Village of Hartland
210 Cottonwood Avenue
Hartland WI 53029
PH: 262-367-2714
FAX: 262-367-2430
www.villageofhartland.wi.gov

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, JULY 21, 2025 ▪ 6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD

Roll Call

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes for June 16, 2025.

2. Architectural Board review and consideration of an application for signage for Adonis Roofing, 675 Industrial Ct., Suite G.

3. Architectural Board review and consideration for residential addition for 1156 Four Winds Way.

4. Architectural Board review and consideration of an application for signage for Adava Care, 300 E. North Shore Drive.

5. Plan Commission review and consideration of a conditional use permit for Boros Real Estate, LLC, dba Adava Care, 300 E. North Shore Drive.
   a. Consideration of a motion to set a public hearing for August 18, 2025.

6. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Ruklic property, W292N5672 Dorn Road, Town of Merton.

7. Plan Commission conceptual review of addition to 221 E. Capitol Drive, Lake Country Playhouse.

8. Plan Commission review of updated plans for Eagle Pass development on Eagle Pass Court and Badger Court.

9. Announcements: The following individuals will be given an opportunity to make announcements at the meeting regarding (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

10. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.wi.gov (Government/Agendas and Minutes). Notice: 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 Sandee Policello, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible. To participate in the Village of Hartland "Zoom" meeting with video, https://us02web.zoom.us/j/85922838423?pwd=IfrafOfma5Mcq33TJvwpQ2jbdB4aJH.1
The Meeting ID is 859 2283 8423, Passcode is 799456. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY JUNE 16, 2025
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, Tim Hallquist, Jeff Bierman, Chip Schneeberger, David DeCourcy-Bower, and Ann Wallschlager.
Others Present: Scott Hussinger, Deputy Clerk Bushey, Bailey (via zoom), Doug Zelenko, and Rory Oppenheimer.
Call to Order- 6:30 pm

Roll Call taken. All present with one vacancy.

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

- No Comments

1. **Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of May 19, 2025 –**

Motion (Wallschlager/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes of May 19, 2025, with the correction of the wording in the motion on item #2 from garage to whole house and garage. Carried. (6-0).

2. **Architectural Board review and consideration of an application for signage for Lang Technik – USA, 1025 Walnut Ridge Drive -**

Doug Zelenko was present via zoom for Oliver Construction, and said they are proposing a wall and monument sign. Hussinger asked if there would be any plantings at the base of the monument. Mr. Zelenko said he needed to check and did not think there were. Hussinger asked if it would be illuminated and Mr. Zelenko said yes, it would be shining back towards the building. Hussinger said it meets Village standards. Wallschlager asked if the lighting would be on a timer, Mr. Zelenko said he could find out and respond via email about it. DeCourcy-Bower asked if this is in the industrial park and it was stated yes. Pfannerstill asked about the retaining wall and Mr. Zelenko said it would be lined with plants. Brief discussion on the dimensions of the sign. Brief discussion on an address on the sign and Zelenko said he could come up with a design and it was stated staff can approve that versus having to come back. Hallquist stated he was good with the signage. Hussinger asked if the wall sign is non-illuminated and Zelenko said it is externally lit with lights below it that shine up at it and towards it. Hussinger asked if the wall building's color is white, and Zelenko said yes. Hussinger said the size is correct. Discussion on the illumination.

Motion (DeCourcy- Bower/Hallquist) to approve wall sign externally illuminated and the monument with recommendation that address be put on the sign. Carried. (6-0).

3. Architectural Board review and consideration of plans for a new construction residence at 1903 E. Juniper Way –

Rory Openheimer was present and explained he would like to build a new home at 1903 E. Juniper. Hussinger said the site plans meet village requirements and an HOA letter of approval from Bristlecone HOA. Mr. Oppenheimer said it will have asphalt shingles, and the stone and stucco for the face of the home.

Pfannerstill asked if the HOA letter was signed by the whole HOA board, and Hussinger said it was signed by a representative for the HOA and approved as submitted. Bierman asked if the driveway to the right was going to be common to his driveway or completely on the other side and Mr. Oppenheimer said on the other side.

Motion (Hallquist/Wallschlager) to approve the plans for a new construction residence at 1903 E. Juniper Way. Carried. (6-0).

Announcements-

- Hometown Celebration is still looking for volunteers.
- Ben Askren is supposed to be the parade marshal for Hometown Celebration Parade,
- Beer Garden is Thurs-Saturday.
- Hometown Celebration will have a Carnival this year during the event.
- Letter from a student, would like a rec center built.

4. Adjourn

Motion (Schneeberger/Bierman) to adjourn. Carried (6-0).
Adjourned at 6:57 pm.
Respectfully submitted by

Recording Secretary,
Deidre Bushéy, Deputy Clerk

VILLAGE OF HARTLAND WISCONSIN EST. 1892

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address	675 Industrial ct Hartland ste G				
Lot	Block	Subdivision		Key No. HAV	073103001
Owner	Michael Sparks	EMAIL	mike@adonisroofingwi.com	Phone	262-420-4542
Address	W304S3090 Brookhill rd	City	Waukesha	State WI	Zip 53188
Contractor	T.S. Signs & Designs	Phone	262-794-6025 FAX	EMAIL	TSSigns@wi.rr.com
Address	28463 Jensen Parkway	City	Waterford	State WI	Zip 53185

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

- ☐ One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- ☐ Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

- ☐ One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- ☐ Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- ☐ One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.
  One (1) set of lighting details. Include type, location, number and photometric plan.
- ☐ Submit Sign Permit Application

NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied:_____ Date of Meeting: _____ Item No. _____

DEPARTMENT OF BUILDING INSPECTION **PERMIT #_____**
APPLICATION FOR SIGN PERMIT

JOB LOCATION 675 industrial ct ste G TAX KEY # 6731030001
OWNER Michael Sparks PHONE 262-420-4542
ADDRESS W304S3040 Broadhill rd CITY Waukesha STATE WI ZIP 53188
CONTRACTOR T.S. Signs & Designs PHONE 262-774-6025
ADDRESS 28463 Jensen Parkway CITY Waterford STATE WI ZIP 53185

SIGN TYPE: ☒ WALL ☐ PROJECTING ☐ AWNING, CANOPY ☐ GROUND

☐ PORTABLE/TRAINING ☐ REAL ESTATE PERM. ☐ REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:
Adonis Roofing

OVERALL DIMENSIONS OF SIGN 21.31 Sq ft COLOR OF BACKGROUND black

SIZE OF LETTERS IN INCHES 17.53 inches & 15.04 inches COLOR OF LETTERS orange & Grey

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
Aluminum cloud Sign with Polycarbonite face

ILLUMINATED? ☒ YES ☐ NO ☐ INTERNALLY ☐ EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

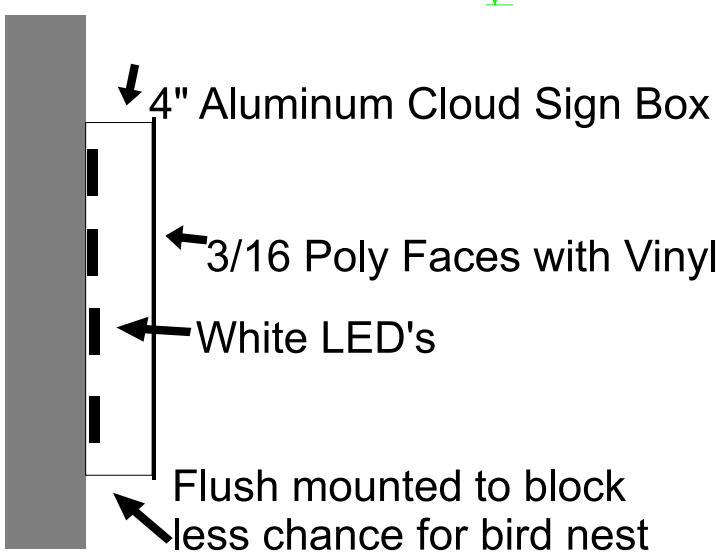
ESTIMATED COST OF ABOVE SIGN $ $ 3,650.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HEREWITH AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT _____ DATE 6-25-25

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

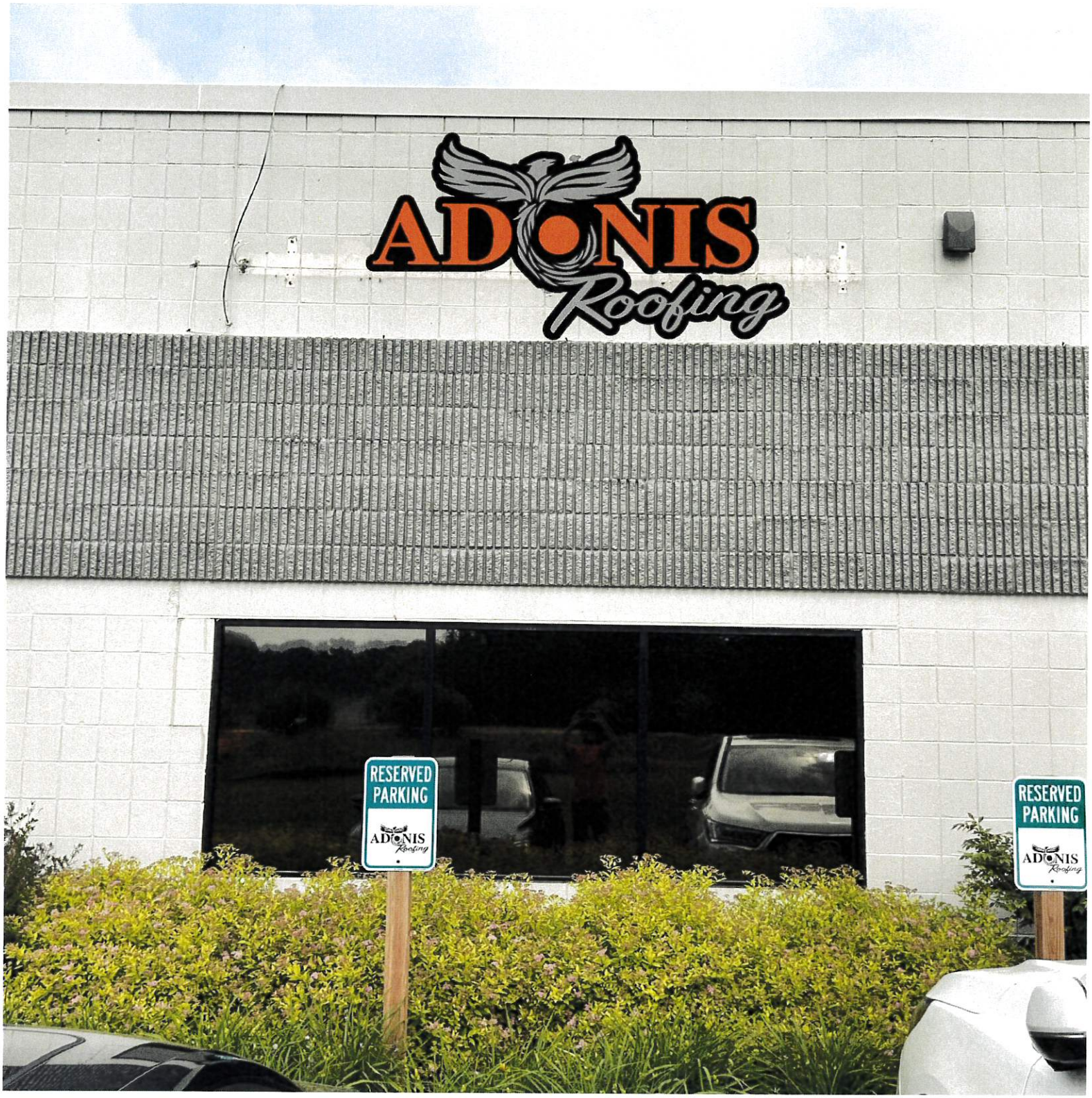


-Aluminum cloud sign with polycarbonite face
-Black Trim Cap and Black Returns
-3m Tangerine and Orcal Middle Grey, Black Block out material
- Internal power supply

T.S. SIGNS & DESIGNS
262-794-6025

Job Name: Adonis Roofing
Contact: Mike Sparks

Location: Hartland
Job Type: Cloud Sign


ADONIS
Roofing
RESERVED
PARKING
ADONIS
Roofing
RESERVED
PARKING
ADONIS
Roofing

—VILLAGE OF—
HARTLAND
WISCONSIN
EST. 1882

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address					
Lot 73	Block	Subdivision Four Winds East		Key No. HAV	
Owner Susan and Adndrew Goldner				Phone (262)751-3734	
Address 1156 Four Winds Way		City Hartland		State WI	Zip
Contractor Eco Alternative Builders	Phone (262)901-5903	FAX		E-Mail Address rick@eco-alternativebuilders.com	
Address W5883 County Road B		City Jefferson		State WI	Zip 53549

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The DEADLINE for filing is TEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

One & Two Family

- ☑ One (1) bound set of construction plans and application material and one (1) electronic copy of all submittals. Plans must be stamped "approved by the developer" if required.
- ☑ These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.
- ☑ Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.
- ☑ One (1) site plan. The site plan must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped “approved by the developer” (if applicable).
- ☑ One (1) plat of survey is required for new dwellings at the time of building permit application.

NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied:_____ Date of Meeting: _____ Item No. _____

Plat of Survey

SCALE 1" = 40'

JAHNKE & JAHNKE ASSOCIATES INC.

Consulants in Engineering, Planning, Subdivisions and Surveying

711 W. MORELAND BLVD. WAUKESHA, WISCONSIN 53188

TELEPHONE (262) 542-5797 FAX (262) 542-7698

FOR: SOMERSET HOMES

LEGAL DESCRIPTION: Lot 73, FOUR WINDS, being a subdivision of part of the NE ¼, SE ¼, SW ¼ and NW ¼ of the SW ¼ of Section 26, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

Bench Mark 957.28 (USGS Datum) Top of concrete monument marking the northwest corner of the Southwest Quarter (SW ¼) of Section 26, T8N, R18E.

939.4 Existing elevation

Suggested Residence Grade: First Floor 942.5*

Top of Foundation 941.5*

Yard Grade per Grading Plan 940.8 Front

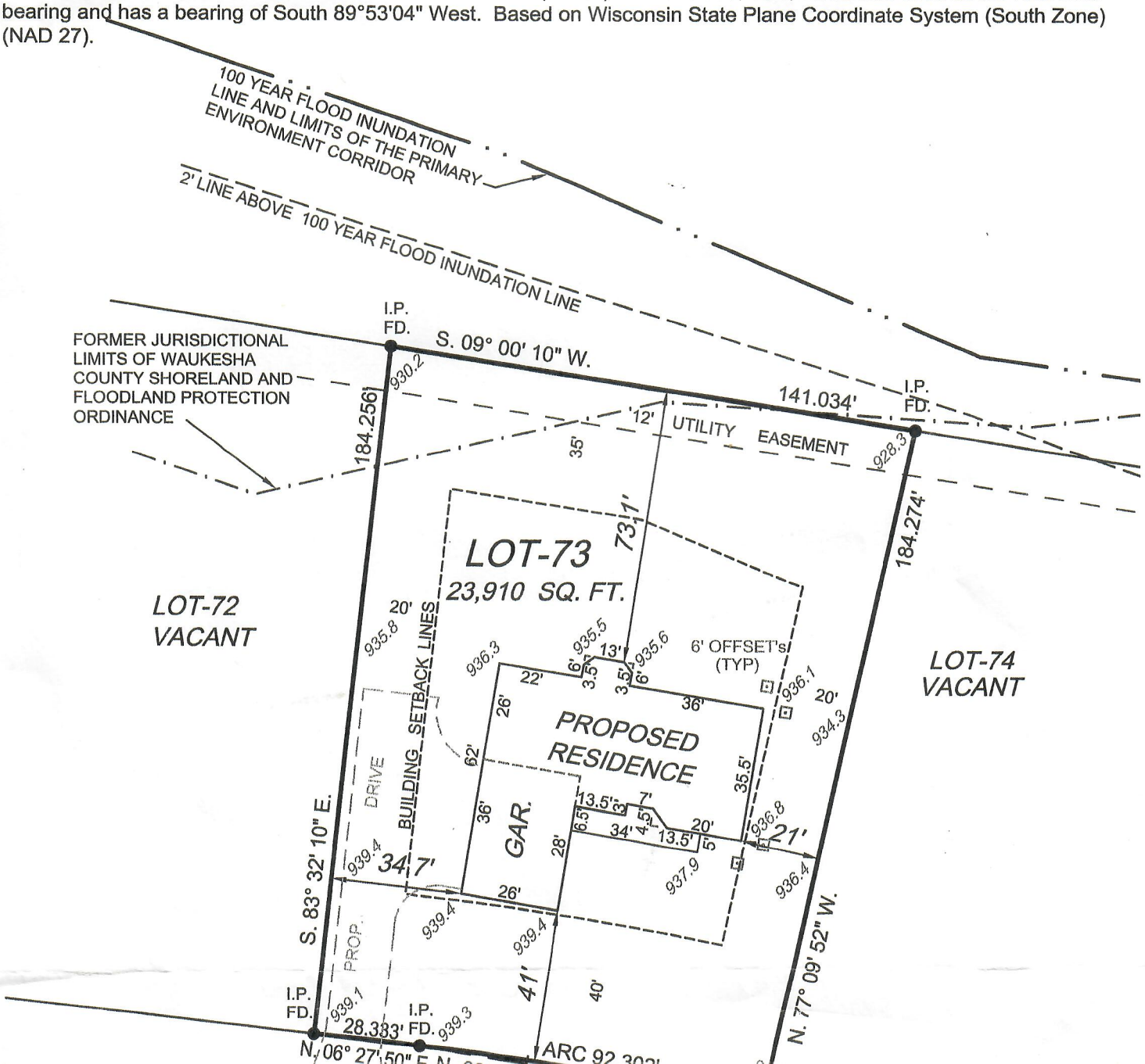
936.3 Rear

*suggested grades only

● Iron pipes found. No pipes set as part of survey.

NOTE: Expose sanitary sewer lateral before construction to verify location and gravity flow from the basement.

REFERENCE BEARING: The south line of the Southwest (SW ¼) of Section 26, T8N, R18E was used as the reference bearing and has a bearing of South 89°53'04" West. Based on Wisconsin State Plane Coordinate System (South Zone) (NAD 27).



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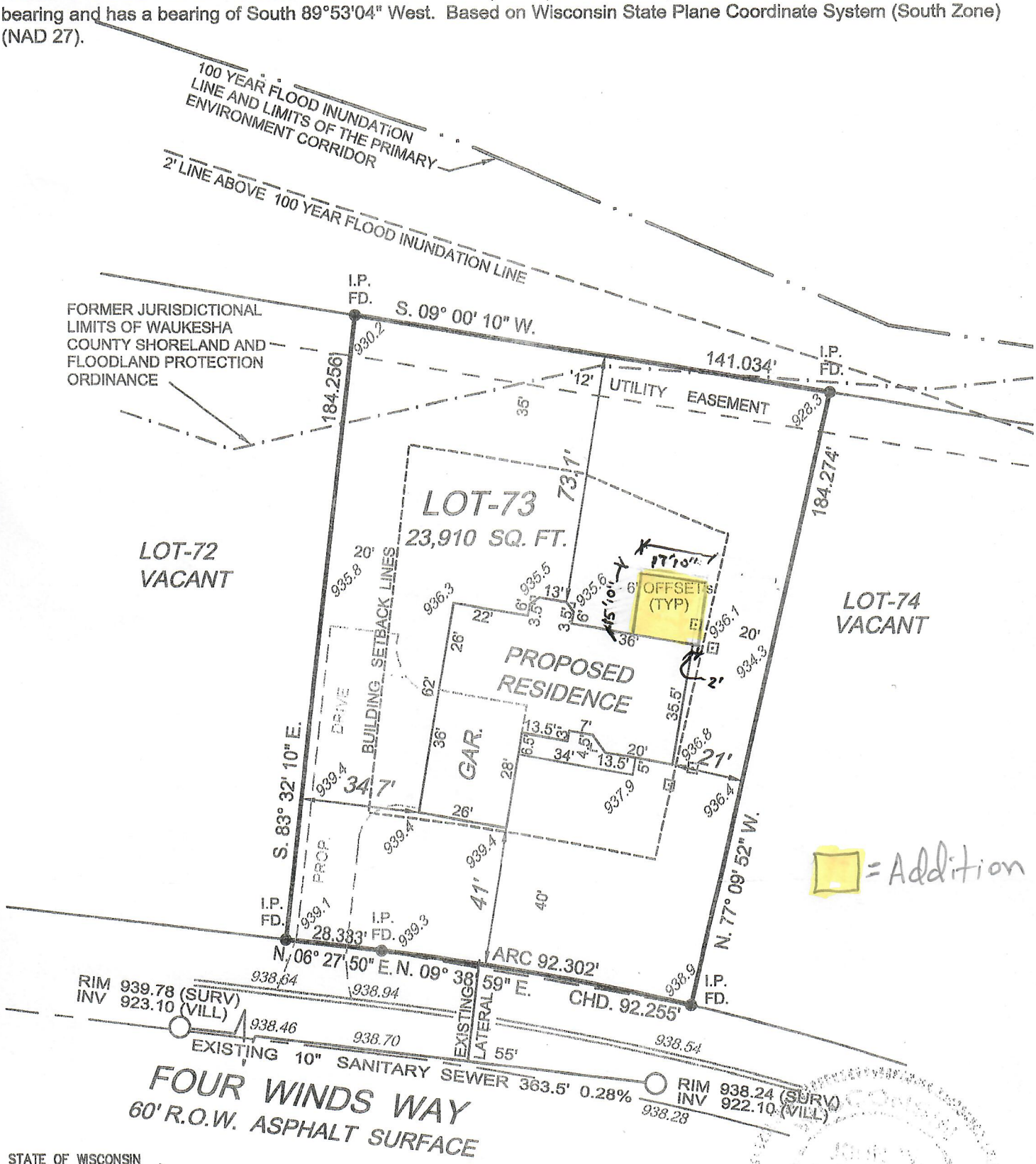


STATE OF WISCONSIN
COUNTY OF WAUKESHA } ss.

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

REVISION DATE: 7-20-04 (STAKEOUT)

DATED THIS 15 th DAY OF JULY ,2004

JOHN W. JAHNKE - Wis. Reg. No. S - 917

PLAT No. P.S. MERTON-595 BOOK No. MERTON-31 PAGE No. 32

ADDITION / REMODEL FIRST FLOOR MASTER
FOR
ANDREW & SUSAN GOLDNER

SEE TOTALS SHEET 3
ADDING
+ 566

SQ. FT.
4525

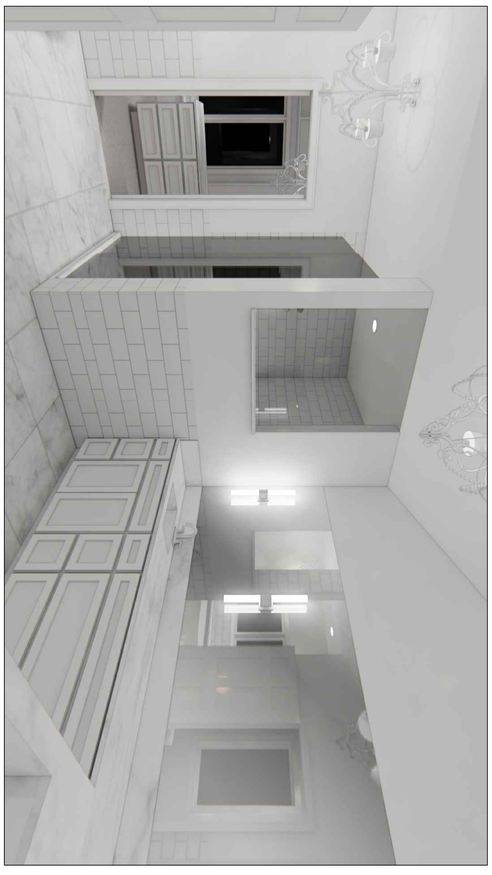
DATE REV.
6/19/2025

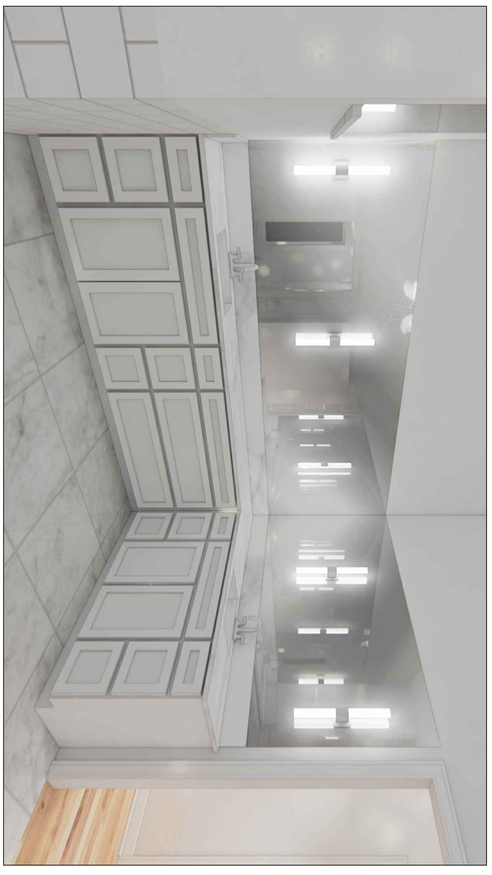
Eco Alternative Builders
Jefferson, WI
(262) 901-5903
rick@eco-alternativebuilders.com

Heislen Designs
"Making your home shine with great design"
Drawn by Matthew J. Heislen
134 Lincoln Ave Mukwonago, WI 53149
Phone: 262-378-5838 Email: mheislen@wi.rr.com Web Site: hdhomeplans.com

ADDITION / REMODEL FIRST FLOOR MASTER
ANDREW & SUSAN GOLDNER
1156 FOUR WINDS WAY
HARTLAND, WI 53029

R1





R2

ADDITION / REMODEL FIRST FLOOR MASTER

ANDREW & SUSAN GOLDNER

1156 FOUR WINDS WAY
HARTLAND, WI 53029

HEISLEN DESIGNS
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Phone 262-378-9838 Email: mheislen@wi.rr.com Web Site: hdhomeplans.com

Eco ALTERNATIVE BUILDERS

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SQ. FT.
4525

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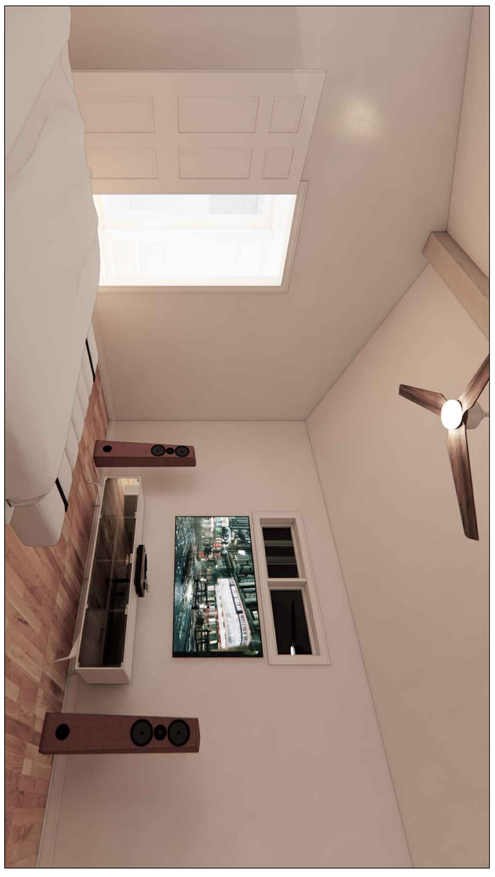

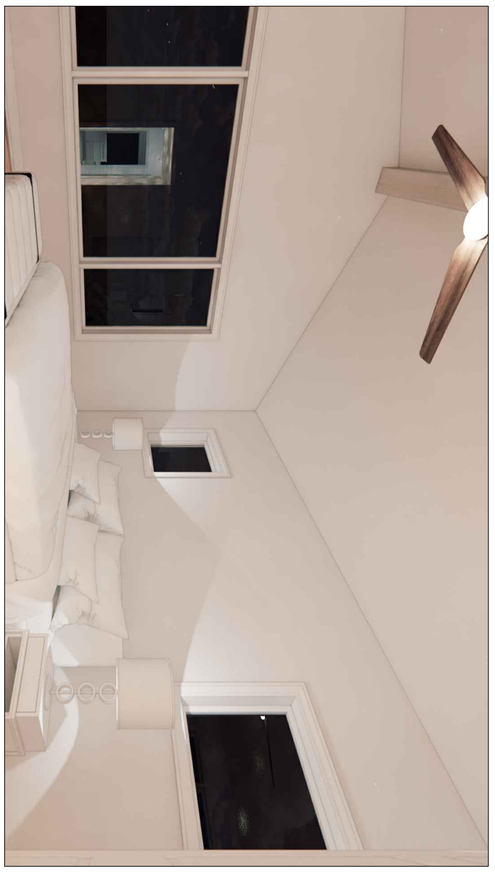

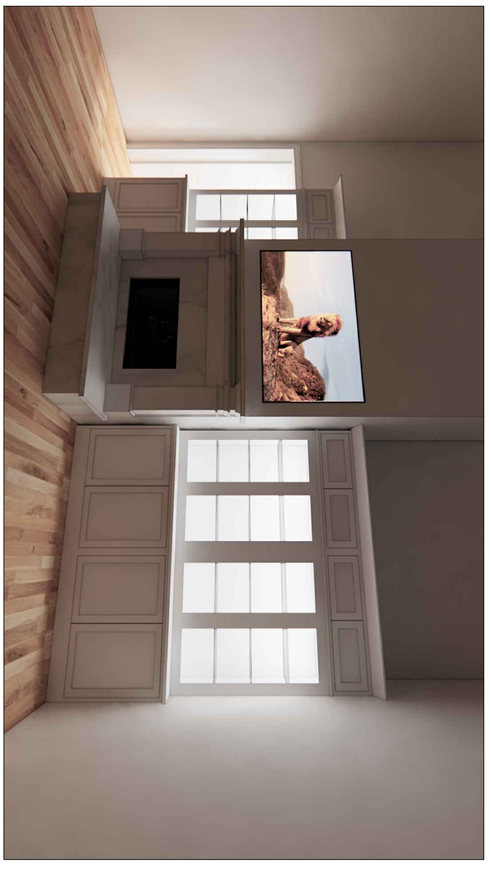

R3

ADDITION / REMODEL FIRST FLOOR MASTER

ANDREW & SUSAN GOLDNER

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HARTLAND, WI 53029

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Eco ALTERNATIVE BUILDERS

Jefferson, WI
(262) 901-5903
rick@eco-alternativebuilders.com

SQ. FT.
4525

DATE REV.
6/19/2025

REVISED
FRONT ELEVATION

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

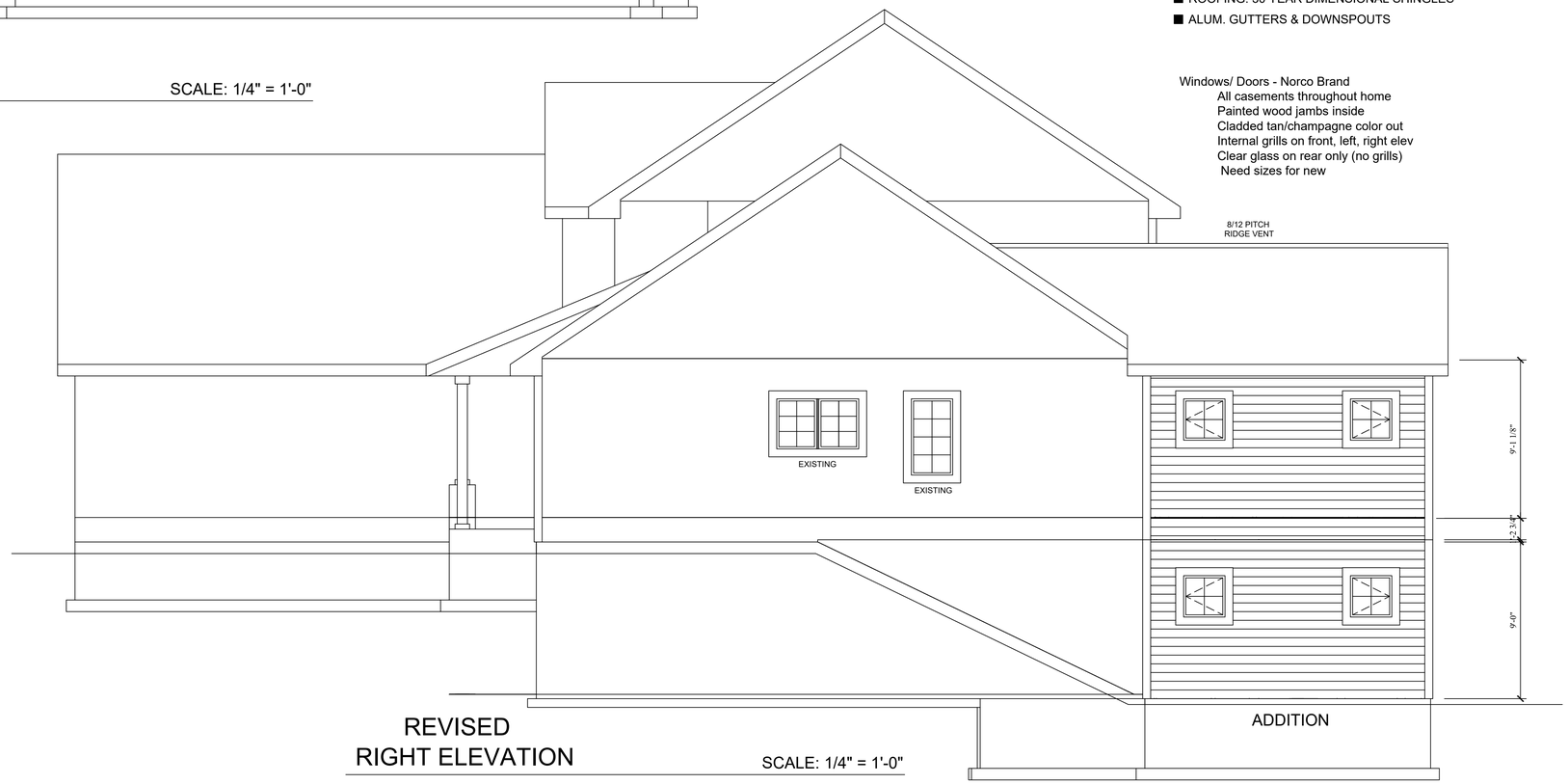
GENERAL NOTES

- 6 1/2" EXTERIOR WALL - 2 X 6'S @ 16" OC W/ 1/2" OSB. SHEATHING
  ALL TO MEAT SHEAR WALL BRACING CODES
- TRUSSES INSTALLED WITH H CLIP STRAPPING PLUS WEATHERPROOFING
- 4 1/2" INTERIOR WALLS EXCEPT AS NOTED
- DOORS NORCO - 6 PANEL COLONIAL PAINTED WHITE
- WINDOWS NORCO - DOUBLE GLAZED, CLAD LOW E GLASS W/ SCREENS
  ARGON FILLED W/ FULL SURROUND GRILLS
- CLOSET LAYOUT WITH SHELVING AND DESIGN
- TRIM - DOORS - 3 1/4" COLONIAL PAINTED WHITE
  WINDOWS - 3 1/4" COLONIAL PAINTED WHITE
  BASE - 4 1/4" COLONIAL PAINTED WHITE
  JAMBS - 4 5/8" PAINTED WHITE
- CONSTRUCTION LUMBER -#2 DOUGLAS FIR @ 1250 PSI
- DOUBLE JOIST UNDER TUBS AND PARALLEL BEARING WALLS
- SOUND CONDITIONING @ ALL BATHROOMS
- PROGRAMMABLE SET BACK THERMOSTAT
- FURNACE ADJUSTMENTS TO BE DETERMINED BY HEATING
  CONTRACTOR FOR BEST POSSIBLE EFFICIENCY

EXTERIOR MATERIALS

- SIDING: FIBER CEMENT LAP W/ 6" EXP.
- TRIM: FACTORY PRIMED 6/4" CEDAR
- FASCIA: FACTORY PRIMED 1X8 CEDAR
- SOFFIT: 3/8" CEDAR PLY. W/ VENTS PER CODE
- ROOFING: 30 YEAR DIMENSIONAL SHINGLES
- ALUM. GUTTERS & DOWNSPOUTS

Windows/ Doors - Norco Brand
All casements throughout home
Painted wood jambs inside
Cladded tan/champagne color out
Internal grills on front, left, right elev
Clear glass on rear only (no grills)
Need sizes for new



REVISED
RIGHT ELEVATION

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

SQ. FT.
4525

DATE REV.
6/19/2025

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ECO ALTERNATIVE BUILDERS

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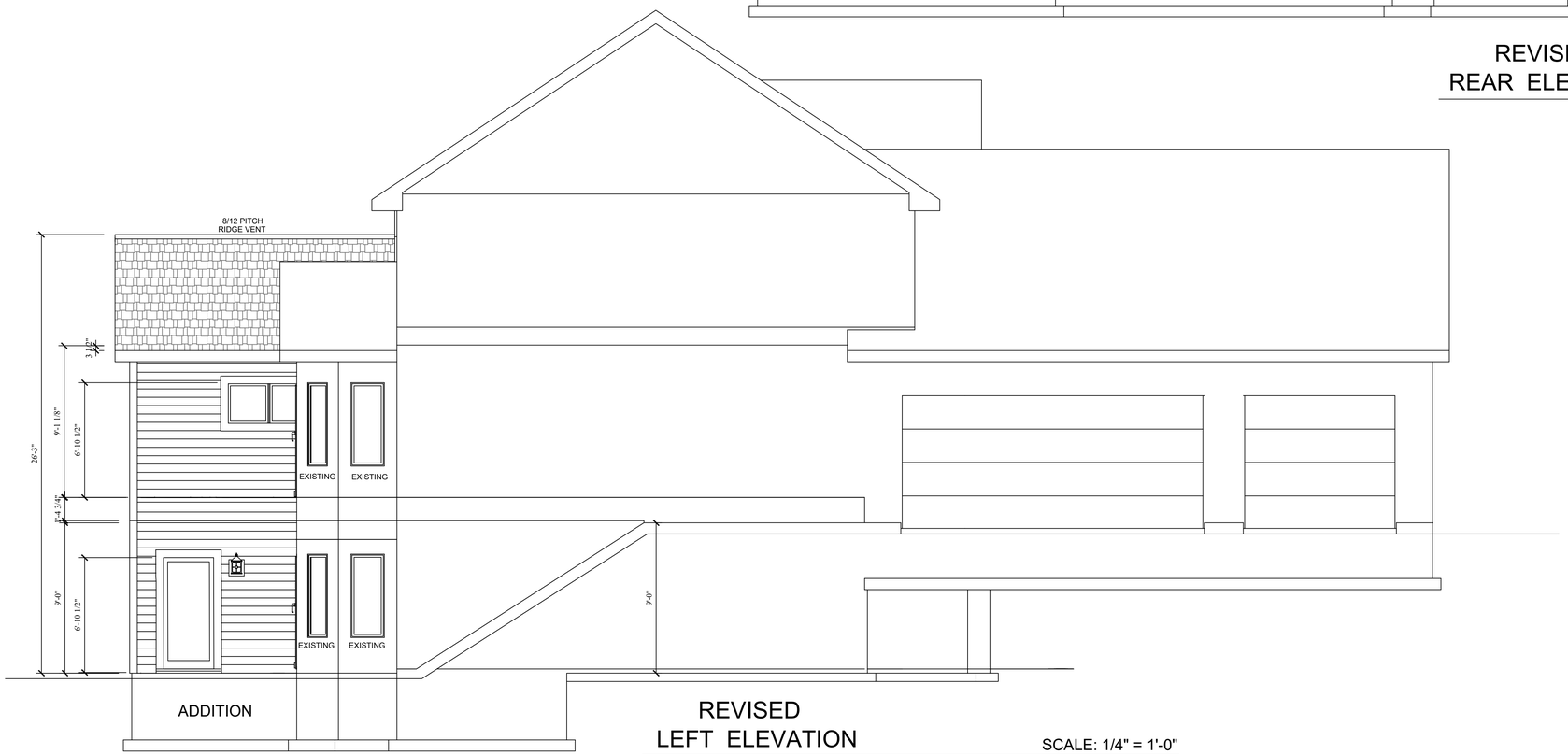
ADDITION / REMODEL FIRST FLOOR MASTER
ANDREW & SUSAN GOLDNER
1156 FOUR WINDS WAY
HARTLAND, WI 53029

1

REVISED
REAR ELEVATION

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



REVISED
LEFT ELEVATION

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

EXTERIOR MATERIALS

- SIDING: FIBER CEMENT LAP W/ 6" EXP.
- TRIM: FACTORY PRIMED 6/4" CEDAR
- FASCIA: FACTORY PRIMED 1X8 CEDAR
- SOFFIT: 3/8" CEDAR PLY. W/ VENTS PER CODE
- ROOFING: 30 YEAR DIMENSIONAL SHINGLES
- ALUM. GUTTERS & DOWNSPOUTS

SQ. FT.
4525

DATE REV.
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ADDITION / REMODEL FIRST FLOOR MASTER
ANDREW & SUSAN GOLDNER
1156 FOUR WINDS WAY
HARTLAND, WI 53029

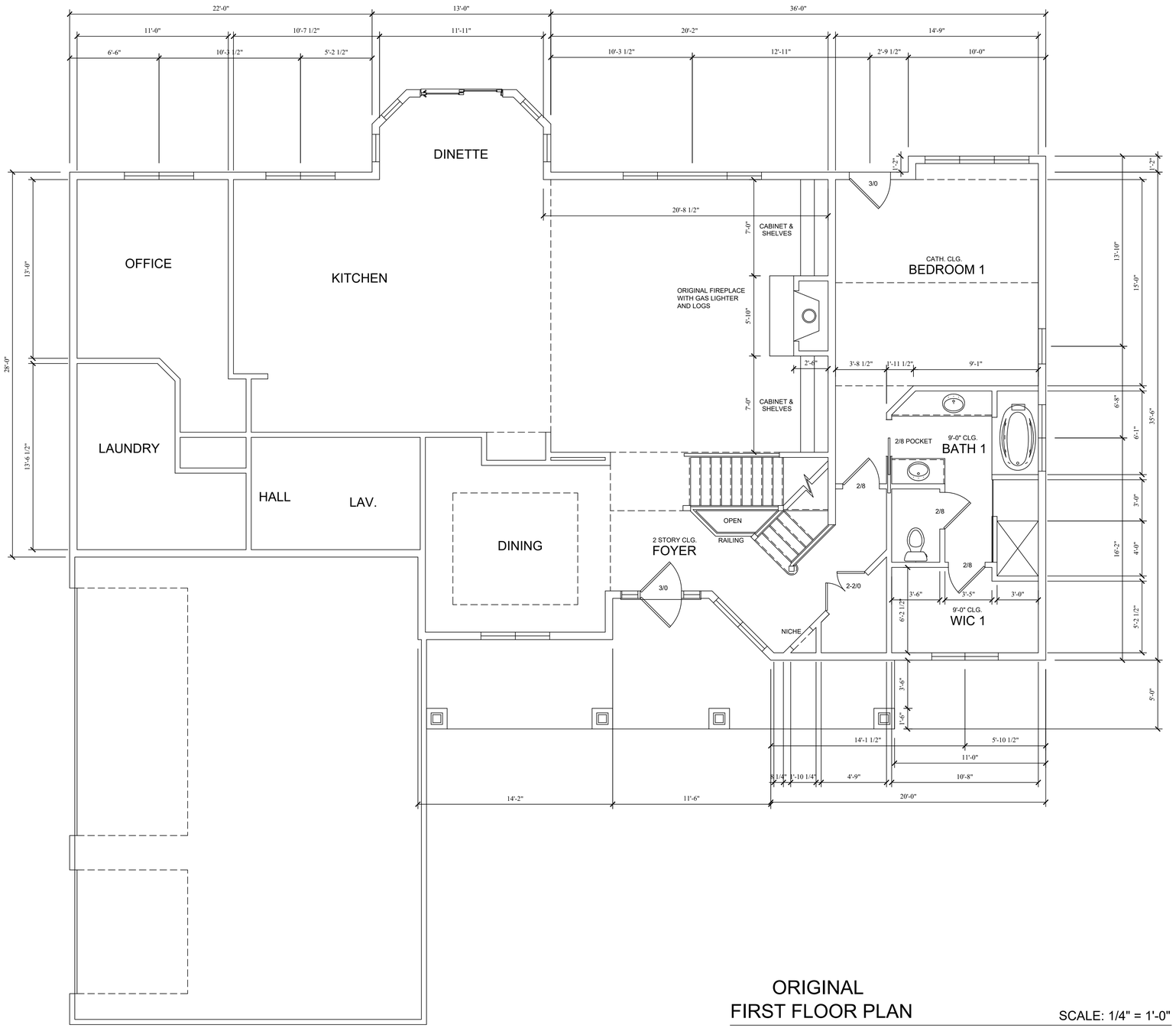
2

ORIGINAL FIRST FLR SQ. FT. 2351	ADDING + 283	REVISED FIRST FLR SQ. FT. 2607
ORIGINAL SECOND FLR SQ. FT. 973		REVISED SECOND FLR SQ. FT. 973
ORIGINAL LOWER SQ. FT. 1635	ADDING + 283	REVISED LOWER SQ. FT. 1918
ORIGINAL TOTAL ALL SQ. FT. 3959	ADDING + 566	REVISED TOTAL ALL SQ. FT. 4525

ADDING + 566

SQ. FT. 4525

DATE REV. 6/19/2025



ORIGINAL
FIRST FLOOR PLAN

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

2351 SQ. FT.

Jefferson, WI
(262) 901-5903
rick@eco-alternativebuilders.com

ECO ALTERNATIVE BUILDERS

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ADDITION / REMODEL FIRST FLOOR MASTER
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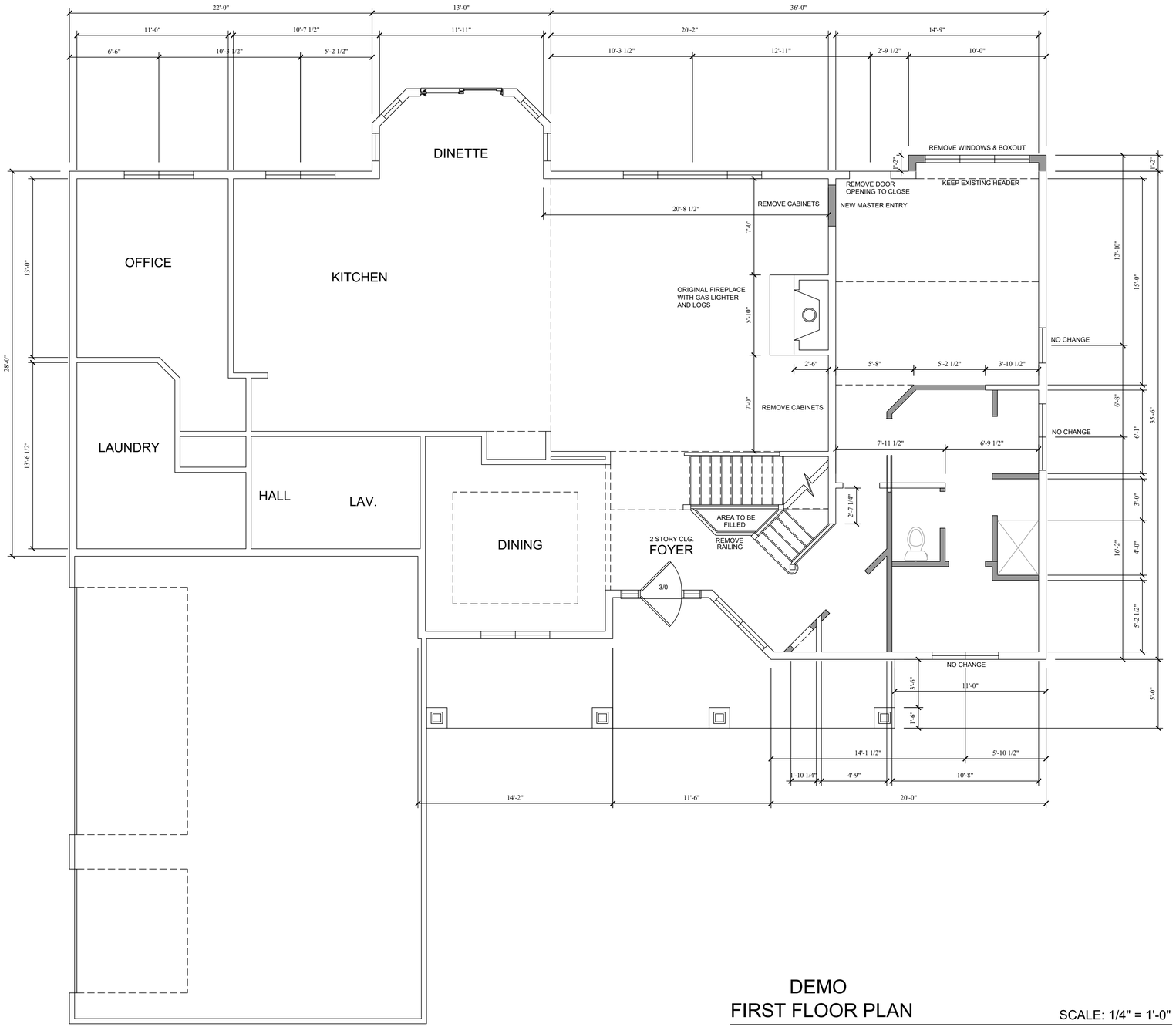
HARTLAND, WI 53029

3



DEMO
FIRST FLOOR PLAN

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

2351 SQ. FT.

ADDING
+ 566

SQ. FT.
4525

DATE REV.
6/19/2025

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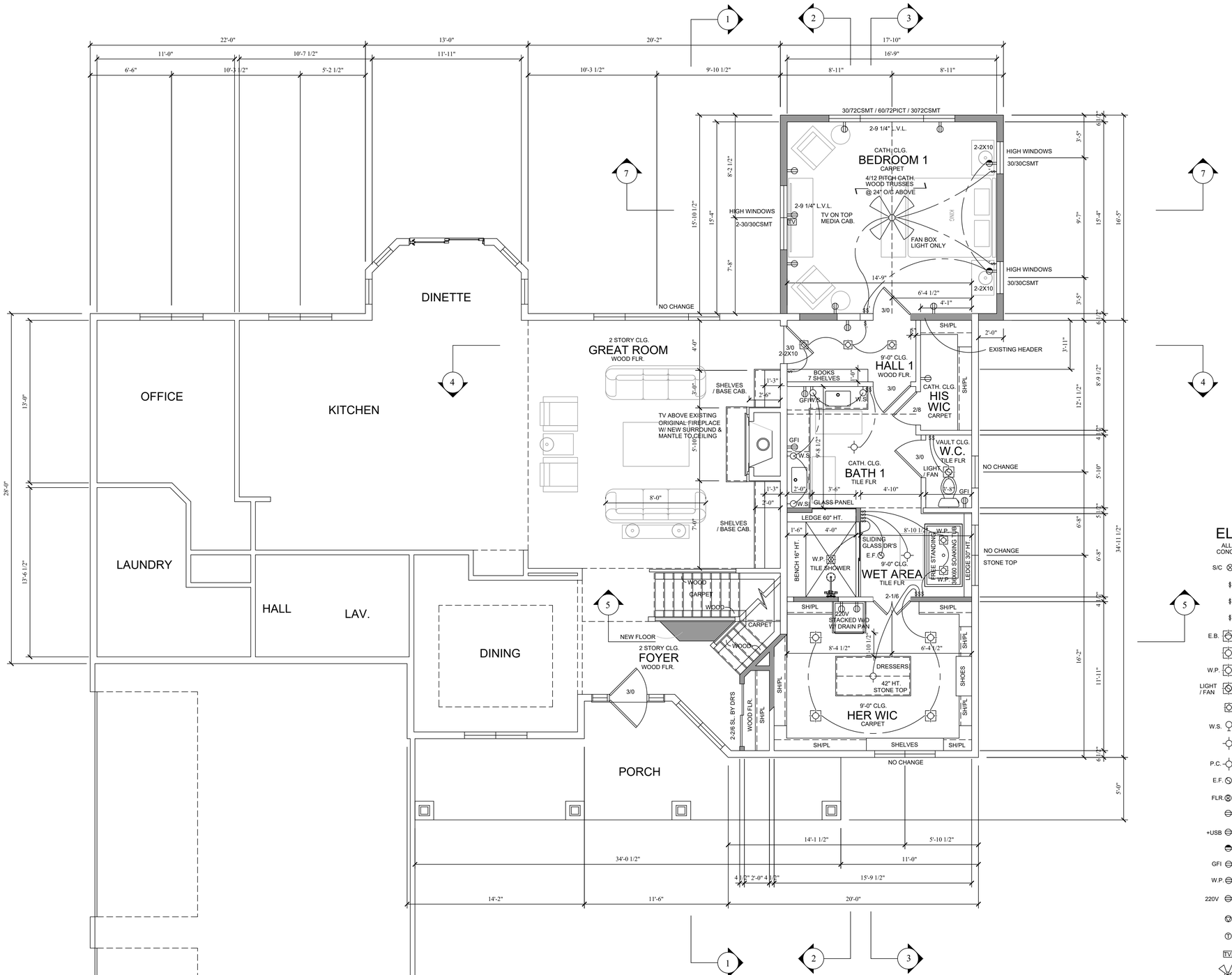
Drawn by Matthew J. Heislen
134 Lincoln Ave Mukwonago, WI 53149
Phone: 262-378-9838 Email: mheislen@wi.rr.com Web Site: hdhomeplans.com

ADDITION / REMODEL FIRST FLOOR MASTER
ANDREW & SUSAN GOLDNER
1156 FOUR WINDS WAY
HARTLAND, WI 53029

4



ELECTRICAL KEY CODE:

ALL ELECTRICAL AT
CONCRETE IN CONDUIT

S/C	=	SMOKE & CARBON MONOXIDE DETECTOR
$	=	SWITCH
$3	=	THREE WAY SWITCH
$4	=	FOUR WAY SWITCH
E.B.	=	EYE BALL FIXTURE
	=	RECESSED FIXTURE
W.P.	=	WATER PROOF RECESSED FIXTURE
LIGHT / FAN	=	RECESSED LAMP FIXTURE WITH FAN
	=	MINI RECESSED FIXTURE
W.S.	=	WALL SCONCE
	=	CEILING FIXTURE
P.C.	=	PULL CHAIN
E.F.	=	ELEC. EXHAUST FAN
FLR.	=	FLOOR RECEPTACLE
	=	WALL RECEPTACLE
+USB	=	WALL RECEPTACLE WITH USB CHARGE
	=	SWITCHED WALL RECEPTACLE
GFI	=	GROUND FAULT INSUL. RECEPTACLE
W.P.	=	WATER PROOF RECEPTACLE
220V	=	220 VOLT RECEPTACLE
	=	SEPARATE CIRCUIT
T	=	THERMOSTAT, PROGRAMMABLE
TV	=	CABLE TV JACK
	=	FLOOD LIGHT
	=	LARGE FLORESCENT FIXTURE
	=	LOW VOLTAGE
	=	CEILING FAN

REVISED
FIRST FLOOR PLAN

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

2351 SQ. FT. ORIGINAL
283 SQ. FT. ADDED
2607 SQ. FT. REVISED

ADDING
+ 566

SQ. FT.
4525

DATE REV.
6/19/2025

Eco Alternative Builders
Jefferson, WI
(262) 901-5903
rick@eco-alternativebuilders.com

HEISLEN DESIGNS
"Making your home shine with great design"
Drawn by Matthew J. Heislen
134 Lincoln Ave Mukwonago, WI 53149
Phone 262-378-6838 Email: mheislen@wi.rr.com Web Site: hdhomeplans.com

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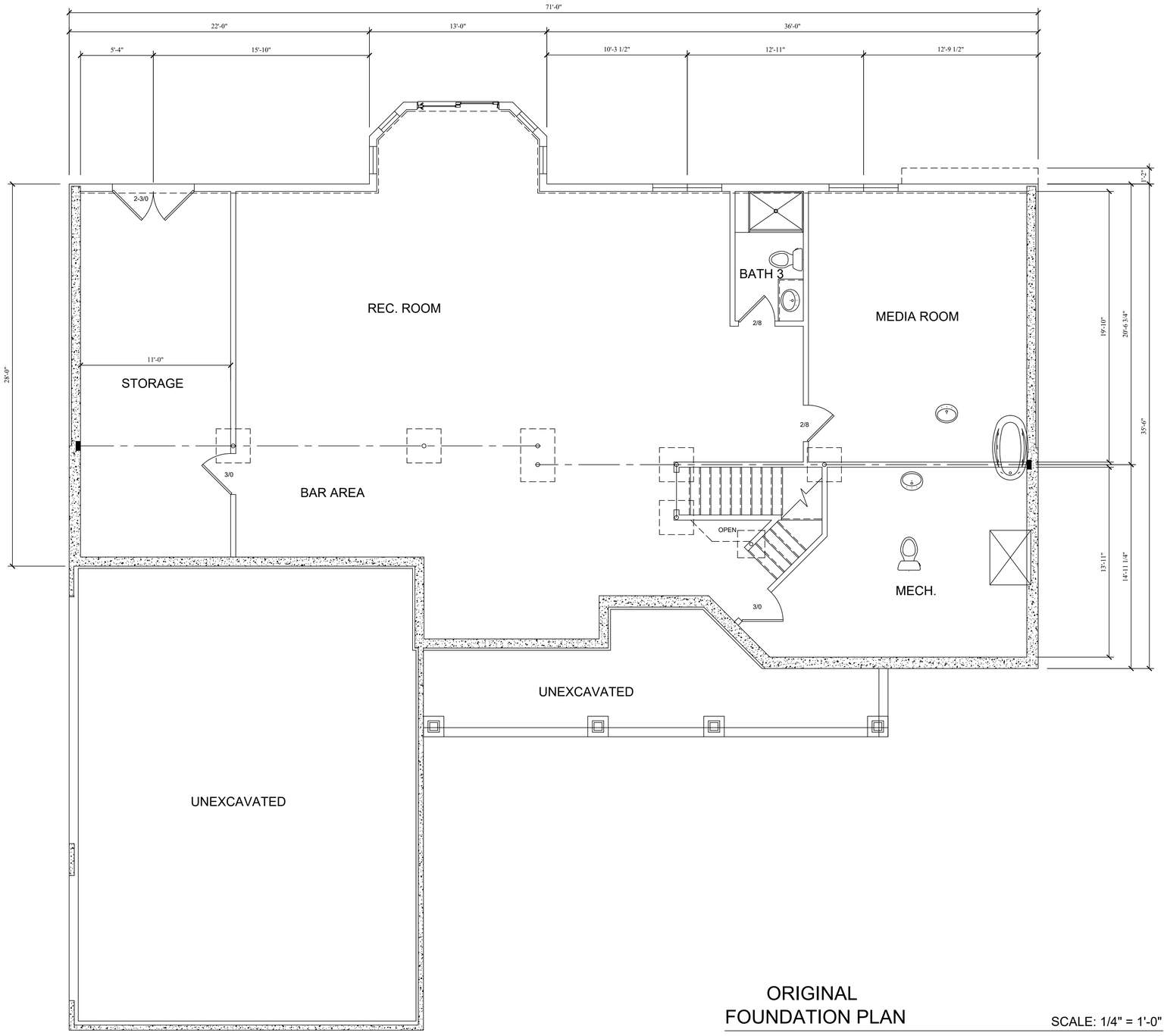
HARTLAND, WI 53029

5



ORIGINAL FOUNDATION PLAN

1635 SQ. FT.

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

ADDING + 566

SQ. FT. 4525

DATE REV. 6/19/2025

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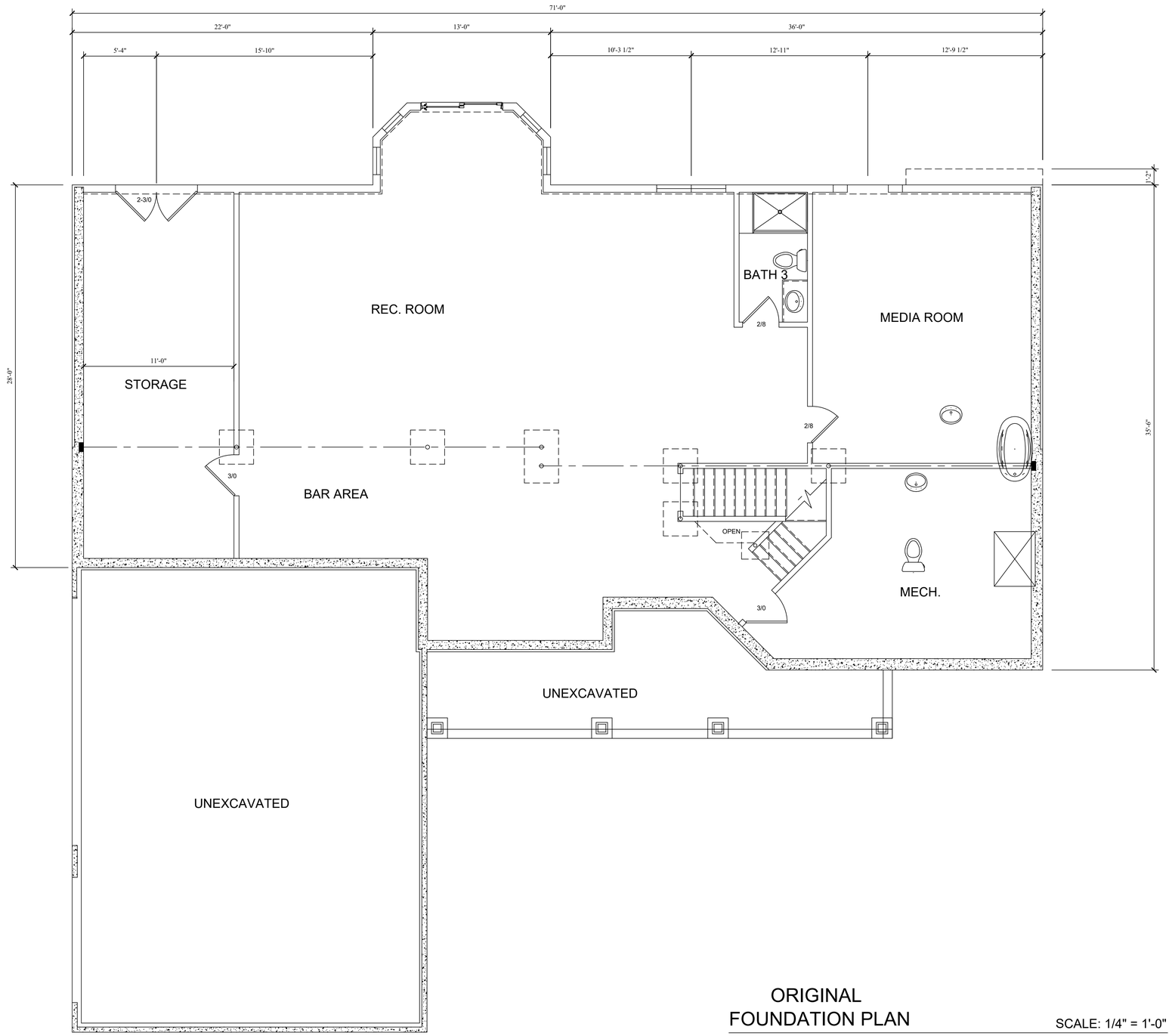
6



ORIGINAL FOUNDATION PLAN

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

1635 SQ. FT.

ADDING
+ 566

SQ. FT.
4525

DATE REV.
6/19/2025

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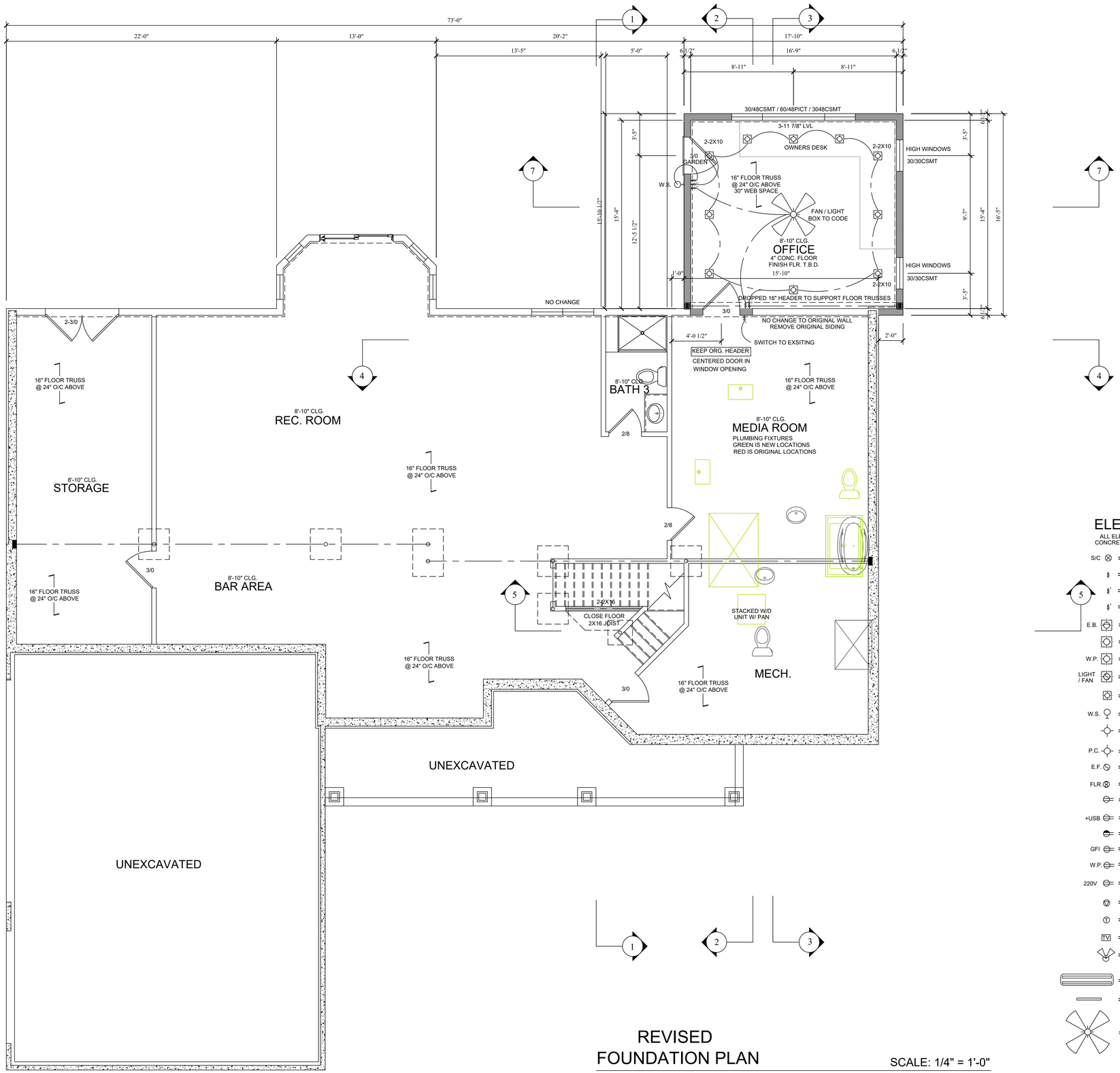
Jefferson, WI
(262) 901-5903
rick@eco-alternativebuilders.com

HEISLEN DESIGNS
"Making your home shine with great design"
Drawn by Matthew J. Heisler
134 Lincoln Ave Lake Mills, WI 53551
Phone 262-378-9808 Email: mheisler@wi.rr.com Web Site: hdhomeplans.com

ADDITION / REMODEL FIRST FLOOR MASTER
ANDREW & SUSAN GOLDNER
1156 FOUR WINDS WAY
HARTLAND, WI 53029

7



ELECTRICAL KEY CODE:

ALL ELECTRICAL AT CONCRETE IN CONDUIT

S/C ⊗	=	SMOKE & CARBON MONOXIDE DETECTOR
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TV	=	CABLE TV JACK
	=	FLOOD LIGHT
	=	LARGE FLORESCENT FIXTURE
	=	LOW VOLTAGE
	=	CEILING FAN

REVISED FOUNDATION PLAN

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

1635 SQ. FT. ORIGINAL
283 SQ. FT. ADDED
1918 SQ. FT. REVISED

ADDING + 566

SQ. FT. 4525

DATE REV. 6/19/2025

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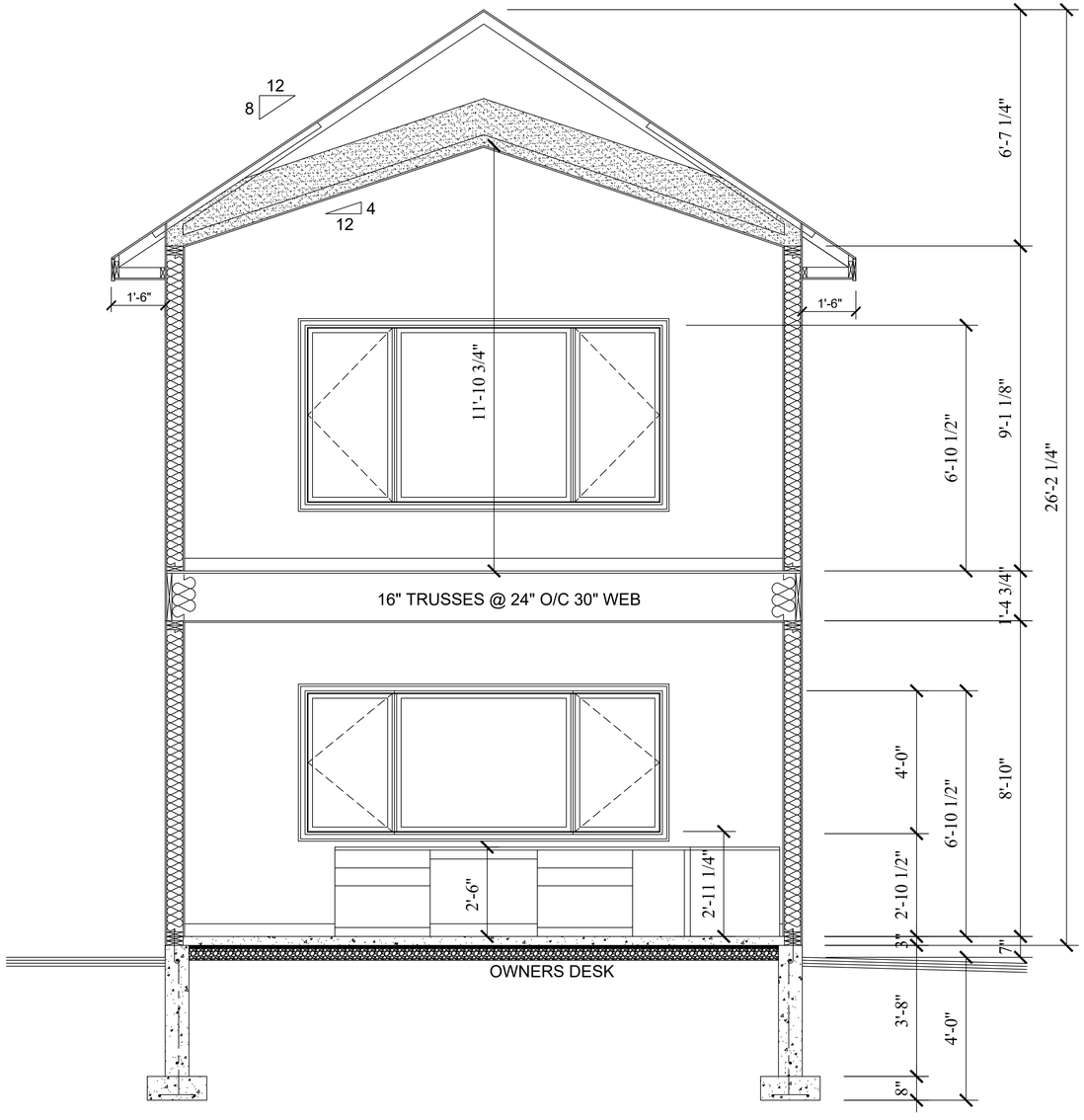
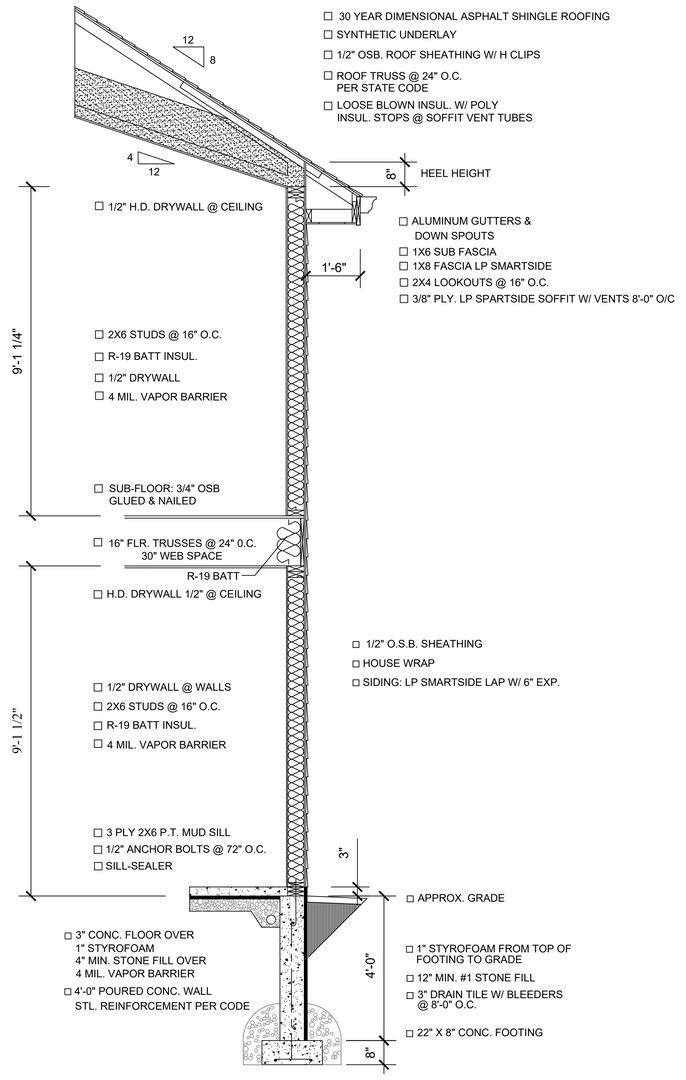
8



MASTER SEC. 7 SCALE 1/2" = 1'-0"



EXP. WALL SEC. SCALE 1/2" = 1'-0"

ADDING
+ 566

SQ. FT.
4525

DATE REV.
6/19/2025

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ADDITION / REMODEL FIRST FLOOR MASTER
ANDREW & SUSAN GOLDNER
1156 FOUR WINDS WAY
HARTLAND, WI 53029

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address	300 E North Shore Dr, Hartland, WI				
Lot	Block	Subdivision		Key No. HAV	0762998001
Owner	Boros Real Estate LLC	EMAIL	kurosh@adavacare.com	Phone	414-944-9314
Address	1345 N. Jefferson St, STE 328	City	Milwaukee	State WI	Zip 53202
Contractor	FastSigns	Phone 262-683-4741	FAX	EMAIL	ian.amundson@fastsigns.com
Address	2100 Pewaukee Rd, STE A	City	Pewaukee	State WI	Zip 53188

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

- ☐ One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- ☐ Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

- ☐ One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- ☐ Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- ☐ One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.
  One (1) set of lighting details. Include type, location, number and photometric plan.
- ☐ Submit Sign Permit Application

NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: 6/10/2025 Date of Meeting: _____ Item No. _____

DEPARTMENT OF BUILDING INSPECTION **PERMIT #_____**
APPLICATION FOR SIGN PERMIT

JOB LOCATION 300 E NORTH SHORE DR TAX KEY # 0762998001
OWNER Boros Real Estate LLC PHONE 414-944-9314
ADDRESS 1345 N. Jefferson St, STE 328 CITY Milwaukee STATE WI ZIP 53202
CONTRACTOR FastSigns PHONE 262-683-4741
ADDRESS 2100 Pewaukee Rd, STE A CITY Pewaukee STATE WI ZIP 53188

SIGN TYPE: ❒ WALL ❒ PROJECTING ❒ AWNING, CANOPY ☒ GROUND

❒ PORTABLE/TRAINING ❒ REAL ESTATE PERM. ❒ REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:
Adava Care Assisted Living 300 E. North Shore Drive

OVERALL DIMENSIONS OF SIGN 47x72.75 COLOR OF BACKGROUND White/Blue

SIZE OF LETTERS IN INCHES 6 COLOR OF LETTERS Blue

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) This is an overlay on the existing sign

ILLUMINATED? ❒ YES ☒ NO ❒ INTERNALLY ❒ EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN $ $1700

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HEREWITH AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Kurosh Dejgosha DATE 6/10/2025

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ **DATE PAID** _____ **RECEPIT #** _____

ADAVACARE

ASSISTED LIVING

300 E. NORTH SHORE DRIVE

ADAVACARE

ENTRANCE

ADAVA CARE - HARTLAND

Replace existing panel sign, dimensional logos and text make it unable to be overlayed

New - 3/4" thick MDO board w/ 3M IJ180/8519 overlay

Overall Shape - 47x72.75

Vinyl overlay onto existing aluminum composite panels 3MIJ180/8519

Monument is 2 sided

Overall Shape - 31x47

Pricing: $ 1694.70

Prepared for: ADAVA CARE

Drawing:ADDED

Quantity: 3 - asstd

Material: 3/4" thick MDO
IJ180/8519

Color: Customer Supplied Logo Art

Prepared by: Ian Amundson

FASTSIGNS
Ian Amundson
5318 N. Port Washington Road
Milwaukee, WI 53217
414.963.4980 (p)

PETITION FOR CONDITIONAL USE

■ ***$150 REVIEW FEE DUE AT TIME OF APPLICATION***
PLUS $300 PROFESSIONAL FEE DEPOSIT

Property Owner Boros Real Estate LLC	
Business Name Adava Care	
Business Owner Kurosh Dejgosha	
Address 300 E. North Shore Drive, Hartland WI 53029	
Contact Person Kurosh Dejgosha	Phone 414-944-9314
Key No. HAV 0762998001	Email kurosh@adavacare.com

The Plan Commission meets on the third Monday of the month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

State present use of property and basic information on the intended use:

No changes were made to the property or business usage. It is an assisted
living facility, specifically an RCAC, for the elderly. We have continued
the same operations and usage.

Additional documents and materials must be submitted addressing the requirements described in Article IV of the Hartland Zoning Code regarding Conditional Uses.

All applications for consideration by the Plan Commission are subject to the policies described in this document.

Petitioner Signature *Kurosh Dejgosha*	
Print Name Kurosh Dejgosha	Date 6/10/2025

OFFICE USE ONLY:

Date Applied:	Date of Meeting:	Return Comments by:

Hartland Plan Commission
Application Review Policies

All applicants and applications are subject to the following policies in order to be considered by the Plan Commission.

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants are encouraged to communicate with or meet with either the Building and Zoning Official or the Village Administrator prior to submission of an application.
3. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.
4. Four (4) sets of bound site plans or application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
5. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
    a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
    b. Scale and north arrow
    c. All structures (include building elevations and height)
    d. Drainage and grades (include design calculations for drainage)
    e. Storm Water Management Plan
    f. Utilities and easements (sewer, water, storm etc.)
    g. Calculation of lot coverage
    h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
    i. Grading and erosion control
    j. Landscaping, including a Tree Protection Plan
    k. Exterior lighting details
    l. Exterior HVAC equipment location
    m. Dumpster location (screening required)
    n. Street right-of-way
    o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
6. Additional information may be requested by the Plan Commission or Staff.
7. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
8. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

Plan of Operation

Building Owner Information:

Owner Name: Boros Real Estate LLC

Contact Person: Kurosh Dejgosha

Phone: 414-944-9314

Email: kurosh@adavacare.com

Business Owner Information:

Business Legal Name: Willowbrook Senior Living LLC

Doing Business As (DBA): Adava Care

Owner: Kurosh Dejgosha

Phone: 414-944-9314

Email: kurosh@adavacare.com

Licensed as: Residential Care Apartment Complex (RCAC) by the State of Wisconsin

Facility Details:

Facility Size: 20 beds

Number of Employees: 10 employees

Staffing: Facility staffed 24 hours/day, 7 days/week

Resident Information:

Resident Type: Elderly residents requiring minimal care (less than 28 hours/week). Services include housekeeping, meal provision, and medication management.

Driving and Parking: Residents generally do not drive. One or two residents may drive. Parking accommodations are available on-site.

Outdoor Usage:

Outdoor Uses: No designated outdoor activities.

Patio: Yes, the facility includes a patio for residents.

Fencing: Outdoor areas are not fenced.

Deliveries:

Type: Food deliveries.

Frequency: Once weekly.

Delivery Timeframe: Between 8:00 AM and 2:00 PM.

Late Night/Early Morning Deliveries: None.

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

☒ **EXTRATERRITORIAL PLAT REVIEW - $100**

☐ **CSM (Certified Survey Map) + *$300 Professional Fee Deposit***

or

☐ **PRELIMINARY PLAT REVIEW + *$1,000 Professional Fee Deposit***

Up to Five Parcels - $150.00
Six to Fourteen Parcels - $300.00
Fifteen or More Parcels - $500.00

Reapplication for Approval of Any Preliminary Plat Requiring Review $50.00 (Minimum)
Reapplication for Previously Reviewed Plat $10.00

☐ **FINAL PLAT REVIEW**

$10.00 Plus $1.00 for Each Parcel Within the Final Plat
$10.00 for Reapplication of Any Final Plat Previously Reviewed

Date:	Fee Paid: 7-11-25
Date Filed:	Receipt No.: 264906

1. Name: Hayley Rukic

   Address of Owner/Agent: W292N5672 Dorn Rd
   Hartland, WI 53029

   Phone Number of Owner/Agent: (262)303-1713

2. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").

3. State present use of property and intended use.

   Redivision of Lot

HR
Signature of Petitioner

W292N5672 Dorn Rd Hartland
Address

(262)303-1713
Phone

NOTE:

a. Include a Plat Map in triplicate, drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and direction of each boundary thereof.

b. Include fee payable to **The Village of Hartland**

CSM fees + *$300 Professional Fee Deposit*
Or
Preliminary Plat Review Fees + *$1,000 Professional Fee Deposit*

Up to Five Parcels	**$150.00**
Six to Fourteen Parcels	**$300.00**
Fifteen or More Parcels	**$500.00**

Reapplication for Approval of Any Preliminary Plat Requiring Review	**$50.00 (Minimum)**
Reapplication for Previously Reviewed Plat	**$10.00**

Final Plat Review Fees:

$10.00 Plus $1.00 for Each Parcel Within the Final Plat
$10.00 for Reapplication of Any Final Plat Previously Reviewed

c. Mail or deliver request, in triplicate, to:

Village of Hartland
Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029

---

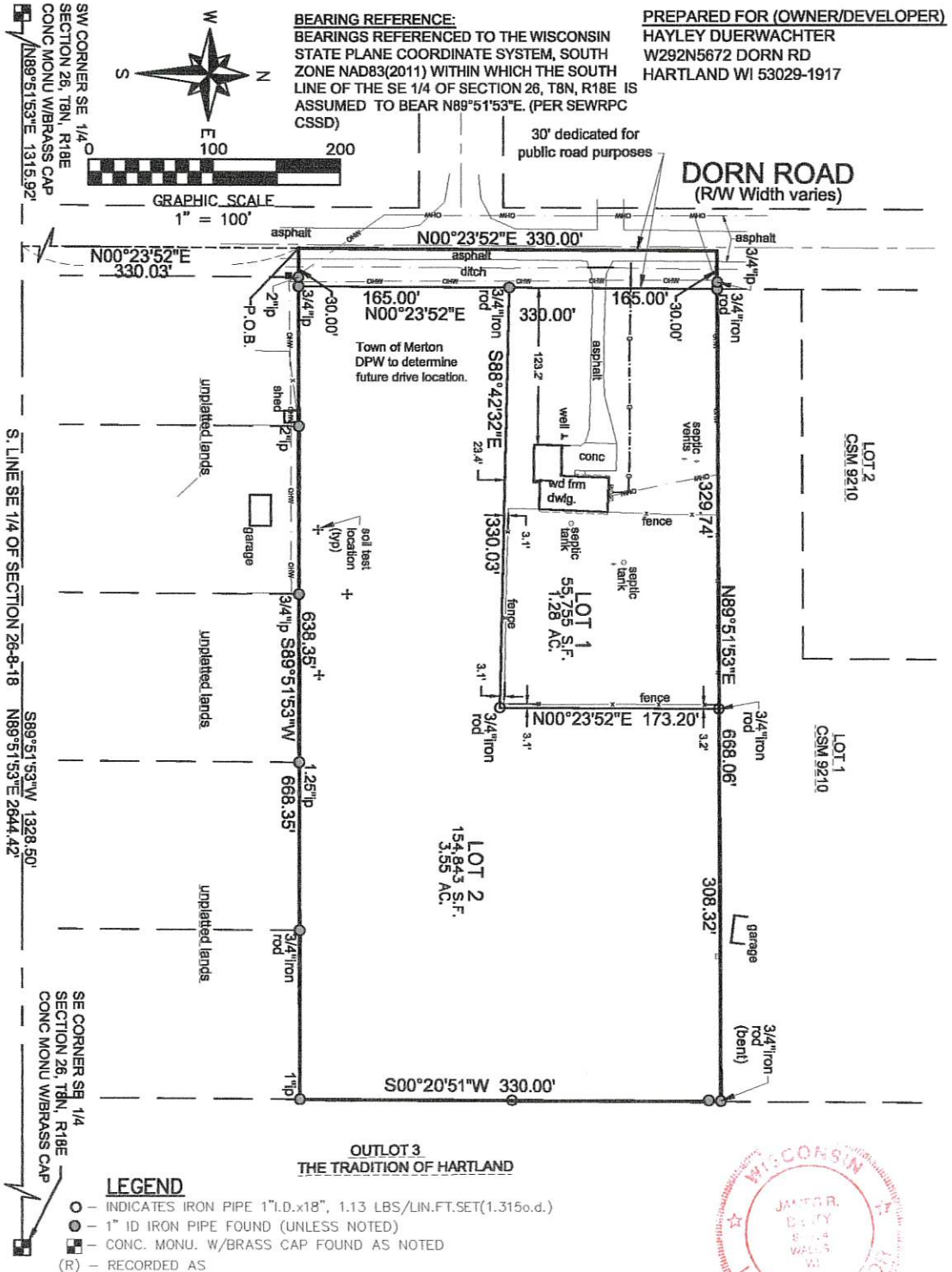
d. **Extraterritorial Plat Review Fee: $100**

Submit plat and $100 fee to:

Village of Hartland
Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029

CERTIFIED SURVEY MAP NO - _____

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin



OUTLOT 3
THE TRADITION OF HARTLAND

LEGEND

- O – INDICATES IRON PIPE 1"I.D.x18", 1.13 LBS/LIN.FT.SET(1.315o.d.)
- ● – 1" ID IRON PIPE FOUND (UNLESS NOTED)
- ■ – CONC. MONU. W/BRASS CAP FOUND AS NOTED
- (R) – RECORDED AS
- + – CROSS FND
- ■ – POWER POLE
- ■ – LIGHT POLE
- ⊥ – WELL
- —OHW— OVERHEAD WIRES
- ♦ – SANITARY CLEANOUT OR SEPTIC VENT
- ■ – ELECTRIC PEDESTAL

SUBJECT LANDS ARE WITHIN THE TOWN OF MERTON FIRE SERVICE AREA.

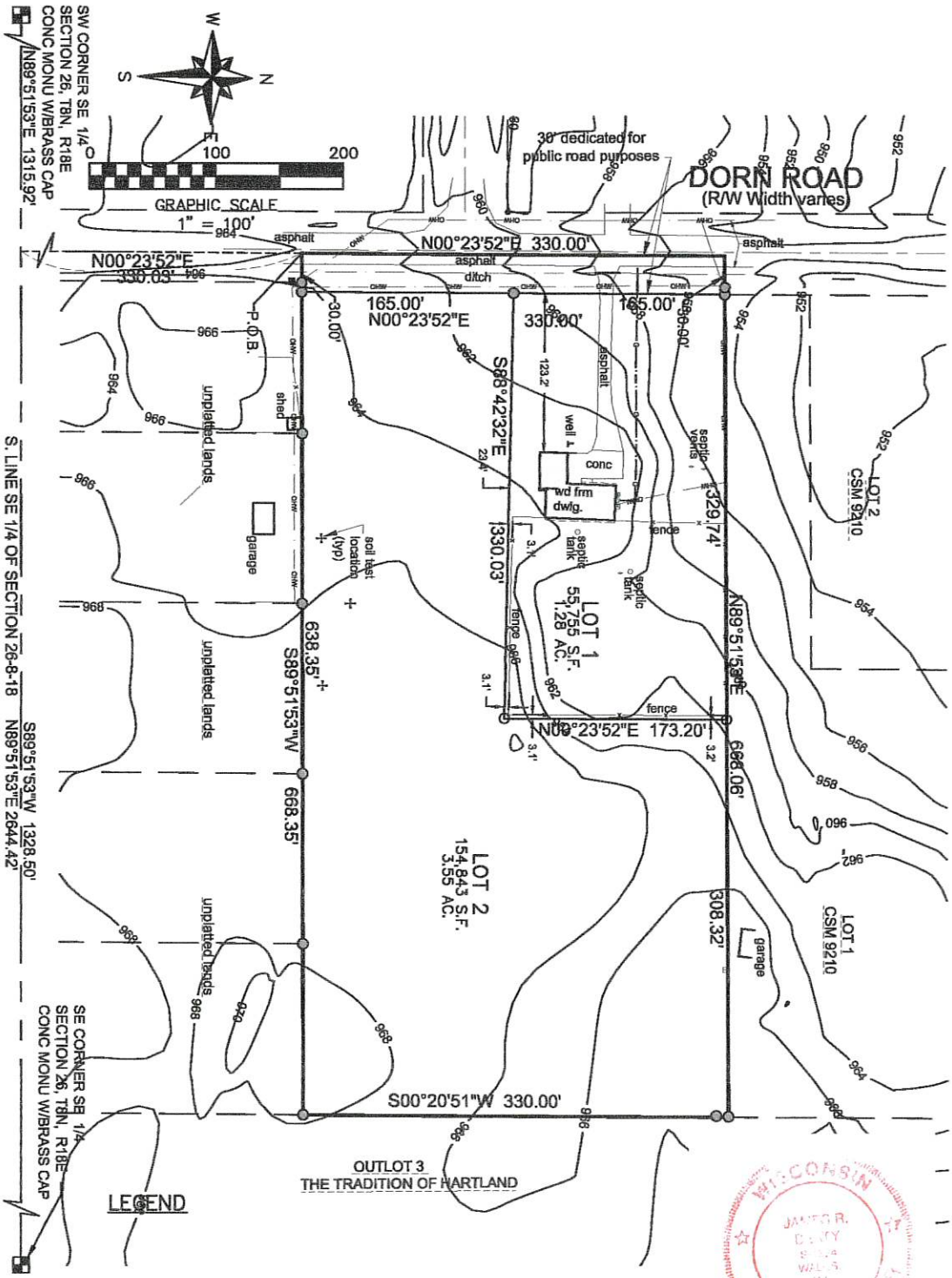
WISCONSIN JAMES R. BEATY LAND SURVEYOR

DATED: January 4th, 2023
REVISED: JUNE 20th, 2025

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY

CERTIFIED SURVEY MAP NO - _____

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin



WISCONSIN
JAMES R. BEATY
S-2654
WAUKESHA
WI
LAND SURVEYOR

DATED: January 4th, 2023
REVISED: JUNE 20th, 2025

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY

CERTIFIED SURVEY MAP NO - _____

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

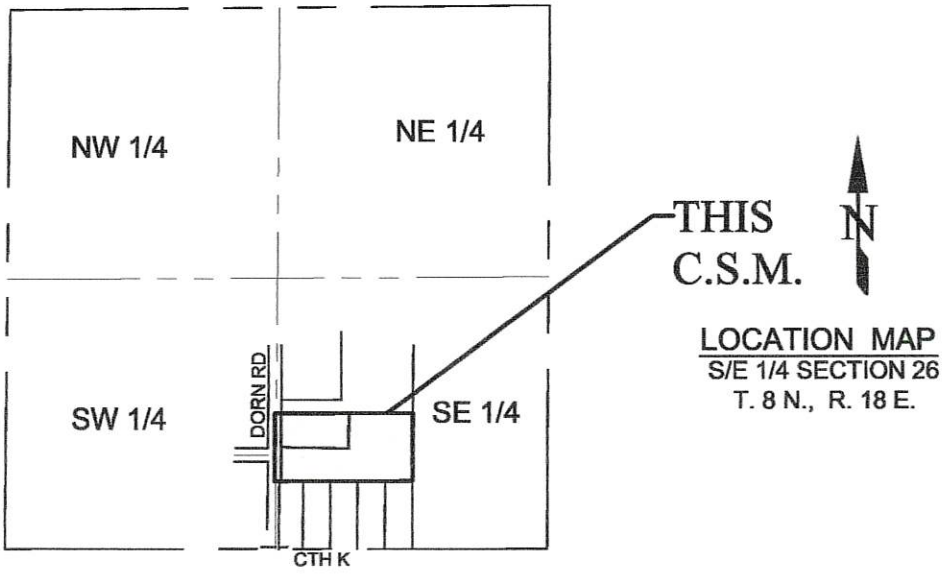
I, James R. Beaty, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), I have made this survey, Being a redivision of unplatted lands and a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26, in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin
Said lands are hereinafter bounded and described as follows:

Commencing at the southeast corner of the southeast 1/4 of Section 26, Town 8 North, Range 18 East; thence S89°51'53" W, a distance of 1328.50 feet; thence N 00°23'52" E, a distance of 330.03 feet to the point of beginning of the lands hereinafter described; thence continuing N 00°23'52" E, a distance of 330.00 feet; thence N89°51'53"E, 668.06 feet thence S00°20'51"W, 330.00 feet; thence S89°51'53" W, a distance of 668.35 feet to the point of beginning; Said described lands containing 220,498s.f. (5.0619 acres), more or less of land. Dedicating therefrom the westerly 30 feet of said lands as shown on sheet one for public road purposes.

That I have made this survey, land combination and map by the direction of Hayley Ruklic, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land combination thereof made.

That I have complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Town of Merton & Village of Hartland Ordinances in surveying and mapping of same.



LOCATION MAP
S/E 1/4 SECTION 26
T. 8 N., R. 18 E.

PREPARED BY / SURVEYOR:
HORIZON LAND DEVELOPMENT SERVICES, LLC
W313 S2562 PENNY LANE
WALES, WISCONSIN 53183
1-262-349-1575
jamieb@horizonlanddevelopmentservices.com

WISCONSIN JAMES R. BEATY S-1834 WALES WI LAND SURVEYOR

James R. Beaty, PLS 1834
DATED: January 4th, 2024
DATED: JUNE 20TH, 2025

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY

CERTIFIED SURVEY MAP NO - _____

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin

OWNERS CERTIFICATE

As owner(s), I (we) do hereby certify that we caused said lands to be combined, and mapped, as shown on this map.

As owner(s), I (we) also certify that this Certified Survey Map must be submitted to the following for approval or rejection;
Town of Merton
Village of Hartland. (Extraterritorial)

WITNESS the hand and seal of said Hayley Ruklic, owner(s)

this_____day of_____,2025.

_____ _____

Hayley Ruklic, owner

STATE OF WISCONSIN) (SS
COUNTY OF WAUKESHA)

Personally came before me this_____day of_____, 2025, the above named Hayley Ruklic, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____ _____County, Wisconsin

Notary Public

My commission expires_____

James R. Beaty, PLS 1834
DATED: January 4th, 2024
DATED: JUNE 20TH, 2025

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY

CERTIFIED SURVEY MAP NO - _____

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin

Consent of Mortgagee

I, _____, mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and I do hereby consent to the above certificate of Haylay Ruklic, owner.

WITNESS the hand and seal of _____, mortgagee, this _____ day of _____, 2025.

In the presence of:

_____ _____ (Seal)

Mortgagee

_____

STATE OF WISCONSIN)
SS
WAUKESHA COUNTY)

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

(Notary Seal) _____
Notary Public, _____, Wisconsin
My commission expires _____.

WISCONSIN
JAMES R. BEATY
S-1834
WAUKESHA
WI
LAND SURVEYOR

James R. Beaty, PLS 1834
DATED: January 4th, 2024
DATED: JUNE 20TH, 2025

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY

CERTIFIED SURVEY MAP NO - _____

Being a redivision of unplatted lands and
a part of the southeast 1/4 and southwest 1/4 of the southeast 1/4 of Section 26,
in Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin

TOWN OF MERTON PLAN COMMISSION APPROVAL

Approved by the Town of Merton Plan Commission this_____day of _____,2025.

_____ _____
Tim Klink, Chairman Donna Hann, Clerk

TOWN OF MERTON TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Merton this_____ day of_____,2025.

_____ _____
Tim Klink, Chairman Donna Hann, Clerk

VILLAGE OF HARTLAND PLAN COMMISSION EXTRATERRITORIAL APPROVAL

Approved by the Plan Commission of the Village of Hartland this_____ day of_____,2025.

_____ _____
Jeffrey Pfannerstill, Village President Sandee Policello, Village Clerk

VILLAGE OF HARTLAND VILLAGE BOARD EXTRATERRITORIAL APPROVAL

Approved by the Village Board of the Village of Hartland this_____ day of_____,2025.

_____ _____
Jeffrey Pfannerstill, Village President Sandee Policello, Village Clerk

James R. Beaty, PLS 1834
DATED: January 4th, 2024
DATED: JUNE 20TH, 2025

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY

APPLICATION FOR PLAN COMMISSION

☐ **REVIEW FEE DUE AT TIME OF APPLICATION - $300**

☑ **INITIAL CONCEPTUAL REVIEW - (NO FEE)**

Project Description and Narrative: (attach additional sheet if necessary) Addition to the existing building to house a black box theater space.			
Proposed Use Black Box Theater			
Project Location 221 E. Capitol Drive, Hartland, WI 53029			
Project Name Lake Country Playhouse Addition			
Owner LAKE COUNTRY PLAYHOUSE	Phone		
Address 221 E. Capitol Drive	City Hartland	State WI	Zip 53029
Engineer/Architect VJS CONSTRUCTION	Phone 262542.9000	FAX	
Address W233N2847 ROUNDY CIRCLE WEST	City PEWAUKEE	State WI	Zip 53072
Contact Person MISTY HINTZ	Phone 262.446.6467	FAX	E-mail MHINTZ@VJSCS.COM

The Plan Commission meets on the third Monday of the Month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

One (1) set of bound application materials and one (1) electronic copy of all materials must be submitted

Applications that include site plans must depict the following existing and proposed information:

- Complete dimensions (lot, building, setbacks, parking, drives, etc.)
- Scale and north arrow
- All structures (include building elevations and height)
- Drainage and grades (include design calculations for drainage)
- Storm Water Management Plan
- Utilities and easements (sewer, water, storm etc.)
- Calculation of lot coverage
- Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
- Grading and erosion control
- Landscaping, including a Tree Protection Plan
- Exterior lighting details
- Exterior HVAC equipment location
- Dumpster location (screening required)
- Street right-of-way
- Miscellaneous, 100 year floodplain, wetland boundary, environmental corridor

Additional information may be requested by the Plan Commission or Staff.

All applications for consideration by the Plan Commission are subject to the policies described in this document.

VJS CONSTRUCTION SERVICES

OFFICE: 262.542.9000
WEBSITE: www.vjscs.com

BUILDING WITH PURPOSE

HEADQUARTERS:
W233 N2847 Roundy Circle West
Pewaukee, WI 53072

MILWAUKEE OFFICE:
411 East Wisconsin Avenue, Ste. 320,
Milwaukee, WI 53202

July 7, 2025

Lake Country Playhouse
221 E. Capitol Drive
Hartland, WI 53029

Narrative for Village of Hartland Village Board, Plan Commission and Architectural Review Board

Lake Country Playhouse is proposing to build an approximate 2,126 SF one-story addition to the South end of their existing building. This addition will house a new black box theatre space for a capacity of approximately 105 seats. The existing theatre space will be renovated for a different use in a future phase of the project. A new accessible entry on the East side of the building will be created. The floor level will be modified to even out the existing differences in floor elevation. A new accessible ramp will be built leading up to the new entry. The existing stair will need to be shifted and re-built to accommodate these changes.

The exterior skin of the new addition will be lapped siding to match the existing dark red siding of the building. The roof will be either a gable or hip roof to match the style of the original brick structure. The roof will have architectural asphalt shingles.

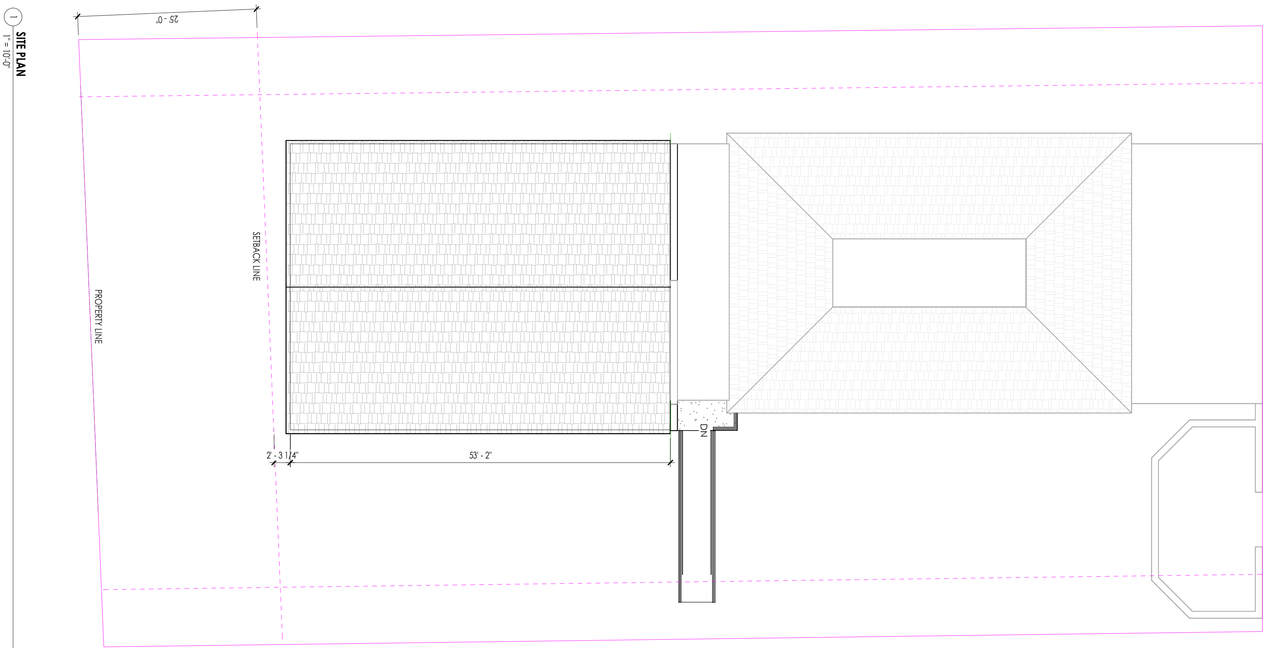
This new proposed design supersedes a design presented to the Village for a storage addition in 2024.

Respectfully submitted,

Misty Hintz

Misty Hintz
Senior Project Architect
VJS Construction Services

6/30/2025 2:09:52 PM



NOT FOR CONSTRUCTION

A0.05

AREA PLANS

PROJECT NUMBER 8250302
PROJECT ISSUED ISSUE DATE
DRAWN BY ---
CHECKED BY ---

ISSUANCE & REVISIONS

LAKE COUNTRY PLAYHOUSE

ADDITION

221 E. CAPITOL DRIVE
HARTLAND, WI 53029

VJS CONSTRUCTION SERVICES

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

6/30/2025 2:09:49 PM

NOT FOR CONSTRUCTION

VJS CONSTRUCTION SERVICES

LAKE COUNTRY PLAYHOUSE
ADDITION

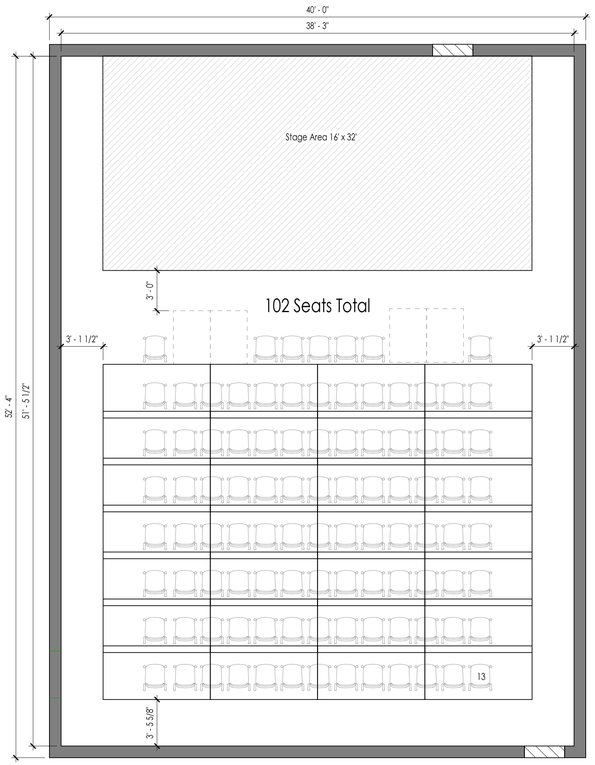
221 E. CAPITOL DRIVE
HARTLAND, WI 53029

ISSUANCE & REVISIONS

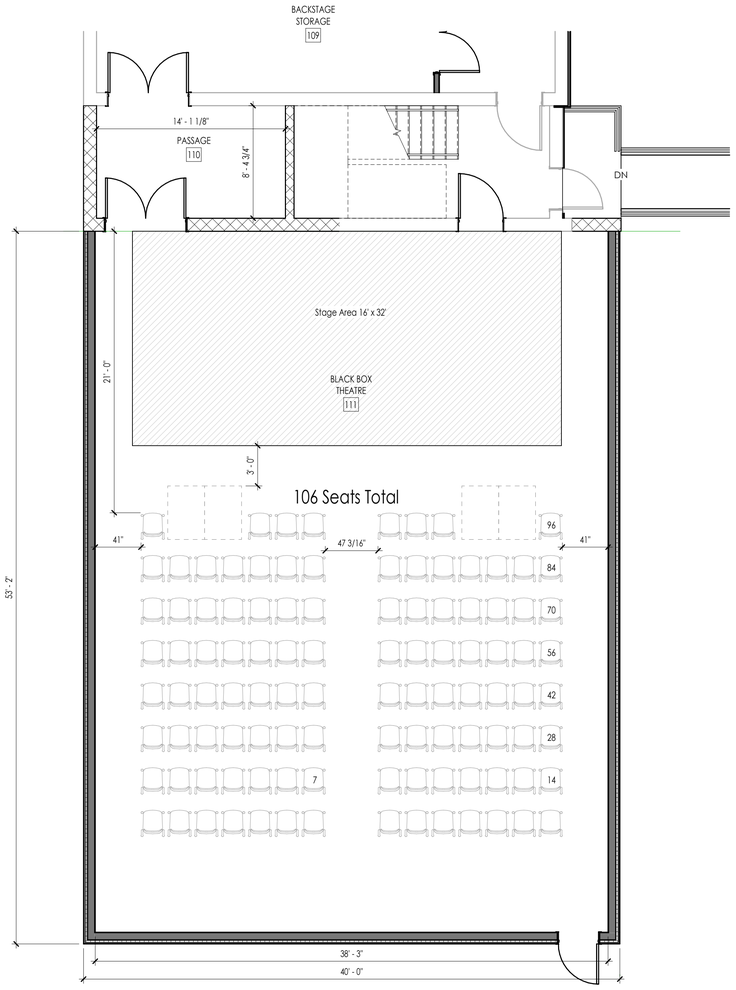
PROJECT NUMBER	8250032
PROJECT ISSUED	ISSUE DATE
DRAWN BY	---
CHECKED BY	MH

FIRST FLOOR PLAN

A1.01



5 **ALTERNATE SEATING WITH RISERS**
3/16" = 1'-0"



1 **ENLARGED FIRST FLOOR PLAN -Length B**
3/16" = 1'-0"

6/30/2025 2:09:52 PM

NOT FOR CONSTRUCTION

LAKE COUNTRY PLAYHOUSE
ADDITION

221 E. CAPITOL DRIVE
HARTLAND, WI 53029

ISSUANCE & REVISIONS

PROJECT NUMBER	8250032
PROJECT ISSUED	ISSUE DATE
DRAWN BY	---
CHECKED BY	---

PARTIAL FIRST FLOOR PLAN

A1.01A

NOT FOR CONSTRUCTION

AC1.02

ARCHITECTURAL RENDERINGS

PROJECT NUMBER 8250032
PROJECT ISSUED ISSUE DATE
DRAWN BY ---
CHECKED BY ---

ISSUANCE & REVISIONS

LAKE COUNTRY PLAYHOUSE
ADDITION
221 E. CAPITOL DRIVE
HARTLAND, WI 53029

VJS CONSTRUCTION SERVICES

APPLICATION FOR PLAN COMMISSION

☐ **REVIEW FEE DUE AT TIME OF APPLICATION - $300**

☑ **INITIAL CONCEPTUAL REVIEW - (NO FEE)**

Project Description and Narrative: (attach additional sheet if necessary)

Mr. Servi owns Lot 2 of CSM 11400 (tax key 0428959002). He wants to create a 7 lot single family development upon said lands consisting of two cul-de-sacs together with a storm water management pond.

Proposed Use: Single family residential			
Project Location: SW 1/4 of the SE 1/4 Sec 35, T8N, R18E			
Project Name: Eagle Pass			
Owner: Ken Servi	Phone: 414 791-6367		
Address: 1007 N Pinegrove Court	City: Hartland	State: WI	Zip: 53029-8634
Engineer/Architect: Roth Professional Solutions	Phone: 414 651-0490	FAX: None	
Address: 317 DeWitt Street	City: Portage	State: WI	Zip: 53901
Contact Person: Kalvin K. Klimeck	Phone: 414 651-0490	FAX: None	E-mail: rpsprofessionalsolutions.com

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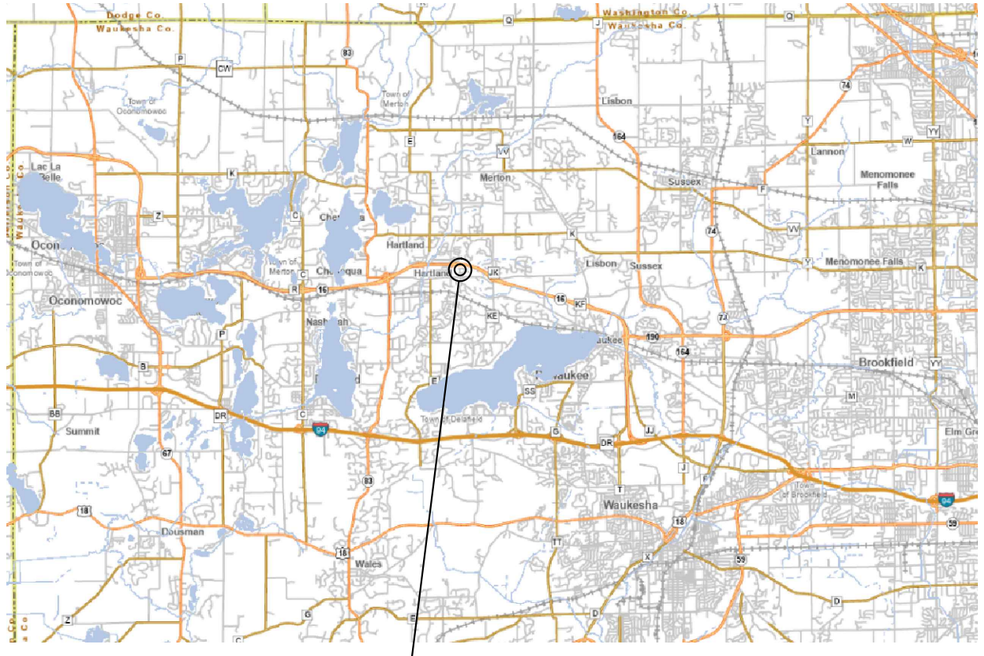
HARTLAND SUBDIVISION DEVELOPMENT

VILLAGE OF HARTLAND, WISCONSIN



PROJECT LOCATION

SHEET No.	SHEET NAME
TP 1.0	TITLE PAGE
TP 1.1	NOTES, ABBREVIATIONS, LEGEND
PL 1.0	SUBDIVISION PLAT
C 1.0	EXISTING SITE
C 2.0	GRADING PLAN
C 3.0	BADGER PLAN & PROFILE
C 3.1	EAGLE PLAN & PROFILE
C 3.2	STORM SEWER PLAN
C 3.3	CUL-DE-SAC GRADING PLAN
C 4.0	EROSION CONTROL PLAN
C 5.0	UTILITY PLAN
D 1.0	GENERAL DETAILS
D 2.0	WATER MAIN DETAILS
D 3.0	SANITARY SEWER DETAILS
D 3.1	SANITARY SEWER DETAILS
D 4.0	STORM SEWER DETAILS
D 5.0	EROSION CONTROL DETAILS
D 5.1	EROSION CONTROL DETAILS
D 5.2	EROSION CONTROL DETAILS

OWNER:
KEN SERVI
SERVI INVESTMENTS LLC
1007 N PINEGROVE CT
HARTLAND, WI 53029

ENGINEER / DESIGNER:
ROTH PROFESSIONAL SOLUTIONS
ROBERT J. ROTH, PE
317 DEWITT, ST.
PORTAGE, WI 53901
(608) 697 - 5857
robert@rpsprofessionalsolutions.com

ELECTRIC& GAS:
WE ENERGIES
231 W Michigan St.
Milwaukee, WI 53203
(800)-242-9137

APPLICABLE LOCAL CODES:
ZONING ORDINANCE, CHAPTER 46
LAND DIVISION, CHAPTER 50
STORM & EROSION, CHAPTER 76
UTILITIES, CHAPTER 86

APPLICABLE STATE CODES:
WI DNR:
WATER, NR 811
SEWER, NR 110
RUNOFF, NR 151
STORMWATER, NR 216

DIGGERS HOTLINE®
WISCONSIN'S ONE-CALL CENTER 811 OR (800) 242-8511
Per Wisconsin Statute 182.0175, contact Digger's Hotline for a utility locate a minimum of three business days prior to beginning excavation

ROTH PROFESSIONAL SOLUTIONS

TITLE SHEET
HARTLAND SUBDIVISION DEVELOPMENT
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY SET

N
W E
S

0
SCALE: 1" = FEET
(PRINTED AT 11"x 17")

PROJECT NO:	2025-106 (A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	TP 1.0

GENERAL NOTES:

1. OWNER/CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY AND SAFETY COMPLIANCE.

2. CONSIDER ALL EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS AS APPROXIMATE AND NOT NECESSARILY COMPLETE. THE CONTRACTOR SHALL OBTAIN UTILITY LOCATES AT LEAST 24 HOURS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO VERIFY EXACT LOCATIONS OF ALL BURIED UTILITIES. PROTECT AND RESTORE ALL UTILITIES TO THE UTILITY OWNERS SATISFACTION. CONTACT THE APPROPRIATE UTILITY FOR A FIELD LOCATION PRIOR TO STARTING ANY CONSTRUCTION (1-800-242-8511).

3. WORK LIMITS ARE IDENTIFIED AS THE OUTER PROPERTY BOUNDARY. NOTIFY THE OWNER OR ENGINEER 24 HOURS PRIOR TO DISTURBING ANY AREA OUTSIDE THE CONSTRUCTION LIMITS. DAMAGE OR DISTURBANCE OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE REPAIRED INKIND.

4. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.

5. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTIONS OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OF DISCREPANCY BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCORDANCES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

6. THE CONTRACTOR SHALL MAINTAIN A PEDESTRIAN FENCE AROUND ALL SIGNIFICANT EXCAVATION TO BE LEFT OPEN DURING WORK OR OVERNIGHT

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
CMP	CORRUGATED METAL PIPE
C.O.	CLEAN OUT
DPW	DEPARTMENT OF PUBLIC WORKS
DIA.	DIAMETER
DI	DUCTILE IRON PIPE
E	EAST
EA.	EACH
ELEV.	ELEVATION
ESMT.	EASEMENT
EX	EXISTING
EOP	EDGE OF PAVEMENT
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
GAL.	GALLON
GV/VB	GATE VALVE/VALVE BOX
HORZ.	HORIZONTAL
INV.	INVERT
L	LENGTH
L.F.	LINEAR FEET
MBW	MODULAR BLOCK WALL
MAX.	MAXIMUM
MIN.	MINIMUM
N	NORTH
A.A.A.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
R	RADIUS
RMV	REMOVE
S	SOUTH
SB	SOIL BORING
SCH	SCHEDULE
SHT.	SHEET
SS	STAINLESS STEEL
S.M.D.	STANDARD MAXIMUM DENSITY
STA.	STATION
SVC	SERVICE
TC	TOP CONCRETE OR CURB
TH	TEST HOLE
TP	TOP OF PAVEMENT
TSW	TOP OF SIDEWALK
TYP.	TYPICAL
U.G.	UNDERGROUND
VERT.	VERTICAL
w/	WITH
w	Water
W	WEST
WV	WATER VALVE

LEGEND

- YARD PUMP
- GAS VALVE
- WATER VALVE
- LIGHT POLE
- SIGN
- TELEPHONE PEDESTAL
- TEST HOLE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- POLE
- GUY WIRE
- WATER HYDRANT
- WATER BOX
- DECIDUOUS TREES
- CONIFEROUS TREES
- CONCRETE SURFACE
- GRAVEL SURFACE
- ASPHALT SURFACE
- POND
- SAND/BEACH
- BUFFER
- RV SITES 12-18 PAVING
- DRAINFIELD
- WETLAND
- DRAINAGE DIRECTION
- TRAFFIC FLOW

- EXISTING FENCE
- PROPOSED FENCE
- SILT FENCE
- SILT LOG
- WATER LINE
- GAS LINE
- FORCE MAIN
- SANITARY SEWER
- STORM SEWER
- TELEPHONE LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTICS
- GRADING LIMITS
- GUARD RAIL
- TAX PARCEL LINES
- COMMUNICATION LINE

ROTH PROFESSIONAL SOLUTIONS

NOTES, ABBREVIATIONS, LEGEND

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY SET

0

SCALE: 1" = FEET
(PRINTED AT 11"x 17")

PROJECT NO:	2025-106 (A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	TP 1.1

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

SOUTHEAST CORNER SOUTHEAST 1/4 35-8-18 CONCRETE MONUMENT WITH BRASS CAP

NORTH

RIM=950.90
8" NW=940.03
8" SE=939.88

RIM=949.30
8" NW=938.20
8" SE=938.17

RIM=949.20
12" NW=944.47
12" SE=944.57

SITE BM 2
BENCHMARK:
CROSS ON
NE FLNG BOLT
EL=960.59

SITE BM 1
BENCHMARK:
CROSS ON
NE FLNG BOLT
EL=962.28

RIM=957.80
8" SE=947.48

RIM=949.92
12" NW=945.61±
12" SE=945.14

RIM=950.08
8" SE=939.08

BADGER DRIVE
50' PUBLIC RIGHT OF WAY

EAGLE PASS
50' PUBLIC RIGHT OF WAY

GAS PIPELINE MARKER

LAKE COUNTRY MEADOWS

LOT 24 | LOT 25 | LOT 26 | LOT 27 | LOT 40 | LOT 41

S 02°05'41" W
1038.92'

259.10'

S 89°09'05" E
(S 89°09'03" E 259.10')

N 02°03'58" E
395.89'

N 02°03'58" E
792.15'
(N 00°58'10" E 792.09')

396.28'

330.12'

N 89°09'06" W
330.18'

445.86'

N 02°04'51" E
246.32'
(N00°58'58" E 246.38')

N 88°56'31" W
142.86'
(N 89°01'29" E 142.86')

115.68'
(S89°01'29" E 115.67')

12" VILLAGE OF HARTLAND DRAINAGE & SYSTEM SEWER EASEMENT PER C.S.M. 11400

RAISED CONCRETE

(VACANT)

WOOD FENCE

CONCRETE

ASPHALT

CONCRETE

GARAGE

WALK

CONC.

SHED

WALL

N 02°04'29" E
396.27'

UNPLATTED LANDS

LISBON AVENUE
C.T.H. "JK"

NOTES

1. SUBJECT PROPERTY ZONED: RS 1, SINGLE FAMILY RESIDENTIAL

2. SETBACKS BASED ON VILLAGE OF HARTLAND ZONING CODE AND ARE AS FOLLOWS: REAR YEAR: NOT LESS THAN 35 FEET
SIDE YARD: 20 FOOT MINIMUM
STREET YARD: 40 FOOT MINIMUM FROM ALL PUBLIC STREETS.

3. LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP 11400.

4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

5. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAMNG A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0177J, WITH A DATE OF IDENTIFICATION OF OCTOBER 19, 2023, IN COMMUNITY NO. 550481, VILLAGE OF HARTLAND, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

6. PROJECT BENCHMARK – CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 35, ELEVATION = 959.81, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

7. SITE BENCHMARK – TWO SITE BENCHMARKS AS SHOWN HEREON.

8. ALL BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY, BEARING OF N 89°09'03" W.

LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 11400, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4186156, AND LANDS, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

CONTAINING 371,084 SQUARE FEET OR 85189 ACRES

I, MICHAEL J. BERRY, P.L.S. 2545, CERTIFY THAT THIS PROPERTY SURVEY COMPLIES WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE MAY 13, 2024

REVISED: 8/2/24 ADD LOT AND TOPO
REVISED: 9/19/24 ADDITIONAL TOPO

MICHAEL J. BERRY P.L.S.
REGISTERED LAND SURVEYOR S-2545

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

LEGEND

SAN	SANITARY SEWER	ELECTRIC TRANSFORMER	HYDRANT
ST	STORM SEWER	ELECTRIC METER	WATER VALVE
W	WATER MAIN	ELECTRIC PEDESTAL	GAS VALVE
G	BURIED GAS LINE	ELECTRIC BOX AT GRADE	MANHOLE
T	BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE / TELEPHONE PEDESTAL	STORM MANHOLE
E	BURIED ELECTRIC LINE	TV PEDESTAL	CATCH BASIN
FO	BURIED FIBER OPTIC LINE	GAS METER	CURB INLET
OHU	OVERHEAD UTILITY LINES	AIR CONDITIONER	METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	UTILITY POLE	CONCRETE LIGHT POLE
COMB	COMBINATION SEWER	WOOD SIGN	WOOD LIGHT POLE
	WOOD FENCE	METAL SIGN	MAIL BOX
	METAL FENCE	FLAG POLE	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH	BOLLARD	SLIV WIRE
964.25	DOOR SILL ELEVATION	BOLLARD LIGHT	
FDC	FIRE DEPARTMENT CONNECTION	YARD LIGHT	

VICINITY MAP

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

PLAT OF SURVEY

FOR

HARTLAND SUBDIVISION

EAGLE PASS & BADGER DRIVE
HARTLAND, WI

DRAWN BY:	DHS	DATE:	MAY13, 2024
CHECKED BY:	MJB	DRAWING NO.	P - 1
CSE JOB NO.:	24-040	SHEET	OF 1

PROPERTY LINE (AS DEFINED BY PLAT)

STORMWATER MANAGEMENT POND AREA

SETBACKS (AS DEFINED BY PLAT)

BUILDING SITE (TYP)

LOT #7

FFE=955.5

LOT #6

FFE=957.5

LOT #5

FFE=958.0

LOT #4

FFE=961.5

LOT #3

FFE=961.5

LOT #1

FFE=961.5

LOT #2

FFE=963.0

0+00

1+00

2+00

3+00

4+00

3+91

DETENTION POND
TOP OF BERM OUTLET:
ELEV. 946'

INFILTRATION BASIN
TOP OF BERM OUTLET:
ELEV. 949'

EAGLE PASS

BADGER DRIVE

DIGGERS HOTLINE

ROTH PROFESSIONAL SOLUTIONS

SITE GRADING PLAN

HARTLAND SUBDIVISION

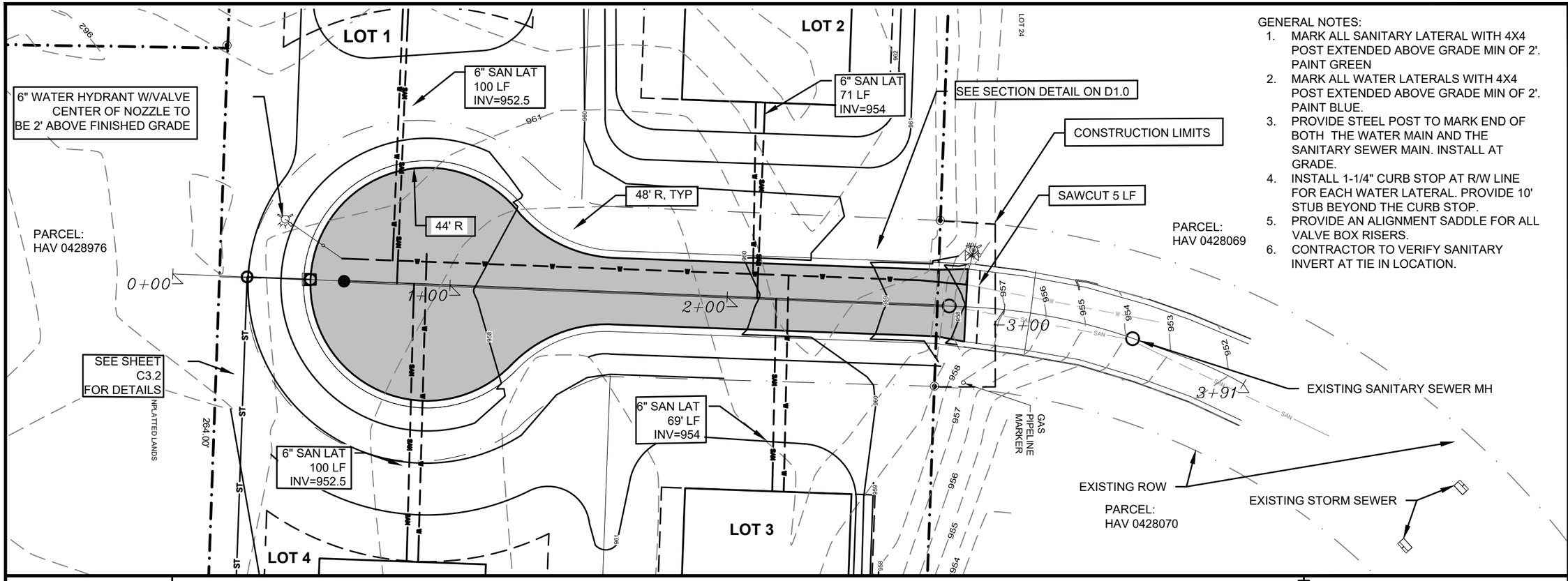
DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY SET

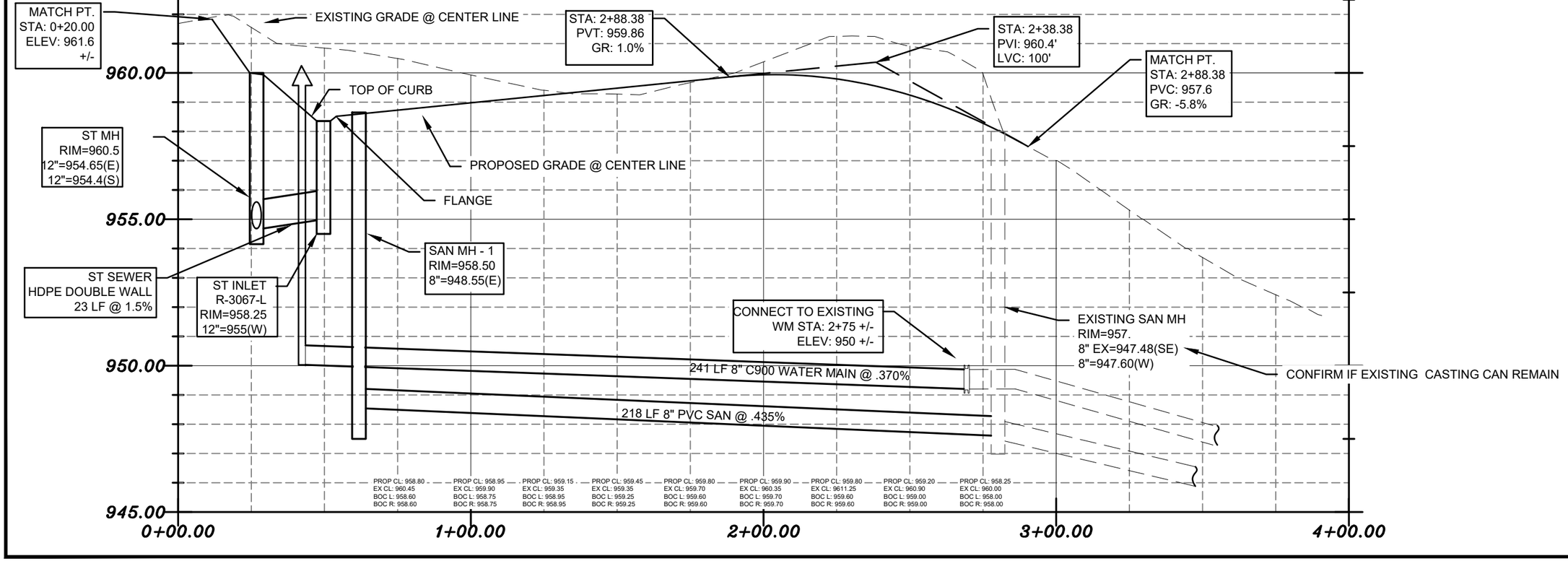
SCALE: 1" = 80' FEET
(PRINTED AT 11"x 17")

PROJECT NO:	2025-106(A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	C 2.0



GENERAL NOTES:

1. MARK ALL SANITARY LATERAL WITH 4X4 POST EXTENDED ABOVE GRADE MIN OF 2'. PAINT GREEN
2. MARK ALL WATER LATERALS WITH 4X4 POST EXTENDED ABOVE GRADE MIN OF 2'. PAINT BLUE.
3. PROVIDE STEEL POST TO MARK END OF BOTH THE WATER MAIN AND THE SANITARY SEWER MAIN. INSTALL AT GRADE.
4. INSTALL 1-1/4" CURB STOP AT R/W LINE FOR EACH WATER LATERAL. PROVIDE 10' STUB BEYOND THE CURB STOP.
5. PROVIDE AN ALIGNMENT SADDLE FOR ALL VALVE BOX RISERS.
6. CONTRACTOR TO VERIFY SANITARY INVERT AT TIE IN LOCATION.



ROTH PROFESSIONAL SOLUTIONS

BADGER PLACE
SEWER PLAN & PROFILE

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

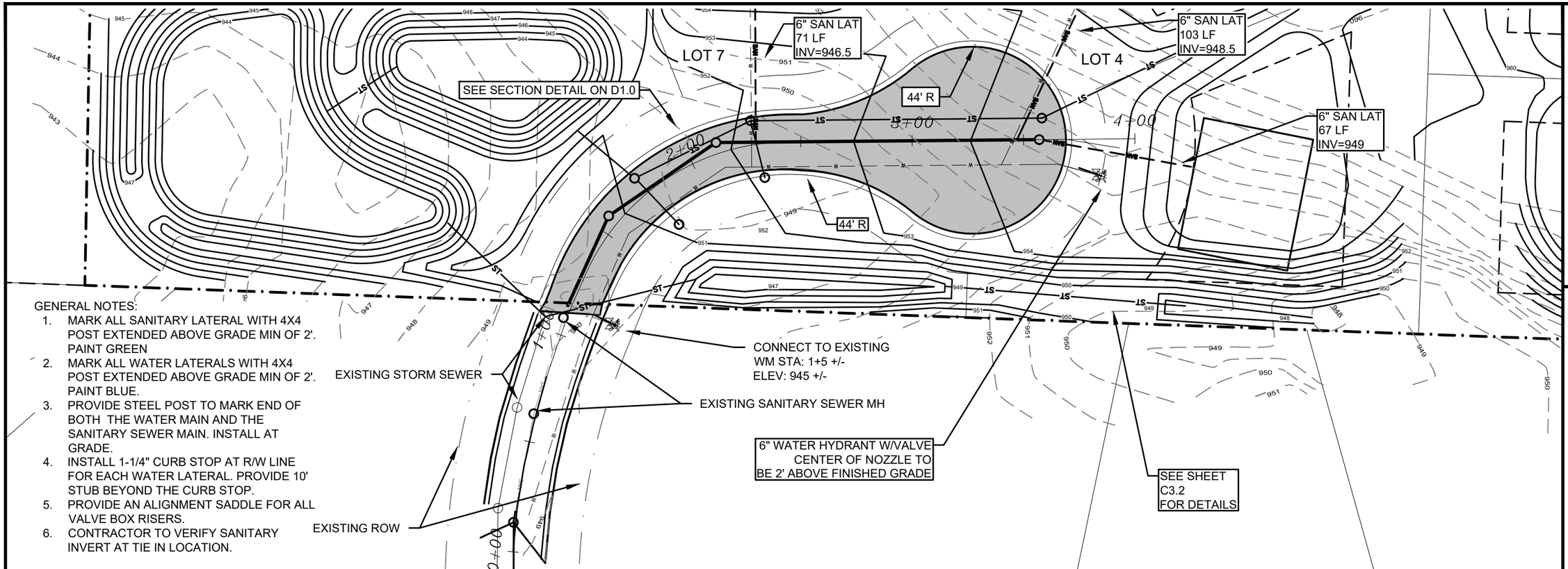
PRELIMINARY SET

N W E S

0 20 40

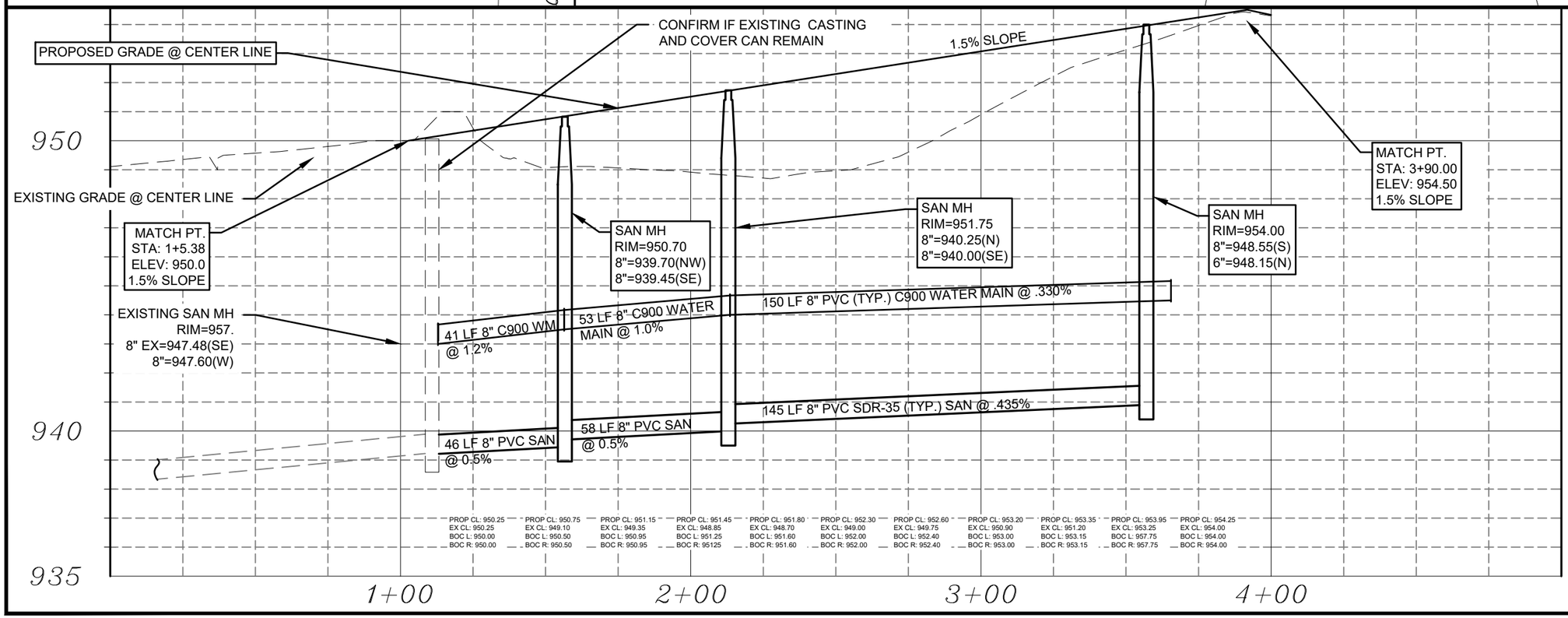
SCALE: 1" = 40' FEET
(PRINTED AT 11"x 17")

PROJECT NO:	2025-106(A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	C 3.0



GENERAL NOTES:

1. MARK ALL SANITARY LATERAL WITH 4X4 POST EXTENDED ABOVE GRADE MIN OF 2'. PAINT GREEN
2. MARK ALL WATER LATERALS WITH 4X4 POST EXTENDED ABOVE GRADE MIN OF 2'. PAINT BLUE.
3. PROVIDE STEEL POST TO MARK END OF BOTH THE WATER MAIN AND THE SANITARY SEWER MAIN. INSTALL AT GRADE.
4. INSTALL 1-1/4" CURB STOP AT R/W LINE FOR EACH WATER LATERAL. PROVIDE 10' STUB BEYOND THE CURB STOP.
5. PROVIDE AN ALIGNMENT SADDLE FOR ALL VALVE BOX RISERS.
6. CONTRACTOR TO VERIFY SANITARY INVERT AT TIE IN LOCATION.



ROTH PROFESSIONAL SOLUTIONS

EAGLE PLAN & PROFILE

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY SET

N W E S

0 20 40

SCALE: 1" = 40' FEET
(PRINTED AT 11"x 17")

PROJECT NO:	2025-106(A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	C 3.1

STM MH
RIM 951.5
18" N 947.30
12" E 947.45
18" S 947.20
END SECTION
18" N 947.00

108' RCP-18" @0.28%

STM MH
48" DIA., R-1550-B
RIM=959.50
12"=950.95(W)
12"=950.70(SE)

220' HDPE DOUBLE WALL-12" @1.1%

STM MH
48" DIA., R-1550-B
RIM=960.50
12"=952.00(N)
12"=951.75(E)

60' RCP-12" @1.3%

STM MH
48" DIA., R-1550-B
RIM=960.50
12"=954.65(E)
12"=954.40(S)

51' RCP-18" @0.80%

PROP STM CB
RIM 950.4
12" SW 947.65(SW)

STM OUTFALL
18"=948

105'-12"@1.0%

215' RCP-12" @1.1%

STM MH
48" DIA., R-1550-B
RIM=953.0
12"=948.3(N)
18"=948.05(S)

EXIST STM MH
RIM 949.92
12" NW 945.6± ABANDON
12" SW 945.40 PROP
12" SE 945.14 EXIST

GENERAL NOTES:

1. CONTRACTOR SHALL MAINTAIN POSITIVE SLOPE WHEN INSTALLING ENDWALL AND GRADING OUT DITCH.
2. INSTALL DITCH CHECK 10' OUT FROM ENDWALL TO CONTROL EROSION.
3. REPLACE DRIVEWAY SECTION IN KIND FOR THE CULVERT REPLACEMENT.
4. PROVIDE RIPRAP ON APRON ENDWALL AND PROVIDE GRATE.
5. SPOIL BACKFILL FOR SEWER IN ALL AREAS
6. ALL PROPOSED STORM SEWER WILL BE REINFORCED CONCRETE AND DEDICATED TO THE VILLAGE WITH THE EXCEPTION OF THE PIPE ALONG THE EASTERLY PROPERTY LINE WHICH WILL BE DEDICATED TO THE ASSOCIATION
7. INSTALL 15 C.Y. MEDIUM RIP RAP OVER GEOTEXTILE FABRIC AT EACH ENDWALL

DIGGERS HOTLINE®

ROTH PROFESSIONAL SOLUTIONS

STORM SEWER PLAN

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY SET

W S N E

0 15 30

SCALE: 1" = 30' FEET
(PRINTED AT 11"x 17")

PROJECT NO:	2025-106(A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	C 3.2

GENERAL NOTES

1. CONTRACTOR TO MAINTAIN ALL EROSION MEASURES UNTIL FINAL ACCEPTANCE OF PROJECT BY OWNER.
2. CONTRACTOR SHALL PROVIDE WATER TO ALL SEEDED AREAS UNTIL FINAL ACCEPTANCE OF PROJECT BY OWNER.
3. DISTURBED AREAS MAY BE LARGER THAN OUTLINED. RESTORE ALL AREAS IN KIND.
4. CONTRACTOR TO MAT AS FIELD CONDITIONS WARRANT.
5. ALL INLET PROTECTS TO BE MAINTAINED UNTIL FINAL ACCEPTANCE OF PROJECT BY OWNER.
6. STOCK PILE AREAS SHALL BE COVERED WITH TEMPORARY SEED MIXTURE UPON FINAL USAGE OF SOIL.
7. COORDINATE WITH VILLAGE ON INLET PROTECTION SYSTEMS FOR EXISTING INLETS.
8. UTILIZE E.C. MAT ON ALL SLOPES GREATER THAN 5:1

TOPSOIL STOCKPILE AREA

SILT FENCE, 620 LF.

INSTALL CONSTRUCTION SITE ENTRANCE SEE DETAIL SHEET

SILT FENCE, 450 LF.

INSTALL SIX TOTAL 15 C.Y. MEDIUM RIP RAP OVER GEOTEXTILE FABRIC AT ENDWALL (TYP.)

INSTALL CONSTRUCTION SITE ENTRANCE SEE DETAIL SHEET

0+00 1+00 2+00 3+00 4+00

ROTH PROFESSIONAL SOLUTIONS

EROSION CONTROL PLAN

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY SET

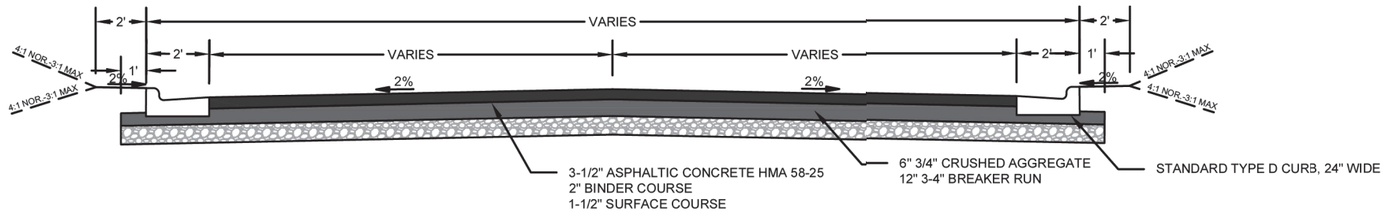
N W E S

0 30 60

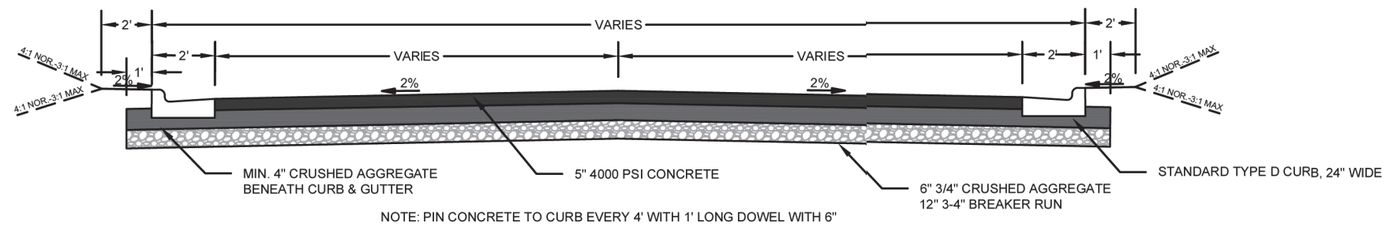
SCALE: 1" = 60' FEET (PRINTED AT 11"x 17")

PROJECT NO:	2025-106(A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	C 4.0

DIGGERS HOTLINE®

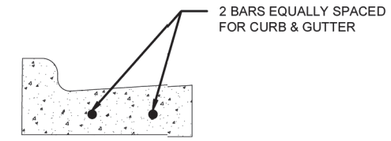


TYPICAL STREET SECTION



NOTE: PIN CONCRETE TO CURB EVERY 4' WITH 1' LONG DOWEL WITH 6" EMBEDMENT INTO CURB

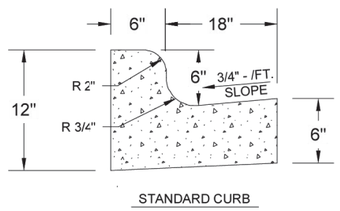
ALTERNATE CONCRETE STREET SECTION



NOTE:

PROVIDE #4 BARS 10' LONG IN CURB & GUTTERS
THAT CROSS UTILITY TRENCHES OR AS DIRECTED BY THE ENGINEER

CURB REINFORCING



STANDARD CURB

GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF 200' OF LESS, AT ANGLE POINTS, OR AS DIRECTLY BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHA MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON 6" OF THOROUGHLY COMPACTED CRUSH
4. HAND TOOL ALL JOINTS.
5. MEDIUM BROOM FINISH.
6. SEE FINE GRADING PLAN FOR LOCATION OF STANDARD VS. REJECT CURB.

TYPE D 24" CURB & GUTTER

GENERAL DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

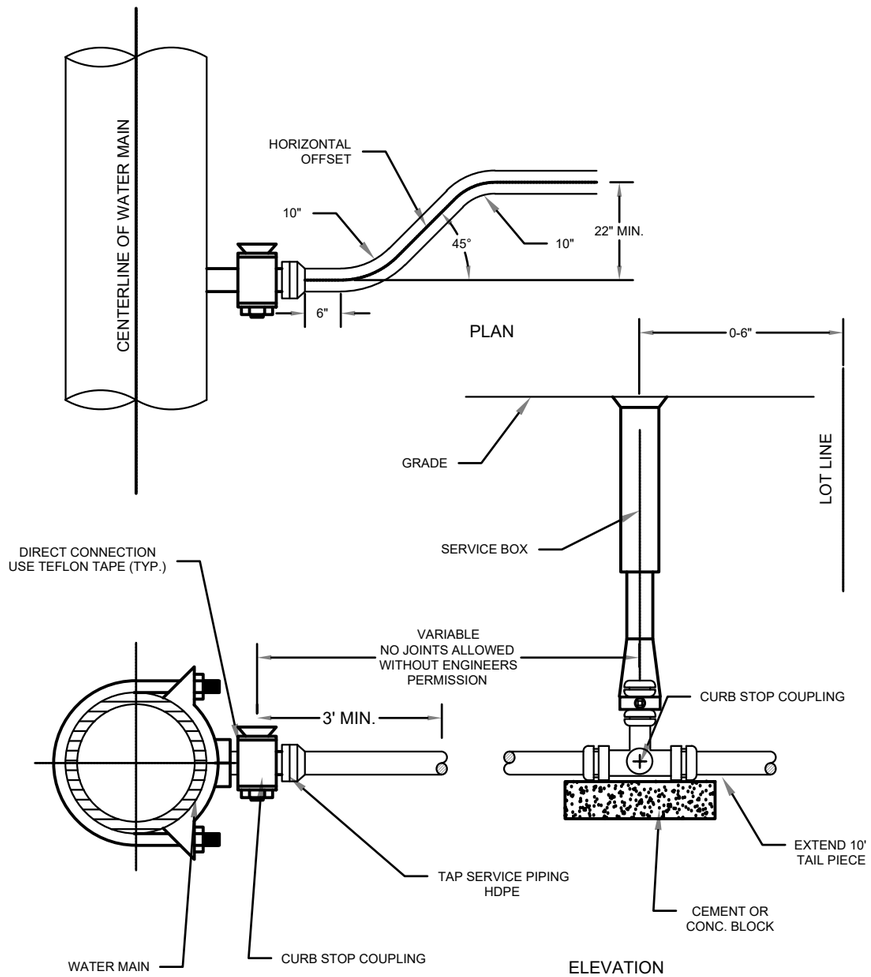
PRELIMINARY SET

N W E S

0

SCALE: 1" = FEET
(PRINTED AT 11"x 17")

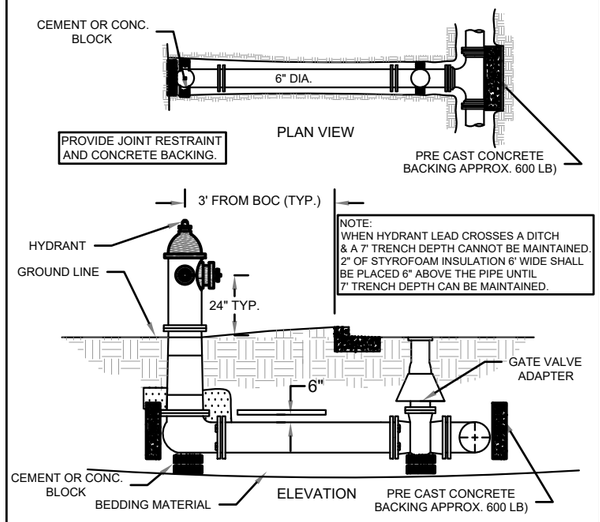
PROJECT NO:	2025-006 (A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	D 1.0



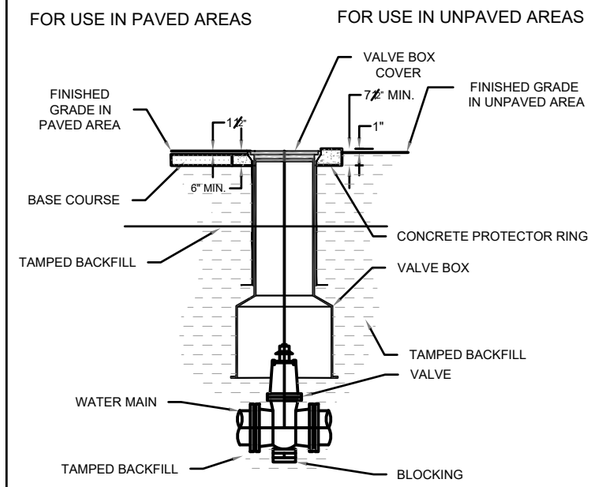
SERVICE PIPE	CORP STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2 1/2"
1 1/4"	1 1/4"	1 1/4"	3"
1 1/2"	1 1/4" x 1 1/2"	1 1/2"	3"
2"*	1 1/2" x 2"	2"	3"

* A 2" TAP ON A 6" DIAMETER MAIN REQUIRES A DOUBLE STRAP SERVICE SADDLE.

TAP SERVICE PIPING (HDPE)



STANDARD HYDRANT SETTING

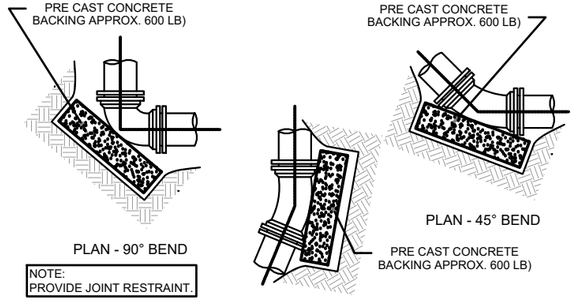


SECTION

NOT TO SCALE

NOTES:
1. D.I.P. MAY BE USED FOR VALVE BOX EXTENSIONS.
2. VALVE BOX SHOULD NOT CONTACT WATER MAIN OR VALVE.
3. CONCRETE PROTECTOR RING SHALL BE USED IN ALL UNPAVED AREAS.
4. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.

VALVE AND VALVE BOX INSTALLATION

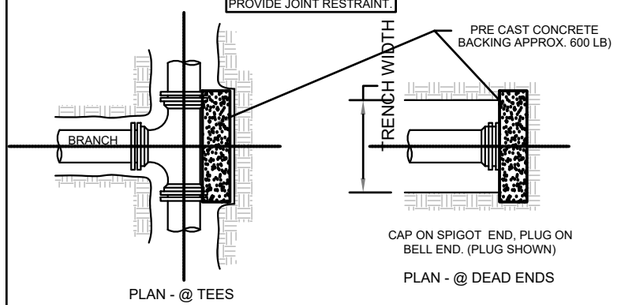


CONCRETE BACKING FOR BENDS

NOTES:
1. CONCRETE SHALL BE 3,000 PSI MIN.
2. CONCRETE FOR THRUST BLOCKING SHALL BE KEPT FAIRLY DRY, THUS MAKING THE CONCRETE WEDGE SHAPE MORE EASILY FORMED WITH THE WIDEST PART (BLOCKING AREA) AGAINST UNDISTURBED SOIL.
3. NO CONCRETE SHALL COVER ANY BOLTS OR GLANDS.
4. ALL FITTING AND ACCESSORIES TO BE WRAPPED WITH 10 MIL POLYETHYLENE PRIOR TO POURING BLOCKING.
5. VOLUME OF THRUST BLOCKING SHALL BE AS SHOWN ON THE THRUST BLOCKING SCHEDULE.

PIPE SIZE	90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND		TEE		PLUG	
	A	B	A	B	A	B	A	B	A	B	C	D
4"	9"	12"	4"	8"	8"	8"	8"	8"	8"	9"	10"	16"
6"	10"	12"	4"	10"	8"	8"	8"	8"	10"	10"	12"	18"
8"	15"	13"	10"	10"	8"	8"	8"	8"	10"	12"	12"	24"
10"	16"	14"	10"	12"	8"	10"	8"	10"	11"	14"	14"	25"
12"	20"	16"	12"	14"	8"	12"	8"	12"	14"	16"	16"	30"
14"	22"	18"	14"	16"	10"	14"	10"	14"	16"	18"	18"	34"
16"	26"	20"	16"	18"	12"	16"	12"	16"	18"	20"	20"	36"
20"	36"	26"	24"	18"	13"	12"	9"	19"	18"	24"	48"	
24"	48"	33"	30"	21"	18"	18"	15"	11"	21"	21"	28"	56"

NOTE: PROVIDE JOINT RESTRAINT.



CONCRETE BACKING

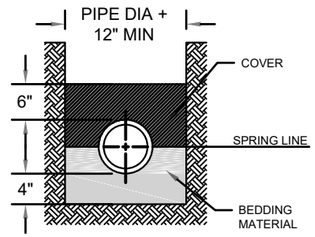
INSTALLATION:

PLACE 4" OF BEDDING MATERIAL BENEATH PIPE. PLACE BEDDING MATERIAL AROUND THE PIPE TO THE SPRING LINE. WORK THE MATERIAL IN AND AROUND THE PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. PLACE COVER MATERIAL CAREFULLY TO A LEVEL 6" ABOVE THE PIPE.

BEDDING AND COVER:

CLASS 1A - CLEAN, ANGULAR CRUSHED STONE, CRUSHED ROCK, OR CRUSHED GRAVEL CONFORMING TO THE FOLLOWING GRADATION:

SEIVE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5



STANDARD WATER MAIN TRENCH

WISCONSIN'S ONE-CALL CENTER 811 OR (800) 242-8511
Per Wisconsin Statute 182.0175, contact Digger's Hotline for a utility locate a minimum of three business days prior to beginning excavation

WATER MAIN DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

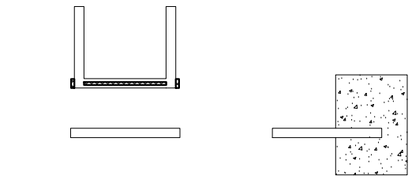
PRELIMINARY SET

N W E S

0

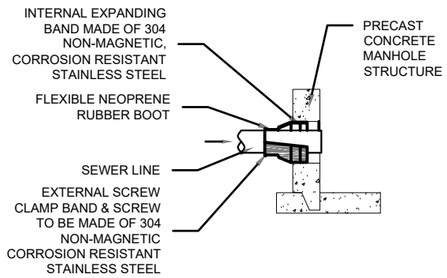
SCALE: 1" = FEET
(PRINTED AT 11"x 17")

PROJECT NO:	2025-106 (A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	D 2.0

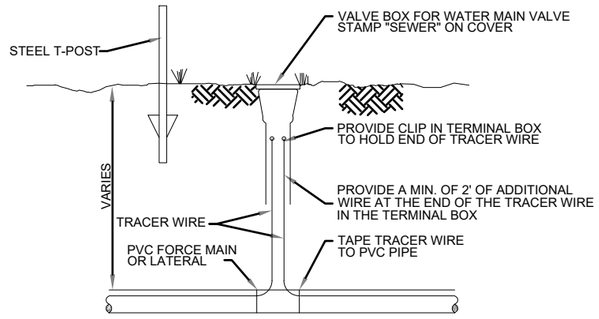


NOTES:
1. MINIMUM DESIGN LIVE LOAD SHALL BE A SINGLE CONCENTRATED LOAD OF 300 LBS. VERTICALLY AND 200 LBS. PULL OUT.
2. STEPS MUST BE EQUALLY SPACED VERTICALLY IN THE ASSEMBLED MANHOLE AT A MAXIMUM DESIGN DISTANCE OF 16" APART.
3. STEPS SHALL BE FABRICATED OF COPOLYMER POLYPROPLENE THAT ENCAPSULATES A DEFORMED ⅝" GRADE 60 REINFORCING ROD.

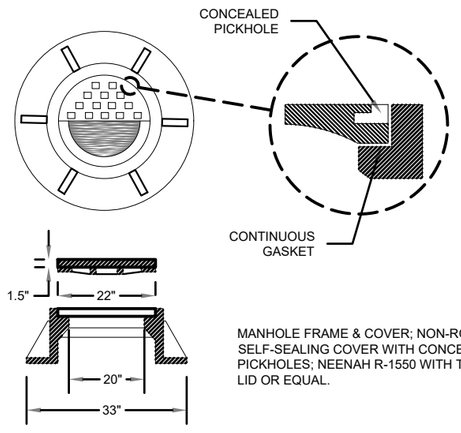
TYPICAL STEP DETAIL



FLEX PIPE TO MH

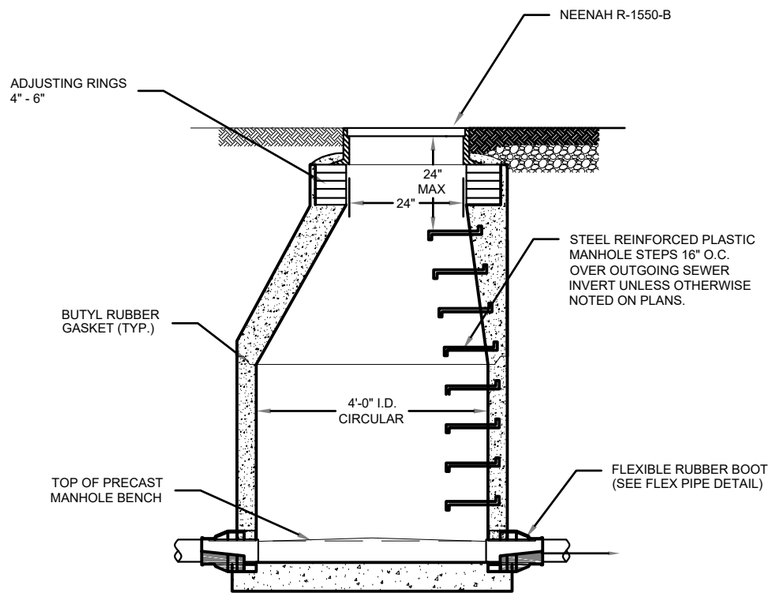


TRACER WIRE TERMINAL BOX



MANHOLE FRAME & COVER; NON-ROCKING SELF-SEALING COVER WITH CONCEALED PICKHOLES; NEENAH R-1550 WITH TYPE B LID OR EQUAL.

TYPICAL FRAME & COVER



STANDARD PRECAST MANHOLE

WISCONSIN'S ONE-CALL CENTER 811 OR (800) 242-8511
Per Wisconsin Statute 182.0175, contact Digger's Hotline for a utility locate a minimum of three business days prior to beginning excavation

SANITARY SEWER DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

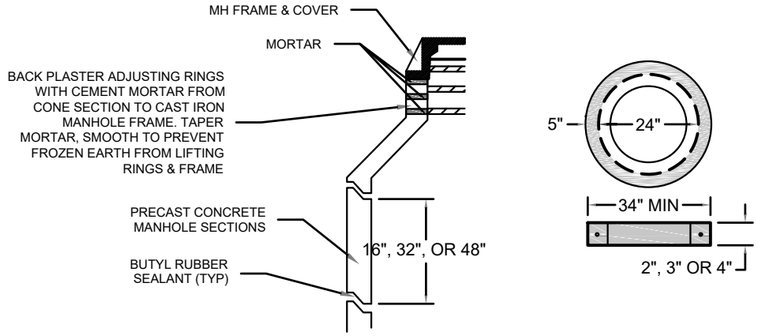
PRELIMINARY SET

N W E S

0

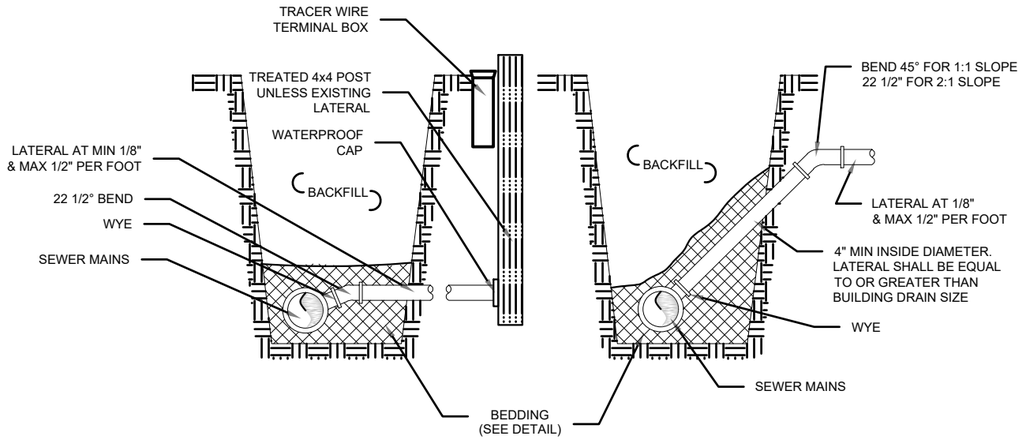
SCALE: 1" = FEET
(PRINTED AT 11"x 17")

PROJECT NO:	2025-106 (A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	D 3.0



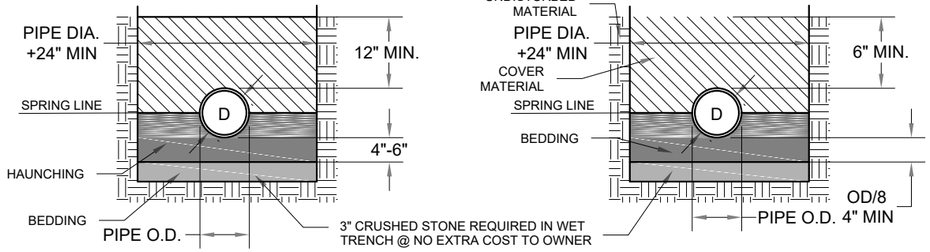
NOTES:
1. O.D. OF ADJUSTING RING TO BE LESS THAN O.D. OF CONE TOP.
2. O.D. OF FRAME TO BE LESS THAN O.D. OF ADJUSTING RING.
3. ADJUSTING RINGS TO BE REINFORCED WITH A MINIMUM OF ONE LINE OF STEEL CENTERED WITHIN RING.

FRAME AND JOINT SEALING



NOTES:
1. USE RISERS GOVERNED BY BASEMENT DEPTH & LOCAL CONDITIONS OR AS DIRECTED BY ENGINEER.
2. LATERAL SHALL END AT PROPERTY LINE UNLESS OTHERWISE DIRECTED BY ENGINEER.
3. DEPTH TO LATERAL & PROPERTY LINE SHALL NOT BE DEEPER THAN NECESSARY TO SERVICE PARCEL
4. ALL LATERALS TO BE 4" UNLESS OTHERWISE NOTED ON PLANS OR IN SPECIFICATIONS.
5. ALL HOUSE LATERAL CONNECTIONS SHALL BE CONSTRUCTED AS PER THIS DETAIL UNLESS OTHERWISE SHOWN ON PLANS, OR WITH WRITTEN APPROVAL OF THE ENGINEER.

TYPICAL LATERAL CONNECTIONS



BEDDING AND COVER MATERIAL:
CLASS 1A: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	%PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 6	0-5

CLASS 1B: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	%PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

INSTALLATION:
PLACE AND COMPACT BEDDING MATERIAL AND COVER IN MAXIMUM 6" LAYERS. WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. COMPACT CLASS 1B WITH HAND TAMPER OR VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR.

FLEXIBLE PIPE BEDDING (INC. CMP)

BEDDING AND COVER MATERIAL:
CLASS 1A: CLEAN, ANGULAR,= CRUSHED STONE, CRUSHED ROCK, OR CRUSHED GRAVEL CONFORMING TO THE FOLLOWING GRADATION:

SIEVE SIZE	%PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 6	0-5

CLASS 1B: CLEAN, ANGULAR CRUSHED STONE, CRUSHED ROCK, OR CRUSHED GRAVEL CONFORMING TO THE FOLLOWING GRADATION:

SIEVE SIZE	%PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

INSTALLATION:
PLACE 4" OF BEDDING MATERIAL BENEATH PIPE. PLACE BEDDING MATERIAL AROUND THE PIPE TO THE SPRING LINE. WORK THE MATERIAL IN AND AROUND BY HAND TO PROVIDE UNIFORM SUPPORT. PLACE COVER MATERIAL CAREFULLY TO LEVEL 6" ABOVE THE PIPE.

RIGID PIPE BEDDING (RCP)

SANITARY SEWER DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY SET

N W E S

0

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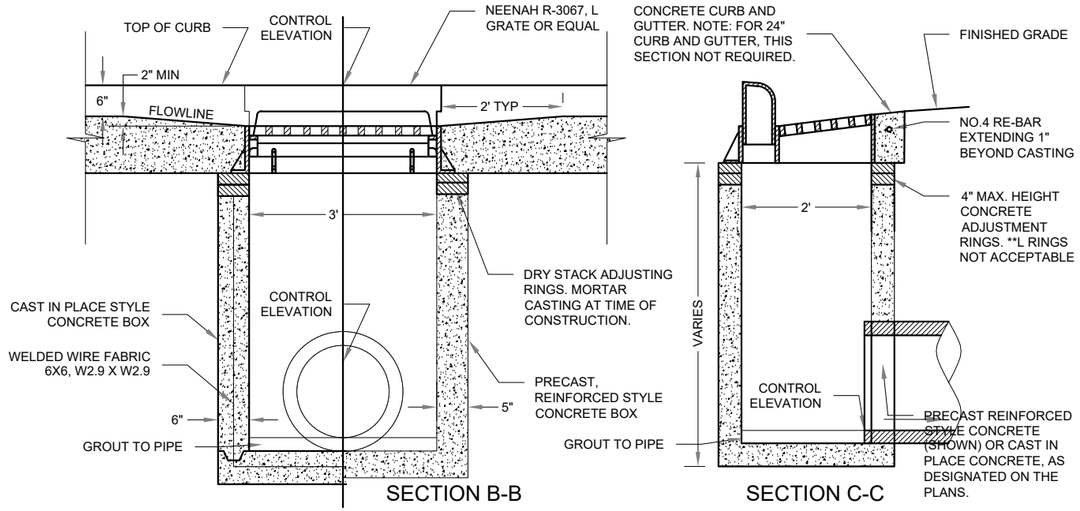
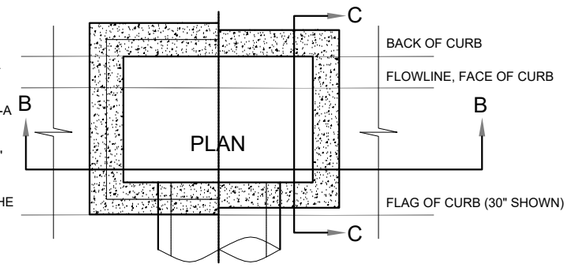
DRAWN BY:	OCZ
SHEET:	D 3.1

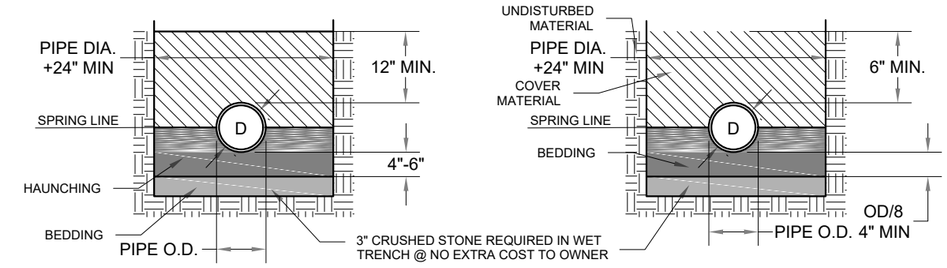


2' x 3' CURB INLET

MANHOLE/INLET NOTES:

1. CURB INLET: NEENAH R-3036-L FOR INLETS ON SLOPES, NEENAH R-3067-R FOR INLETS ON SAGS AND NEENAH R-3290-A FOR INLETS IN DRIVEWAY.
2. PROVIDE MANHOLE STEPS, 16" OC. FOR STRUCTURES WHEN DEPTH IS OVER 4". MANHOLE STEPS SHALL CONFORM TO THE SPECIFICATIONS.





BEDDING AND COVER MATERIAL:
CLASS 1A: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	%PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 6	0-5

CLASS 1B: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	%PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

INSTALLATION:
PLACE AND COMPACT BEDDING MATERIAL AND COVER IN MAXIMUM 6" LAYERS. WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. COMPACT CLASS 1B WITH HAND TAMPER OR VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR.

FLEXIBLE PIPE BEDDING (INC. CMP)

BEDDING AND COVER MATERIAL:
CLASS 1A: CLEAN, ANGULAR,= CRUSHED STONE, CRUSHED ROCK, OR CRUSHED GRAVEL CONFORMING TO THE FOLLOWING GRADATION:

SIEVE SIZE	%PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 6	0-5

CLASS 1B: CLEAN, ANGULAR CRUSHED STONE, CRUSHED ROCK, OR CRUSHED GRAVEL CONFORMING TO THE FOLLOWING GRADATION:

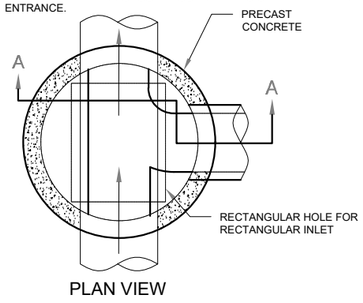
SIEVE SIZE	%PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

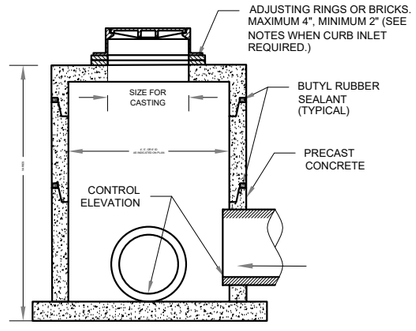
INSTALLATION:
PLACE 4" OF BEDDING MATERIAL BENEATH PIPE. PLACE BEDDING MATERIAL AROUND THE PIPE TO THE SPRING LINE. WORK THE MATERIAL IN AND AROUND BY HAND TO PROVIDE UNIFORM SUPPORT. PLACE COVER MATERIAL CAREFULLY TO LEVEL 6" ABOVE THE PIPE.

RIGID PIPE BEDDING (RCP)

MANHOLE/INLET NOTES:

1. CURB INLET: NEENAH R-3036-L FOR INLETS ON SLOPES, NEENAH R-3067-R FOR INLETS ON SAGS AND NEENAH R-3290-A FOR INLETS IN DRIVEWAY.
2. SOLID COVER: NEENAH R-1550-B WITH TYPE B NON-ROCKING LID MARKED "STORM."
3. WHEN MH CASTING IS USED, AN ECCENTRIC CONE TOP SHALL BE USED IF MH HAS ENOUGH DEPTH.
4. PROVIDE MANHOLE STEPS, 16" OC. FOR STRUCTURES WHEN DEPTH IS OVER 4". MANHOLE STEPS SHALL CONFORM TO THE SPECIFICATIONS.
5. DOWNSTREAM PIPE END SHALL NOT PROTRUDE BEYOND INTERIOR MANHOLE WALL. ADD GROUT AROUND PIPE TO CREATE MITERED ENTRANCE.





SECTION A - A

STORM SEWER MANHOLE/INLET

STORM SEWER DETAILS
HARTLAND SUBDIVISION
DEVELOPMENT
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY SET

N W E S

0

SCALE: 1" = FEET
(PRINTED AT 11"x 17")

PROJECT NO:	2025-106 (A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	D 4.0

EROSION CONTROL NOTES

1. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

2. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.

3. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

4. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

5. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).

6. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.

7. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.

8. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

9. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.

10. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.

11. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

12. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

13. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

14. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY ENGINEER. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

15. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.

16. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

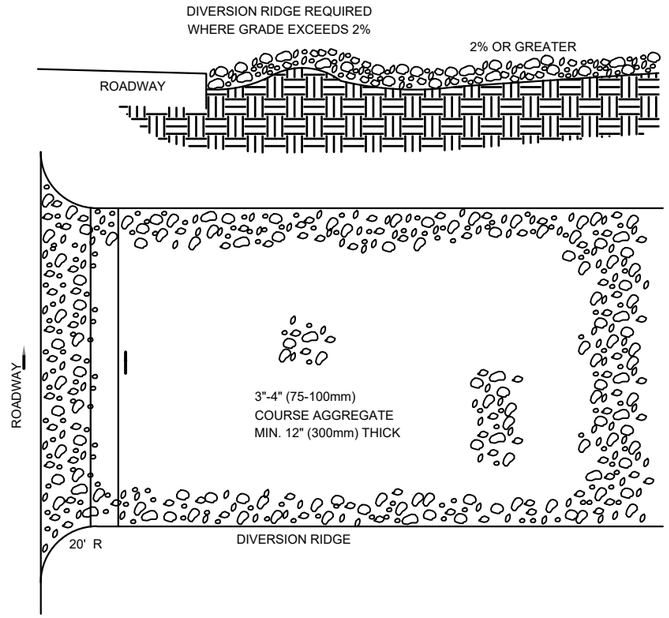
17. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS [SPECIFY CLASS I, II, OR III] TYPE [SPECIFY TYPE A, B, OR C] EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.

18 FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE EROSION CONTROL MATTING.AS DIRECTED BY ENGINEER SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.

19. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

20. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY ENGINEER.

21. NOTIFY ENGINEER IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. IF TRACKING PAD IS FILLED WITH SEDIMENT REMOVE AND REPLACE COURSE AGGREGATE.

ROCK CONSTRUCTION ENTRANCE

WISCONSIN'S ONE-CALL CENTER 811 OR (800) 242-8511
Per Wisconsin Statute 182.0175, contact Digger's Hotline for a utility locate a minimum of three business days prior to beginning excavation

EROSION CONTROL DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY SET

N W E S

0

SCALE: 1" = FEET
(PRINTED AT 11"x 17")

PROJECT NO:	2025-106 (A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	D 5.0

GENERAL NOTES

TEST REQUIREMENT	METHOD	VALUE *
MINIMUM GRAB TENSILE STRENGTH IN THE MACHINE DIRECTION	ASTM D 4632	120 LBS.
MINIMUM GRAB TENSILE STRENGTH IN THE CROSS MACHINE DIRECTION	ASTM D 4632	100 LBS.
MAXIMUM APPARENT OPENING SIZE EQUIVALENT STANDARD SIEVE	ASTM D 4751	NO. 30
MINIMUM PERMITTIVITY	ASTM D 4491	0.05 SEC^{-1}
MAXIMUM PERMITTIVITY	ASTM D 4491	0.135 SEC^{-1} OR 10 gpm/sq ft at 50 mm constant head.
MINIMUM ULTRAVIOLET STABILITY PERCENTAGE OF STRENGTH RETAINED AFTER 500 HOURS OF EXPOSURE	ASTM D 4355	70%

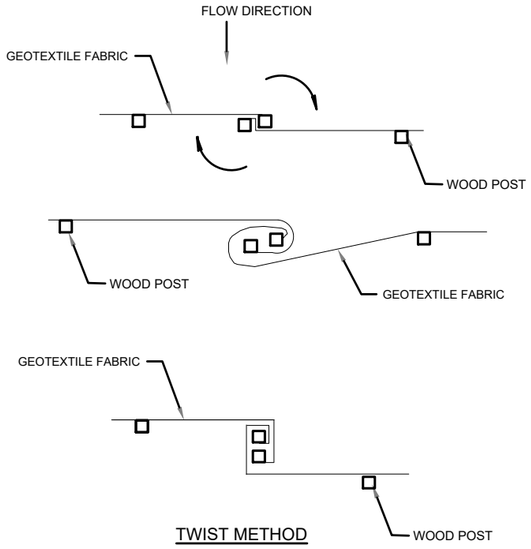
* ALL NUMERICAL VALUES REPRESENT MINIMUM/MAXIMUM AVERAGE ROLL VALUES. (FOR EXAMPLE, THE AVERAGE OF MINIMUM TEST RESULTS ON ANY ROLL IN A LOT SHOULD MEET OR EXCEED THE MINIMUM SPECIFIED VALUES.)

1. THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED, AND COMPACTED TO THE EXISTING GROUND SURFACE.

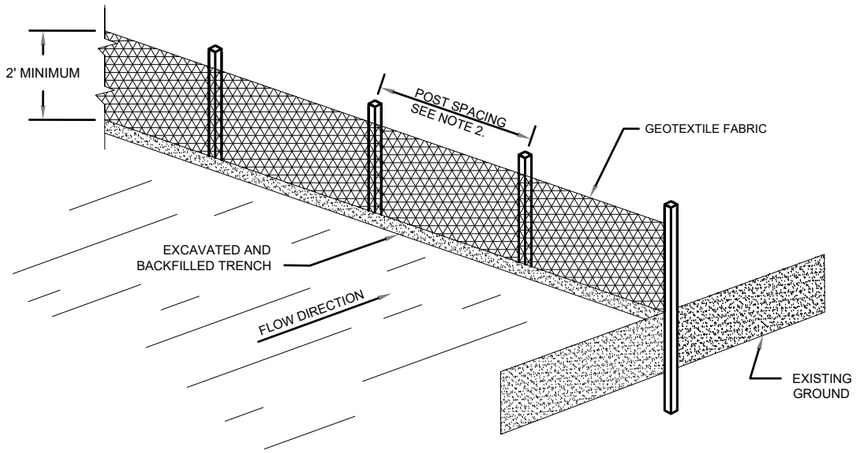
2. WOODEN SUPPORT POSTS SHALL BE A MINIMUM DIMENSION OF 1-1/8" x 1-1/8" AIR OR KILN DRIED OF HICKORY OR OAK AND 4 FEET LONG. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAL FOOT AND 5 FEET LONG. POST SPACING SHALL BE A MAXIMUM OF 8 FEET FOR WOVEN FABRIC AND 3 FEET FOR NON-WOVEN FABRIC.

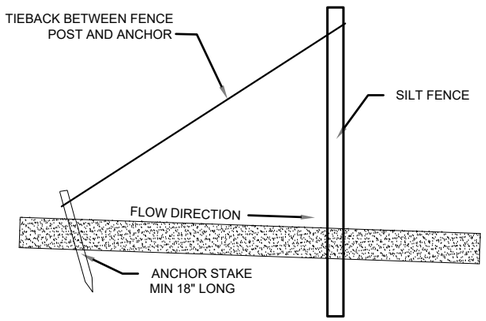
3. THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES, OR WITH WOODEN LATH AND NAILS. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE.

4. THE GEOTEXTILE FABRIC SHALL CONSIST OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF. ALL FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:

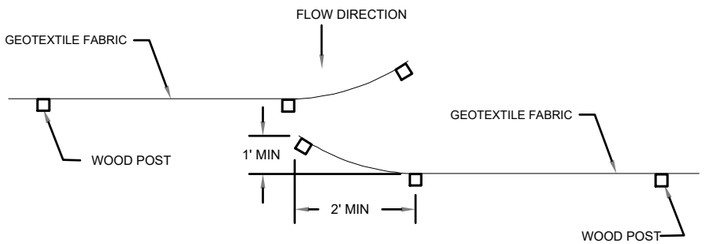


TWIST METHOD



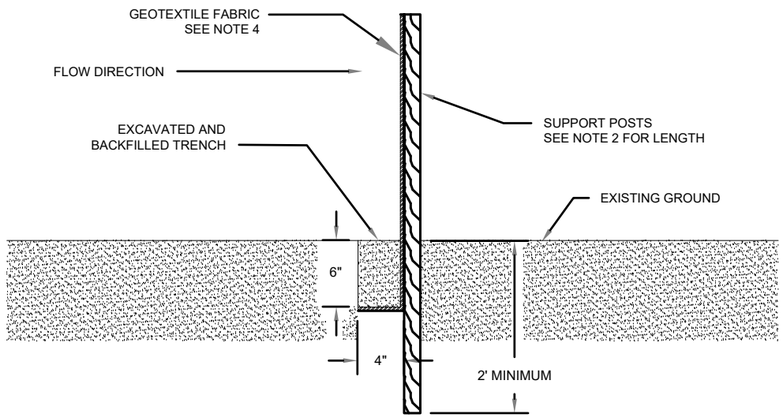


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TYPICAL INSTALLATION

EROSION CONTROL DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY SET

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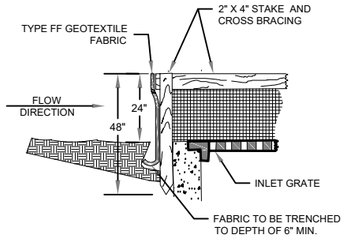
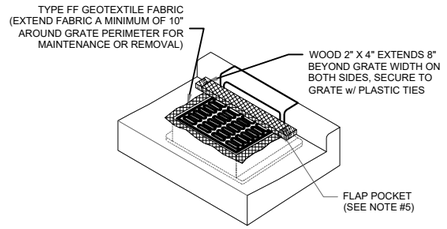
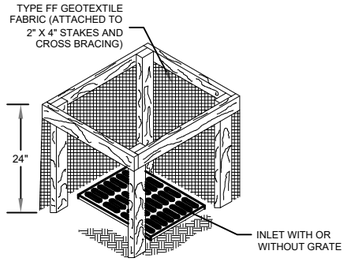
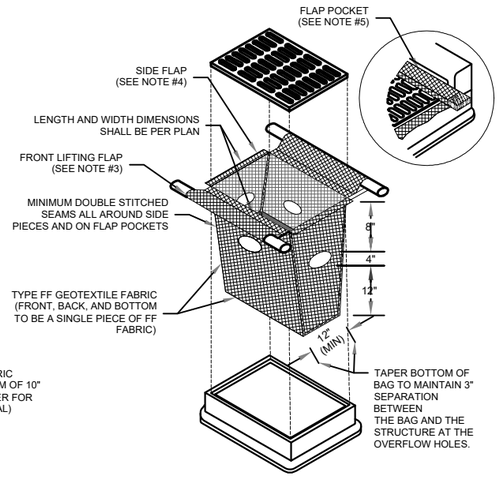




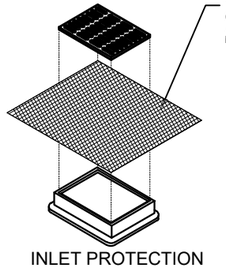
INLET PROTECTION
TYPE C
WITH CURB BOX



INLET PROTECTION
TYPE A



INLET PROTECTION
TYPE D
CAN BE INSTALLED IN INLETS
WITH OR WITHOUT CURB BOXES



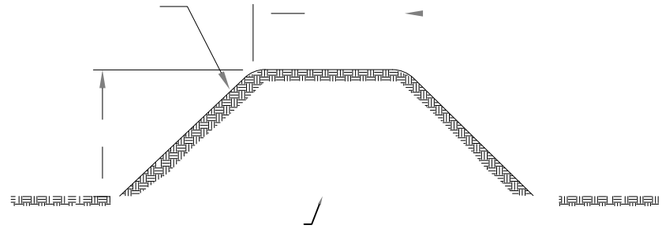
INLET PROTECTION
TYPE B
WITHOUT CURB BOX

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



INLET PROTECTION TYPES A, B, C, AND D

EROSION CONTROL DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY SET

N W E S

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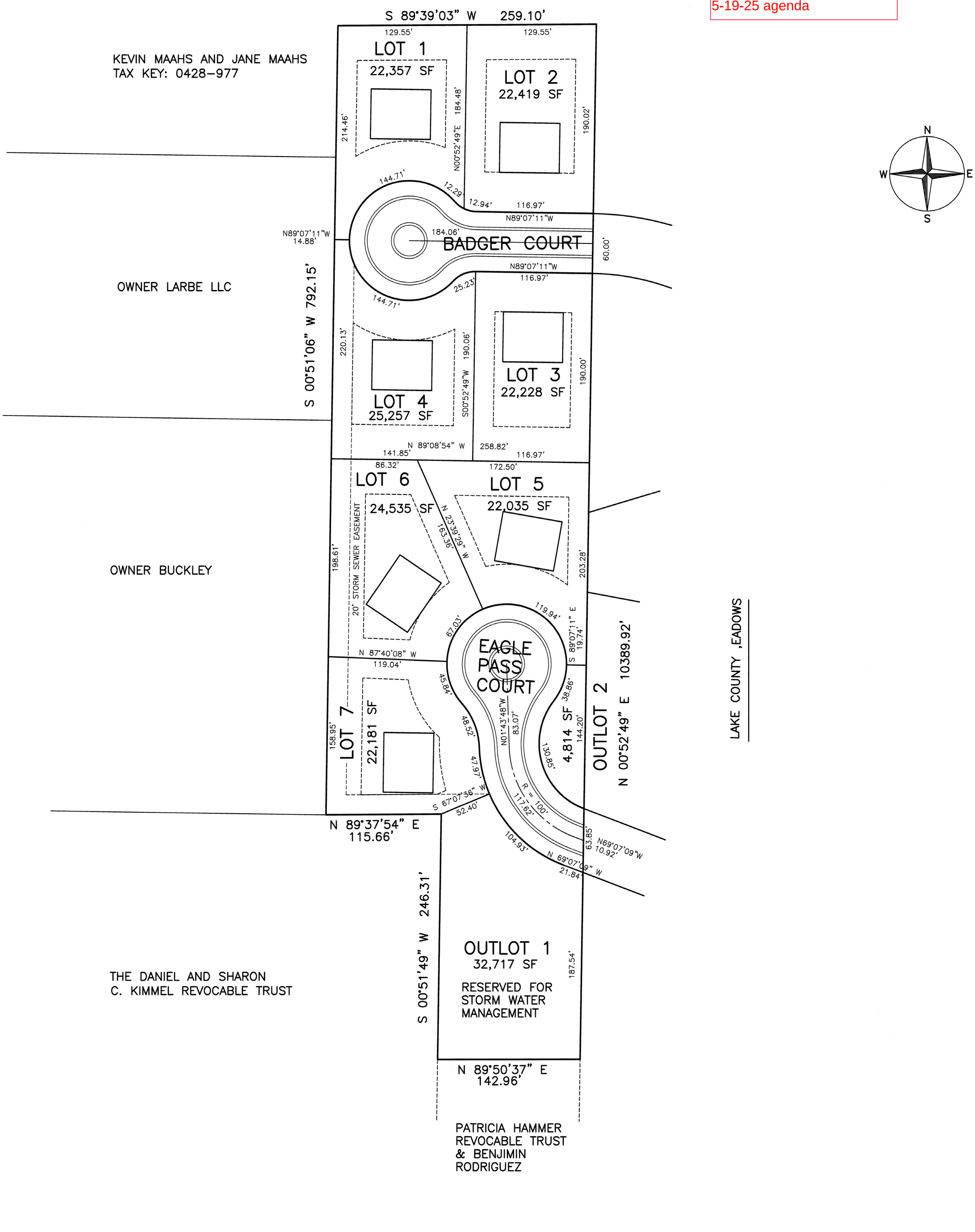
DRAWN BY:	OCZ
SHEET:	D 5.2

CONCEPT PLAN

Is this still current? Was on 5-19-25 agenda



NOTES:
1) ALL BUILDING PADS REFLECT DIMENSIONS OF 50' DEEP BY 60' WIDE.
2) ALL LOTS CONTAIN A MINIMUM OF 22,000 SQUARE FEET WITH A 110' WIDTH AT THE BASE SETBACK LINE OF 40'.
3) ZONING: RS-1 SINGLE FAMILY RESIDENTIAL
4 SETBACKS: FRONT 40', SIDES 20', REAR 35'.
5) ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.
6) PER WAUKESHA COUNTY GIS, NO ENVIRONMENTAL CORRIDORS EXIST ON PROPERTY.
7) THE SITE IS CURRENTLY WOODED. TREES WILL BE REMOVED IN THE ARES OF THE PROPOSED ROADWAY, PROPOSED STORM WATER BASIN AND PROPOSED RESIDENTIAL HOME AREA AS NECESSARY FOR CONSTRUCTION.
8) LANDS CONTAINED WITHIN IS ALL OF TAX KEY NUMBER 0428-959-002 OWNED BY SERVI INVESTMENTS.

THIS PLAN PREPARED BY KALVIN K. KLIMECK, P.E., P.L.S OF ROTH PROFESSIONAL SOLUTIONS
315 DE WITT STREET, PORTAGE WISCONSIN 53901
PHONE 414 651-0490
EMAIL kal@rpsprofessionalsolutions.com

FILE: 2024\CONCEPT1
DATED: APRIL 3, 2025
SCALE: 1" = 50'
PREPARED FOR MR. KEN SERVI

WISCONSIN
KALVIN K. KLIMECK
S-2209
JOHNSON CREEK
WISCONSIN
LAND SURVEYOR

KALVIN K. KLIMECK, P.E., P.L.S – S-2209

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer:

Project:

Date: 07/01/25

County: Waukesha

Version 2.1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	08/01/25	08/07/25	3.9%	130	Silt Loam	0.43	4.0%	200	0.53	1.00	1.1	1.027		1.2
Directional Tracking or	08/07/25	08/20/25	7.3%	130	Silt Loam	0.43	4.0%	200	0.53	0.90	1.9	1.027		2.0
Seed with Mulch or Er	08/20/25	10/30/25	22.0%	130	Silt Loam	0.43	4.0%	200	0.53	0.10	0.6	1.027		0.7
End	10/30/25	-----	-----	-----	-------	-----	4.0%	200	0.53	------	-----	0.000		0.0
		-----	-----	-----	-------	-----	4.0%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	**3.7**		**TOTAL**	**3.8**
													% Reduction Required	**NONE**

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/1-5/15	and	8/7-8/29	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	
Date	

Soil Loss & Sediment Discharge Calculation Tool for Construction Sites in Wisconsin

VERSION 2.1 HELP PAGE

Revised 12-05-2024 (To update valid begin/end dates from Verison 2.0)

The *Soil Loss & Sediment Discharge Tool for Construction Sites in Wisconsin* worksheet was developed to estimate soil loss from sheet and rill erosion and the effect of sediment control practices on sediment discharge. It does not predict soil loss and associated sediment discharge resulting from channel erosion. The worksheet uses the following variables. They are entered by the user or automatically calculated. Included below are the descriptions of the variables used.

Column #	Variable	Type
1	Activity	entered by user
2	Begin Date	entered by user
3	End Date	automatically calculated
4	Period % **R**	automatically calculated
5	Annual **R** Factor	automatically calculated
6	Sub Soil Texture	entered by user
7	Soil Erodibility **K** Factor	automatically calculated
8	Slope % **S**	entered by user
9	Slope Length **L**	entered by user
10	**LS** Factor	automatically calculated
11	Land Cover **C** Factor	automatically calculated
12	Soil Loss	automatically calculated
13	SDF	automatically calculated
14	Sediment Control Practice	entered by user
15	Sediment Discharge	automatically calculated

Variable Descriptions:

1 ***Activity*** **(pull-down menu)**

The activity relates to the type of disturbance or stabilization that is occurring on the ground. The activity inputs may be selected using the drop-down menu.

Activity Inputs	Description

Bare ground	Usually the initial disturbance occurs when the ground is left bare due to stripping vegetation, grading, or other actions that leave the soil devoid of cover.
Directional tracking or tillage	The process of creating ridges and furrows on the contour to slow sheet runoff on unvegetated slopes per DNR Technical Standard 1067.
End	Final stabilization or end of construction year. Final stabilization for the purposes of this calculation may include the installation of a hard surface that covers the disturbed ground completely such as asphalt paving, stone base coarse, or geotextile.
Mulch or erosion mat	The application of a minimum of 1.5 tons/acre straw or other comparable anchored mulch meeting DNR Technical Standard 1058 or erosion control matting meeting DNR Technical Standard 1052.
Seed with mulch or erosion mat	The application of a minimum of 1.5 tons/acre anchored straw, other comparable mulch, or installation of erosion control mat. Enter this activity if the seeding and mulching are done at the same time. It is not necessary to also enter seeding if this input is used. Requires 60 days of cover establishment during the growing season. Mulching is recommended on all disturbed areas that are to be seeded to control erosion and establish cover. See also DNR Technical Standards 1058 and 1052.
Seeding	The application of permanent or temporary seeding without the use of mulch. Not to be used with seed and mulch. Requires 60 days of cover establishment during the growing season. See also DNR Technical Standard 1059.
Sod	The installation of sod for cover establishment.
Land Applied Additive	The land application of products containing water soluable anionic polyacrylamide or other additives as temporary soil binding agents to reduce erosion per DNR Technical Standard 1050.

Date (**entered by user**)
The date the planned land disturbing activity begins, e.g. 5/15/2014. The activity is assumed to continue until the next activity is entered. A 60 day cover establishment period, during the growing season, is recommended for the establishment of seeding.

Notes:

1 If construction schedules are unknown, a start date of May 16th of the following year may be assumed.

2 Temporary stabilization activities are required by NR 151.11(8)(d) when land disturbing construction activities have temporarily ceased and will not resume for a period exceeding 14 calendar days. Establishment of temporary vegetation in late summer/early fall is a common means of compliance with this provision during winter shut-down. If temporary seeding is completed within the recommended dates, then 'Sod' can be used to represent the activity between the 60 day establishment period and beginning of the next land disturbing activity.

3 Recommended temporary seeding dates based on USDA Wisconsin Agronomy Technical Note 6 are:

- Oats - 4/1 to 9/1
- Annual ryegrass - 4/1 to 9/1
- Forage sorghum –5/15 to 7/15
- Sorghum - Sudangrass hybrid –5/15 to 7/15
- Sudangrass – 5/15 to 7/15
- Winter wheat - 8/1 to 10/1
- Winter cereal rye - 8/1 to 10/15

4 It is recommended that the temporary vegetation be incorporated into the soil prior to the permanent seeding application to minimize competition

5 Recommended permanent seeding dates are included on the spreadsheet page under the table for reference. These dates are based on which planting zone the project county is located in and dates in USDA Wisconsin Agronomy Technical Notes 5 and 6.

6 When the seeding dates are later than the noted recommended dates, the end of the cover establishment should be extended to May 15 of the following spring to allow for growth.

7 For periods of construction that exceed 12 months, compliance must be determined to ensure that 5 tons/acre/year is not exceeded in any given 12 month period.

2 ***Begin Date (entered by user)***

The date the activity is expected to begin.

Version 2.1 is valid for dates between 01/01/2024 and 02/23/2037.

3 ***End Date (automatically calculated based on begin date for next activity)***

Version 2.1 is valid for dates between 01/02/2024 and 02/24/2037.

4 ***Period % R*** **(automatically calculated)**

The percentage of the annual **R** factor calculated for the period from one activity to the next.

5 ***Annual R factor*** **(automatically calculated)**

The rainfall factor, **R**, is the number of erosion-index units in a normal year's rain. The erosion index is a measure of the erosive force of a specific rainfall. For example, in Dane County the rainfall factor is 150**.**

6 ***Sub Soil Texture*** **(entered by user)**
The soil texture at the exposed surface for the predominant soil type in the area of the land disturbing activity, e.g. clay. This information is available from site-specific soil borings or pits or in published county soil surveys. For areas with significant cut or fill, the soil type exposed to erosion may not be the layer immediately below the topsoil. This must be entered for line 1 in Year 1 and line 1 in Year 2 (if used). Subsequent lines default to the soil type above them.

7 ***Soil Erodibility K Factor*** **(automatically calculated)**
A factor used to express the erosiveness of the soil layer below the topsoil for a specific soil type.

8 ***Slope % S*** **(entered by user)**
The percent slope for the representative portion of the disturbed area, regarding overland flow and not channel flow, e.g. .05 or 5 (depending on version of Excel). Where small areas of steep slopes are present on the site, consider utilizing erosion control mats or other measures such that these areas do not represent the 'worst case' erosion condition.

9 ***Slope Length L*** **(entered by user)**
Slope length (in feet) measured along the overland flow path from the top to the bottom of the slope of the representative disturbed area. Channel lengths are not included in the slope length. Slope length should be limited to lengths within which sheet and rill erosion is expected to occur for the slope conditions anticipated on the site.

10 ***LS Factor*** **(automatically calculated)**
The spreadsheet calculates LS factor value based on the ratio between the percent slope and length of slope of the representative disturbed area.

11 ***Land Cover C Factor*** **(automatically calculated)**
The cover and management factor is the ratio of soil loss from an area with a specified cover and management practice to that from a unit plot of bare land. The input for the *Activity* corresponds to this factor.

12 ***Soil Loss - A*** **(automatically calculated)**

The predicted value of soil loss (tons per acre) that corresponds to the time period of each activity entered. This value is calculated using the equation: A=(%R)x(R)x(K)x(LS)x(C).

13 ***SDF-Sediment Deposition Factor*** **(automatically calculated)**

The spreadsheet calculates a correction factor (SDF) that varies based on soil type, slope, and slope length. The value approximates the difference between the USLE soil loss and the sediment discharge from RUSLE version 2.2. A 1 year bare soil time frame in Dane County was assumed to develop the values the SDF is based upon. Slopes from 0.2% to 15% and Slope Lengths from 10 feet to 1000 feet were utilized. This factor accounts for sediment deposition when it is less than 1.0 and underestimation of soil loss for short, flat slopes where it may be greater than 1.0.

Sediment Deposition Factor is estimated as follows:

Soil Type	Input Ranges	Equation (SDF=)
Sand	S<4.5%, L<25	16*(0.03+S)
	S<4.5%, L>=25	0.95+(-5)*L/300*(0.02-S)
	S>=4.5%, L<301	0.79-2.5*(S-0.09)+(0.004)*L*S
	S>=4.5%, L>=301	0.955+0.005*(S-0.045)*(L-300)-0.0001*(L-300)
Silt	L<20, S<4.5%	-917.83*S^2+48.312*S+0.4725
	L<20, S>4.5%,	0.1845*S^-0.589
	L>=20, S<1.1%	(0.5317+60.49*S)*L^(8.75*Slope-0.1635)
	L>=20, S<10%	0.66*L^0.0834-4.2*(S-0.04)
	L>=20, S>=10%	0.3682*(L^0.1649)
Clay	S<4.5%, L<40	0.206*ln(S)+1.7385+0.00005*L+10*(S-0.02)+(-4)*(S-0.04)
	S>=4.5%, L<40	28.087*S^2-8.0411*S+1.3012+5/L+(-4)*(S-0.04)
	S<2.5%,L>40	1.1038(L)^(-0.095)+28.48*(Se-0.002)-0.0006*L
	S<6.0%,L>40	[1.5038+3.914*(S-0.025)]*L^(-0.045-1.8*S)
	S>6%, L>40	(1.6408-13.342*(S-0.06))*L^(-0.153+1.59*(S-0.06))
	S>11%, L>40	(0.9737-5.45*(S-0.011)*L^(-0.059+1.1*(S-0.11))

14 ***Sediment Control Practice*** **(entered by user)**

The sediment control practice proposed down gradient of the soil disturbance to reduce the overall sediment discharge from the site. These practices include silt fence, ditch checks, inlet protection, vegetative buffers, sediment traps, sediment basins, and manufactured sediment control practices. If two practices are utilized, enter the most efficient one.

Sediment Control Practice	***Description***

Ditch Check Sediment Trap	A temporary dam constructed across a swale or drainage ditch to reduce the velocity of water flowing in the channel. See DNR Technical Standard 1062.
Inlet Protection	A temporary barrier installed around a storm drain inlet, drop inlet or curb inlet. See DNR Technical Standard 1060.
Manufactured Perimeter Control	Manufactured perimeter control and slope interruption products include a variety of products designed to detain or slow the flow of sediment-laden sheet flow runoff from small areas of disturbed soil. See DNR Technical Standard 1071 for slope length limitations based on % grade.
Sediment Basin	A sediment control device constructed with an engineered outlet, formed by excavation or embankment to intercept sediment-laden runoff and retain the sediment from drainage areas between 5 and 100 acres. See DNR Technical Standard 1064.
Sediment Trap	A temporary sediment control device formed by excavation or embankment to intercept sediment-laden runoff and retain the sediment from drainage areas less than 5 acres. See DNR Technical Standard 1063.
Silt Fence	Silt fence is a temporary sediment barrier of entrenched permeable geotextile fabric designed to intercept and slow the flow of sediment-laden sheet flow runoff from small areas of disturbed soil. See DNR Technical Standard 1056 for slope length limitations based on % grade.
Straw Bale Barrier	A temporary sediment barrier consisting of a row of entrenched and anchored straw bales, hay bales or equivalent material used to intercept sediment-laden sheet flow from small drainage areas of disturbed soil. See DNR Technical Standard 1055.
Vegetative Buffer	An area of dense vegetation intended to slow runoff and trap sediment. Dense vegetation is defined as an existing stand of 3 – 12 inch high grassy vegetation that uniformly covers at least 90 % of a representative 1 square yard plot. Woody vegetation shall not be counted for the 90% coverage. No more than 10% of the overall buffer can be comprised of woody vegetation. See DNR Technical Standard 1054.

15 ***Sediment Discharge*** **(automatically calculated)**

The predicted value of sediment discharge (tons per acre) that corresponds to the time period of each land disturbing activity entered. The sediment discharge is the soil loss times the SDF factor described above. If a sediment control practice is specified, then the soil discharge is further reduced relative to the efficiency of the practice. For short, flat slopes, the sediment discharge may be greater than the USLE calculated soil loss because RUSLE2 calculates a larger soil loss and sediment discharge than USLE in those ranges.

Sediment Discharge = (A*SDF)*(1-Removal efficiency of the practice), where
Sediment Deposition Factor (SDF) =Approximate ratio of USLE calculated soil loss over

RUSLE2 calculated discharge for the given range of slope and slope length conditions

Percent Reduction Required **(automatically calculated)**

The percentage value in the total's row corresponds to the reduction in sediment discharge necessary to comply with NR 151.11(6m)(b)2. It is required that the cumulative sediment discharge rate not exceed 5 tons per acre per year for all sites. Please note that the calculator does not correct for durations over 1 year. If construction is scheduled to exceed 1 year duration from initial ground disturbance, please complete a second spreadsheet with the subsequent years. Each year should start on the anniversary of the initial ground disturbance.

Compliance with the sediment discharge limit can be achieved by:

1. Reducing the length of time that bare soil is exposed
2. Installing additional erosion control measures
3. Implementing shorter time frames for stabilizing areas of the site with steep slopes or requiring that soil disturbance is limited to months with lower soil loss potential
4. Installing a sediment basin or other sediment control measures below the disturbed area.

Troubleshooting:

Security

On many computers, active content in the spreadsheet is disabled when first opened. Active content must be enabled for the drop-down buttons to function correctly. This can be done by clicking on the yellow Enable Content button at the top of the screen when opening.

Software

This spreadsheet was last modified using Microsoft Office Professional Plus 2010 Excel Version 14.7015.1000. Use of earlier versions may result in loss of functionality.

Data Entry

If data is entered in a random fashion, portions of the spreasheet may not function as intended. If this occurs, remove all entered data and re-enter sequentially row-by-row starting at the top.

REFERENCES:

Balousek, J.D., Roa-Espinosa, A., Bubenzer, G.D., "Predicting Erosion Rates on Construction Sites Using the Universal Soil Loss Equation in Dane County", Urban Water Resources Conference, Chicago, IL, February 2000.

Wischmeier, W.H. and Smith, D.D., Predicting Rainfall Erosion Losses – A Guide to Conservation Planning, United States Department of Agriculture, Washington, D.C., 1978.

USDA, NRCS, Wisconsin Agronomy Technical Note 5, Establishing and Maintaining Native Grasses, Forbs, and Legumes, April 2013.

USDA, NRCS, Wisconsin Agronomy Technical Note 6, Establishing and Maintaining Introduced Grasses and Legumes, April 2013.