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, September 17, 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
    - August 20, 2026

5. Next meeting date – proposed for Thursday, October 15, 2026, at 5:30 p.m.

6. **REGULAR BUSINESS:**

    A. Discussion and action on request of Cory Majszak, on behalf of Rogers Memorial Hospital, to construct a privacy fence on property located at 34700 Valley Road (SUMT0622977003).

    B. Discussion and action on request of Juliet Stoffer and Spencer Rogers for approval to construct a boathouse that results in more than two accessory structures on property located at 37211 Valley Road (SUMT0637003).

9. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows
Village Planner

Next meeting date: October 15, 2026 **Posted: September 11, 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.

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

MINUTES
Village of Summit Plan Commission
August 20, 2026

CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 p.m. on Thursday, August 20, 2026, at the Summit Village Hall, 37100 Delafield Road, Summit, WI.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk/Deputy Treasurer Sarah LaValliere took roll and confirmed the meeting was noticed to the local media as required and requested and posted on the Village posting board and website.

Commissioners present were: John Konopacki, Gloria Lehrer, Lisa Mellone, Jay Obenberger, Matt Katz, Paul Schmitter, and Alternate Sandra Murray. Also present were Chairperson Jim Siepmann, Planner Amy Barrows, and Deputy Clerk/Deputy Treasurer Sarah LaValliere.

MINUTES

- July 16, 2026

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

Next meeting date – proposed for Thursday, September 17, 2026, at 5:30 p.m.

PUBLIC HEARINGS

Chairperson Siepmann opened a public hearing to receive comments on a proposed request by Kent Brooks, property owner, for a Special Exception to allow remodeling, repair, and a vertical expansion to an existing nonconforming detached garage located within the offset (side yard) and front/street setback. The detached garage is located within the road right-of-way of Venice Beach Road. The property is located at 34306 Venice Beach Road (SUMT0669036).

Planner Barrows explained that the garage's location and proposed vertical expansion require a Special Exception and noted that the floor would be raised to meet floodplain requirements.

Staff noted the garage is in the floodplain and must meet applicable elevation and compensatory storage requirements, which had been reviewed by the Village engineer.

The Village Board had previously approved the request subject to floodplain compliance, an agreement regarding the garage's location in the right-of-way, and Plan Commission approval.

Public Comment:
Jennifer Reek, 34328 Venice Beach Road – approves of the project.

Herbert Chain, 34332 Venice Beach Road – stated no problem with the project.

Daniel Mervin, 2022 N Venice Beach Road – stated improvements are a good thing.

The Commission discussed the garage's assessed value and the floodplain 50% improvement threshold. Planner Barrows explained that the Village assessor determines value and that the pre-improvement structure value applies.

The public hearing was closed at 5:40 p.m.

Chairperson Siepmann opened a public hearing on Ryan Buck's request, on behalf of White Stone Community Church, to rezone a portion of Lot 2 of CSM #11983 (SUMT0637999009) from A-1 Agricultural to IN Institutional for church-related use, parking, and an existing prayer house.

Planner Barrows reviewed the rezoning request and explained that the land would be combined with the existing church property for a proposed multipurpose building, prayer house, and parking.

No public comments were received.
The public hearing was closed at 5:42 p.m.

Chairperson Siepmann opened a public hearing on the Village Board's request to amend the Building Height definition and create definitions for Fast Casual Restaurant and Interactive/Individual Teller Machine (ITM) in Section 111-431 of the Zoning and Shoreland Protection Ordinance.

Planner Barrows explained that the building-height amendment clarifies the Village's existing measurement method and does not make the regulation more or less restrictive.

Discussion addressed drive-through facilities for fast casual restaurants and whether such uses should be limited through the Planned Unit Development process.

No public comments were received.
The public hearing was closed at 5:45 p.m.

REGULAR BUSINESS

Discussion and action on request by Kent Brooks, property owner, for a Special Exception to allow remodeling, repair, and a vertical expansion to an existing nonconforming detached garage located within the offset (side yard) and front/street setback. The detached garage is located within the road right-of-way of Venice Beach Road. The property is located at 34306 Venice Beach Road (SUMT0669036).

Planner Barrows recommended approval subject to floodplain compliance, permit and as-built requirements, a right-of-way agreement, and completion of conditions by October 30, 2026.

MOTION: (Katz, Schmitter) *to approve the proposed Special Exceptions from Section 111-96(a)(5)e. & Section 111-96(b)(6) to vertically expand an existing garage within the road setback and offset subject to the following conditions:*

1. *The garage shall comply with all standards of Chapter 107 Floodplain Ordinance and is subject to the issuance of a Floodplain Development Permit and as-built verification of compliance.*

2. *An agreement shall be prepared by the Village Attorney and approved by the Village Board that addresses the use and maintenance of the garage within the right-of-way of Venice Beach Road.*

3. *All conditions shall be complied with prior to October 30, 2026.*

Carried.

Discussion and action on request by Ryan Buck, Executive Pastor of White Stone Community Church, to amend the Zoning District from the A-1 Agricultural District to the IN Institutional District on a portion of adjacent lands to the church property to accommodate a new building used for religious and community-related purposes, parking, and an existing prayer house. The property is part of Lot 2 of CSM #11983, located in the SE ¼ of Section 16, T7N, R17E (SUMT0637999009).

MOTION: (Schmitter, Katz) *to recommend that the Village Board adopt an ordinance prepared by staff that amends the Zoning District on a portion of SUMT0637999009, identified in Exhibit A, from the A-1 Agricultural District to the IN Institutional District to accommodate a transfer of lands with the adjacent property located at 2517 N. Dousman Road (SUMT0637999008) for church-related purposes, subject to a Certified Survey Map being reviewed and approved by the Village Board and recorded with the Waukesha County Register of Deeds that combines the subject lands with the adjacent property located at 2517 N. Dousman Road.* Carried.

Discussion and action on request by Ryan Buck, Executive Pastor of White Stone Community Church, to combine a portion of Lot 2 of CSM #11983 with Lot 1 of CSM #11983, located in the SE ¼ of Section 16, T7N, R17E (SUMT0637999009).

MOTION: (Schmitter, Konopacki) *to recommend that the Village Board approve the Certified Survey Map that combines a portion of SUMT0637999009 with 2517 N. Dousman Road (SUMT0637999008), subject to the following conditions:*

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

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

C. ***UTILITY CONNECTION FEES.*** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note:* ***The property is served by a private sewage system. Therefore, this condition does not apply****.*

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

Carried.

Discussion and action on request of Pat McNamee, on behalf of East Pool, LLC, to split the property at 39506 Delafield Road (SUMT0648998001) into two lots by Certified Survey Map.

Commissioner Gloria Lehrer recused herself from this agenda item at 5:51 p.m.

Planner Barrows explained that the approximately 98-acre split-zoned parcel would be divided into a 9.27-acre lot and an approximately 85-acre remainder, with wetlands, floodplain, and environmental corridor areas remaining protected.

The lots would be served by private wells and septic systems; staff noted soil testing, preliminary site evaluation, and high-groundwater considerations.

Planner Amy Barrows reported that the surveyor approved the CSM with minor remaining comments and that no development was proposed within protected areas.
The Commission discussed whether a development plan for the remainder parcel was needed; staff did not recommend delaying the split because protected areas limit additional development potential.

MOTION: *(Katz, Murray) to recommend that the Village Board approve the Certified Survey Map to split a property located at 39506 Delafield Road into two lots, subject to the following conditions:*

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

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

C. UTILITY CONNECTION FEES. *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note:* ***The property is served by a private sewage system. Therefore, this condition does not apply****.*

D. BUSINESS OR COMMERCIAL USE*. There shall be no commercial or business use on these lots, except as specifically permitted within or pursuant to the applicable Zoning Code.*

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

Carried.

Discussion and action on request of Andrew Pouchnik, on behalf of Black Ridge Property Group, to split a property into two lots by Certified Survey Map and to maintain more than two accessory structures on proposed Lot 1 of the Certified Survey Map, located at 34100 Sunset Drive (SUMT0720996).

Planner Barrows presented the request from Andrew Pouchnik, on behalf of Black Ridge Property Group, to divide the approximately 15-acre property at 34100 Sunset Drive into two lots. The proposed division would create an approximately 10-acre Lot 1 along Sunset Drive and an approximately 4.95-acre Lot 2 along Waterville Lake Road and the river. Both lots meet the current zoning and land use plan requirements.

Planner Barrows noted that Lot 1 contains several existing accessory structures and, because the property is zoned R-1, Plan Commission approval is required to retain more than two accessory structures. Lot 1 also currently exceeds the applicable impervious surface limitation by approximately 22,000 square feet.

Andrew Pouchnik, applicant, stated that the rear driveway would be removed, reducing impervious surface, and that additional stormwater measures, potentially including a pond, could be considered. He requested that the land division proceed while requiring impervious surface compliance prior to issuance of a building permit for Lot 2. Both lots have public road access and will require verification of suitability for private septic systems and wells. Wetland, floodplain, and environmental corridor areas on Lot 2 will remain protected.

The Plan Commission discussed the existing accessory structures, including their number, height, and nonconforming status. Planner Barrows clarified that the number of accessory structures is not a nonconforming use but requires Plan Commission approval and that the Village's current regulations do not impose a 50% valuation limitation on improvements based solely on the number of accessory structures. Any additions would be required to comply with applicable setback requirements.

Mr. Pouchnik stated that his intent is to rehabilitate the existing structures rather than remove them.

Plan Commission members expressed concern regarding the number of existing structures and the potential precedent associated with approving multiple accessory structures on an R-1 property. The Commission also discussed the possibility of future agricultural rezoning. Planner Barrows explained that staff recommended considering any rezoning separately once the applicant can clearly identify the proposed future uses and noted that rezoning would not resolve the impervious surface issue.

The Plan Commission discussed whether additional information regarding building square footage, impervious surface removal, and future property improvements should be required before proceeding with the land division. Planner Barrows clarified that the current request is limited to the land division, which meets the applicable lot size and zoning requirements, subject to the identified conditions and approvals.

MOTION: (Schmitter, Konopacki) *to approve the retention of seven existing accessory structures on proposed Lot 1 in accordance with Section 111-100(b)(3)e.* Carried.

MOTION: (Schmitter, Konopacki) *to recommend that the Village Board approve the Certified Survey Map to split the property located at 34100 Sunset Drive into two lots, subject to the following conditions:*

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

B. ***SUBJECT TO REIMBURSEMENT OF EXPENSES.*** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing*

to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.

C. ***UTILITY CONNECTION FEES.*** *As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note:* ***The property is served by a private sewage system. Therefore, this condition does not apply****.*

D. ***BUSINESS OR COMMERCIAL USE****. There shall be no commercial or business use on these lots, except as specifically permitted within or pursuant to the applicable Zoning Code.*

E. ***COMPLIANCE WITH IMPERVIOUS SURFACE PROVISIONS****. The petitioner shall provide a plan to treat the impervious surfaces that exceed the requirements for the R-1 Residential District and follow all procedural and implementation requirements prior to issuance of a building permit on Lot 2.*

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

Commissioners Katz and Lehrer opposed. Carried.

Discussion and action on request by the Village Board to amend and create definitions in Article XV, Section 111-431 of the Village of Summit Zoning and Shoreland Protection Ordinance, specifically to amend the definition for Building Height and create definitions for Fast Casual Restaurant and Interactive/Individual Teller Machine (ITM).

Planner Barrows noted that the proposed definitions were substantially unchanged, with "restaurant" added to the fast casual definition.

The Commission discussed drive-through facilities and potential limits through the Planned Unit Development process.

MOTION: (Schmitter, Lehrer) *to recommend that the Village Board adopt an ordinance prepared by staff that amends Article XV, Section 111-431 of the Village of Summit Zoning and Shoreland Protection Ordinance to repeal and recreate the definition for Building Height and to create definitions for Fast Casual Restaurant and Interactive/Individual Teller Machine (ITM) as provided in the staff report.* Carried. Murray opposed.

ADJOURN

MOTION: (Schmitter, Konopacki) to adjourn the meeting at 7:59 p.m. Carried

Respectfully submitted,

Sarah LaValliere
Deputy Clerk/Deputy Treasurer
Next meeting date: September 17, 2026

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO:	Village of Summit Plan Commission
FROM:	Amy Barrows, Village Planner *Planning & Zoning LLC*
MEETING DATE:	September 17, 2026
RE:	**Rogers Memorial Health dba Rogers Behavioral Health** 34700 Valley Road (SUMT0622977003)

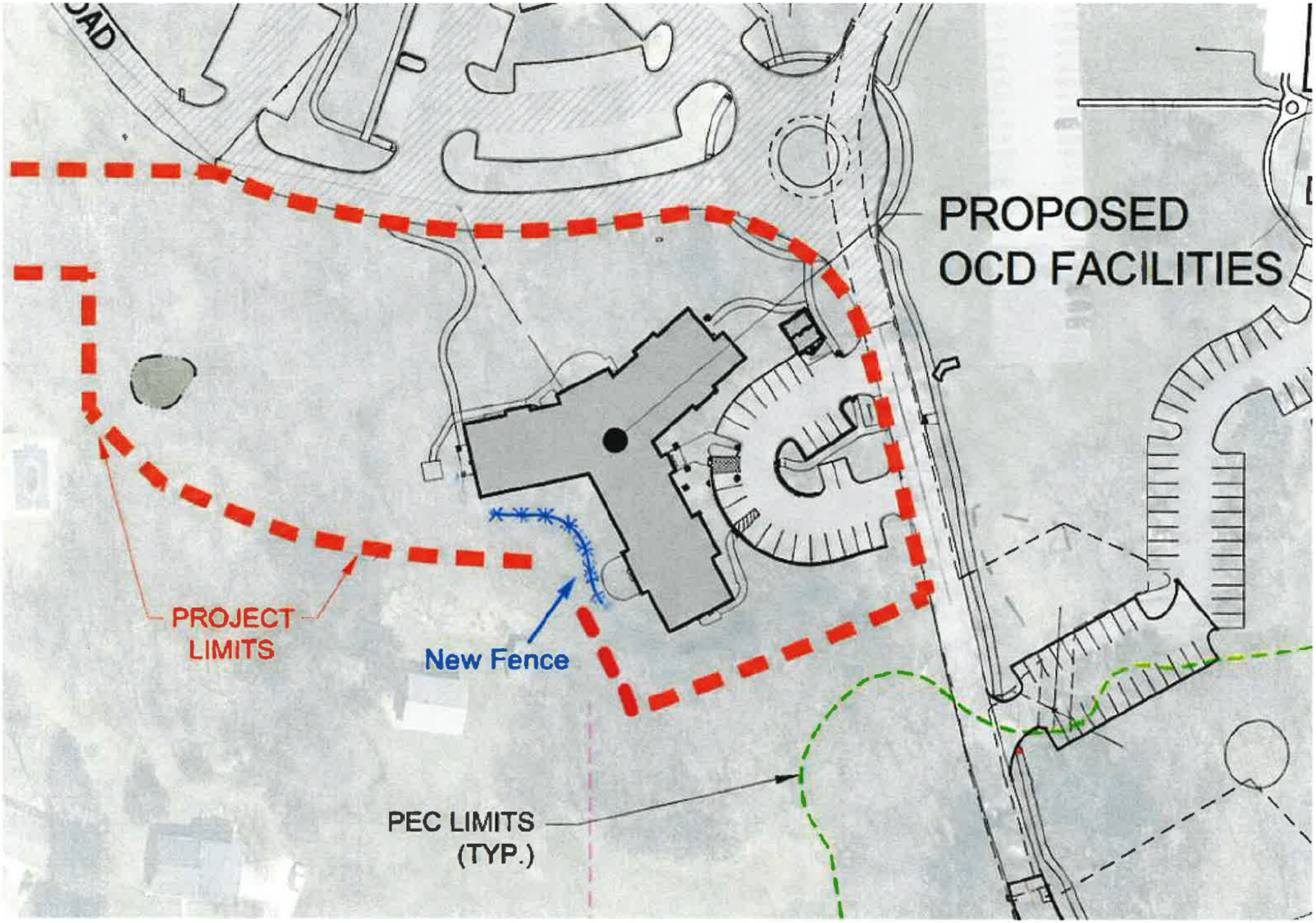
The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet.

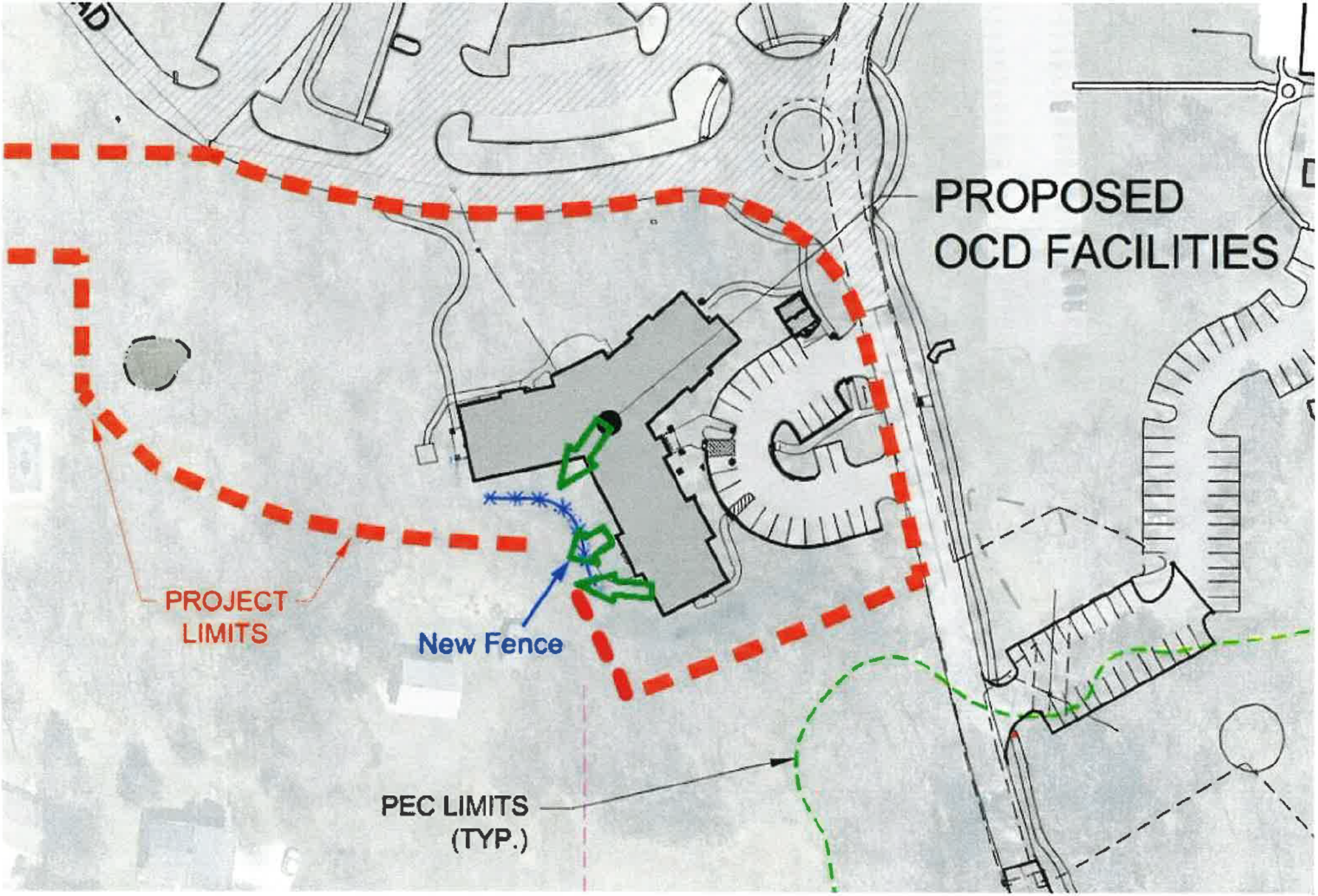
Property Owner:	Rogers Memorial Health
Applicant:	Cory Majszak
Zoning:	IN Institutional, EC Environmental Corridor Overlay, WL Wetland Conservancy, FO Floodplain Overlay
Land Use Plan:	Institutional, Primary Environmental Corridor, Wetland

Possible Motion: *Motion to approve the proposed privacy fence as presented.*

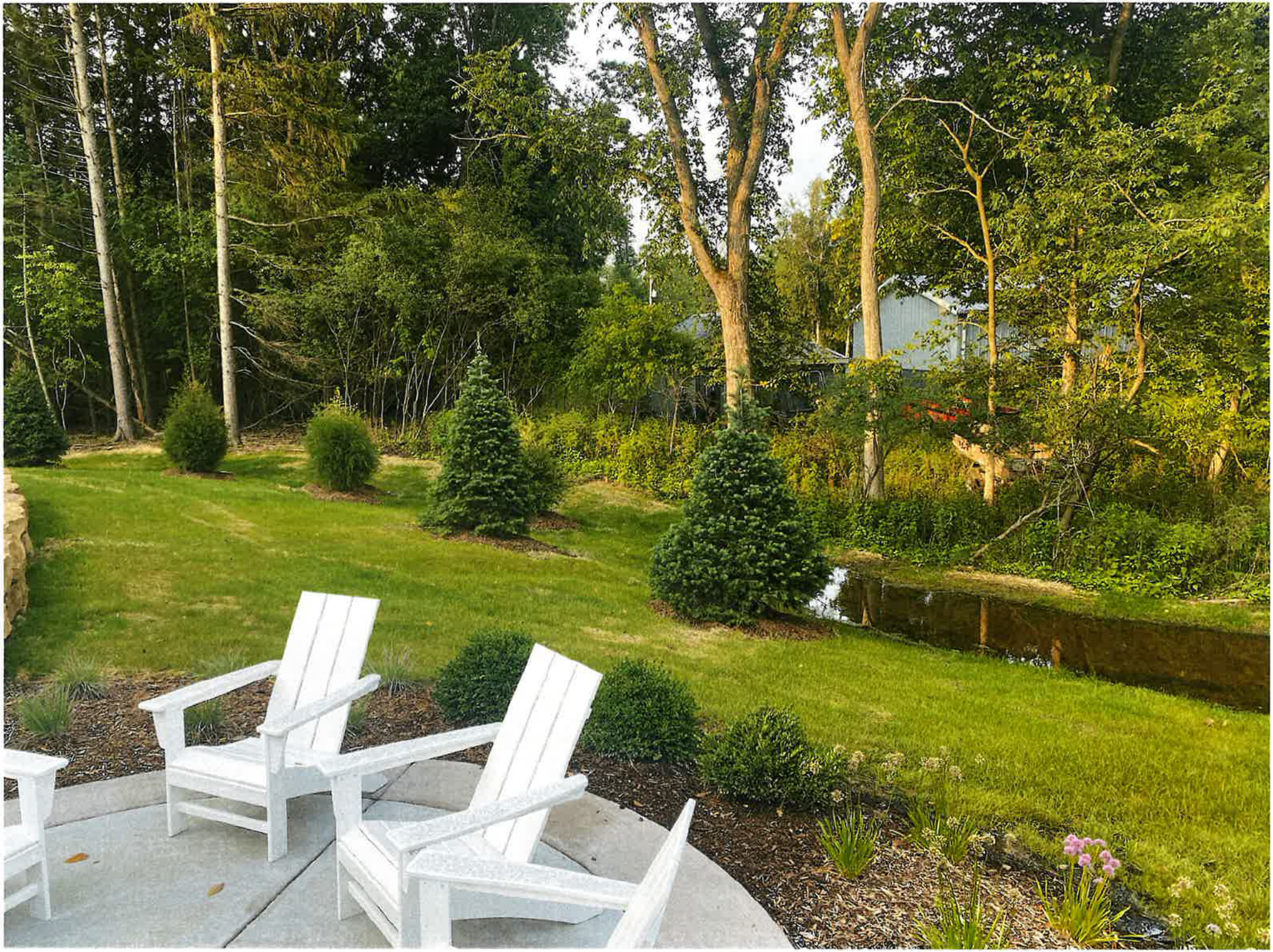
Summary:

The applicant recently constructed a 24-bed residential facility in the southwest corner of the property. The back of the building faces an adjacent residential property. The applicant is proposing to construct a privacy fence to screen the active outdoor space of the residential facility from the adjacent residential property. The fence would be approximately 84 ft. in length, 6 ft. in height, and consist of horizontal treated cedar posts with black postmaster metal posts. Both sides will have a finished appearance. The fence will be located between 3 ft. and 12 ft. from the property line. The applicant has recently planted several evergreen trees in the vicinity of the fencing, including 5 White Pines, 10 Eastern Red Cedars, and 1 Norway Spruce.


PROPOSED
OCD FACILITIES
PROJECT
LIMITS
New Fence
PEC LIMITS
(TYP.)


PROPOSED
OCD FACILITIES
PROJECT
LIMITS
New Fence
PEC LIMITS
(TYP.)





A-1 FENCE CO., INC.

740 N. Dekora Woods Boulevard, Saukville WI 53080
262-251-6766 • FAX 262-268-8024 • www.a1-fence.com

Proposal No. _____

Date: 7-13-26

We propose to provide all necessary materials and labor to construct a fence according to the sketch, specifications and guarantee presented below, on the purchaser's property located at.

Address: 34700 Valley

Name: Rogers - Pat Leahy

City: Summit

Telephone: [redacted]

RESPONSIBILITY OF THE CUSTOMER

1. **Obtain permits.**
2. **Provide a survey of the property.**
3. **Provide a place for the dirt from post holes dug.**
4. **If there is an existing fence to be taken down, the CUSTOMER must make arrangements for its disposal.**
5. **10% deposit with signature. Non refundable after 3 days.**
6. **Full payment is due upon completion of work.**

CUSTOMER'S RIGHT TO CANCEL

You may cancel this agreement in person or in writing, by notifying the seller by 5 PM of the third business day after you signed this proposal. And, if you wish, you may write "I hereby cancel" across the face of this page as written notice.

GUARANTEE

Seller agrees to correct any defect in workmanship or materials at no cost to the buyer for the following period of time:

Installed Fencing: 5Y

Installed Gate: _____

UNDERGROUND CABLES:

Telephone _____ Electric ✓

A- I Fence Co. assumes no responsibility for damage to any buried electric or plumbing service not installed by a public utility.

Salesman: BT

"The sting of poor quality outlives the joy of low price."

A-1 Fence Co is not liable for disturbance or necessary changes of landscaping, nor are they liable for damage to existing surfaces such as concrete, brick, etc. due to installation or work performed. Checking of post are not warrented as that is the nature of the wood. Painting any part of the fence will void warranty.

PURCHASER AGREES TO PAY BALANCE DUE UPON COMPLETION OF WORK

Style of Fence

Cedar

Accepted by: _____

Date signed: _____

Total footage: 84'

TOTAL PRICE: _____

Credit Card Payment will be subject to a 5,0% surcharge.

Fence Height	Gate Style	Post Style
6'	A) Arch up B) Arch Down C) Straight	? Diamond Dado  Arrowhead 
Post Size: 4X4	Gate Post Size	

SKETCH

84' - Lock Board w/cap
$10,500.—

Reg. Lattice Top = $12,600 —

Horizontal Fence
1X4 with 1/4" spaced
(Painting done by others)
* Try to Match Picture
$14,700 —

* Black postmaster posts + $500

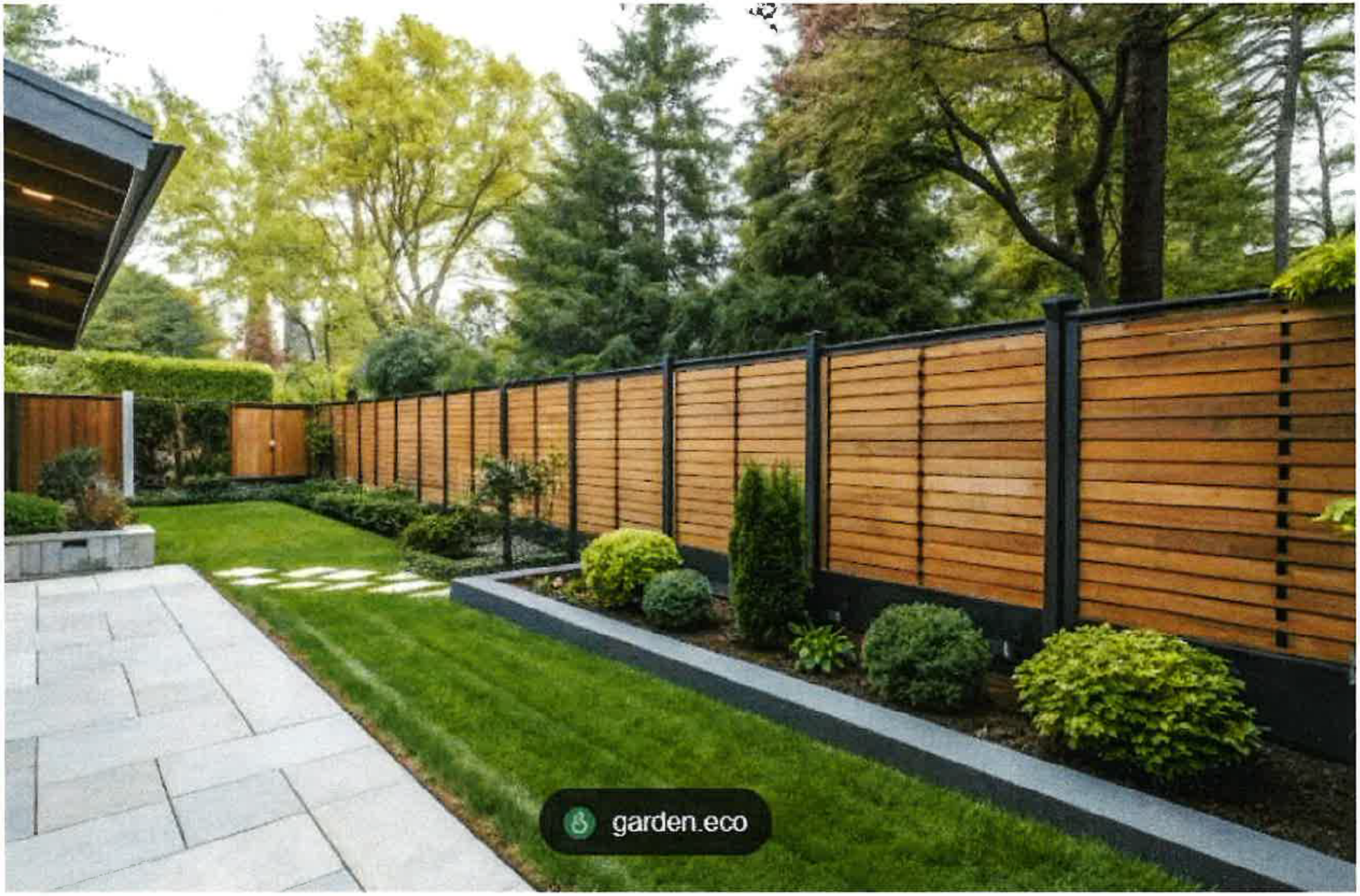
Installation Notes

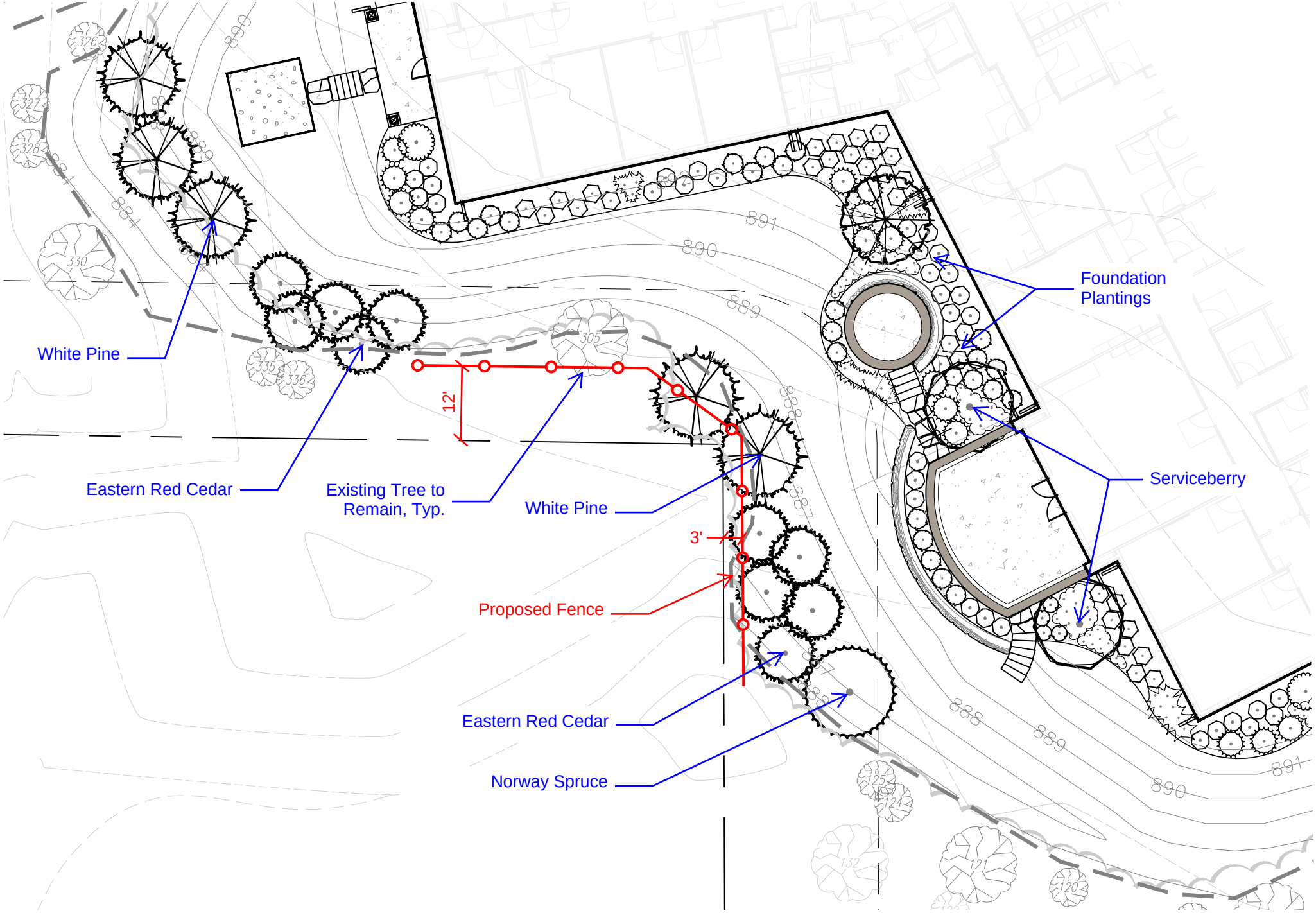
8/12/26

$14,700 + 500 = $15,200

$10,500 + 500 = $11,000

$12,600 + 500 = $13,100


garden.eco



HARWOOD

Rogers Behavior Health

SAWYER RIDGE - FENCE EXHIBIT

September 1st, 2026

North

Scale: 1" = 20'

VILLAGE OF SUMMIT PLAN COMMISSION ZONING REPORT

TO:	Village of Summit Plan Commission
FROM:	Amy Barrows, Village Planner *Planning & Zoning LLC*
MEETING DATE:	September 17, 2026
RE:	**Stoffer/Rogers: # of Accessory Structures** 37211 Valley Road (SUMT0637003)

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:	Juliet Stoffer & Spencer Rogers
Applicant:	Same
Zoning:	R-2 Country Estate (1.5-acre lot size/2-acre density)
Land Use Plan:	SF Residential 0.6-acre density

Possible Motion: *Motion to approve the proposed boathouse subject to a plat of survey and grading plan being reviewed and approved by Village Staff and subject to compliance with all Zoning Ordinance requirements.*

Summary:

The applicant owns property located in the northeast corner of Silver Lake on Valley Road. The property has a single-family residence and several outbuildings, including a 28.3 ft. x 24.4 ft., 690.5 sq. ft., detached garage/barn, two 4 ft. x 4 ft., 16 sq. ft. sheds, an 8 ft. x 10 ft., 80 sq. ft. historic ice house, and 8 ft. x 10 ft., 80 sq. ft., boathouse (shed-like structure). The applicant would like to raze the existing boathouse (shed-like structure) and construct a new 28 ft. wide x 15 ft. deep, 420 sq. ft., boathouse in its place with a rooftop deck. The applicant intends on razing the two existing 4 ft. x 4 ft. sheds (dog house and chicken coop). The applicant has included images of each of the accessory structures on the property.

Section 111-100(b)(3)e. of the Village of Summit Zoning and Shoreland Ordinance states that where a property owner proposes more than two accessory structures for a lot, the plan commission shall review said structures to ensure they do not adversely affect nearby properties or the general desirability of the neighborhood, and render a finding to approve or deny said structures.

The proposed boathouse will consist of SmartSide exterior siding in a color to match the existing residence and ice house. The exterior of the building will also consist of Aluminum flashing materials and Azek water table trim and facia. There will be a double exterior steel service door on the south elevation. The overhead door will have a glass panel with wood grain aluminum structure. The stairs

leading to the rooftop deck will have aluminum posts and cable rails. The rooftop decking will consist of composite material and cable rails. Subtle downcast lighting is proposed on each side of the overhead and service doors.

The applicant indicated that a plat of survey and grading plan will be available in advance of the Plan Commission meeting.







Dog House & Chicken Coop (To Be Removed)



Ice House Adjacent to Home – constructed in the 1850’s.



Boathouse (shed) To Be Removed



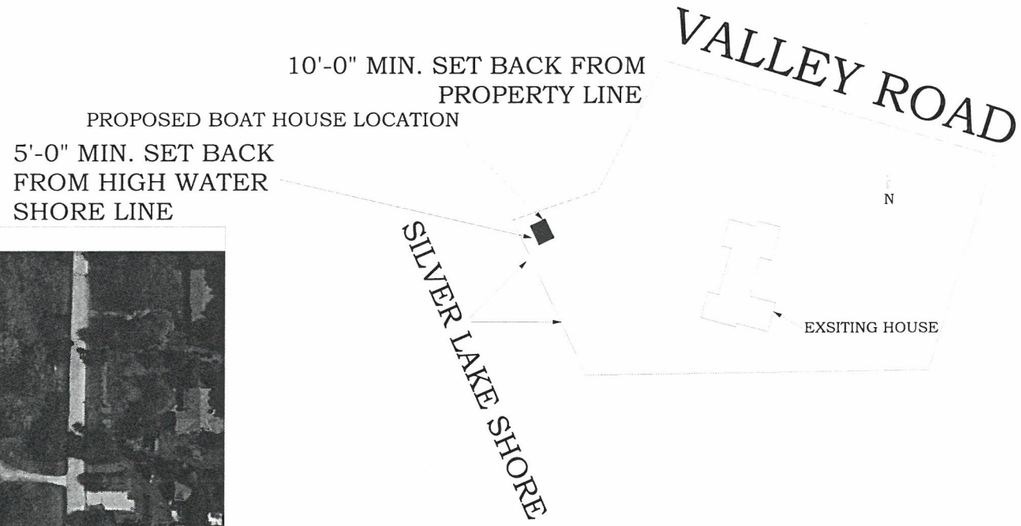
Barn/Detached Garage

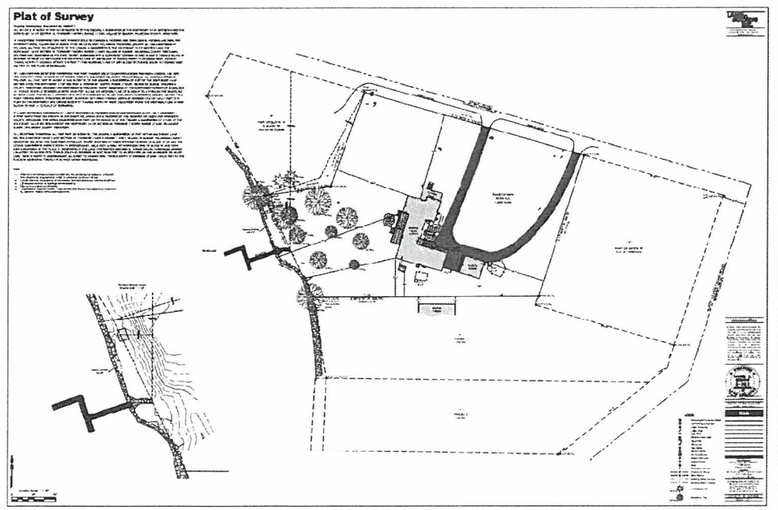
ROGERS : 37211 VALLEY ROAD OCONOMOWOC WI 53066

TOWN OF SUMMIT

BOAT HOUSE & PATH







GENERAL NOTES

No.	REVISION/ISSUE	DATE

ORIENTATION

STAMP

Summit
Custom
Improvements llc
1719 Irish Drive
Hartford WI 53027

262-339-0119

PROJECT NAME: RJS Boat House

PROJECT LOCATION:
37211 Valley Road
Oconomowoc WI
53066

CLIENT:
ROGERS

DRAWING:
COVER

SCALE:

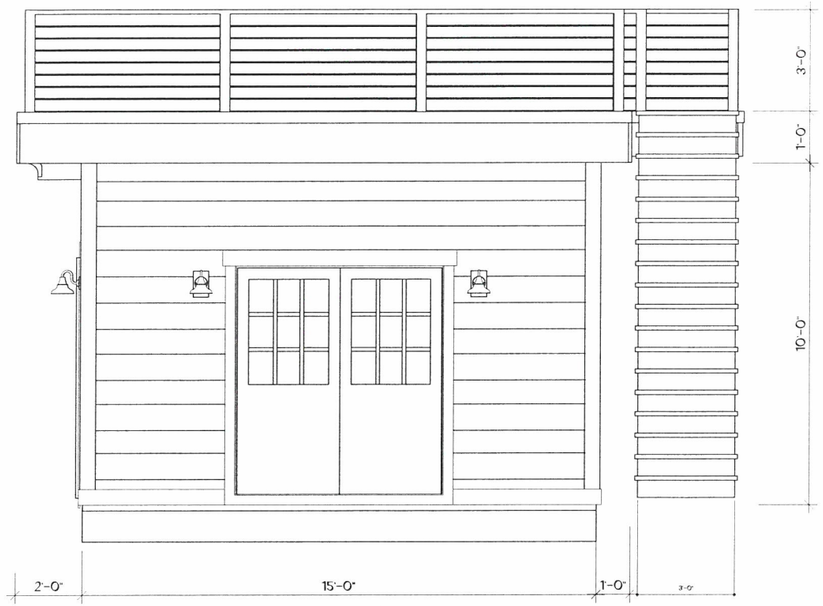
DATE:

DRAWN BY:
#DRAWN BY

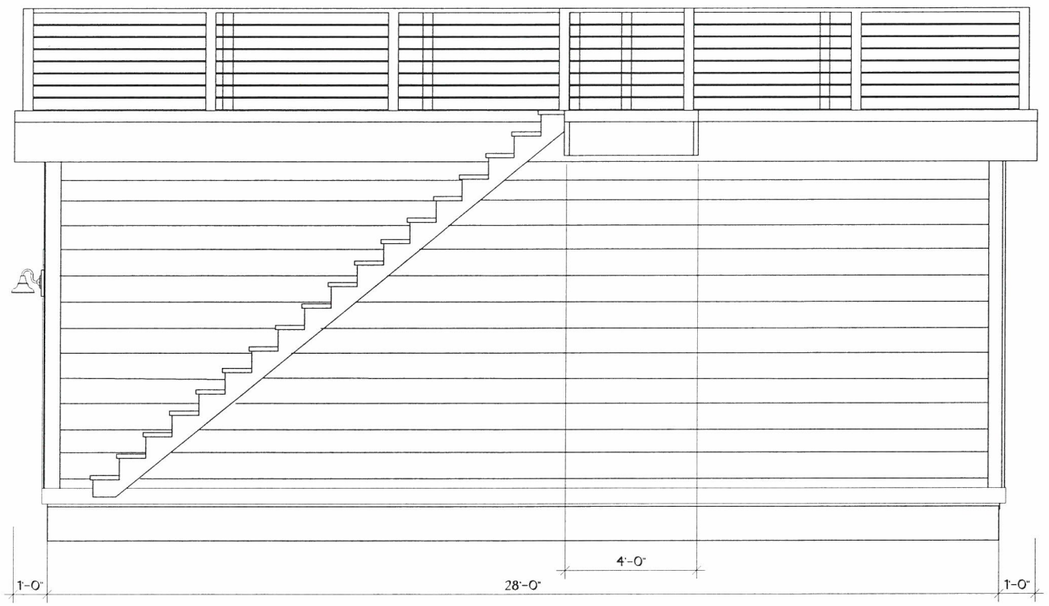
CHECKED BY:
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APPROVED BY:
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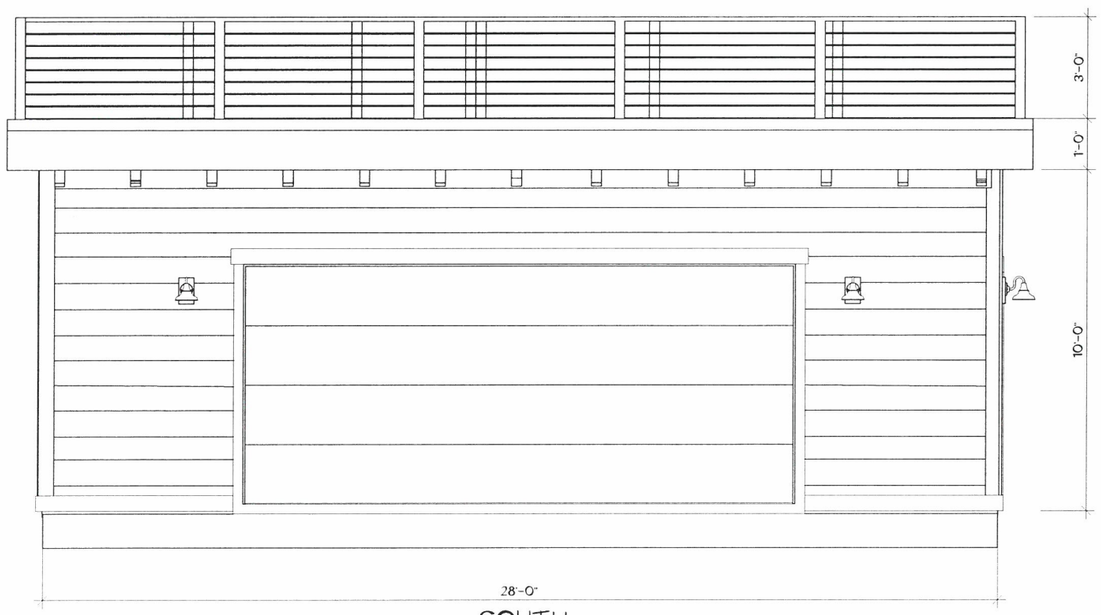
SHEET:
A1



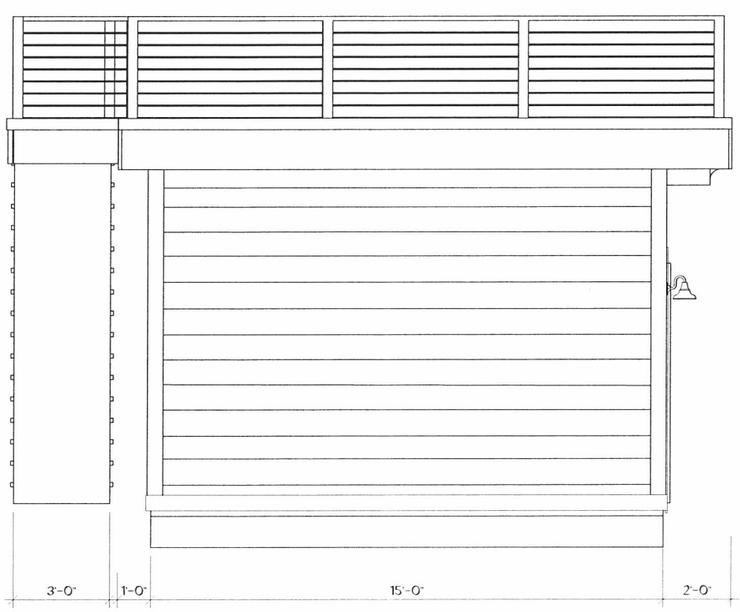
EAST



NORTH



SOUTH



WEST

GENERAL NOTES

No.	REVISION/ISSUE	DATE

ORIENTATION

STAMP

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER

SUMMIT

Summit Custom Improvements llc
1719 Irish Drive Hartford WI 53027

PROJECT NAME:
RJS Boat House
37211 Valley Rd
Oconomowoc WI
53066

CLIENT:
ROGERS

DRAWING:

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

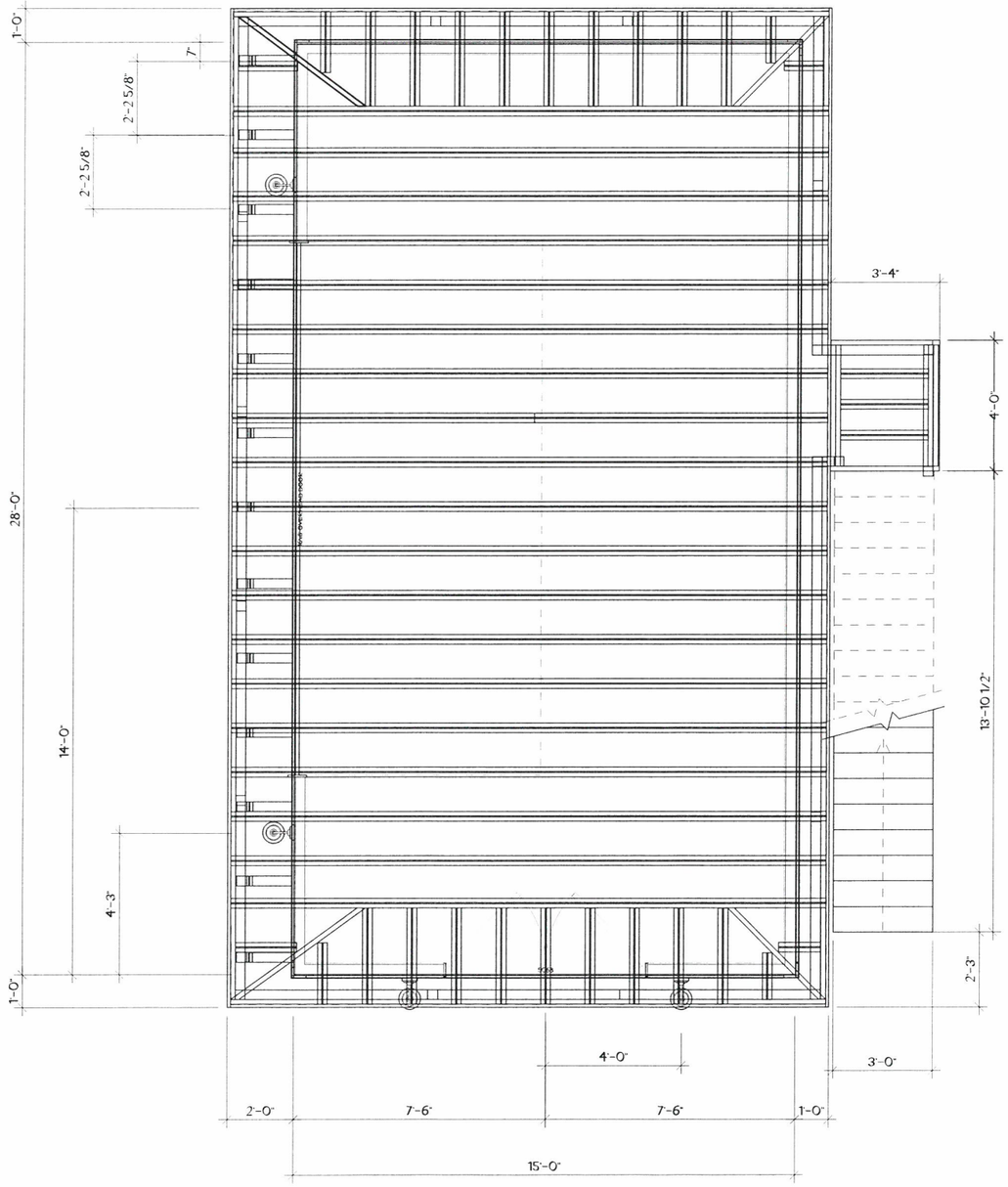
DATE:

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APPROVED BY:

SHEET:



GENERAL NOTES

No.	REVISION/ISSUE	DATE

ORIENTATION

STAMP

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER

SUMMIT

Summit Custom Improvements llc
1719 Irish Drive Hartford WI 53027

PROJECT NAME:
RJS Boat House
37211 Valley Rd
Oconomowoc WI
53066

CLIENT:
ROGERS

DRAWING:

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

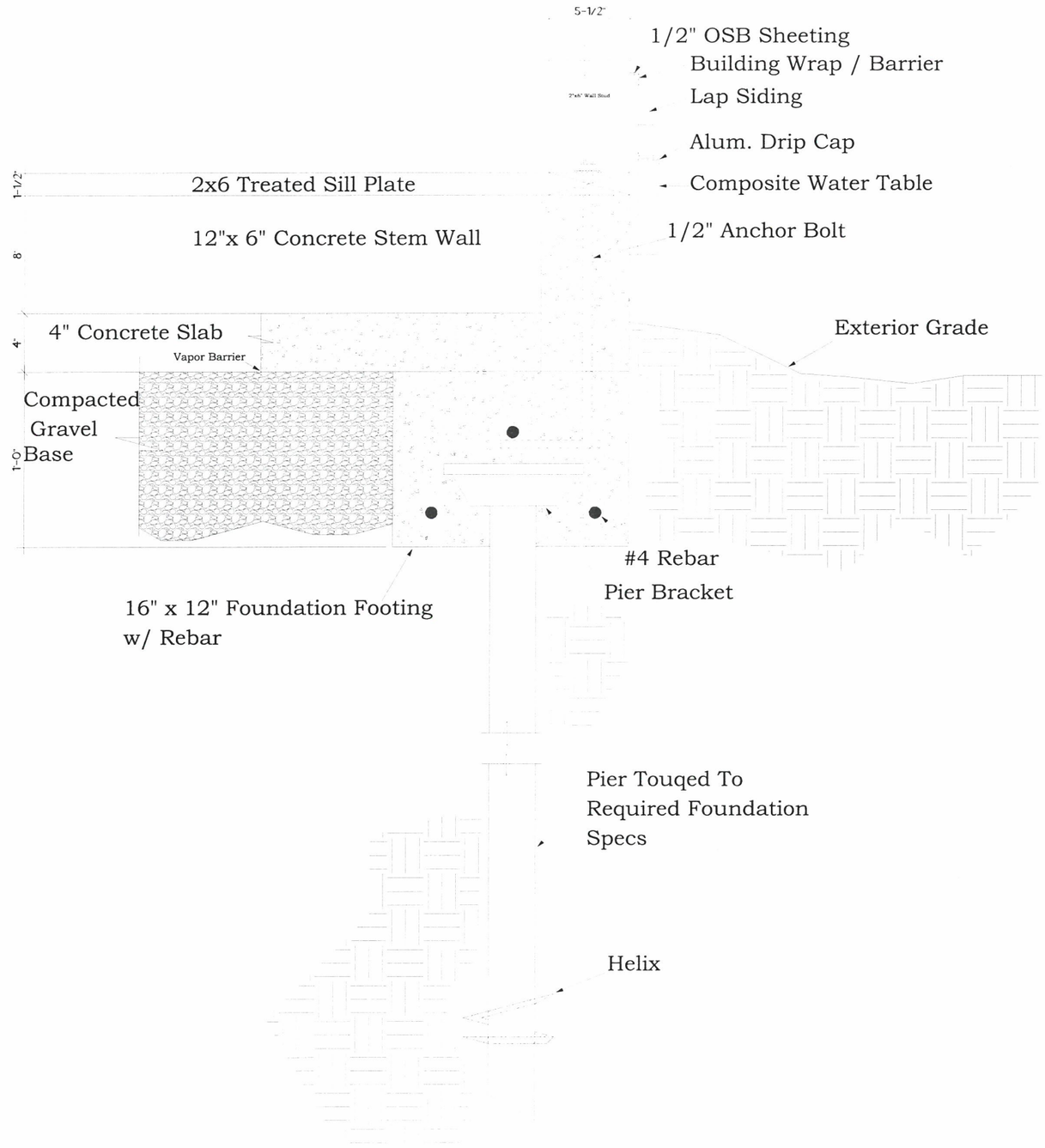
DATE:

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Summit
Custom
Improvements llc
1719 Irish Drive
Hartford WI 53027

262-339-0119

Summitcustomimprovements@gmail.com

PROJECT NAME: RJS Boat House

PROJECT LOCATION:
37211 Valley Road
Oconomowoc WI
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CLIENT:

DRAWING:
Details

SCALE:

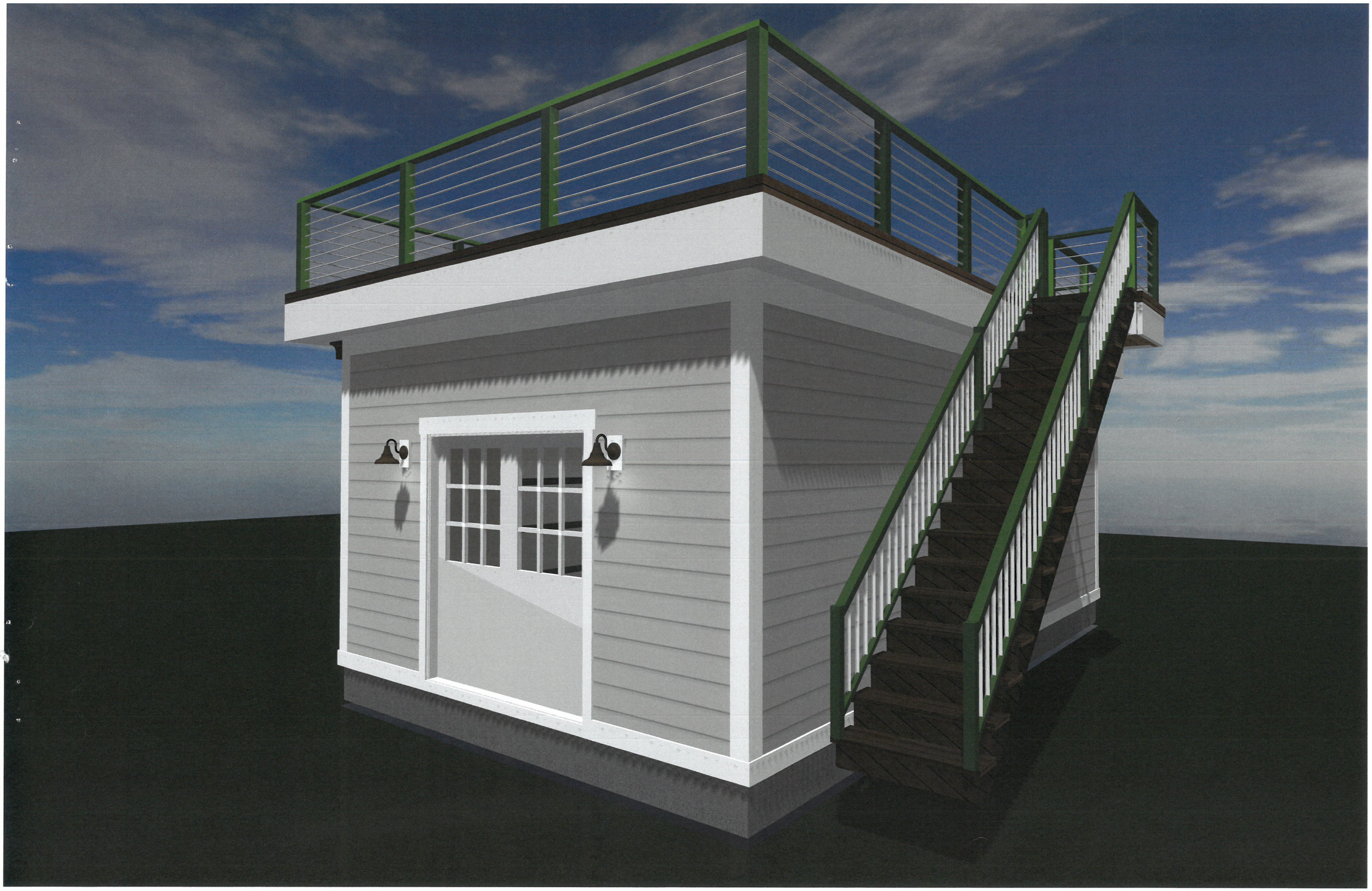
DATE:

DRAWN BY:
#DRAWN BY

CHECKED BY:
#CHECKED BY

APPROVED BY:
#APPROVED BY

SHEET:
A4





RJS BOAT HOUSE SPECS

Foundation:
Screw Plies pier foundation w/ brackets & bolts / toque to spec
Beam perimeter w/ rebar / 12" X !2"
5" slab / 6 bag mix , float finish, sealed, anchor bolts
Frame / Exterior
2x6 nominal wall construction
½" osb sheathing / Obdyke HydroGap
Siding / 12" smart side – to match house appearance
Corners / 5-1/2" Smartside
Water Table perimeter / 10" Azek w/ flashing
Facia / Smartside - Soffit / Smartside
TPO sloped flat roof
Deck & Rail
Treated sleeper cleats
Azek 6" decking
Small post aluminum cable rail
Electrical
Lighting Exterior per plan
Interior outlets and switching as needed