENETRATION INTO FRAMING MEMBER OF 1-1/2".
5. ROOF SHEATHING SHALL BE 2x6 TONGUE AND GOOVE BOARDS LAID PERPENDICULAR TO ROOF JOISTS. ATTACH BOARDS TO ROOF JOISTS w/ (2) 16d NAILS AT EACH ROOF JOIST AND (3) 16d NAILS AT THE END OF EACH BOARD. MINIMUM DISTANCE FOR NAILS IS 3/4" FROM END OF BOARD. ATTACH 19/32" APA RATED WOOD ROOF SHEATHING (PLYWOOD OR OSB) OVER BOARDS AT A 45 DEGREE ANGLE. REFER TO TYPICAL ROOF SHEATHING DETAILS.
6. ALL EXTERIOR WOOD STUD WALLS SHALL HAVE (1) LAYER OF 15/32" APA RATED SHEATHING (PLYWOOD OR OSB) ON THE EXTERIOR WALL FACE. REFER TO STANDARD WOOD WALL DETAILS FOR TYPICAL BEARING WALL CONSTRUCTION AND SHEATHING ATTACHMENT. IF WALL IS NOT SPECIFICALLY DESIGNATED AS A SHEAR WALL, ATTACH SHEATHING TO WALL STUDS w/ 10d NAILS AT 6"/12" o/c SPACING (EDGES/FIELD). NAILS TO HAVE A MINIMUM PENETRATION INTO FRAMING MEMBER OF 1 1/2".

WOOD ROOF FRAMING PLAN KEYED NOTES:

KEYED NOTES APPLY TO ALL WOOD ROOF FRAMING PLANS. ALL NOTES DO NOT NECESSARILY APPEAR ON ALL SHEETS.

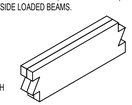
1. 2x12 ROOF JOISTS AT 12" o/c.
2. ATTACH OUTLOOKER TO WOOD POST w/ SIMPSON LPC6Z POST CAP PAIR. ATTACH WOOD POST TO WOOD HEADER w/ (2) SIMPSON A35 CLIPS.

1 3/4" WIDE PIECES:
1. MINIMUM OF (2) ROWS 12d (3 1/4") COMMON NAILS AT 12" o/c.
2. MINIMUM OF (3) ROWS 12d (3 1/4") COMMON NAILS AT 12" o/c FOR 14", 16", 18", AND 20" BEAMS.
3. NAILED CONNECTIONS REQUIRE AN ADDITIONAL ROW OF NAILS WHEN NAIL SIZE IS SMALLER THAN SPECIFIED ABOVE (MINIMUM 0.128"x3")
4. LOAD MUST BE APPLIED EVENLY ACROSS ENTIRE BEAM WIDTH, OTHERWISE, USE CONNECTION FOR SIDE LOADED BEAMS.

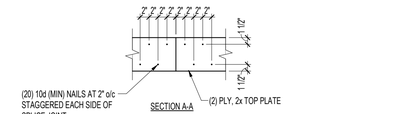
3 1/2" WIDE PIECES:
1. MINIMUM OF (2) ROWS 1/2" BOLTS AT 24" o/c, STAGGERED.

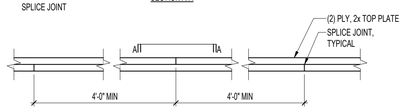
FOR ALL OTHER TWO PIECE, CONTINUOUS HEADERS, PROVIDE 16d COMMON NAILS AT 16" o/c ALONG EACH EDGE, UNLESS NOTED OTHERWISE.

NOTE:
MULTIPLE PIECES OF MICROLAM LVL OR TIMBERSTRAND LSL CAN BE NAILED OR BOLTED TOGETHER TO FORM A HEADER OR BEAM OF THE REQUIRED SIZE, UP TO A MAXIMUM OF 7"

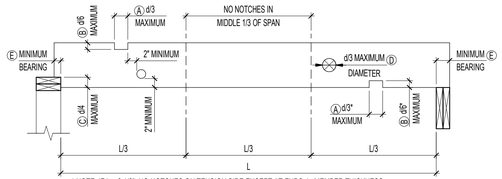


2 S1.1 MULTIPLE MEMBER CONNECTION (TOP LOAD BEAMS)





3 S1.1 TOP PLATE SPLICE DETAIL



* NOTE: IF b ≥ 3 1/2", NO NOTCHES ON TENSION SIDE EXCEPT AT ENDS. b=MEMBER THICKNESS.

JOIST SIZE	Ⓐ MAXIMUM NOTCH LENGTH	Ⓑ MAXIMUM NOTCH DEPTH	Ⓒ MAXIMUM END NOTCH DEPTH	Ⓓ MAXIMUM HOLE DEPTH	Ⓔ MINIMUM (1) BEARING LENGTH	
2x6	1 13/16"	7/8"	1 3/8"	1 13/16"	1 1/2"	3"
2x8	2 3/8"	1 3/16"	1 13/16"	2 3/8"	1 1/2"	3"
2x10	3 1/16"	1 1/2"	2 5/16"	3 1/16"	1 1/2"	3"
2x12	3 3/4"	1 7/8"	2 13/16"	3 3/4"	1 1/2"	3"

NOTES:
1. MINIMUM BEARING: 1 1/2" ON WOOD OR STEEL; 3" ON CONCRETE OR MASONRY.

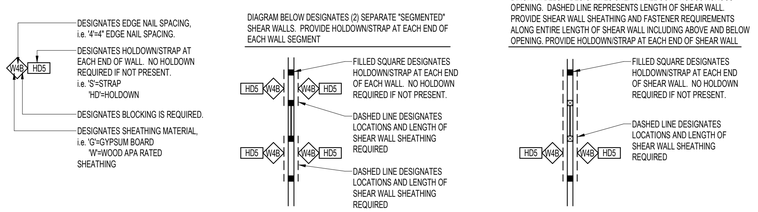
4 S1.1 ALLOWABLE NOTCHES AND HOLES IN SAWN LUMBER JOISTS

WOOD SHEAR WALL SCHEDULE

MARK	SHEATHING	SHEATHING ATTACHMENT	BLOCKING	RIM BOARD OR DRAG TRUSS ATTACHMENT TO TOP PLATES BELOW	BOTTOM PLATE ATTACHMENT (FOUNDATION OR TOP OF PODIUM)	
W6B	15/32" APA RATED SHEATHING (OSB OR PLYWOOD)	10d NAILS AT 6"/12" o/c	YES	10d TOE-NAILS AT 4" o/c	5/8" DIA SIMPSON TITEN HD AT 4'-0" o/c (4 1/8" EMBED). MIN (2) PER WALL	
W4B	15/32" APA RATED SHEATHING (OSB OR PLYWOOD)	10d NAILS AT 4"/12" o/c	YES	10d TOE-NAILS AT 3" o/c	5/8" DIA SIMPSON TITEN HD AT 2'-6" o/c (4 1/8" EMBED). MIN (2) PER WALL	

SHEAR WALL SCHEDULE NOTES:
1. REFER TO STANDARD DETAILS FOR TYPICAL WOOD SHEAR WALL CONSTRUCTION.
2. REFER TO WOOD STUD BEARING WALL SCHEDULE FOR VERTICAL WALL STUD AND PLATE DESIGNATION AND SPACING. IF GYPSUM TOPPING IS TO BE PLACED PRIOR TO WALL SHEATHING, PROVIDE BLOCKING BETWEEN WALL STUDS FOR SHEATHING ATTACHMENT AT SHEAR WALLS. FASTEN BLOCKING TO CONTINUOUS BOTTOM PLATE PER BOTTOM PLATE ATTACHMENT SPECIFIED IN SHEAR WALL SCHEDULE. (BLOCKING TO BE FIELD INSTALLED AFTER BOTTOM PLATE FASTENED PER SHEAR WALL SCHEDULE.)
3. ALL SPECIFIED NAILS ARE COMMON NAIL SIZES. REFER TO GUN NAIL CONVERSION TABLE FOR ALLOWABLE GUN NAIL SUBSTITUTION.
4. BLOCKING IS REQUIRED BEHIND ALL APA RATED WOOD SHEATHING. FLAT 2x BLOCKING MAY BE USED FOR 8d NAILS ONLY.
5. 8d NAILS TO HAVE MINIMUM PENETRATION INTO FRAMING MEMBER OF 1 3/8"
6. 10d NAILS TO HAVE MINIMUM PENETRATION INTO FRAMING MEMBER OF 1 1/2"
7. SHEATHING ATTACHMENT: X"/X" CALL OUT REFERS TO EDGE SPACING/FIELD SPACING RESPECTIVELY. IF ONLY ONE SPACING IS PROVIDED, USE FOR EDGE AND FIELD.
8. ANCHORS IN CONTACT w/ PRESERVATIVE-TREATED WOOD OR EXPOSED TO WEATHER SHALL BE MECHANICALLY OR HOT-DIPPED GALVANIZED.
9. ALL FASTENER LENGTHS INDICATED ARE MINIMUM. COORDINATE LENGTH REQUIREMENTS (UL, ETC) w/ ARCHITECTURAL WALL TYPES.
10. PROVIDE MINIMUM (2) PLY END POST AT EACH END OF WALLS DESIGNATED AS SHEAR WALLS.

SHEAR WALL MARK/HOLDOWN KEY:

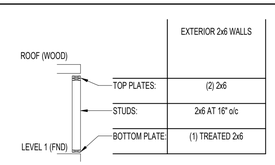


HOLDOWN / STRAP SCHEDULE

MARK	MODEL NO.	HOLDOWN/STRAP ATTACHMENT	MINIMUM END POST
HD1	HDUE3-SDS3	(7) SDS 1/4" x 3" SCREWS INTO END POST (1) 5/8" DIA A36 THREADED ROD (9" MIN EMBED) TO BASE.	(2) 2x

HOLDOWN / STRAP SCHEDULE NOTES:
1. HOLDOWN / STRAPS SPECIFIED ARE SIMPSON STRONG-TIE MODELS. USP EQUIVALENT IS ACCEPTABLE IN LIEU OF SIMPSON CONNECTOR.
2. ATTACH END STUDS TOGETHER w/ (2) ROWS 10d NAILS AT 8" o/c AT LOWEST LEVEL. (2) ROWS AT 12" o/c ELSEWHERE.
3. AT HOLDOWN CONNECTORS, THREADED ROD TO BE EPOXIED INTO THE FOUNDATION w/ SIMPSON SET 3G HIGH-STRENGTH EPOXY.

WOOD STUD BEARING WALL SCHEDULE



WOOD STUD BEARING WALL SCHEDULE NOTES:
1. BEARING WALLS INCLUDE EXTERIOR WALLS, INTERIOR SHEAR WALLS, INTERIOR CORRIDOR WALLS, AND ANY OTHER WALL WITH GRAY SHADING.
2. ALL LUMBER IS SPRUCE-PINE-FIR (SPF) No.2 OR BETTER, UNO.
3. REFER TO MATERIAL STRENGTHS SECTION ON GENERAL NOTE SHEETS FOR LUMBER PROPERTIES.

WOOD HEADER/POST SCHEDULE

MARK	SIZE	BEARING STUD	REMARKS
HP1	(3) 2x8	(2) 2x	BEARING STUD WIDTH TO MATCH STUD WALL WIDTH
WP1		4x6	POST WIDTH TO MATCH STUD WALL WIDTH

WOOD HEADER/POST SCHEDULE NOTES:
1. REFER TO MATERIAL STRENGTHS SECTION ON GENERAL NOTES SHEET FOR DIMENSIONAL LUMBER SPECIES AND GRADE, UNO.
2. WOOD MOISTURE CONTENT SHALL NOT EXCEED 19% MAXIMUM.
3. HEADER MEMBERS SHALL BE NAILED TOGETHER w/ 16d NAILS AT 12" o/c TOP & BOTTOM.
4. WHERE HEADER WIDTH IS LESS THAN WALL WIDTH, PROVIDE CONTINUOUS SOLID WOOD BLOCKING MATCHING HEADER DEPTH AS NEEDED TO MAKE OVERALL HEADER WIDTH EQUAL TO WALL WIDTH.
5. ALIGN WOOD POSTS ABOVE AND BELOW A FLOOR LINE.
6. WOOD POST CONSISTING OF MULTIPLE 2x MEMBERS SHALL BE NAILED TOGETHER w/ 16d NAILS AT 6" o/c STAGGERED.
7. WHERE BEARING STUD/POST WIDTH IS NOT SPECIFIED, MATCH STUD/POST WIDTH TO WALL WIDTH.
8. WHERE GIRDER TRUSS WIDTH EXCEEDS POST WIDTH, ADD ADDITIONAL 2x MEMBERS AS REQUIRED TO MATCH GIRDER WIDTH.
9. ALL WOOD HEADERS SHOWN IN STUD WALLS ARE DROPPED HEADERS AND SHALL BE PLACED AT WALL OPENING HEIGHT UNLESS NOTED OTHERWISE. REFER TO ARCH DRAWINGS FOR OPENING HEIGHTS. ALL OTHER HEADERS SHALL BE FLUSH w/ BOTTOM OF FLOOR FRAMING, TYPICAL.
10. EXTERIOR WOOD POST SHALL BE PRESERVATIVE TREATED.
11. REFER TO TYPICAL WOOD WALL DETAILS FOR FRAMING AROUND OPENING THRU WOOD STUD BEARING WALL.
12. U.N.O., PROVIDE BEARING STUDS EQUAL TO THE PLIES IN HEADER.
13. U.N.O., PROVIDE KING STUDS AT EXTERIOR OPENINGS PER THE FOLLOWING:
    A. 0'-0" < OPENING ≤ 5'-0" (1) STUD
    B. 5'-0" < OPENING ≤ 8'-0" (2) STUDS
    C. 8'-0" < OPENING ≤ 12'-0" (3) STUDS
    D. 12'-0" < OPENING ≤ 16'-0" (4) STUDS
14. U.N.O PROVIDE KING STUDS AT INTERIOR OPENINGS PER THE FOLLOWING:
    A. 0'-0" < OPENING ≤ 8'-0" (1) STUD
    B. 8'-0" < OPENING ≤ 16'-0" (2) STUDS
15. WINDOW SILL PLATE: MATCH TYPICAL STUD WIDTH.
    A. 0'-0" < OPENING ≤ 10'-0" (1) SILL PLATE
    B. 10'-0" , OPENING ≤ 16'-0" (2) SILL PLATE

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

ROGERS Behavioral Health

PIERCE ENGINEERS
181 N. Broadway Ave
Milwaukee, WI 53202
414.278.6060
www.pierceengineers.com
PE Project: 250777

Rogers Behavioral Health - Utility Storage Building

34700 Valley Road
Oconomowoc, WI 53066

Revisions:
3/10/2026 PERMIT SET

Sheet Name:
ROOF FRAMING PLAN AND DETAILS

Date: 02/13/2026
Drawn By: PE
Project No.: 17002.01.20.01

Sheet No.
S1.1

3/10/2026 10:51:56 AM
Autodesk Docs://RBH Lake Activities Pavilion/250777-Structural.rvt

©Copyright 2026, Quorum Architects, Inc.

IBC 2021 TABLE 2304.10.2 MINIMUM FASTENING SCHEDULE, UNO

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (g)	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(4) 8d BOX (2 1/2" x 0.113"); OR (3) 8d COMMON (2 1/2" x 0.131"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR (3) 3" x 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 8d COMMON (2 1/2" x 0.131") (2) 3" x 0.131" NAILS (2) 3" x 14 GAGE STAPLES	EACH END, TOENAIL
	(2) 16d COMMON (3 1/2" x 0.162") (3) 3" x 0.131" NAILS (3) 3" x 14 GAGE STAPLES	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2" x 0.162") AT 6" o/c 3" x 0.131" NAILS AT 6" o/c 3" x 14 GAGE STAPLES AT 6" o/c	FACE NAIL
2. CEILING JOISTS TO TOP PLATE	(4) 8d BOX (2 1/2" x 0.113"); OR (3) 8d COMMON (2 1/2" x 0.131"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR (3) 3" x 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST). (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	(3) 16d COMMON (3 1/2" x 0.162"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 3" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	(3) 10d COMMON (3" x 0.148"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 3" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
6. RAFTER TO ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	(3) 10d COMMON (3" x 0.148"); OR (3) 16d BOX (3 1/2" x 0.135"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 3" x 14 GAGE STAPLES, 7/16" CROWN	(2) TOENAILS ON ONE SIDE AND 1 TOENAIL ON OPPOSITE SIDE OF RAFTER OR TRUSS (c)
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO (2) INCH RIDGE BEAM	(2) 16d COMMON (3 1/2" x 0.162"); OR (3) 16d BOX (3 1/2" x 0.135"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR (3) 3" x 14 GAGE STAPLES, 7/16" CROWN	END NAIL
	(3) 10d COMMON (3 1/2" x 0.148"); OR (4) 16d BOX (3 1/2" x 0.135"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 3" x 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	24" o/c FACE NAIL
	10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS; OR (3) 3" x 14 GAGE STAPLES, 7/16" CROWN	16" o/c FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	16" o/c FACE NAIL
	16d BOX (3 1/2" x 0.135")	12" o/c FACE NAIL
	3" x 0.131" NAILS; OR (3) 3" x 14 GAGE STAPLES, 7/16" CROWN	12" o/c FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2" x 0.162")	16" o/c EACH EDGE, FACE NAIL
	16d BOX (3 1/2" x 0.135")	12" o/c EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	(3) 8d COMMON (2 1/2" x 0.131"); OR (4) 10d BOX (3" x 0.128"); OR (5) 8d BOX (2 1/2" x 0.113")	TOENAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162")	16" o/c FACE NAIL
	10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS; OR (3) 3" x 14 GAGE STAPLES, 7/16" CROWN	12" o/c FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	(8) 16d COMMON (3 1/2" x 0.162"); OR (12) 16d BOX (3 1/2" x 0.135"); OR (12) 10d BOX (3" x 0.128"); OR (12) 3" x 0.131" NAILS; OR (12) 3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162")	16" o/c FACE NAIL
	16d BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS; OR 3" x 14 GAGE STAPLES, 7/16" CROWN	12" o/c FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	(2) 16d COMMON (3 1/2" x 0.162"); OR (3) 16d BOX (3 1/2" x 0.135"); OR (4) 3" x 0.131" NAILS; OR (4) 3" x 14 GAGE STAPLES, 7/16" CROWN	16" o/c FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	(3) 16d BOX (3 1/2" x 0.135"); OR (4) 8d COMMON (2 1/2" x 0.131"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 8d BOX (2 1/2" x 0.113"); OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
	(2) 16d COMMON (3 1/2" x 0.162"); OR (3) 16d BOX (3 1/2" x 0.135"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2) 16d COMMON (3 1/2" x 0.162"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR (3) 3" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
18. 1" BRACE TO EACH STUD AND PLATE	(3) 8d BOX (2 1/2" x 0.113"); OR (2) 8d COMMON (2 1/2" x 0.131"); OR (2) 10d BOX (3" x 0.128"); OR (2) 3" x 0.131" NAILS; OR (2) 3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
19. 1" x 6" SHEATHING TO EACH BEARING	(3) 8d BOX (2 1/2" x 0.113"); OR (2) 8d COMMON (2 1/2" x 0.131"); OR (2) 10d BOX (3" x 0.128"); OR (2) 1 3/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL
20. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	(3) 8d COMMON (2 1/2" x 0.131"); OR (3) 8d BOX (2 1/2" x 0.113"); OR (3) 10d BOX (3" x 0.128"); OR (3) 1 3/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL
	WIDER THAN 1" x 8" (3) 8d COMMON (2 1/2" x 0.131"); OR (4) 8d BOX (2 1/2" x 0.113"); OR (3) 10d BOX (3" x 0.128"); OR (4) 1 3/4" 16 GAGE STAPLES, 1" CROWN	

IBC 2021 TABLE 2304.10.2 MINIMUM FASTENING SCHEDULE, UNO

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
FLOOR		
21. JOIST TO SILL, TOP PLATE, OR GIRDER	(4) 8d BOX (2 1/2" x 0.113"); OR (3) 8d COMMON (2 1/2" x 0.131"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR (3) 3" x 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d BOX (2 1/2" x 0.113")	4" o/c TOENAIL
	8d COMMON (2 1/2" x 0.131"); OR 10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS; OR 3" x 14 GAGE STAPLES, 7/16" CROWN	6" o/c TOENAIL
23. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	(3) 8d BOX (2 1/2" x 0.113"); OR (2) 8d COMMON (2 1/2" x 0.131"); OR (3) 10d BOX (3" x 0.128"); OR (2) 1 3/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL
24. 2" SUBFLOOR TO JOIST OR GIRDER	(3) 16d BOX (3 1/2" x 0.135"); OR (2) 16d COMMON (3 1/2" x 0.162")	BLIND AND FACE NAIL
25. 2" PLANK (PLANK & BEAM - FLOOR & ROOF)	(3) 16d BOX (3 1/2" x 0.135"); OR (2) 16d COMMON (3 1/2" x 0.162")	EACH BEARING, FACE NAIL
26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" o/c, FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS; OR 3" x 14 GAGE STAPLES, 7/16" CROWN	24" o/c, FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND: (2) 20d COMMON (4" x 0.192"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR (3) 3" x 14 GAGE STAPLES, 7/16" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL
27. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d COMMON (3 1/2" x 0.162"); OR (4) 16d BOX (3 1/2" x 0.135"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 3" x 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
28. JOIST TO BAND JOIST OR RIM JOIST	(3) 16d COMMON (3 1/2" x 0.162"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 3" x 14 GAGE STAPLES, 7/16" CROWN	END NAIL
29. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	(2) 8d COMMON (2 1/2" x 0.131"); OR (2) 10d BOX (3" x 0.128"); OR (2) 3" x 0.131" NAILS; OR (2) 3" x 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (a)		
30. 3/8" - 1/2"	6d COMMON OR DEFORMED (2" x 0.113"); OR 2 3/8" x 0.113" NAIL (SUBFLOOR AND WALL)	6 / 12
	8d COMMON OR DEFORMED (2 1/2" x 0.131" x 0.281" HEAD) (ROOF); OR RSRS-01 (2 3/8" x 0.113") NAIL (ROOF) (d)	6 / 12
	1 3/4" x 16 GAGE STAPLES, 7/16" CROWN (SUBFLOOR AND WALL)	4 / 8
	2 3/8" x 0.113" x 0.266" HEAD NAIL (ROOF)	4 / 8
	1 3/4" x 16 GAGE STAPLES, 7/16" CROWN (ROOF)	3 / 6
31. 19/32" - 3/4"	8d COMMON (2 1/2" x 0.131"); OR DEFORMED (2" x 0.113") (SUBFLOOR AND WALL)	6 / 12
	8d COMMON OR DEFORMED (2 1/2" x 0.131" x 0.281" HEAD) (ROOF); OR RSRS-01 (2 3/8" x 0.113") NAIL (ROOF) (d)	6 / 12
	2 3/8" x 0.113" x 0.266" HEAD NAIL; OR 2" 16 GAGE STAPLE, 7/16" CROWN	4 / 8
32. 7/8" - 1 1/4"	10d COMMON (3" x 0.148"); OR DEFORMED (2 1/2" x 0.131" x 0.281" HEAD)	6 / 12
OTHER EXTERIOR WALL SHEATHING		
33. 1/2" FIBERBOARD SHEATHING (b)	1 1/2" x 0.120", GALVANIZED ROOF NAIL (7/16" HEAD DIA); OR 1 1/4" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3 / 6
34. 25/32" FIBERBOARD SHEATHING (b)	1 3/4" x 0.120", GALVANIZED ROOF NAIL (7/16" HEAD DIA); OR 1 1/2" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3 / 6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
35. 3/4" AND LESS	8d COMMON (2 1/2" x 0.131"); OR DEFORMED (2" x 0.113"); OR DEFORMED (2" x 0.120")	6 / 12
36. 7/8" - 1"	8d COMMON (2 1/2" x 0.131"); OR DEFORMED (2 1/2" x 0.131"); OR DEFORMED (2 1/2" x 0.120")	6 / 12
37. 1 1/8" - 1 1/4"	10d COMMON (3" x 0.148"); OR DEFORMED (2 1/2" x 0.131"); OR DEFORMED (2 1/2" x 0.120")	6 / 12
PANEL SIDING TO FRAMING		
38. 1/2" AND LESS	6d CORROSION-RESISTANT SIDING (1 7/8" x 0.106"); OR 6d CORROSION-RESISTANT CASING (2" x 0.099")	6 / 12
39. 5/8"	8d CORROSION-RESISTANT SIDING (2 3/8" x 0.128"); OR 8d CORROSION-RESISTANT CASING (2 1/2" x 0.113")	6 / 12
INTERIOR PANELING		
40. 1/4"	4d CASING (1 1/2" x 0.080"); OR 4d FINISH (1 1/2" x 0.072")	6 / 12
41. 3/8"	6d CASING (2" x 0.099"); OR 6d FINISH (2" x 0.092") (PANEL SUPPORTS AT 24 INCHES)	6 / 12

MINIMUM FASTENER SCHEDULE NOTES:

(a) NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.

(b) SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).

(c) WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.

(d) RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1667.

(e) TABULATED FASTENER REQUIREMENTS APPLY WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 140 MPH. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE-END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH IN EXPOSURE B OR GREATER THAN 110 MPH IN EXPOSURE C. SPACING EXCEEDING 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS SHALL BE PERMITTED WHERE THE FASTENING IS DESIGNED PER THE AWC NDS.

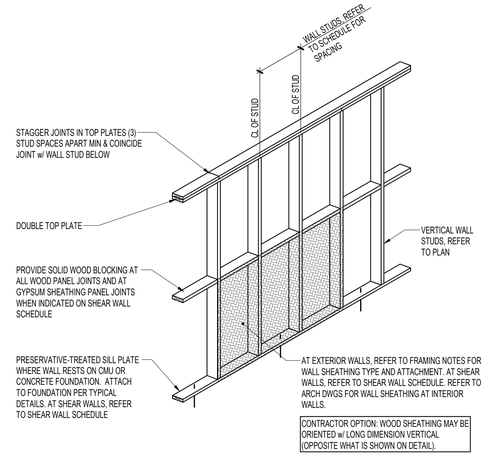
(f) FASTENING IS ONLY PERMITTED WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN OR EQUAL TO 110 MPH.

(g) NAILS AND STAPLES ARE CARBON STEEL MEETING THE SPECIFICATIONS OF ASTM F1667. CONNECTIONS USING NAILS AND STAPLES OF OTHER MATERIALS, SUCH AS STAINLESS STEEL, SHALL BE DESIGNED BY ACCEPTABLE ENGINEERING PRACTICE OR APPROVED UNDER SECTION 104.11.

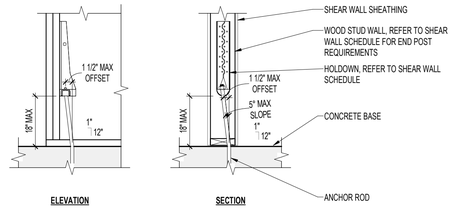
WOOD GUN NAIL CONVERSION

USE	SPECIFIED COMMON NAILS	GUN NAIL EQUIVALENT
FLOOR & ROOF SHEATHING	10d AT 6" o/c	0.131"x3" AT 4" o/c
SHEAR WALLS: TYPE "W68"	10d AT 6" o/c	0.131"x3" AT 4" o/c
	8d AT 6" o/c	0.131"x3" AT 6" o/c
SHEAR WALLS: TYPE "W48"	10d AT 4" o/c	0.131"x3" AT 3" o/c
	8d AT 4" o/c	0.131"x3" AT 4" o/c
TYPICAL FASTENER CONDITIONS	(2) 10d OR (2) 16d	(3) 0.131"x3"
	(3) 10d OR (3) 16d	(4) 0.131"x3"
	(4) 10d OR (4) 16d	(6) 0.131"x3"
	10d AT 6" o/c	0.131"x3" AT 4" o/c
	16d AT 16" o/c	0.131"x3" AT 12" o/c
	16d AT 12" o/c	0.131"x3" AT 8" o/c

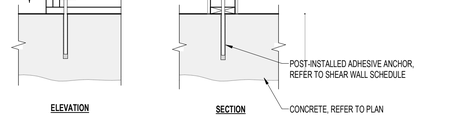
GUN NAIL CONVERSION SCHEDULE NOTES:
1. REFER TO MINIMUM FASTENING SCHEDULE FOR ITEMS NOT COVERED HERE.
2. MINIMUM PENETRATION INTO BASE WOOD MEMBER = 1 1/2".
3. GUN NAILS SHALL HAVE FULL ROUND HEADS.



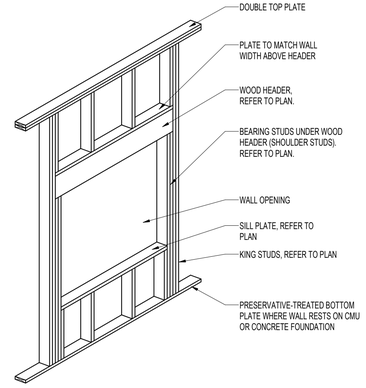
2 S1.2 TYPICAL WOOD STUD BEARING WALL CONSTRUCTION



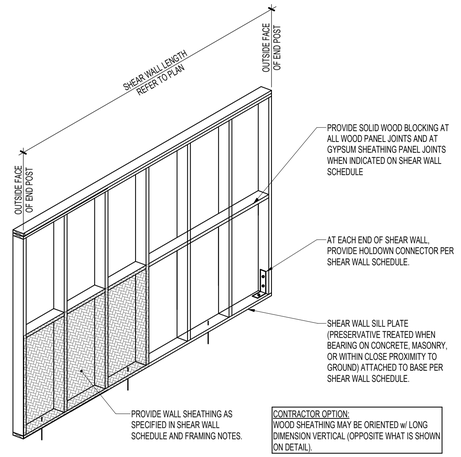
1 S1.2 SHEAR WALL HOLDOWN - OFFSET ANCHOR



3 S1.2 SHEAR WALL HOLDOWN ATTACHMENT



4 S1.2 TYPICAL FRAMING AROUND AN OPENING IN A WOOD STUD BEARING WALL



5 S1.2 TYPICAL SINGLE-STORY WOOD SHEAR WALL CONSTRUCTION

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

ROGERS Behavioral Health

PIERCE ENGINEERS
181 N. Broadway Ave
Milwaukee, WI 53202
414.278.6060
www.pierceengineers.com
PE Project: 250777

Rogers Behavioral Health - Utility Storage Building

34700 Valley Road
Oconomowoc, WI 53066

Revisions:
3/10/2026 PERMIT SET

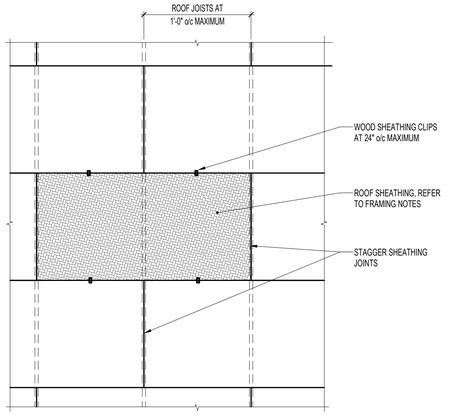
Sheet Name:
WOOD FRAMING SCHEDULES AND DETAILS

Date: 02/13/2026
Drawn By: PE
Project No.: 17002.01.20.01

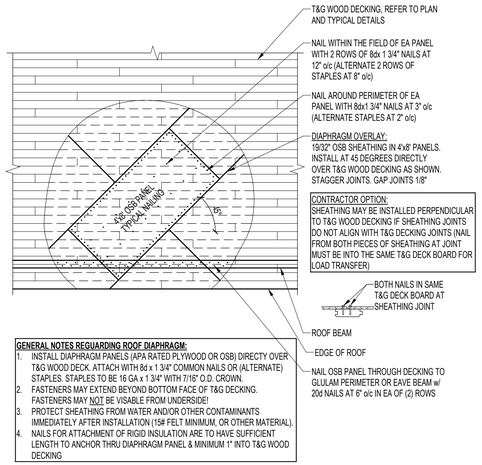
Sheet No.
S1.2

3/10/2026 10:51:56 AM
Autodesk Docs://RBH Lake Activities Pavilion/250777-Structural.rvt

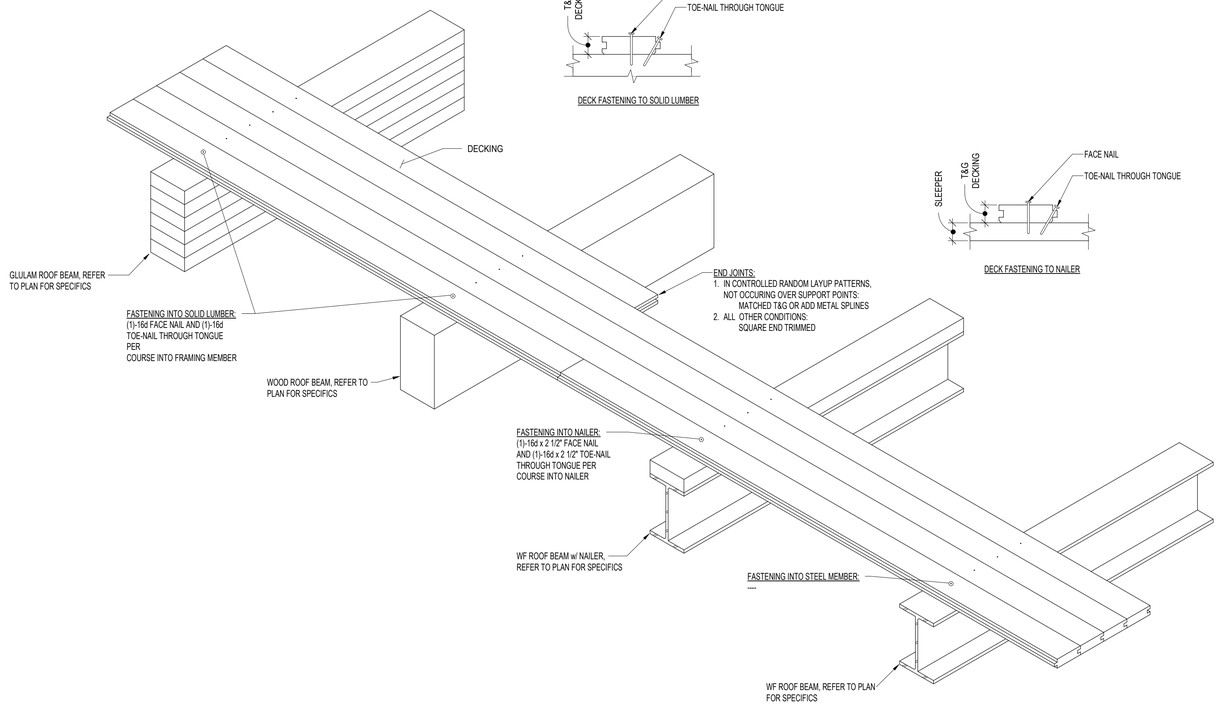
©Copyright 2026, Quorum Architects, Inc.



1 S1.3 TYPICAL ROOF SHEATHING LAYOUT



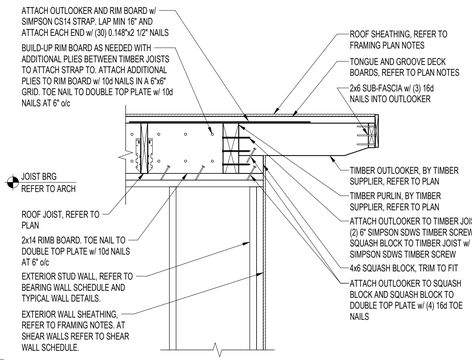
2 S1.3 WOOD STRUCTURAL PANEL DIAPHRAGM ON TONGUE AND GROOVE WOOD DECKING



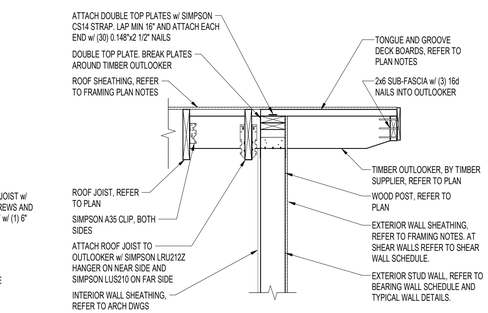
9 S1.3 DECK NAILING DETAIL

DECK FASTENING TO SOLID LUMBER

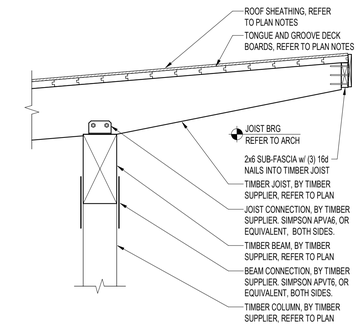
DECK FASTENING TO NAILER



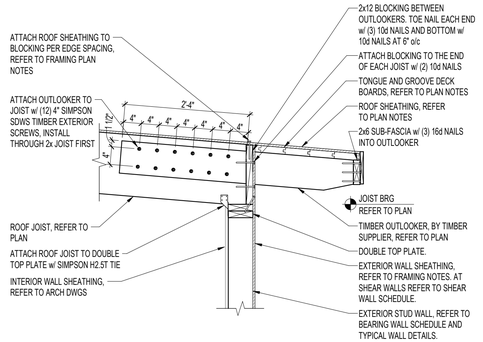
3 S1.3 ROOF FRAMING AT EXTERIOR WALL



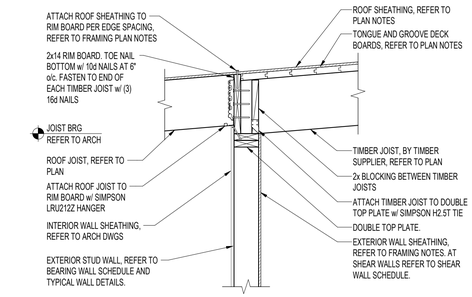
4 S1.3 ROOF FRAMING AT EXTERIOR WALL



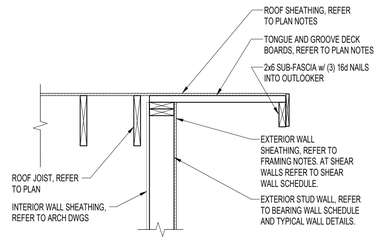
5 S1.3 ROOF FRAMING AT COLUMN



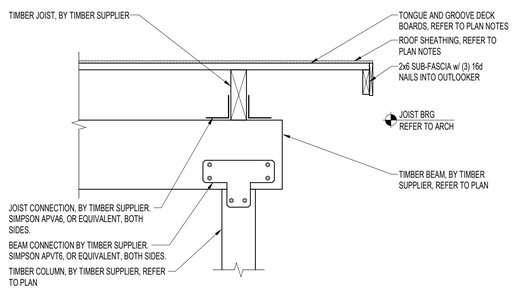
6 S1.3 ROOF FRAMING AT EXTERIOR WALL



7 S1.3 ROOF FRAMING AT EXTERIOR WALL



8 S1.3 ROOF FRAMING AT EXTERIOR WALL



10 S1.3 TIMBER FRAMING

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

ROGERS Behavioral Health

PIERCE ENGINEERS
181 N. Broadway Ave
Milwaukee, WI 53202
414.278.6060
www.pierceengineers.com
PE Project: 250777

Rogers Behavioral Health - Utility Storage Building

34700 Valley Road
Oconomowoc, WI 53066

Revisions:
3/10/2026 PERMIT SET

Sheet Name:
WOOD FRAMING DETAILS

Date: 02/13/2026
Drawn By: Author
Project No.: 17002.01.20.01

Sheet No.
S1.3

3/10/2026 10:51:57 AM
Autodesk Docs://RBH Lake Activities Pavilion/250777-Structural.rvt

©Copyright 2026, Quorum Architects, Inc.

ROGERS BEHAVIORAL HEALTH

UTILITY STORAGE BUILDING

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.

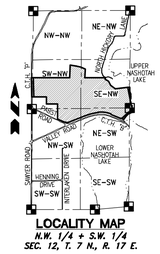
ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

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" = 30'



LOCALITY MAP
N.W. 1/4 - S.W. 1/4
SEC. 12, T. 7 N., R. 17 E.

DEVELOPER:
ROGERS BEHAVIORAL HEALTH
CONTACT: CORY MAJSZAK
1239 CORPORATE CENTER,
OCONOMOWOC, WI 53066
PHONE: (262) 364-7776

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.
N19W24133 RIVERWOOD DR.
WAUKESHA, WI 53188
CONTACT: BRIAN PEHL, PE
PHONE: (414) 507-8840

SHEET INDEX

CIVIL		
T1	–	COVER SHEET
C1.0	–	EXISTING & PROPOSED SITE PLAN
C2.0	–	GRADING & EROSION CONTROL PLAN
C3.0	–	CONSTRUCTION DETAILS & SCHEDULE

WISCONSIN
MATTHEW A. BAILEY
E-40533
OCONOMOWOC
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

19035 W CAPITOL DR.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
UTILITY STORAGE BUILDING
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION
02/19/26	PC SUBMITTAL
03/06/26	per VILLAGE COMMENTS

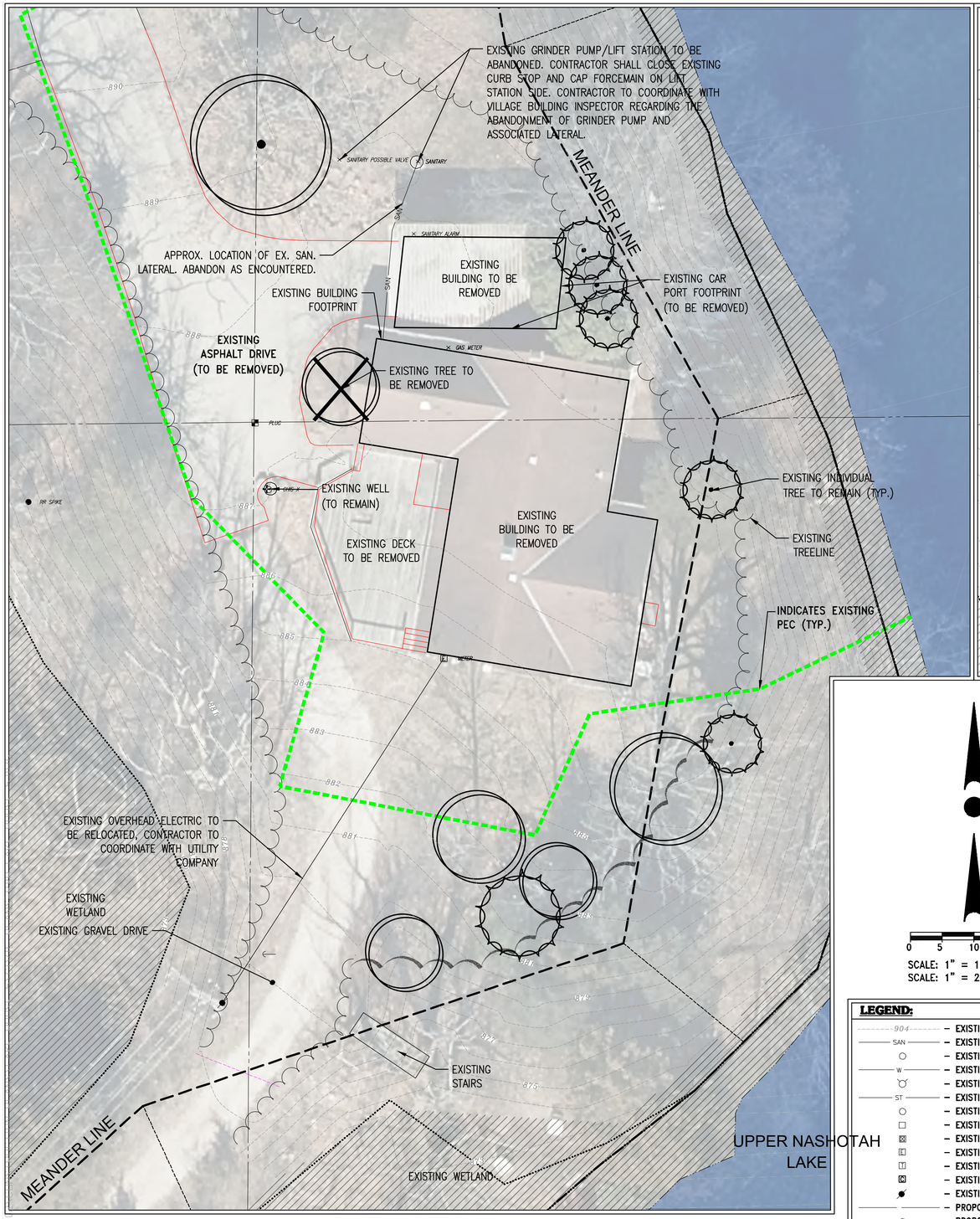
DATE:
MARCH 6, 2026

JOB NUMBER:
781-07005-15

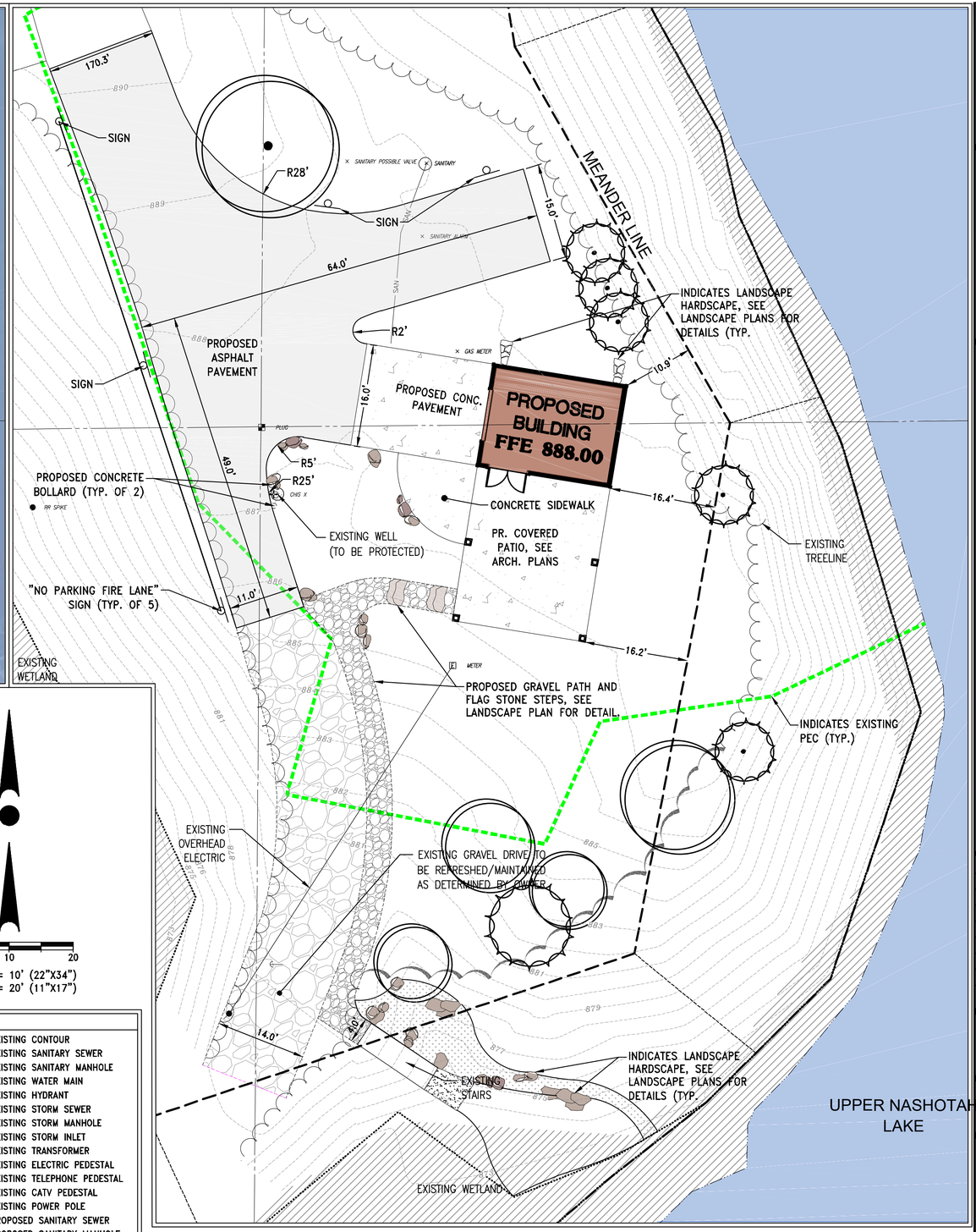
DESCRIPTION:
COVER SHEET

SHEET
T1.0

H:\C700\781\07005-02\CONSTRUCTION PLANS\LAKE HOUSE 5\CIVIL PLANS-RBH LAKE HOUSE 5.DWG



EXISTING SITE PLAN



PROPOSED SITE PLAN

0 5 10 20

SCALE: 1" = 10' (22"X34")
SCALE: 1" = 20' (11"X17")

LEGEND:

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING HYDRANT
- 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.

H:\C700\781\07005-

WISCONSIN
MATTHEW A. MATTHIAS
E-40533
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING
19035 W CAPITOL DR.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
UTILITY STORAGE BUILDING
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

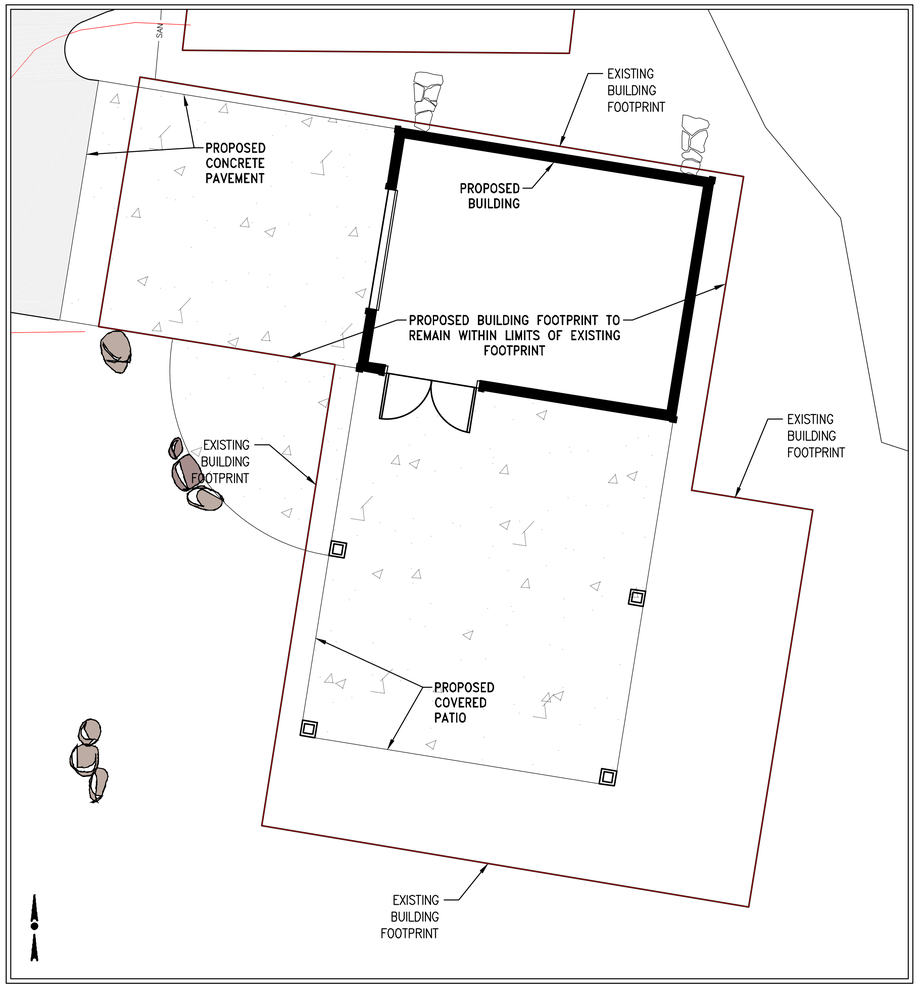
DATE	DESCRIPTION
02/19/26	PC SUBMITTAL
03/06/26	per VILLAGE COMMENTS

DATE:
MARCH 6, 2026

JOB NUMBER:
781-07005-15

DESCRIPTION:
EXISTING & PROPOSED PLAN

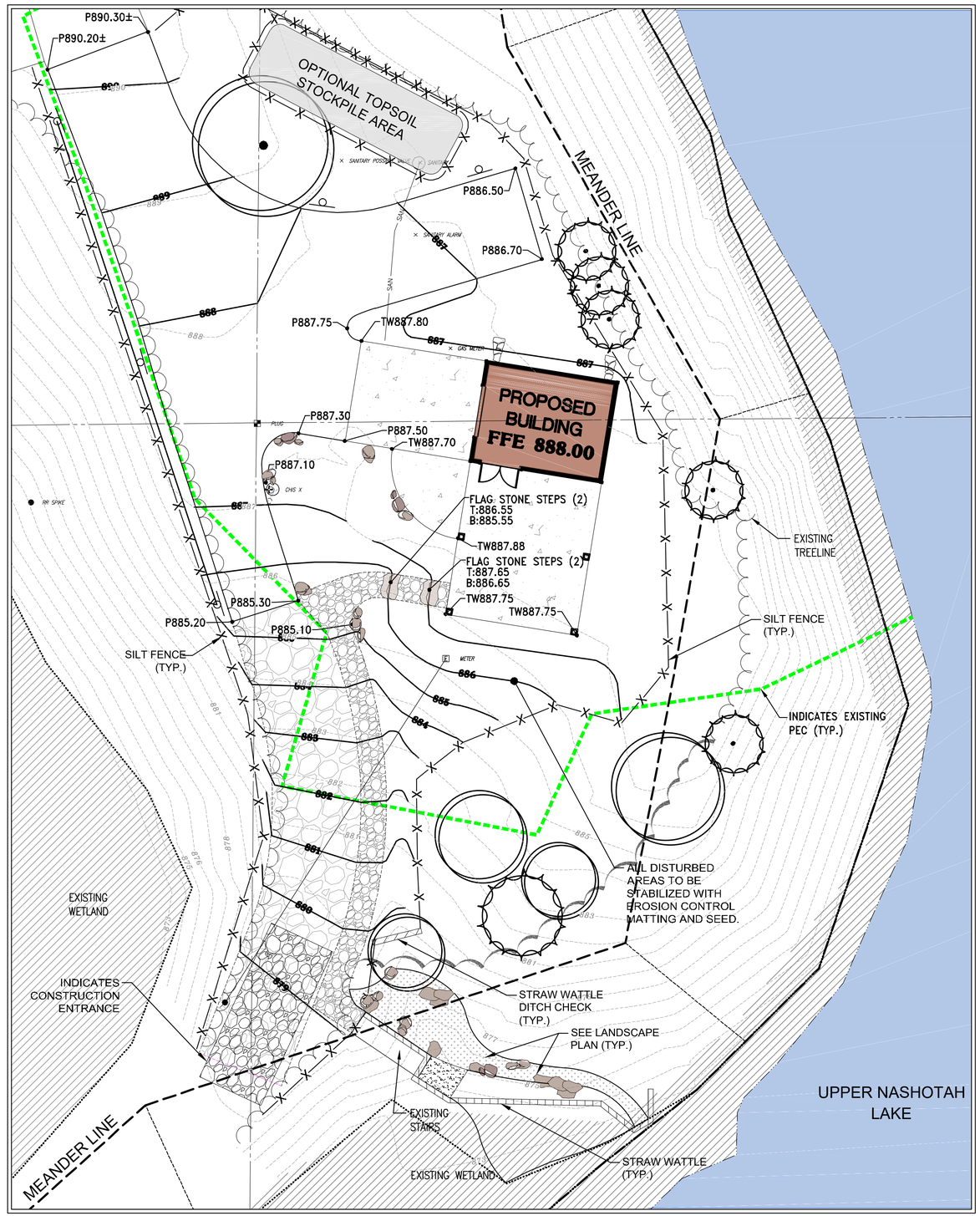
SHEET
C1.0



BUILDING PLACEMENT DETAILED VIEW

1"=5' (22"x34")

1"=10' (11"x17")



PLAN VIEW

1"=10' (22"x34")

1"=20' (11"x17")

LEGEND:

904	– 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

0 5 10 20

SCALE: 1" = 10' (22"X34")

SCALE: 1" = 20' (11"X17")

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.

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.

WISCONSIN MATTHEW A. E-40533 OCONOMOWOC PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING

19035 W CAPITOL DR.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:

UTILITY STORAGE BUILDING

ROGERS BEHAVIORAL HEALTH

34700 VALLEY ROAD

VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION
02/19/26	PC SUBMITTAL
03/06/26	per VILLAGE COMMENTS

DATE:
MARCH 6, 2026

JOB NUMBER:
781-07005-15

DESCRIPTION:
GRADING & EROSION CONTROL PLAN

SHEET

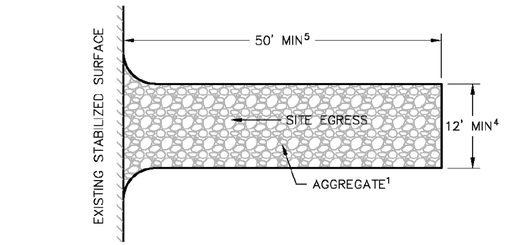
C2.0

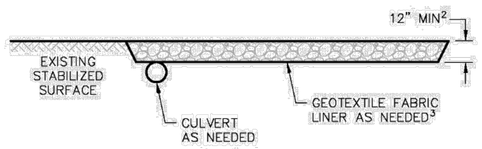
H:\C700\781\07005-02\CONSTRUCTION PLANS\LAKE HOUSE 5\CIVIL PLANS-RBH LAKE HOUSE 5.DWG

1057-TS-9

Figure 2:

Stone tracking pad detail





Note 1 Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.

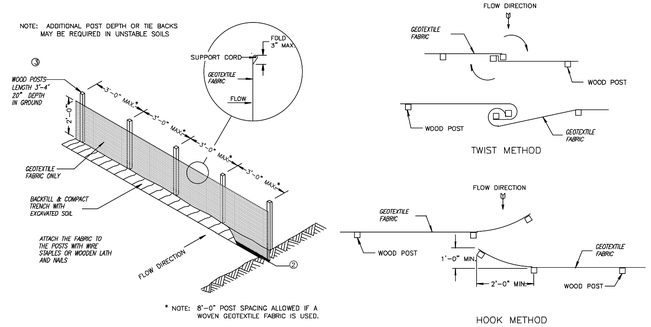
Note 2 Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

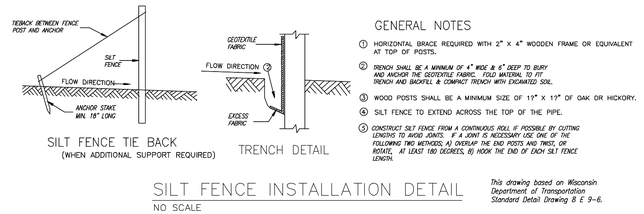
Note 3 Select fabric type based on soil conditions and vehicles loading.

Note 4 Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note 5 If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

WDNR
July 2018

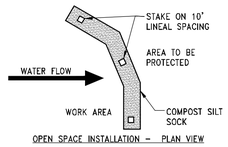


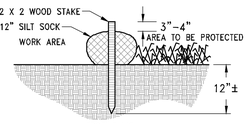


SILT FENCE INSTALLATION DETAIL

NO SCALE

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

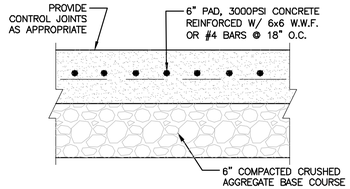




NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
4. INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES.

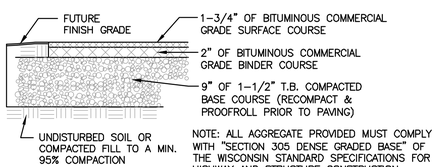
STRAW WATTLE DITCH CHECK INSTALLATION DETAIL

NO SCALE



CONCRETE PAVEMENT SECTION

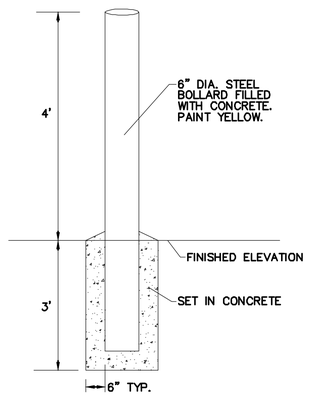
NO SCALE



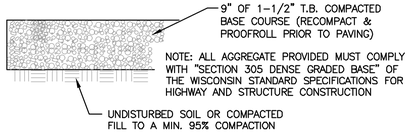
STANDARD DUTY ASPHALT PAVING SECTION

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.

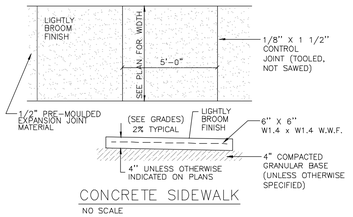


BOLLARD



GRAVEL DRIVEWAY SECTION

NO SCALE



CONCRETE SIDEWALK

NO SCALE

CONSTRUCTION SEQUENCE PLAN

1. PRE-CONSTRUCTION MEETING PRIOR TO GROUND DISTURBING ACTIVITIES.
2. INSTALL PERIMETER SILT FENCE/STRAW WATTLE AND CONSTRUCTION ENTRANCE.
3. BEGIN BUILDING AND SITE DEMOLITION. CLEAR AND GRUB EXISTING VEGETATION CONCURRENT WITH STEP 2.
4. STRIP AND STOCKPILE TOPSOIL. TEMP SEED TOPSOIL STOCKPILES. INSTALL SILT FENCE AROUND PILES.
5. ROUGH GRADE SITE. ALL DISTURBED AREAS THAT ARE TO GRADE AND/OR IS TO BE LEFT DORMANT FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH SEED AND MULCH AND/OR BLANKET.
6. INSTALL EROSION BLANKET TO STEEP SLOPES IMMEDIATELY UPON COMPLETION OF GRADING, AS INDICATED WITHIN PLAN. AFTER INSTALLATION PROTECT AREA FROM CONSTRUCTION TRAFFIC.
7. BUILDING CONSTRUCTION MAY COMMENCE AS ALLOWED BY BUILDING PERMIT (NON-SEQUENTIAL).
8. INSTALL STONE BASE AND PAVEMENTS; MAY BE PHASED TO COINCIDE WITH THE BUILDING CONSTRUCTION SCHEDULE.
9. FINISH GRADE SITE. RE-SPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION BLANKET TO STEEP SLOPES IMMEDIATELY UPON COMPLETION OF GRADING, AS INDICATED WITHIN PLAN.
10. 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.
11. 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, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE 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 AND WETLANDS WITH SILT FENCE.
C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
E. MAINTAIN EXISTING SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
F. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
G. PROMPT REMOVAL OF EXCAVATED MATERIAL.
H. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
I. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
J. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
K. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
L. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE.

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. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS.
9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
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.

11. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.
12. DIVERSION BERMS SHALL BE CONSTRUCTED TO BLOCK AND REDIRECT RUNOFF AS INDICATED ON THE PLAN. SIDE SLOPES SHALL NOT EXCEED 2:1. TOP WIDTH SHALL BE 2' MIN.; BERM HEIGHT SHALL BE 1.5' MIN. 13. DUST CONTROL - CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE THROUGH CONSTRUCTION PHASING AND TIMELY STABILIZATION OR THE USE OF BMPS SUCH AS SITE WATERING AND MULCH - ESPECIALLY WITH VERY DRY OR FINE SANDY SOILS.
14. TO OBTAIN CITY STORM WATER PERMIT AND PERFORM WEEKLY EROSION CONTROL INSPECTIONS, AND SUBMIT INSPECTIONS TO CITY EROSION CONTROL INSPECTOR. AT THE END OF PROJECT, COORDINATE PERMIT TERMINATION WITH CITY EROSION CONTROL INSPECTOR.

LATE SEASON STABILIZATION NOTES:

THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PERVIOUS DISTURBED AREAS BEFORE THE END OF THE GROWING SEASON. THIS WILL BE DONE BY SEEDING OF ALL DISTURBED AREAS WITH PERMANENT VEGETATION BY SEPTEMBER 15, 2025. IF THIS DEADLINE IS MISSED, THEN STABILIZATION WILL BE COMPLETED BY:

1. SEEDING OF ALL DISTURBED AREAS WITH TEMPORARY SEED MIX (OATS, WINTER WHEAT, ANNUAL RYE) BY OCTOBER 15. PERMANENT SEED MIX MUST THEN BE IMPLEMENTED BY JUNE 1 OF THE FOLLOWING YEAR.
2. IF THE OCTOBER 15 DEADLINE IS MISSED, COVERAGE OF ALL DISTURBED AREAS BY NOVEMBER 1 WITH:
   a. TOPSOIL, SEED, AND THE MATERIAL CALLED FOR ON THIS PLAN, WHERE TOPSOIL, SEED, AND EROSION CONTROL MATTING IS CALLED FOR.
   b. TOPSOIL, SEED, AND TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST OR OTHER METHOD APPROVED BY THE CITY ENGINEER FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR ON THIS PLAN.
3. IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE CITY ENGINEER HAS DETERMINED THAT IT IS INFEASIBLE TO PLACE TOPSOIL, THE PERMIT APPLICANT SHALL:
   a. APPLY TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST TO ALL DISTURBED AREAS.
   b. INSTALL DITCH CHECKS IN ALL DITCHES WITH SLOPE GREATER THAN 0.5% AT INTERVALS SUCH THAT THE TOP OF THE DOWNHILL DITCH CHECK IS AT THE ELEVATION OF THE FOOT OF THE UPHILL DITCH CHECK. DITCH CHECKS SHALL BE EITHER:
      i. TRIANGULAR FOAM-CORE
      ii. STONE INSTALLED PER THE WDNR TECHNICAL STANDARD
      iii. COMPOST-FILLED TUBES, OR
      iv. A COMPARABLE PRODUCT AS APPROVED BY THE CITY ENGINEER.

WISCONSIN
MATTHEW A. Matthaei
E-40533
OCONOMOWOC
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

19035 W CAPITOL DR.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
UTILITY STORAGE BUILDING
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY	
DATE	DESCRIPTION
02/19/26	PC SUBMITTAL
03/06/26	per VILLAGE COMMENTS

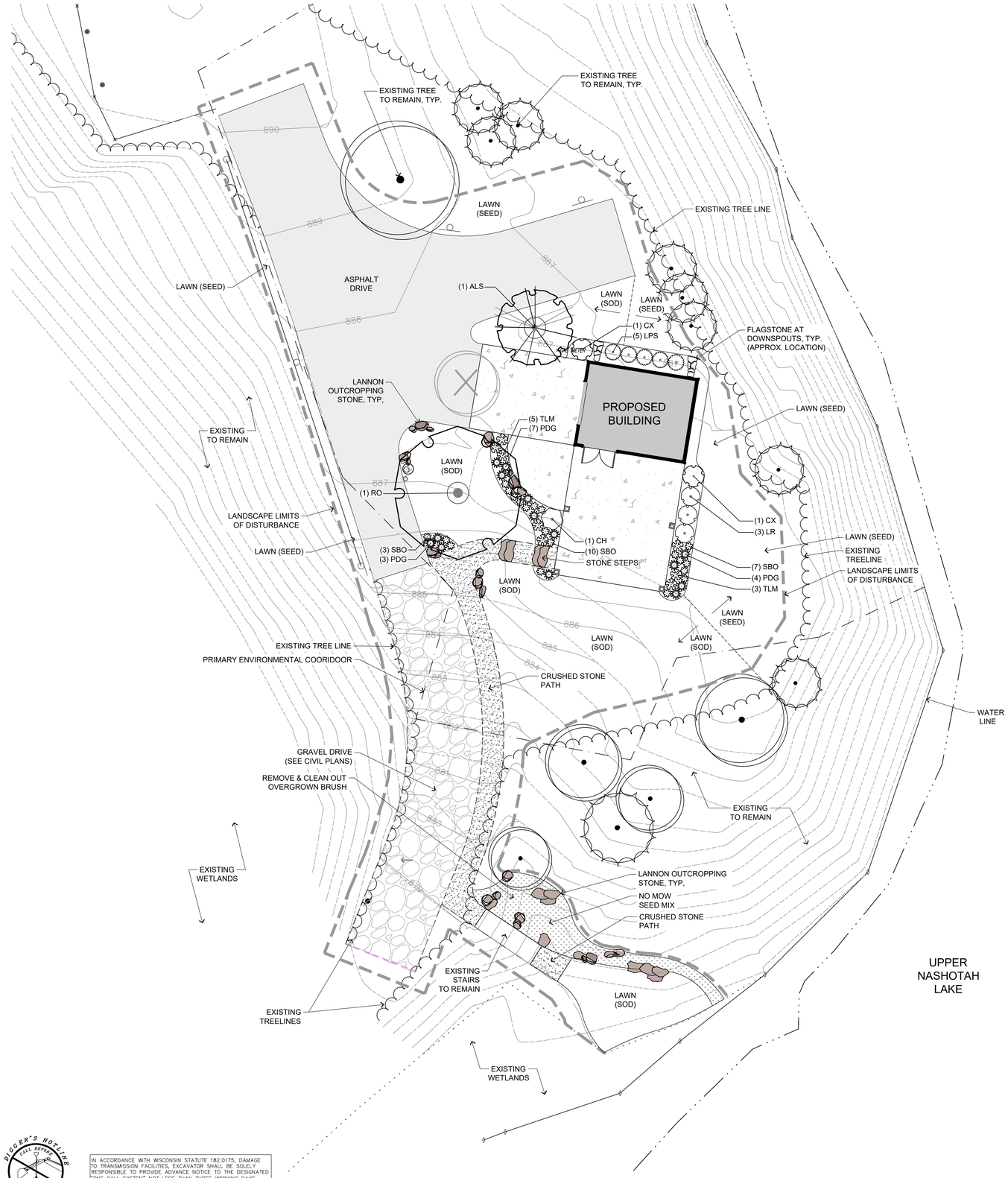
DATE:
MARCH 6, 2026

JOB NUMBER:
781-07005-15

DESCRIPTION:
CONSTRUCTION DETAILS & SCHEDULE

SHEET
C3.0

H:\C700\781\07005-02\CONSTRUCTION PLANS\LAKE HOUSE 5\CIVIL PLANS-RBH LAKE HOUSE 5.DWG



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
ORNAMENTAL TREES						
	ALS	1	Allegheny Serviceberry	Amelanchier laevis	7' Ht. Multi-stem (min. 3)	B&B
SHADE TREES						
	RO	1	Red Oak	Quercus rubra	2" Cal.	B&B
DECIDUOUS SHRUBS						
	CX	2	Aphrodite Sweetshrub	Calycanthus x 'Aphrodite'	36" Ht.	Cont.
	CH	1	Hummingbird Summersweet	Clethra alnifolia 'Hummingbird'	18" Ht.	Pot
	LR	3	Kodiak® Orange Diervilla	Diervilla x 'G2X88544'	24" Ht.	Cont.
	LPS	5	Little Princess Spirea	Spiraea japonica 'Little Princess'	18" Ht.	Cont.
ORNAMENTAL GRASSES						
	PDG	14	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Cont.
PERENNIALS						
	TLM	8	Thriller Lady's Mantle	Alchemilla mollis 'Thriller'	4.5"	Cont.
	SBO	20	Summer Beauty Ornamental Onion	Allium x 'Summer Beauty'	4.5"	Cont.

GENERAL NOTES

- Lawn areas to be seeded or sodded (see plan for locations).
- No Mow Lawn Seed Mix shall be supplied by Prairie Nursery, Westfield, WI.
- Plant beds and tree rings 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)
- For safety reasons, do not use metal landscape staples. Only Ecoduty Degradable Stakes (or approved equivalent) shall be used to secure erosion control matting.
- Site furnishings by owner, to be Sister Bay.

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
civil · landscape architecture
structural · mechanical · electrical
plumbing / fire protection · security
lighting design · telecommunications
255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Utility Storage Building

Client:
ROGERS Behavioral Health

Issuance:
03-06-2026 Village Comments

Scale:
0 10 20 feet
1" = 10' @ 24" X 36"
N

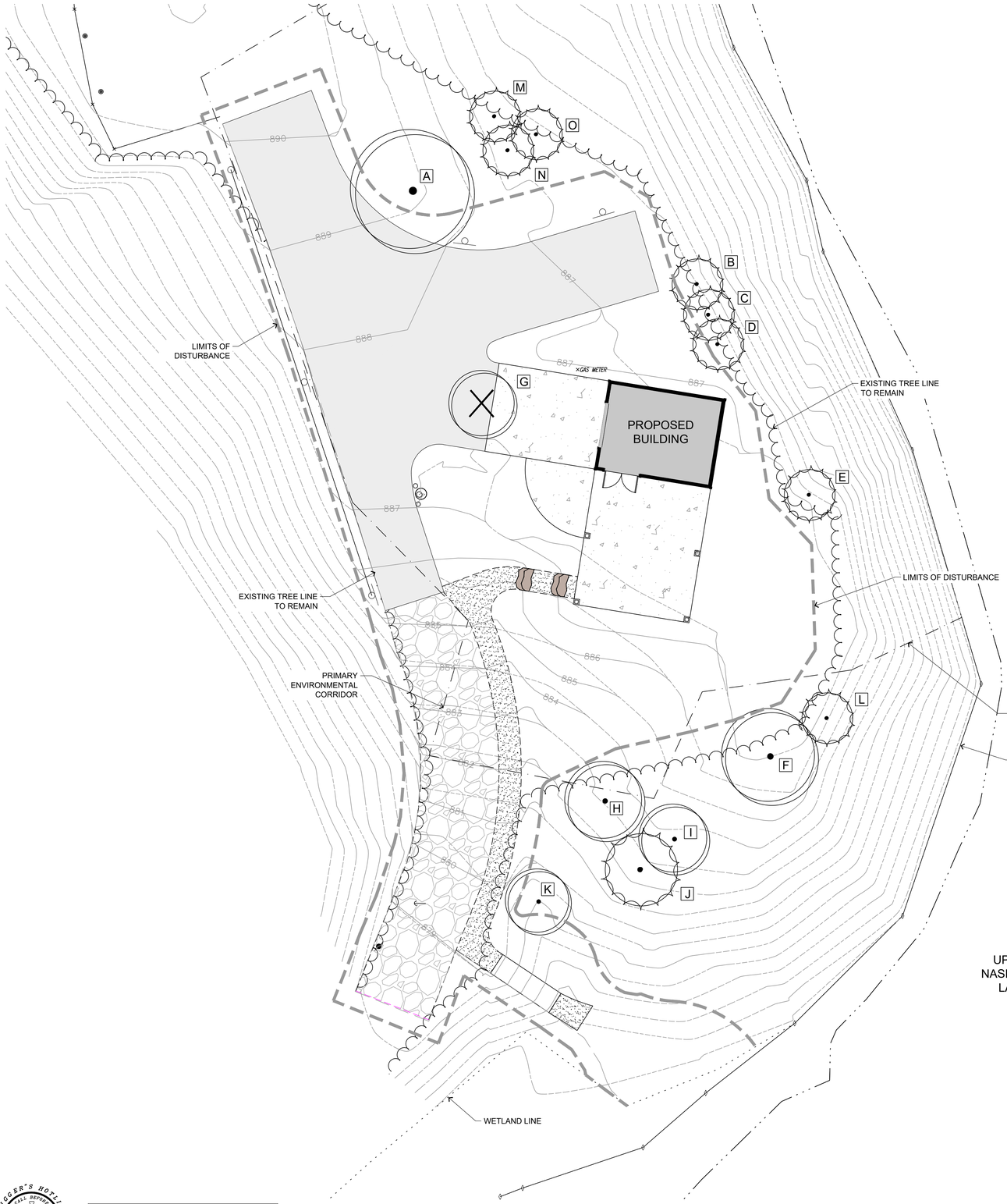
Date: 02-19-2026

Project Number:
26-1014.00

Sheet Name:
LANDSCAPE PLAN

Sheet Number:
L1.00

© Copyright 2024



TREE IMPACT SUMMARY

Total Trees Surveyed: 15
Trees to be Removed: 1
Proposed Trees: 2

Note: Trees included in survey are quality species located in close proximity to the limits of disturbance line.

Tree Inventory:

Symbol	Species	DBH	Condition	Remove
A	White Oak	25"	Fair	
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	
I	Red Oak	12"	Fair	
J	Norway Spruce	5"	Fair	
K	American Basswood	14" Multi	Fair	
L	Eastern Red Cedar	6"	Good	
M	Northern White Cedar	6"	Good	
N	Northern White Cedar	4"	Good	
O	Northern White Cedar	4"	Good	

TREE SURVEY LEGEND

Existing Deciduous Trees to Remain

Existing Evergreen Trees to Remain

Existing Deciduous Trees to be Removed

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
civil · landscape architecture
structural · mechanical · electrical
plumbing / fire protection · security
lighting design · telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Utility Storage Building

Client:
ROGERS Behavioral Health

Issuance:
03-06-2026 Village Comments

Scale:
0 10 20 feet
1" = 10' @ 24" X 36"
N

Date: 02-19-2026

Project Number:
26-1014.00

Sheet Name:
TREE SURVEY

Sheet Number:
L1.01

© Copyright 2024

LANDSCAPE NOTES

GENERAL

1.01 All landscape installation and maintenance to conform with all applicable local codes and ordinances.

1.02 See site drawings for work limits, scope of construction, hardscape, dimensions and/or construction notes. See civil drawings for all hardscape, grading, stormwater management, site utilities and erosion control. See landscape drawings for landscape plans, site amenities, details, schedules, notes. See architectural drawings for all construction. See electrical drawings for all power, circuiting, lighting and security. See mechanical drawings for other site equipment.

1.03 Contractor shall provide shop drawings and material submittals of **all** hardscape and landscape construction elements shown in plan set for landscape architect review prior to construction.

1.04 Contractor to provide samples for landscape architect's approval on all colors, finishes and materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes, etc.

1.05 Caution: underground utilities are present on site. The contractor shall verify location of all above- and below-grade utilities, both public and private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify client and landscape architect prior to proceeding. Coordinate with local public utility locating entity as needed.

1.06 Contractor to verify hardscape layout prior to construction. Contact landscape architect if discrepancies are found.

1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See civil drawings for limits of disturbance.

1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

PLANTING

2.01 Rough grading and topsoil import/spreading are to be completed by others. Finish grading, seed area and planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.

2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types and locations, see specifications for materials and installation.

2.03 Landscape contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant schedule. Landscape contractor shall forward a material list to the landscape architect prior to construction identifying species, sizes and plant sources to be used on the project. Any potential plant substitutions or changes to sizes shown on plan and appropriate cost credits / adjustments much be submitted in writing to the general contractor and approved by the owner's representative and landscape architect prior to installation.

2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2014. The landscape architect, general contractor or owner's representative reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.

2.05 An owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site.

2.06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the landscape architect. Untagged materials will be assumed to be deficient.

2.07 Topsoil requirements:

- All planting beds shall contain screened, blended and weed free topsoil mix to a minimum depth of 18". All seeded areas shall have minimum depth of 4".
- Existing topsoil meeting project specifications may be stripped, stored and re-used if previously approved. Landscape contractor shall remove all excessive clay, gravel and stones detrimental to healthy plant growth. Landscape contractor shall remove all debris greater than 1" diameter.
- Subgrade shall be tilled and/or scarified prior to placement of topsoil.
- Landscape contractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but are not limited to) soil pH, % organic matter, % nitrogen/phosphorus/potassium, % calcium, and soil texture (percentages of sand, silt and/or clay.) Soil testing shall include recommendations for soil amendments, if required to support growth of standard ornamental landscape materials.
- Contaminated soil shall be removed from the project site if discovered.

2.08 Grading and/or landscape contractor shall provide positive drainage away from all structures for a minimum of 10'.

2.09 Landscape contractor is responsible for ensuring that all tree pits and planting areas drain properly. Notify landscape architect if drainage or moisture issues are encountered while planting.

2.10 Tree Planting (see detail):

- Identify root flare - the part of the trunk where roots spread out at the base of the tree. Root flare should be visible (not buried under mulch or soil) after the tree has been planted. Plant all trees slightly higher than finished grade at root flare.
- Dig hole two to three times as wide as the root ball, and slightly shallower than root ball. Break up compacted soil on sides of hole, leaving bottom of hole firm.
- Once tree has been placed in hole, ensure it is at the proper depth and vertical alignment before tamping soil around lower portion of root ball.
- Remove and discard all synthetic twine from root ball.
- Without loosening the root ball, peel back, cut and remove as much of the wire basket as possible.
- Backfill with 25% compost and 75% existing soil blended prior to backfilling holes, in six inch lifts. Lightly compact each lift using foot pressure to settle backfill, support the tree and eliminate voids.
- When the planting hole has been backfilled to three-quarters of its depth, pour water around the root ball to settle the soil. Continue backfilling until soil is brought to grade level.
- Refer to Mulching note below.
- Trees that are installed incorrectly will be replaced at the time and expense of landscape contractor.

2.11 Tree Guards (protect against deer): install 4' high mesh tree protectors around the trunks of all newly planted trees (see detail).

2.12 Tree Staking: Due to unique site characteristics and the specific qualities of each tree, some trees may need to be staked. If the root ball is unstable, the trunk is bending, or the tree is planted in a very windy or otherwise unstable location, it should be staked.

2.13 Shrub Planting (see detail):

- All shrubs shall be backfilled with 25% compost and 75% existing soil, blended prior to backfilling holes.
- Remove twine and top third of burlap from B&B shrubs. Remove and discard all synthetic twine.
- When planting hole has been backfilled to three-quarters of its depth, pour water around the rootball to settle the soil.
- Continue backfilling until soil is brought to grade level.

2.14 Plant Bed Preparation: the soil in all perennial and ornamental grass areas, shall be amended with compost prior to plant installation. Spread a 3" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 8".

2.15 Compost shall be stable and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and be free of physical contaminants (i.e. plastic). The compost shall have a pH between 5.5 - 8.5, be finely (⅜" - ½") screened and contain an organic content between 25-65%.

2.16 Unless otherwise shown, all shrubs, perennials and ornamental grasses to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.

2.17 Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality, shredded hardwood mulch, reduced to a depth of 1" on top of root balls. All perennial and ornamental grass areas to receive 2" of the same mulch. Do not allow mulch to contact plant stems and tree trunks (keep 4" to 6" away from tree trunks). For trees in lawn areas, create a 3' deep, 4 ft. diameter ring of mulch, reduced to a depth of 1" on top of root ball. Form mulch into a low saucer shape a little higher at the outer edge to help contain water.

2.18 Plant Bed Edging: Edge all planting beds with a 4" deep shovel cut or mechanical edge. Bedlines are to be cut per plan. A clean definition between the lawn and plant bed is required.

LAWN / SEEDING

3.01 This work shall consist of preparing the seed beds and/or sod areas and furnishing, sowing and mulching the required seed for the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.

3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes and/or installing sod. A minimum depth of 4" of blended, prepared and non-compacted topsoil is required for all seeded and/or sodded areas. The areas to be seeded and/or sodded shall be worked with plow chisels, discs and harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed/sod beds shall be prepared immediately in advance of the seeding. If proposed seed/sod areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Follow herbicide's recommended waiting period, if any, prior to seeding/sodding.

3.03 Confirm that anticipated project schedule date(s) fall within industry standards for seed installation prior to performing any work. Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the contractor. For dormant seeding, a minimum of one over-seed application in the following season will be required.

3.04 Provide seed mix invoices, bag-tags or mix analysis results to landscape architect for approval prior to installation. Native seed shall be sold on a PLS basis.

3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the accepted methods.

3.06 No seeding shall occur if the wind exceeds 12 MPH.

3.07 Coordinate erosion control and/or mulching with civil drawings:

- In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the grading contractor.
- In areas with slopes between 4:1 and 8:1, grading and/or landscape contractor shall apply straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area. A tactifier may be necessary to avoid wind damage.
- Lightweight erosion control matting and/or hydromulch will be accepted as a no-cost alternate if approved by landscape architect prior to application.
- For safety reasons, do not use metal landscape staples. Only Ecoduty Degradable Stakes (or approved equivalent) shall be used to secure erosion control matting.

3.08 See civil drawings for erosion control measures. Coordinate with grading contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.

3.09 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed and maintained per supplier's specifications.

LAWN SEED MIX:
"Deluxe 50 Lawn Seed Mix" shall be supplied by Reinders, Sussex, WI, 262-786-3300. Apply at 4 - 5 lbs per 1000 SF.

NO MOW LAWN SEED MIX:
"No Mow Lawn Seed Mix" shall be supplied by Prairie Nursery, Westfield, WI, 608-296-2741. Apply at 300 PLS lbs per acre.

3.10 Based on soil test results, apply an appropriate starter fertilizer at the time of seeding / sodding.

3.11 Landscape contractor is responsible for establishing a smooth, uniform, quality turf / no mow area. An acceptable quality turf is defined as having no more than 5% of the total area with bare spots larger than 1/2 square foot and uniform coverage throughout all lawn / no mow areas.

3.12 Lawn Sod Installation: Prepare the topsoil by removing / killing any existing vegetation and any stones on the surface greater than 1" diameter. Grade sod areas to finish grade, allowing for thickness of sod. Finished soil should be loose, not compacted. Use only a premium sod blend. Install sod uniformly with staggered joints, laid tightly end to end and side to side, leaving no gaps between the edges. On slopes, lay sod horizontally across the slope. Roll sod with a walk behind roller and water thoroughly immediately upon installation. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, quality turf. Landscape contractor shall repair and re-sod any eroded, sunken or bare spots larger than 1/2 square foot until acceptance by owner.

LANDSCAPE MAINTENANCE AND WARRANTY

4.01 Maintenance for 6 Months after Substantial Completion: Landscape contractor shall be responsible for providing comprehensive landscape establishment and maintenance for 6 months after Substantial Completion. Prior to beginning installation, the landscape contractor shall submit a 6 month calendar for review/approval to the owner and/or landscape architect, including all anticipated maintenance activities and dates. This includes all trees, shrubs, perennials, ornamental grasses and seeded/sodded areas. Work shall include:

- watering as needed for establishment and ongoing maintenance of plant material
- watering as needed for establishment of seeded/sodded areas
- weeding and/or herbicide application
- mowing of seeded/sodded areas
- pruning
- fertilizing
- pest management
- spring/fall clean-ups

4.02 Warranty and Replacements: All plants (trees, evergreens, shrubs, perennials and ornamental grasses) shall be guaranteed (100% replacement) for one year from the date of Substantial Completion. This assumes the owner performs required maintenance (i.e. regular watering, etc.) after substantial completion of the landscape installation. Only one replacement per plant will be required during the warranty period, except for losses due to failure to comply with landscape specifications. Replacements shall be plants of the same variety specified on the plant and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.

HARDSCAPE / AMENITY

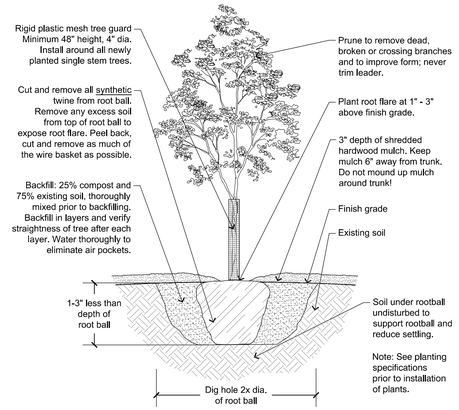
6.01 Outcropping Stone Accents: Halquist Stone - Lannon Weatheredge (or approved equal), color - buff. See detail. See civil plans for top and bottom of wall elevations.

6.02 Outcropping Steps: Halquist Stone - Lannon Weatheredge (or approved equal), color - buff. See detail.

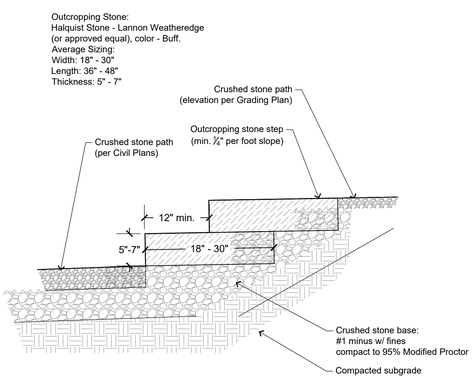
6.03 Crushed Stone Path: Path to lake shall contain 3" of decomposed granite, color gray, installed over non-woven geotextile fabric over compacted sub-grade.

6.04 Flagstone at Downspouts - Shall be approximately 18"-36" diameter limestone pavers, 2" thick, set over 3" crushed stone base over compacted sub-base.

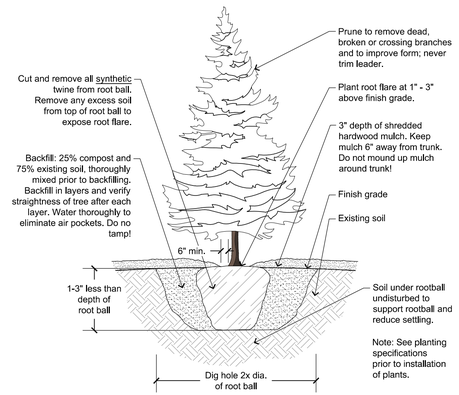
LANDSCAPE DETAILS



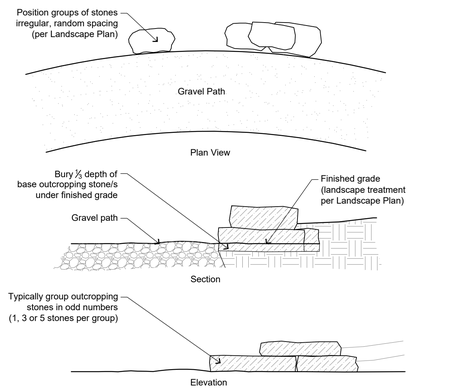
1 TREE PLANTING WITH WILDLIFE PROTECTION
NOT TO SCALE P-2025-25.1100-02



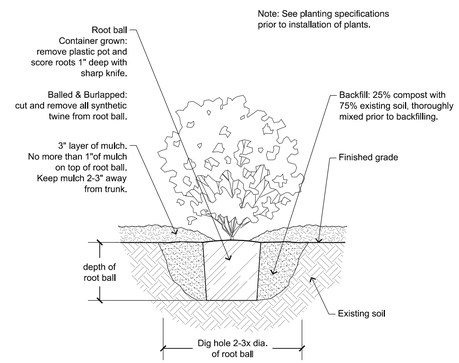
4 STONE STEPS DETAIL
NOT TO SCALE



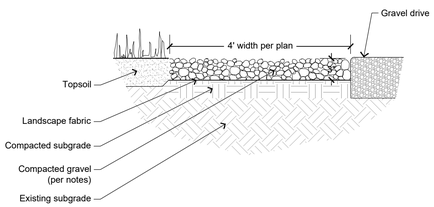
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE P-2025-25.1100-12



5 OUTCROPPING STONE ACCENTS
NOT TO SCALE P-2025-25.1100-OUTC-01



3 SHRUB PLANTING DETAIL
NOT TO SCALE P-2025-25.1100-13



6 COMPACTED GRAVEL PATH
NOT TO SCALE P-2025-25.1070-COMP-01

HARWOOD
civil · landscape architecture
structural · mechanical · electrical
plumbing / fire protection · security
lighting design · telecommunications
255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Utility Storage Building

Client:
ROGERS Behavioral Health

Issuance:
03-06-2026 Village Comments

Scale: NTS

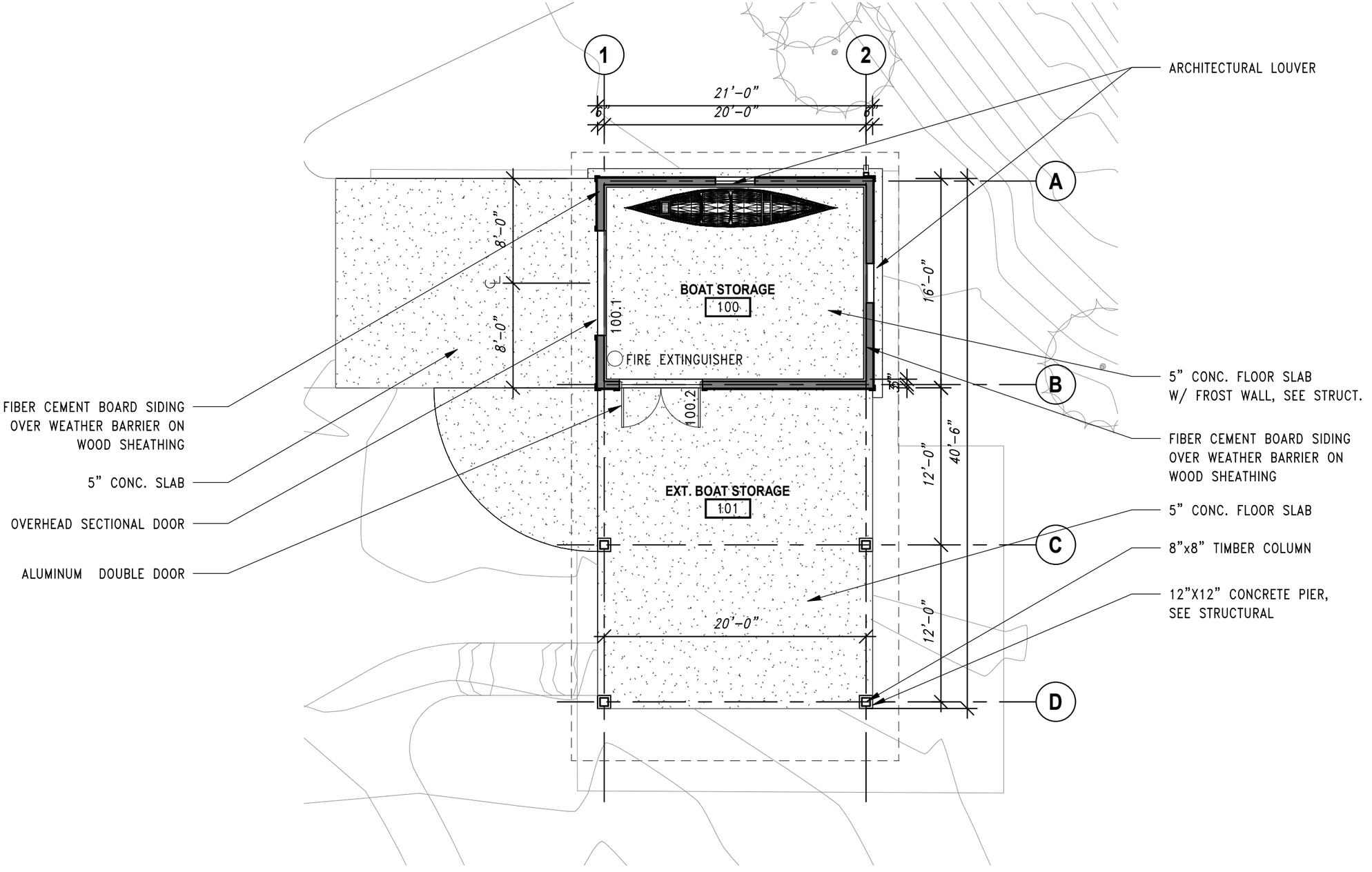
Date: 03-06-2026

Project Number:
26-1014.00

Sheet Name:
LANDSCAPE DETAILS & NOTES

Sheet Number:
L2.00

© Copyright 2024



8' 0 4' 8' 16'

SCALE: 1/8" = 1'-0"

Rogers Behavioral Health

34700 Valley Rd.
Oconomowoc, WI 53066

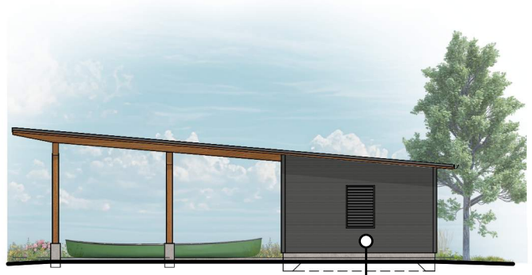
Utility Storage Building - FLOOR PLAN
Scale : 1/8th" = 1'
March 10th, 2026

ROGERS Behavioral Health

Quorum Architects, Inc.

© 2025 Quorum Architects, Inc.

North Elevation



East Elevation

South Elevation

West Elevation

Midnight Bronze

Standing Seam Metal Roof
Pac-Clad - Midnight Bronze

Fiber Cement Board Siding
James Hardie Plank - Black Ash

Tongue and Groove Wood Ceiling

707
Douglas Fir Heavy Timber - Stained

Rogers Behavioral Health

34700 Valley Rd.
Oconomowoc, WI 53066

Utility Storage Building - Exterior Materials
Scale : 1/16th" = 1'
March 10th, 2026

ROGERS Behavioral Health

Quorum Architects, Inc.
© 2025 Quorum Architects, Inc.

Rogers Behavioral Health

34700 Valley Rd.
Oconomowoc, WI 53066

Utility Storage Building - Aerial Rendering
March 10th, 2026

ROGERS Behavioral Health

Quorum Architects, Inc.

© 2025 Quorum Architects, Inc.

Rogers Behavioral Health

34700 Valley Rd.
Oconomowoc, WI 53066

Utility Storage Building - Perspective Rendering
March 10th, 2026

ROGERS Behavioral Health

Quorum Architects, Inc.
© 2025 Quorum Architects, Inc.

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO: Village of Summit Plan Commission

FROM: Amy Barrows, Village Planner
Planning & Zoning LLC

MEETING DATE: March 19, 2026

RE: **The Harvest at Pabst Farms**
SUMT0629998011 & SUMT0629998012

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

Property Owner: Pabst Farms Land Company C LLC & Pabst Farms Land Company R LLC
Applicant: Cobalt Partners LLC
Existing Zoning: A-1 Agricultural
Existing Land Use Plan: Industrial/Business Park

POSSIBLE MOTION: ***Direct staff to draft a resolution for potential consideration by the Plan Commission at the April meeting to amend the text of the Village of Summit 2045 Comprehensive Plan and to amend the Future Land Use Map category from Industrial/Business Park to Mixed Use on the subject parcels.***

CURRENT REQUEST:

- Amend the text of the Comprehensive Plan, specifically Section 9.7.4, by removing "limited retail" from the first sentence of the leading paragraph, clarifying the type of strip malls that are prohibited, and by adding the proposed residential area of the development to the list of properties that may be allowed up to ten units per acre.
- Amend the Future Land Use Map from Industrial/Business Park to Mixed Use

FUTURE REQUESTS (see letter dated 11/10/2025):

- Amend the text of the zoning ordinance to accommodate a mixed-use zoning district.
- Amend the zoning district from the A-1 Agricultural District to a district that would apply to the proposed development.
- Create a Planned Development Overlay District to incorporate specific conditions related to the development to ensure a cohesive, planned, and unified development. Flexibility in dimensional and area regulations may be considered.
- Review any necessary land divisions and/or condominium plat and related documents.
- Village Board review of a Developer's Agreement, Stormwater Maintenance Agreement, public easements, and any necessary financial assurances, including the method and amount.

- Review of Building, Site, and Operational Plans specific to each structure, site improvement, and operation.
- The applicant will need stormwater management approval from the Pabst Farms Joint Stormwater District (PFJSD).
- The applicant will need approval from the City of Oconomowoc for sewer and water service.
- Several other miscellaneous reviews are required, including, but not limited to, Traffic Impact Analysis, potential revisions to the Border Agreement between the City and Village, the creation of a Tax Incremental District, Waukesha County Department of Public Works review of CTH P improvements and access, private road maintenance agreement, DNR review of grading, cross access easements, and shared parking agreements.

PROJECT SUMMARY:

The applicant is proposing a planned mixed-use development, including residential, commercial, institutional, and public use and green spaces, that incorporates several properties on the east end of the Pabst Farms Development located in both the City of Oconomowoc and Village of Summit. There are two properties located in the Village of Summit. Both properties have frontage on Pabst Farms Boulevard and CTH P (Sawyer Road). The properties are described as:

- Lot 2 of CSM 11510, SUMT0629998011, located on the north side of Pabst Farms Boulevard, 41.78 acres
- Lot 3 of CSM 11510, SUMT0629998012, located on the south side of Pabst Farms Boulevard, 14.98 acres

The applicant is proposing to incorporate residential and commercial/institutional on Lot 2 of CSM 11510 and commercial/institutional on Lot 3 of CSM 11510. Public open and green spaces will be located throughout the development. The types of housing and commercial uses are described below.

Residential (35.8 acres in Summit)

	Oconomowoc			Summit			Combined		
Housing Type	**Acreage**	**Units**	**Units/Acre**	**Acreage**	**Units**	**Units/Acre**	**Acreage**	**Units**	**Units/Acre**
Single-Family Detached	12.5	38	3	9.8	32	3.3	22.3	70	3.1
Single-Family Attached	4.6	18	3.9	0	0	0	4.6	18	3.9
Multi-Family Owner Occupied	1.7	12	7.1	2.4	12 (3 buildings/4 units per building)	5	4.1	24	5.9
2-Story Garden Style Apartment	13.9	212	15.3	16.5	204 (11 buildings/17-18 units per building)	12.4	30.4	416	13.7
3-Story Apartment (+ parking below)	9.3	110	11.8	7.1	110 (1 building)	15.5	16.4	220	13.4
Total	**42**	**390**	**9.3**	**35.8**	**358**	**10**	**77.8**	**748**	**9.6**

The applicant has indicated that comparable regional mixed-use projects have included residential-to-commercial ratios ranging from 3.6 to 6.1 units per 1,000 sq. ft. of retail space. The applicant is proposing less than 1 residential unit per 1,000 sq. ft. of commercial space. The applicant has indicated that residential development is necessary for commercial development to succeed.

The applicant is also proposing several buildings within the residential area that will be used for maintenance storage and enclosed parking.

Commercial/Institutional (6 acres on Lot 2 & 14.98 acres on Lot 3, a total of 20.98 acres in Summit)

The applicant is proposing the following commercial uses:

- Retail and service
- Grocery and specialty food retail
- Restaurants (sit-down and fast-casual)
- Hospitality (hotel or lodging)
- Personal and professional service and office
- Financial institutions
- Veterinary clinic and animal grooming
- Childcare facilities

- Medical and dental clinics
- Immediate care facility
- Health club and fitness
- Indoor recreation
- Digital signage

The applicant is proposing the following institutional uses:

- Limited civic or community facilities
- Parks, community green, and open space
- Community garden
- Cultural uses (e.g., art gallery)

The applicant intends on incorporating an appropriate mix of the above uses to support long-term commercial viability, and to create an integrated district rather than isolated single-use parcels. The applicant is proposing to voluntarily prohibit several uses that do not preserve long-term property values and the character of the development. Prohibited uses, which are described in more detail in the applicant's narrative, include:

- Adult and other nuisance uses
- Hazardous, industrial, and environmental impact uses
- Industrial and storage-oriented use
- Distressed or low-quality retail formats (liquidation, distressed inventory, low-quality)
- Automative-oriented uses
- Alcohol/Late-night dominant uses
- Large-scale institutional or assembly uses

CONSIDERATIONS PER COMPREHENSIVE PLAN:

Land Use: The Village's plan designates a majority of the Village as residential, a majority of these properties being in a low-density residential category (2.4 acre/unit). Commercial, industrial/business park, mixed use, and multi-family are mostly limited to properties along the I-94 and CTH DR corridor and only where public sewer is available. The plan acknowledges that a majority of growth in the Village will continue to occur near the I-94 corridor since this area is adjacent to more urbanized areas in adjacent communities, such as the City of Oconomowoc and City of Delafield. The plan also states that the Pabst Farms Development is a significant development in the City of Oconomowoc and City of Delafield.

The plan's vision statement reads:

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

The applicant is proposing to modify the category of the subject properties from the Industrial/Business Park category to the Mixed-Use category. The proposed land use category would allow multiple types of commercial,

office, and residential land uses designed to develop as part of an overall planned development. This category is consistent with the uses allowed on the adjacent properties in the City of Oconomowoc.

The existing land use category (Industrial/Business Park) allows light to medium intensity business uses such as corporate office facilities, light manufacturing and warehousing. Other uses specified in the Business Park Zoning District that are permitted by right include assembly operations, indoor storage, conference center, day-care facility, health club, hotel, indoor recreation facilities, movie theater, outdoor storage/retailing (i.e. garden center), restaurant, public and quasi-public utility substations, radio and television transmitting and receiving towers, microwave relay stations, or water towers, and public administrative offices and public service buildings, including fire and police stations. Medium-to-heavy intensity uses such as large manufacturing facilities or chemical processing are not permitted.

A copy of Section 9.7.5 Industrial/Business Park and Section 9.7.4 Mixed-Use, along with the applicant's proposed changes to Section 9.7.4 are included in the packet. A copy of the BP Business Park Zoning District, which is the zoning district that would be used of the land use category remains as-is, is also included in the packet. There is no existing Zoning District that provides for mixed uses. Section 9.11 Land Use Implementation Recommendations states that the Village of Summit should review its ordinances and zoning map for consistency with the planning document and implement changes to achieve consistency between documents.

Adjacent Land Uses:

North	Residential (Lake Country Village) min. lot sizes ranging from 8,700 sq. ft. to 26,000 sq. ft. & 0.6-acre overall density
West	Proposed Mixed Use (C. Oconomowoc – included in this development)
East	Residential/Peter Prime Park
South	Interstate (I-94)

Housing:
Chapter 3 of the Comprehensive Plan leads with "housing is an essential component to a healthy and vibrant community. Providing safe, affordable, and diverse housing is a common community goal." The Southeastern Wisconsin Regional Planning Commission recommends that high density residential be concentrated in areas that have sewer and water service. There are limited areas in the Village of Summit with sewer and water service. These areas are adjacent to the municipal border with the City of Oconomowoc and include the subject properties.

As of the 2020 census, 91.6% of the 2,102 housing units in the Village were owner-occupied. 300 units were rented. There has been minimal growth in the Village over the last five years. Two single-family subdivisions have been approved, with a total of 30 new lots. With recent development, the number of owner-occupied units has increased, and the percentage of rented units has decreased. If the proposed development is approved, there would be an additional 314 rental units in the Village of Summit.

Transportation:
The subject properties are directly adjacent to CTH P (Sawyer Road) and I-94. Pabst Farms Boulevard, a frontage road constructed for the Pabst Farms Development, provides direct access to the property. The applicant is in the process of updating an existing Traffic Impact Analysis that was prepared for the Costco development. The

applicant will be expected to make any recommended traffic improvements provided in the analysis and as required by Waukesha County Department of Public Works and Wisconsin Department of Transportation.

The applicant is proposing to provide pedestrian trails that will be open to the public. The trails will connect to the existing Lake Country Trail that runs parallel to CTH P. The applicant is also willing to connect to the existing public trails located in the Lake Country Village subdivision, which is located to the north of the development.

Utilities and Community Facilities:
Public sewer and water will be provided by the City of Oconomowoc. The City has indicated that capacity is available to accommodate the proposed development. Sewer piping is either being installed or is existing. Water line extensions are in the process of being installed from the north to allow a looped system.

The property is part of the Pabst Farms Joint Stormwater Management District. The District consists of an intergovernmental agency for review and approval of all stormwater plans and facilities in the Pabst Farms development. The applicant will be required to obtain all necessary approvals.

The Fire and Police Departments will be required to provide additional services to the new development.

Agricultural, Natural, and Cultural Resources:
The property is currently being farmed. It has been established as part of the Comprehensive Plan that the Village does not intend on preserving the agricultural use long-term. There are no other known natural or cultural resources on the subject properties.

Economic Development Element:
It is important that the Village ensures responsible development that supports the existing character of the community. Economic development is also an important function of the Village. As stated in Section 7.1 of the Comprehensive Plan, without a strong tax base, there is insufficient revenue to make the types of investments successful communities require. The Village's goal is to pursue economic development that brings good, living wage jobs to the Village and supports the long-term growth and vitality of the Village's neighborhoods, commercial areas and industrial parks. The Village has established that economic development should be concentrated along the I-94 and CTH DR corridor. Section 1.2 states that Summit's goal is to "maintain its character and charm, while taking advantage of its location between Madison and the metro-Milwaukee area, by designating specific areas for responsible growth."

IF THE PLAN COMMISSION RECOMMENDS ADVANCING THE PROPOSED AMENDMENTS, THE FOLLOWING CONDITIONS SHOULD BE CONSIDERED (additional conditions may be presented at the April meeting):

1) The text amendments to the Comprehensive Plan and Future Land Use Map are not effective until such time the subject property is rezoned to an appropriate Zoning District category that accommodates Mixed Use Development and subject to a Planned Development Overlay District in accordance with Section 111-359 of the Zoning and Shoreland Ordinance. The Planned Development Overlay District shall provide specific design requirements to encourage uniform and harmonious development, such as location and scale of buildings, architectural and site design, community public and green spaces, lighting, signage and landscaping.

2) Residential density shall not exceed 10 units per acre of the area proposed to be developed as residential. The development shall include commercial uses along Pabst Farms Boulevard on both properties.
3) The property shall have all necessary permits to operate as a Mixed-Use Development within one year of the Land Use Map Amendment being approved by Village Board, including the approval of a Rezone and Planned Development Overlay District. This requirement does not include specific Site Plan Development approvals for individual buildings and site improvements, or possible future land divisions.

Proposed Text Amendments to Village of Summit 2045 Comprehensive Plan

9.74 Mixed-Use

- Modify the leading paragraph to read:

The mixed-use category is designated for areas appropriate for multiple types of commercial/office uses ~~(with limited retail)~~ and various residential uses (single-family, duplex, or multi-family), designed to develop as part of an overall planned development. Residential density in these areas shall not exceed a net four (4) units per acre, with exceptions specified herein. These areas do not include Industrial/Business Park uses, manufacturing, production facilities, gas/convenience stores, warehousing, car dealerships, or strip malls, unless the strip mall is determined by the Village Board, following a recommendation from Plan Commission, to maximize the value of the property and is aesthetically pleasing and complementary to the surrounding neighborhood~~, or car dealerships~~.

- Add the northern property (or residential portion) to the list of residential properties that are limited to ten (10) units per acre.

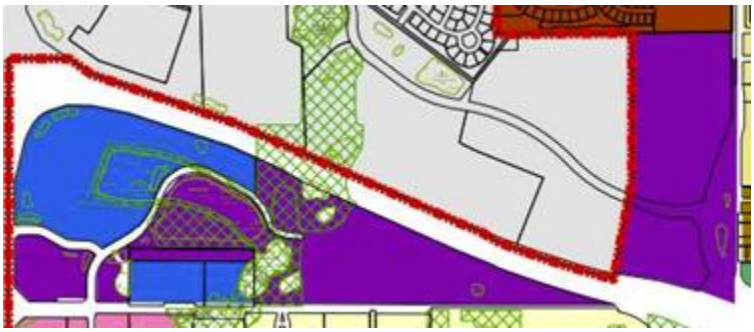
Harvest at Pabst Farms – Village of Summit Projected Approvals (11/10/25)

(dependent on type and form of development submitted)

To clearly communicate the permitting requirements related to Harvest at Pabst Farms development, below is a list of presentations, applications, plans, and other documents that will need to be submitted for review and approval by the Village of Summit. The list is intended to supplement the list of approvals that has already been sent to the developer by the City of Oconomowoc. The list below includes the submittal requirements, specific review entity for each submittal, and estimated timeline for review. This list may need to be modified as development plans progress.

1. **Concept Presentation**
   Prior to the submittal of any formal applications, the applicant is required to present concept development plans to Village Staff and Plan Commission. Due to the size of the development, it is recommended that Village Board be included in the presentation. This can possibly be done as a joint meeting. The intent of the concept presentation is to review regulations and policies applicable to the project and to discuss the land use implications and requirements for processing the applications associated with the proposed development.

2. **Comprehensive Plan Amendment**
   Please review the 2045 Comprehensive Plan for the Village of Summit and identify how the proposed development meets the goals and objectives of the plan. At a minimum, the components below will need to be modified.
   a. *Map Amendment*: The subject properties are currently categorized as Industrial/Business Park (purple in the below image). The Mixed-Use category may fit the proposed development planned for the north side of I-94 best. However, the language within the plan needs to be modified.



   b. *Text Amendment*: Please review Sections 9.5, 9.6.2, and 9.7.4 and suggest text amendments that you feel are necessary to accommodate your development.

1.) Section 9.7.4 prohibits strip malls. Please provide an explanation that the proposed development does not include a strip mall or request that this section be modified.
2.) The last bullet point limits residential density to 4 units per acre with two exceptions that allow 10 units per acre. You will need to request that the Village include a portion of SUMT0629998011 to the list.

Procedure for Comprehensive Plan Land Use Map and Text Amendment (typically takes a minimum of 3 months): A complete application will need to be submitted to the Planner. The application will be considered by Plan Commission with a recommendation (in the form of a resolution) made to Village Board. A public hearing will follow Plan Commission's recommendation with a 30-day notice in the paper prior to the hearing. All properties within 500 ft. of the property boundaries are individually notified of the hearing. Village Board holds the public hearing and takes formal action. The Village Board can only adopt the Plan Commission's recommendation as-is by Ordinance or send it back to Plan Commission for reconsideration. The Village Board cannot modify Plan Commission's recommendation. Public input is available at all Plan Commission and Village Board meetings related to Comprehensive Plan amendments. *Plan Commission may request that they participate in a joint-public hearing or hold their own public hearing prior to making a recommendation to Village Board*.

3. **Zoning Amendment (Underlying District and Planned Development Overlay District)**

The properties on the north side of I-94 are currently zoned A-1 Agricultural. The triangular property on the south side of I-94 is currently zoned BP Business Park. At a minimum, the properties on the north side of the highway will need to be rezoned. Please review the requirements for NC Neighborhood Commercial and MF-2 Multi-Family Residential. If the proposed uses in your development do not fit the permitted uses of these districts, you will need to request the Village of Summit consider a new zoning district designation or modify the language within the existing zoning districts. Regardless of zoning district, the Village will require that a Planned Development Overlay District be placed on the properties to ensure a cohesive, planned, and unified development of all properties included in the development. The developer can also seek flexibility in the dimensional and area regulations. The Village will want to work with the City of Oconomowoc to ensure the development has a cohesive and unified feel in both municipalities.

The submittal requirements for a zoning amendment can be found in Section 111-386.

The submittal requirements and review criteria for a Planned Development Overlay District can be found in Section 111-359(d). There are two stages to the review, a General Development Plan Review (GDP) and Precise Implementation Plan Review (PIP).

General Development Plan (GDP): The GDP must be considered at the same time that the Planned Development Overlay District is created. The following information shall be provided:

a. The pattern of proposed land uses 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, common open spaces, parking and drive areas, recreation facilities, principal landscaping features, floodplain and/or wetlands and other major components of the proposed project.
b. The basic street pattern.
c. The basic storm drainage pattern.
d. The general location, size and character of recreational and open space areas, including the designation of any such areas to be classified as preserved lands.
e. Documents or related information or plans showing the architectural designs of buildings.
f. Appropriate statistical data relative to the development.
g. General outline of intended organizational structure related to property owner's association, deed restrictions, etc.
h. Any other information deemed appropriate and necessary by the Plan Commission.
    1.) The Village will want to review architectural details at the GDP stage to ensure that buildings, lighting, and signage are of high quality and intended to be cohesive throughout the development.
    2.) The Village will want to understand how the actual development ties into the presented “Harvest” theme.
    3.) The Village will expect elements that provide a public benefit, including public green spaces, trails, community event space, etc.

Precise Implementation Plan (PIP): The PIP is not considered until detailed site and building plans are available. The PIP is reviewed and approved by Plan Commission only in advance of building permit issuance. There may be several PIP’s if development occurs in phases. The following information shall be provided:

a. An accurate identification of the area of the precise implementation plan as it relates to the general development plan.
b. The specific designation of proposed land use including the pattern of public and private roads, driveways, walkways and parking facilities; detailed lot layout and the arrangement of

building groups, including single-family homes if applicable; and the specific treatment of any preserved lands to be kept as common open space or amenities.

c. Specific landscape plans for all common open space, amenities, or housing groups including private single-family homes.
d. Detailed storm drainage, sanitary sewage disposal and water system plans.
e. Proposed engineering standards for all roads, parking areas and walkways.
f. Agreements, bylaws, covenants and other documents providing permanent preservation and maintenance of any preserved lands, common open areas and amenities.
g. Building plans, including colored exterior building renderings, shall be submitted for architectural review by the Plan Commission.

Procedure for Zoning Amendment/Planned Development Overlay District (typically takes a minimum of 2-3 months): A complete application will need to be submitted to the Planner. The application will be considered by Plan Commission with a recommendation made to Village Board. A public hearing takes place at Plan Commission with a two-week notice in the paper prior to the hearing. All properties within 300 ft. of the property boundaries are individually notified of the hearing (the Village will notify properties within 500 ft. of the property boundaries to be consistent with the Comprehensive Plan Amendment notification). Village Board takes formal action following recommendation by the Plan Commission. The Rezone and Planned Development Overlay District may take place at the same time.

If it is determined that a text amendment is required to the zoning ordinance to create a new zoning district or amend the language within the existing zoning districts, an application for a text amendment shall be submitted. The application can be processed simultaneously with the comprehensive plan amendment application because it is not specific to the development.

4. **Certified Survey Map (typically takes a minimum of 2 months – can be submitted and processed with rezone)**
Any land division will require compliance with the Village of Summit Subdivision of Land Ordinance. There is no public hearing for a Certified Survey Map, but the matter requires both Plan Commission and Village Board approval. Zoning District and Land Use Plan designations shall follow initial and future lot line boundaries. It will be important to understand where lot lines are proposed as part of the Planned Development Overlay District review to ensure that all necessary flexibility in setback and area regulations is being considered.

Procedure for CSM: A complete application will need to be submitted to the Planner. The application will be considered by Plan Commission with a recommendation

made to Village Board. The CSM application can be submitted simultaneously with the Rezoning application.

5. **Building, Site, and Operational Plan Approvals (typically 4-6 week process)**
   With each PIP, the applicant will need to include detailed site plan improvement and operational details for consideration by Plan Commission. Site Plan approvals do not require Village Board approval. A list of general standards and submittal requirements can be found in Article X of the Village of Summit Zoning and Shoreland Protection Ordinance. This review includes, but is not limited to, site plan details, stormwater management, parking, access, building location and architecture, dumpster location/enclosure/screening, signage, lighting, landscaping, and operational details such as hours of operation and number of employees.

   Procedure for Building, Site, and Operational Plan Approval: A complete Site Development Plan application and Business Plan of Operation application will need to be submitted to the Planner. The application will be reviewed by Plan Commission. These plans would be submitted with the PIP. There is a Plan of Operation Checklist that should be used to supplement the application.

   The development will be expected to comply with the Village of Summit Design Guidelines.

   Design Guidelines Summary

   Design Guidelines

6. **Stormwater Management**
   The properties in the Village of Summit are located in the Pabst Farms Joint Stormwater District (PFJSD). You will be required to coordinate with the Village Engineer and the PFJSD and comply with all requirements. A Stormwater Maintenance Agreement and related easements may be required depending on the use of private or public facilities.

7. **Additional Approvals**

   Comments # 6, 8, 9, 10, 11, 12, 14, 21, and 22 from the City of Oconomowoc's Process and Approval Letter also apply in the Village of Summit. The Village may also require a Developer's Agreement depending on whether any public

improvements are proposed in the Village, including public infrastructure and common areas. The Village of Summit also reserves the right to require the submittal of Financial Assurance to ensure the development is constructed in accordance with the approved plans.

Plan Staff Meetings

As part of each submittal, the developer will be asked to attend the Village's monthly plan staff meeting to receive feedback in advance of the formal meetings scheduled for that month. A 2026 meeting date and deadline calendar will be provided to the developer.

Example Meeting Schedule

Enclosed is a potential meeting schedule. The Plan Commission and Village Board may request additional information and delay action at any of the meetings mentioned in the schedule.

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6 - ongoing
Harvest at Pabst Farms Development Timeline (from date of submittal)						
Concept Presentation						
A concept presentation should be presented to Plan Commission and Village Board (this can be done as a joint meeting or separately).						
Comprehensive Plan Text/Map Amendment						
Amendments to the comprehensive plan require Plan Commission and Village Board approval, requires public hearing with 30-day notice at Village Board meeting.						
Zoning Text Amendments						
Zoning Ordinance text amendments require a recommendation from Plan Commission and approval from Village Board, requires public hearing with 2-week notice at Plan Commission meeting.						
Zoning Map Amendments/Planned Development Overlay District (GDP)						
Zoning Map amendments/PDO require a recommendation from Plan Commission and approval from Village Board, requires public hearing with 2-week notice at Plan Commission meeting. Includes preliminary approval for Stormwater Management.						
CSM						
CSM's require a recommendation from Plan Commission and approval from Village Board. There is no requirement for a public hearing.						
Precise Implementation Plan (PIP) - Site Plan						
The PIP, Site Plan and Operational Details are reviewed by Plan Commission only. Includes final approval for Stormwater Management.						
Review of Associated Documents						
The Village Board will review any Developer's Agreements, Financial Assurance type and amount, Public Easements, etc.						

9.7.3 Commercial/Office

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

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

9.7.4 Mixed-Use

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

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

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

9.7.5 Industrial/Business Park

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

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

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

(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).

(16) Public and quasi-public utility substations, radio and television transmitting and receiving towers, microwave relay stations, or water towers.

(17) Restaurant.

(18) Public administrative offices and public service buildings, including fire and police stations.

(c) *Accessory uses.*

(1) Private outdoor recreational facilities.

(2) Off-street parking and loading areas.

(3) Automated teller machine.

(d) *Conditional uses.*

(1) Reserved.

(e) *Bulk regulations (BP).*

(1) Minimum lot area: 80,000 square feet.

(2) Minimum lot width: 200 feet.

(3) Maximum structure coverage.

a. Office uses: 30 percent of lot area.

b. Light industrial uses: 45 percent of lot area.

(4) Maximum impervious coverage.

a. Office uses: 70 percent of lot area.

b. Light industrial uses: 75 percent of lot area.

(5) Minimum front/street setback: 50 feet from base setback line.

(6) Minimum side yard setback: 25 feet.

(7) Minimum rear yard setback: 25 feet.

(8) Minimum wetland setback: 25 feet.

(9) Minimum pavement setback: 20 feet.

(10) Maximum structure height.

a. Principal structure: 50 feet.

b. Accessory structure(s): 15 feet.

(11) Shoreland development requirements. In addition to compliance with the aforementioned standard development requirements, all properties within shoreland areas as defined herein are also subject to the following additional requirements:

a. Minimum shore setback:

1. Seventy-five feet from the ordinary high water mark. Where an existing pattern of development exists less than the requirement listed above, refer to section 111-96(A)(9)(g).

2. Fifty feet for a structure that has no sides or has only railings for sides, subject to section 111-96(A)(9)(h).

(f) *Signage.* As described in article VII of this chapter.

(g) *Erosion control.* As described in the Village of Summit Erosion Control Ordinance when applicable.

(h) Plans and specifications to be submitted to the plan commission in accordance with article X of this chapter.

(1) To encourage a business park environment that is compatible with the rural residential and open space character of the village, and that will maintain a campus-like setting, building permits for permitted uses in the BP District shall not be issued without review and approval of the plan commission.

(2) This review and approval shall be concerned with general layout, building plans, ingress and egress, loading and unloading, landscaping and open space use. The process used to review a development in the BP District is set forth in article X of this chapter.

(Ord. No. 31-2015, § 12.10, 10-1-2015; Ord. No. 63-2018, §§ 20, 21, 8-20-2018; Ord. No. 112-2022, § 2, 10-13-2022; Ord. No. 119-2023, § 3, 10-12-2023)