



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, SEPTEMBER 15, 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 August 18, 2025.
2. Architectural Board review and consideration of an Extraterritorial Certified Survey Map for tax keys DELT0767024 and DELT0767005004 on West Lakeside Drive, Town of Delafield.
3. Architectural Board review and consideration of residential addition for 201 Granary Circle.
4. Architectural Board review and consideration of residential addition/sunroom for 634 Cardiff Drive.
5. Plan Commission review and consideration of site plan change to increase parking at Westrock residences, 700 W. Capitol Drive.
6. Plan Commission review and consideration of Eagle Pass Development
 - a. Preliminary Plat
 - b. Developer Agreement and Deed Restrictions
 - c. Stormwater Management Plan
 - d. Site Plans and Specifications
7. Plan Commission review and consideration of installation of parking lot at 163 E. Capitol Drive.
8. 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.

9. 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/88572530837?pwd=KUqbslvXuaKHEhLeLujjuKHIDbYBzv.1> The Meeting ID is 885 7253 0837, Passcode is 906531. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY AUGUST 18, 2025
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, Tim Hallquist, Jeff Bierman, David DeCourcy-Bower (via Zoom), Jeff Pfannerstill (via Zoom) and Ann Wallschlager.

Others Present: Scott Hussinger, Deputy Clerk Bushey, Bailey

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 July 21 2025 –

Motion (Hallquist/Bierman) to approve the Jt. Architectural Board/Plan Commission minutes of July 21, 2025, Carried. (6-0).

2. Architectural Board review and consideration of an application for signage for Ryno Development, LLC, 614 W. Capitol Drive -

Ryan Menghe, the owner of Ryno Development, was present and explained the signage. Hallquist asked if it will be lighting for the sign and Mr. Menghe said yes it would be externally lit. Due to it being in a residential area it was stated that it should be on a timer with a shut-off time being 9 pm. Hussinger asked about landscaping around the sign and said there should be some low ground cover around the sign. The petitioner said he would also like to change the position of the sign from perpendicular to W. Capitol to parallel to W. Capitol.

Motion (Hallquist/Bierman) to approve the application for signage for Ryno Development, LLC, 614 W. Capitol Drive with landscaping at base of sign and the external lighting on a timer. Carried. (6-0).

3. Architectural Board review and consideration of an application of façade improvements to 614 W. Capitol Drive –

Ryan Menghe said the house is in the historic district and he would like to do redo the roof with new shingles and gutters. He would also like to replace the soffit and the fascia he will replace with composite vs wood. He was asked how old the home is, and he said 1934. Brief discussion on the roof.

Motion (Bierman/Hallquist) to approve the application of façade improvements to 614 W. Capitol Drive. Carried. (6-0).

4. Plan Commission review and consideration of a Conditional Use Permit for Boros Real Estate, LLC, dba Adava Care, 300 E. North Shore Drive-

Building Inspector Hussinger this is just a formality in change in ownership. He said the sign was reviewed last month.

a. Public Hearing for Conditional Use Permit-

Opened at 6:39 pm. There were no comments. Public Hearing was closed at 6:39 pm.

b. Consideration of a motion to recommend approval of the Conditional Use Permit.

Motion (DeCourcy-Bower/Hallquist) to approve the Conditional Use Permit. Carried (6-0).

Announcements-

- Hartland Street Dance is this weekend.
- Another Informational meeting will be held Wednesday at 6:05 pm in the Community Center.

5. Adjourn

Motion (Hallquist/Bierman) to adjourn. Carried (6-0).

Adjourned at 6:42 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bushéy, Deputy Clerk

pd 9-3-25
rept # 265883

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

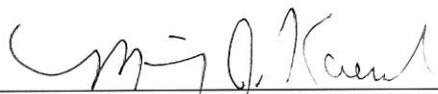
Reapplication for Approval of Any Preliminary
 Plat Requiring Review \$50.00 (Minimum)
 Reapplication for Previously Reviewed Plat \$10.00

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: 9-3-25	Fee Paid: \$100
Date Filed: 9-3-25	Receipt No.:

1. Name: MICHAEL KAERER
 Address of Owner/Agent: N 30 W 28875 West Lakeside Dr
 PEWAUKEE, WIS 53072
 Phone Number of Owner/Agent: 414-217-5301
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.
 Vacant Land


 Signature of Petitioner

Address

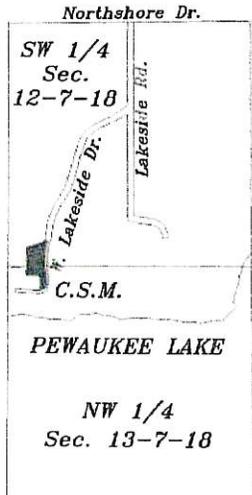
Phone



CERTIFIED SURVEY MAP NO.

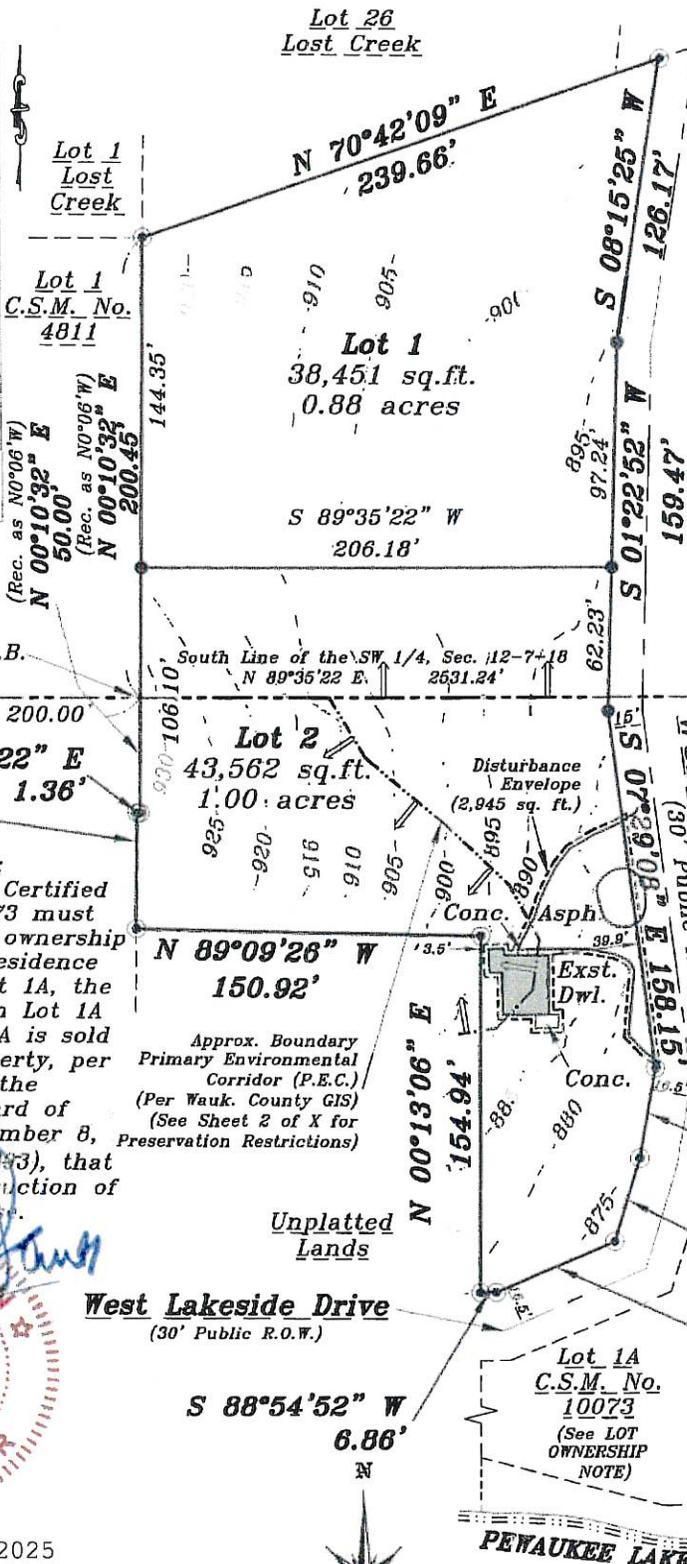
Being a combination of Lot 1 of CERTIFIED SURVEY MAP NO. 10073 and part of Lot 27 in LAKESIDE, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 12 and part of the Northwest 1/4 of the Northwest 1/4 of Section 13, all in Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin

VICINITY MAP



Scale: 1"=2000'

SW Corner, SW 1/4 Sec. 12, T7N, R18E (Conc. Mon. w/Brass Cap)
N: 396,406.37
E: 2,447,867.06



NOTE:

1. Subject property is entirely within the jurisdiction of the Waukesha County Shoreland Protection Ordinance.
2. Portions of Subject Property are within the Primary Environmental Corridor of which areas are subject to the Primary Environmental Restrictions noted on Sheet 2 of 5.
4. The City of Delafield has waived their extra-territorial review of this Certified Survey map.
5. No existing wells were found on adjacent properties within 50 feet of boundary lines of the subject property.

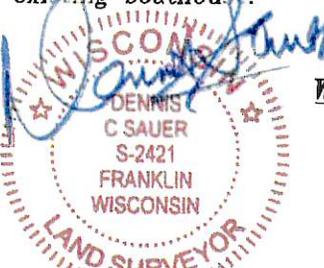
Witness Corner to the SE Corner, SW 1/4 Sec. 12, T7N, R18E (Located in Pewaukee Lake)
N: 396,424.51
E: 2,450,398.00

NOTE:

The Waukesha County Park and Planning Commission granted a waiver on June 10, 2003, reducing the width of the established road right-of-way of West Lakeside Drive from 66 feet to 30 feet.

LOT OWNERSHIP NOTE:

Lot 2 and Lot 1A of Certified Survey Map No. 10,073 must remain in the same ownership until and unless a residence is constructed on Lot 1A, the existing boathouse on Lot 1A is removed, or Lot 1A is sold to a contiguous property, per Variance granted by the Waukesha County Board of Adjustments on December 8, 2004 (File No. BA04:043), that permitted the construction of the existing boathouse.



July 9, 2025
Rev. August 6, 2025
Rev. August 11, 2025
Rev. August 27, 2025

Prepared for:

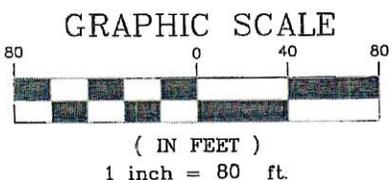
Michael J. and Deborah L Kaerek
Joint Living and Devolution Trust
W289N3089 W. Lakeside Dr
Pewaukee, WI 53072-3317

Prepared by:

Dennis C. Sauer P.L.S-2421
Metropolitan Survey Service, Inc.
8482 S. 76th St.
Franklin, WI 53132

Jr (414) 529-5380

M\CERTIFIED SURVEY MAPS\Delafield (Town)\116025(Mike Kaerek)\116025-CSM0.dwg



NOTES:

- ⊙ - Denotes iron pipe found and accepted.
- - Denoted 1" x 24" iron pipe set, weighing 1.13lbs/lin. ft. min.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD27), with the South line of the SW 1/4 of Section 12, T7N, R18E having an assumed bearing of N 89°35'22" E.

Soil Type: Hochheim Loam

CERTIFIED SURVEY MAP NO. _____

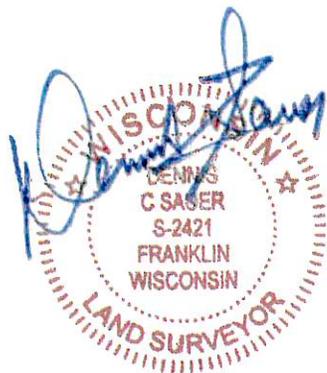
Being a combination of Lot 1 of CERTIFIED SURVEY MAP NO. 10073 and part of Lot 27 in LAKESIDE, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 12 and part of the Northwest 1/4 of the Northwest 1/4 of Section 13, all in Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin

PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

1. The total area of land disturbance allowed on this lot within the Primary Environmental Corridor includes all existing buildings and their attachments, driveways, patios, pools, recreational amenities, retaining walls, septic systems, etc., shown on this CSM. A deed restriction shall be recorded in the office of the Register of Deeds describing the existing/permitted area of disturbance at the time of Zoning Permit issuance.
2. The removal of topsoil or other earthen materials is prohibited, except as permitted above.
3. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., within the Primary Environmental Corridor Preservation Area is prohibited, unless approved in accordance with Restriction no. 1 above, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Waukesha County Department of Parks and Land Use- Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Primary Environmental Corridor and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
4. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited, unless grazing is conducted in order to manage invasive vegetation and approval is obtained by the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
5. The introduction of plant material not indigenous to the existing environment shall be prohibited.
6. Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Within the Primary Environmental Corridor, ponds may be prohibited, without exception, due to steep slopes and wooded vegetation.

BASEMENT RESTRICTIONS - GROUNDWATER

The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. The Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code currently require that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any future proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Delafield must also be complied with.



July 9, 2025
Rev. August 6, 2025
Rev. August 11, 2025
Rev. August 27, 2025

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a combination of Lot 1 of Certified Survey Map No. 10073 and part of Lot 27 in Lakeside, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 12 and part of the Northwest 1/4 of the Northwest 1/4 of Section 13, all in Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of said Section 12; thence N 89°35'22" E along the South line of said Southwest 1/4, 200.00 feet to the point of beginning of the lands to be described; thence N 00°10'32" E, 200.45 feet thence N 70°42'09" E, 239.66 feet to the west right-of-way line of West Lakeside Drive; thence S 08°15'25" W along said west right-of-way line, 126.17 feet; thence S 01°22'52" W along said west right-of-way line, 159.47 feet; thence S 07°29'08" E along said west right-of-way line, 158.15 feet; thence S 10°02'52" W along said west right-of-way line, 39.51 feet; thence S 17°21'52" W along said west right-of-way line, 37.37 feet; thence S 66°46'52" W along said west right-of-way line, 56.72 feet; thence S 88°54'52" W along said west right-of-way line, 6.86 feet; thence N 00°13'06" E, 154.94 feet; thence N 89°09'26" W, 150.92 feet; thence N 00°25'49" E, 51.33 feet; thence N 89°35'22" E, 1.36 feet; thence N 00°10'32" E, 50.00 feet to a point on the South line of the Southwest 1/4 of said Section 12 and the point of beginning. Containing 82.013 square feet (1.88 acres).

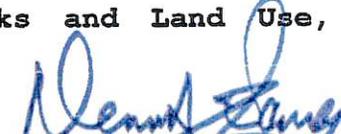
That I have made such survey, land division, and map by the direction of Michael J. and Deborah L. Kaerek Joint Living and Devolution Trust, owner of said land.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the requirements of the Town of Delafield and the Waukesha County Department of Parks and Land Use, in surveying, dividing and mapping of the same.

July 9, 2025
Date
Rev. August 6, 2025
Rev. August 11, 2025
Rev. August 27, 2025




Dennis C. Sauer
Professional Land Surveyor S-2421

PREPARED FOR:
Michael J. and Deborah L. Kaerek
Joint Living and Devolution Trust
W289 N3089 West Lakeside Drive
Pewaukee, WI 53072-3317

PREPARED BY: Dennis C Sauer
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53132
Phone: (414)529-5380

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE:

Michael J. and Deborah L. Kaerek Joint Living and Devolution Trust, owner of said land, does hereby certify that it has caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and requirements of the Town of Delafield and the Waukesha County Department of Parks and Land Use.

WITNESS the hand and seal of said owners this _____ day of _____, 20__.

Michael J. Kaerek, Trustee

Deborah L. Kaerek, Trustee

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY, came before me this _____ day of _____, 20____, Michael J. Kaerek and Deborah L. Kaerek, Trustees of Michael J. and Deborah L. Kaerek Joint Living and Devolution Trust, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

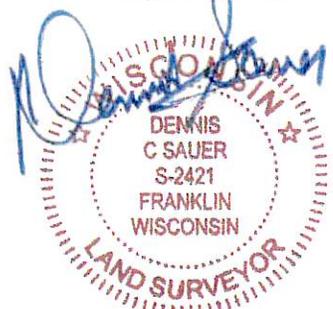
Notary Public
State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Town of Delafield on this _____ day of _____, 20__.

Jennifer Janusiak, Chair
Town of Delafield

Michelle Luedtke, Town Clerk
Town of Delafield



July 9, 2025
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TOWN BOARD APPROVAL

APPROVED by the Town Board of the Town of Delafield on this _____ day of _____, 20__.

Edward Kranick, Chairman
Town of Delafield

Michelle Luedtke, Town Clerk
Town of Delafield

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL

The above, which has been filed for approval as required by Chapter 236.34, Wisconsin State Statutes is hereby approved on this _____ day of _____, 20__.

Dale R. Shaver, Director



July 9, 2025
Rev. August 6, 2025
Rev. August 11, 2025
Rev. August 27, 2025



DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address <u>201 GRANARY CIR.</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>REBECCA + ANDY FORMELLA</u>			Phone
Address <u>201 GRANARY CIR</u>		City <u>HARTLAND</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>ELEGANT BUILDERS</u>		Phone <u>262-825-4777</u> FAX	E-Mail Address <u>support@staff@elegantbuildersllc.com</u>
Address <u>1190 RUMFORS RD ST 6</u>		City <u>HARTLAND</u>	State <u>WI</u> Zip <u>53029</u>

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 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: 09/03/2025 Date of Meeting: _____ Item No. _____



Department of Building Inspection

PERMIT # _____

APPLICATION FOR BUILDING PERMIT

210 Cottonwood Avenue • Hartland, WI 53029 • Phone (262) 367-4744 • Fax (262) 367-2430

JOB LOCATION 201 Granary Circle.

OWNER Rebecca and Andy, Formella PHONE 262.369.7805 FAX _____

ADDRESS 201 Granary Circle CITY, STATE, ZIP Hartland, WI 53029

CONTRACTOR Elegant Builders LLC PHONE 262.825.4777

ADDRESS 1190 Richards Rd CITY, STATE, ZIP Hartland, WI 53029

DWELLING CONTRACTOR # 112101232-DC EMAIL supportstaff@elegantbuildersllc.com

When permit is ready notify: Contractor Owner By: Mail Phone Email

Project Description: Scope of work is attached to the application.

Estimated cost of above job(s) \$ 210,000.00

Current principal use of property Occupational Property

Proposed principal use of property Occupational Property

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 the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

Signature of Applicant *Doris Moore* Date 09/03/2025

CONDITIONS OF APPROVAL: This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

1. See plans for possible conditions/recommendations
2. _____

_____ TOTAL FEES

_____ Date Paid

_____ Receipt

Meeting dates plans were approved for building permit:

Plan Commission _____ Village Board _____ Arch Board _____

APPLICATION APPROVED ON: _____ DATE BY: _____ BUILDING INSPECTOR

FOR7805-BLD Formella (Scope of Work)

Rough Carpentry / Demo - Whipple

Interior Demo

Per plan and scope of work

- 2 layers of floor, tile and laminate flooring in the kitchen / dining
- Remove the drywall to rough frame throughout the kitchen and dining room- where necessary to accommodate new openings
- Existing ceiling lights- keep installed until electricians can remove
- Kitchen plumbing fixtures
- Kitchen Countertops and backsplash
- Kitchen Cabinetry
- Walls / openings per plan

Exterior Demo

Per plan and scope of work

- Remove siding on the patio door wall to connect new addition to the home
- Remove the top of the chimney stack and restructure roof to patch
- Demo the existing patio door into the living room- once addition is water tight

Rough Framing

- Per plan

Mason

- Cut 'hole / opening' from the existing basement to the new room in the basement
- Block wall repairs as necessary

Excavation / Backfill / Sitework

- Excavation scrape back grass, dig to allow for new full height basement walls and haul away
- Pull enough material out to allow the foundation crew to work
- Existing stoop and patio, bust out during prep

Footings / Foundation / Flatwork

- New Basement Addition
 - Basement to be full block wall foundation with footings- verify height, match existing basement
 - 3" Concrete slab floor, Poly vapor barrier, 4" gravel fill

- New steps out of back patio - per plan

Lumber package - Addition and Interior Walls

- Exterior Wall Construction
 - 2 x 6, 16 inch on center exterior wall framing
 - ½" zip sheathing
- Roof Framing
 - 7/12 pitch roof- to be hand framed
 - ½" zip sheathing
- Floor Framing
 - 10" floor joist, 16 inch on center
 - ¾ inch tongue & groove high performance floor sheathing, nailed and glued

Finish Millwork - Addition and kitchen remodel

Match the existing millwork package in the home

- Finish Millwork- Ext door casing, window sill w apron baseboard / shoe moulding
- Shelving to be 5 shelf utility- white edge banded with cleats

Exterior - Addition (Roof on the existing home)

See specification sheet for the final colors

- Roof Materials
 - CertainTeed LandMark Pro
- Siding/Fascia/Soffits
 - 5/4" x 6" Hardie window wraps / 5/4" x 6" corners / Board and Batten Siding and Hardie Fascia - Statement Collection, color tbd
 - Aluminum Soffits, color tbd
- Exterior caulking - OSI Quad
- Gutters and downspouts
 - Maintenance free, seamless, .032 gauge 5" aluminum gutters with 4 inch downspouts, color tbd
- Windows and Service Door
 - Provia Endure / Provia Heritage Door

Fireplace

The existing chimney chase will be removed / The soffit line will be re-built and clad to match existing in aluminum

Chimney taken down and soffit rebuild at this time

There will be a new insulated chimney stack installed up and through the roof - this stack will be black. This version is the most cost effective way to remove the 'problematic' chimney chase that is currently in place.

HVAC

- Sunroom Addition
 - (1) supply / (1) return
- Kitchen
 - Add (1) supply to island cabinet toe kick
- Addition Basement
 - (1) supply / (1) return

Plumbing

- Kitchen (same location)= 1 sink and faucet, 1 disposal, 1 dishwasher
- Move RO system to basement below kitchen sink and add stand pipe
- Move hose bibb approx.. 30 feet

Wants additional RO ran to the fridge

Electrical

-Almond Color / toggle style - switches, outlets and covers

-Furnish & install the following to code, and per plan. Including- Receptacles, GFCI protected receptacles, smoke/CO protection, arc default protection.

Provide wiring for the following

(1) 120v dishwasher (wire up new)
(1) 120v garbage disposal (wire up new)
(1) 240v electric range (wire up new)
(1) 120v microwave (wire up new)
(1) 120v refrigerator
(1) wire and install owner paddle fan with light
(1) wire and install owner pendant light
(1) wire and install owner exterior coach light

Provide wiring for the following

(5) Convenience duplex receptacles per print, spec and code
(4) Small appliance duplex receptacles per print, spec and code

(1) kitchen island receptacle per print, spec and code
(1) GFCI receptacles per print, spec and code
(1) weather resistant GFCI protected exterior receptacle with in-use cover
(4) Single pole switch per print, spec and code
(1) 600 watt single pole dimmer
(5) 6" recess light with white baffle with LED trim
(14) 6" recess light with LED eyeball trim
(1) 120v LED tape light in channel under cabinet light with dimmable driver

Arc-fault breakers per code
draft stopping of electrical boxes and penetrations per code
daily job site clean-up of electrical debris
All 120v receptacles to be tamper resistant per code
Switches and receptcles to be Standard type (color to be determined) per spec
Light fixtures that require more than 30 minutes to assemble and install will be billed
All lamps (light bulbs) supplied by AEC to be LED unless otherwise noted

Insulation and Drywall

Insulation:

R-19 Batt Insulation in exterior walls, joist ends, return batt and vent, window and doors

R-38 Batts in the cold ceiling

R-38 Blown in the kitchen ceiling

3 inch closed cell foam at all box sills in the addition

All exposed areas to have 4mil vapor barrier and vents as needed at eaves, caulk for top plates and exterior walls

Drywall:

1/2 inch at walls and ceilings in the addition and kitchen - As necessary - this is not a full drywall removal / replace project

All interior walls and ceilings have sand texture with pro regular corner beads

Painting and Staining - No work being performed in the bedrooms
No work on the inside of the bedrooms to be performed

Wall Paint - Included is Promar 400 Eggshell (2) Coats and up to (1) Colors
Ceilings and Closets - Included is flat stock white paint

Stained Woodwork- Included is staining and sealing Dull Rubbed Finish (1) Color
Window and door casing, baseboard and shoe where new addition and new flooring are installed

Hardware and Mirrors

- Full bath, half bath and basement bath accessories and cabinet hardware (vanity in the full bath and ½ bath are to stay- match existing pull / knob size)
- Kitchen cabinet hardware (vanity in the full bath and ½ bath are to stay)
- New door knobs / levers for new interior doors and service doors, include stops

Flooring and tile

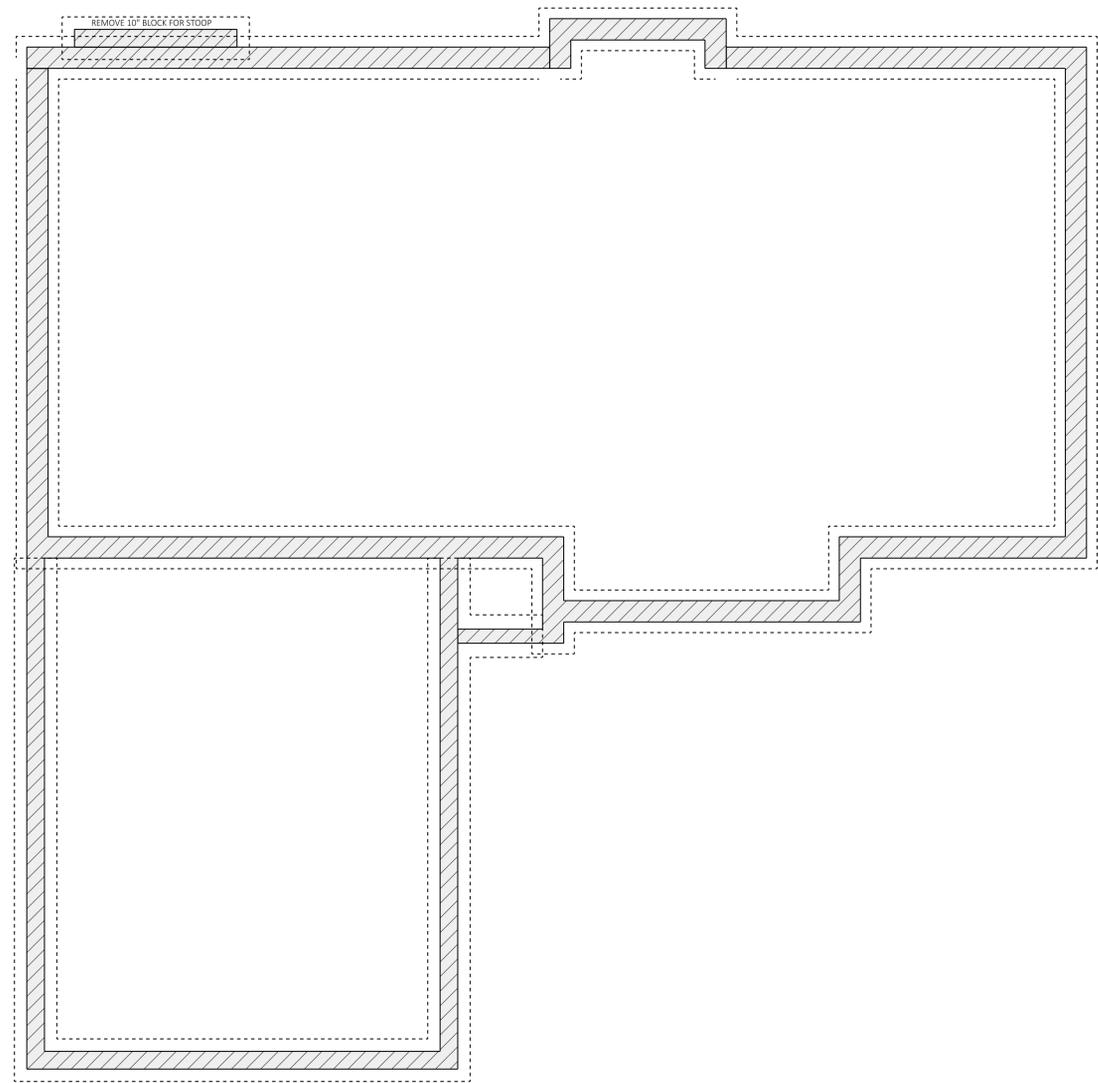
- LVT Flooring in the Kitchen / Dining / Sunroom Addition
- Cut back carpet and add new carpet transition to finish (see demo vs new plan)
- Tile backsplash in the kitchen

Countertops

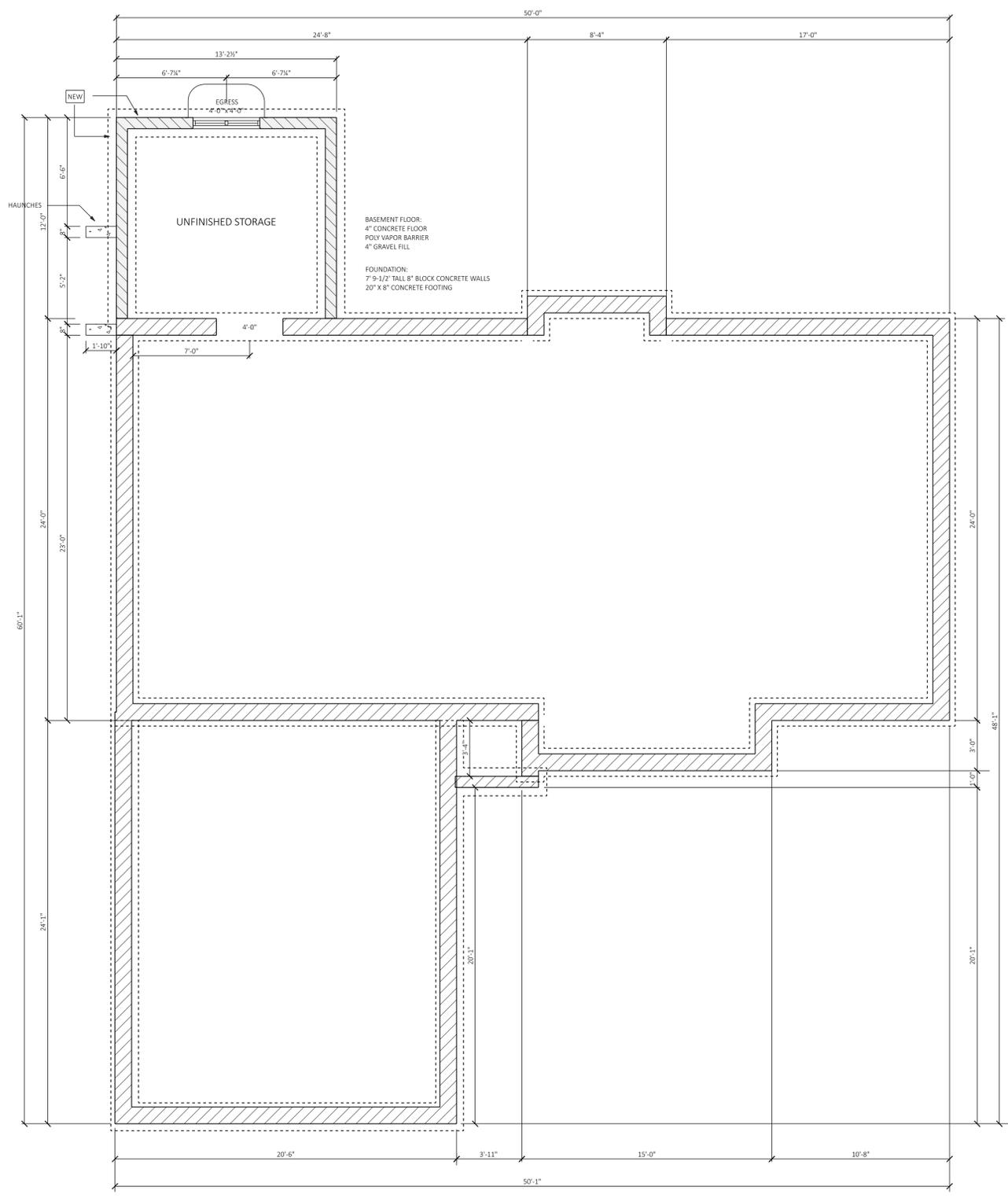
- Quartzite / Quartz budget
 - Kitchen (no splash)

Cabinetry

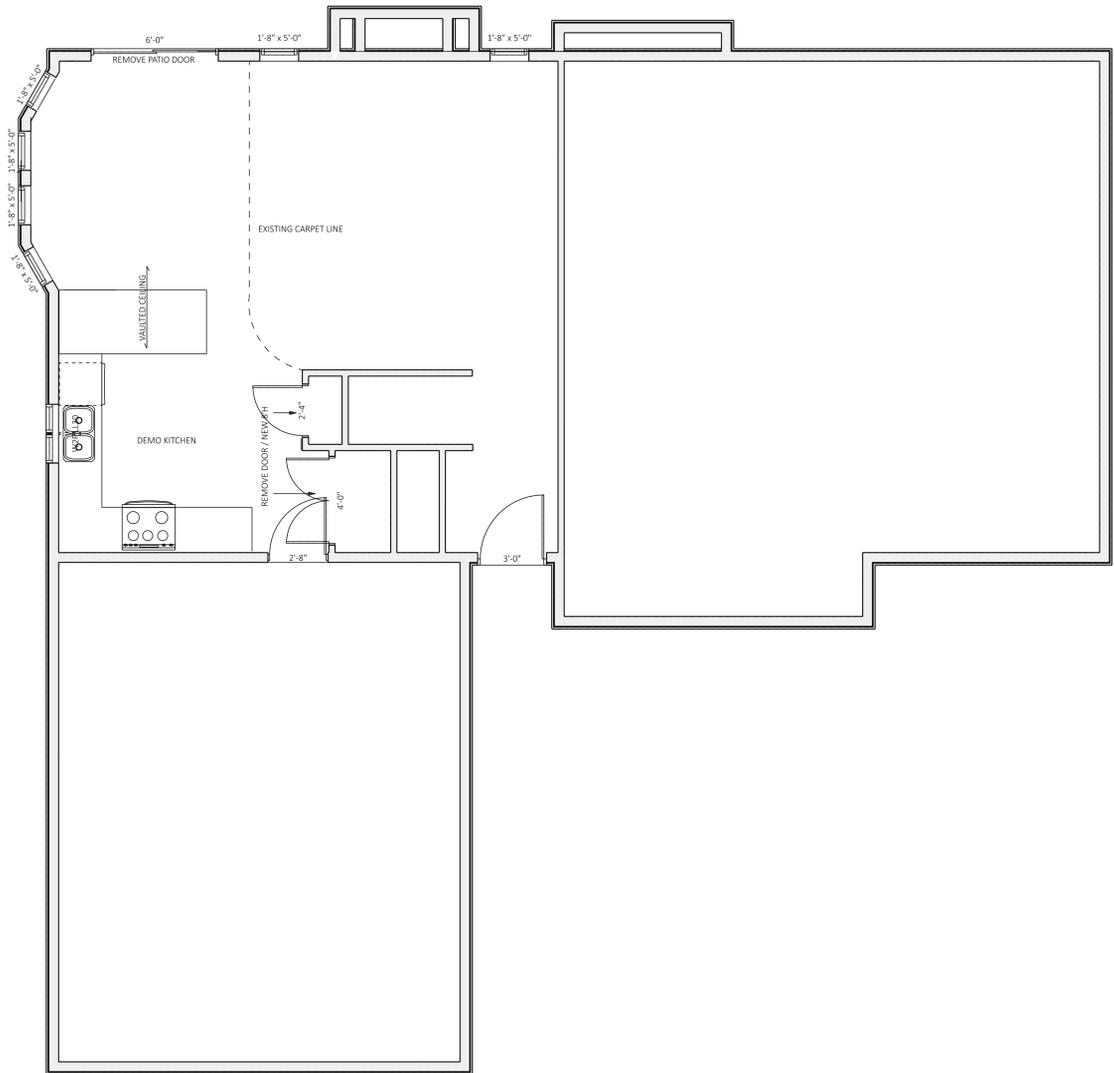
- CountrySide Stained Oak Cabinetry



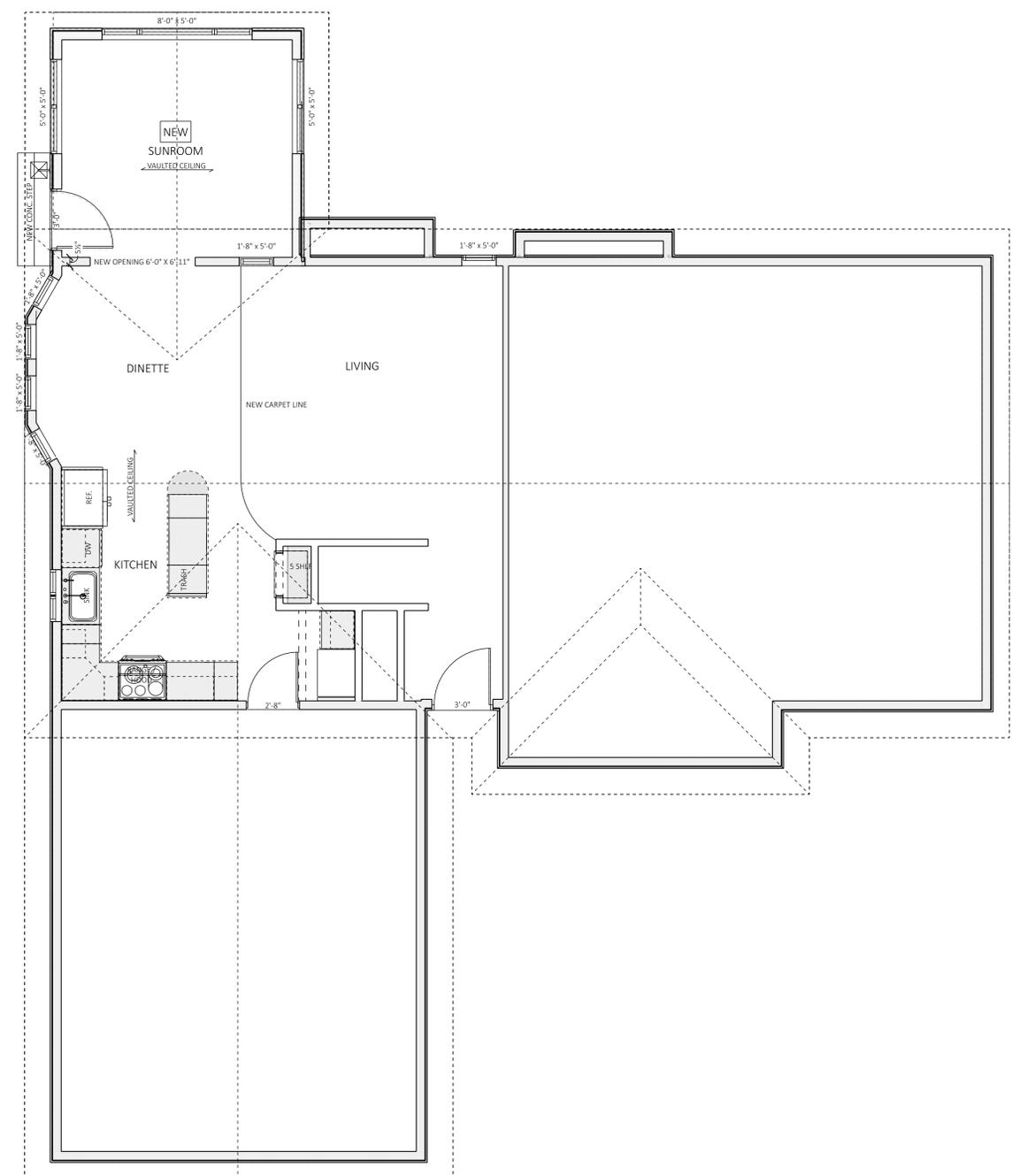
EXISTING FOUNDATION
 SCALE: 1/4" = 1'-0"



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



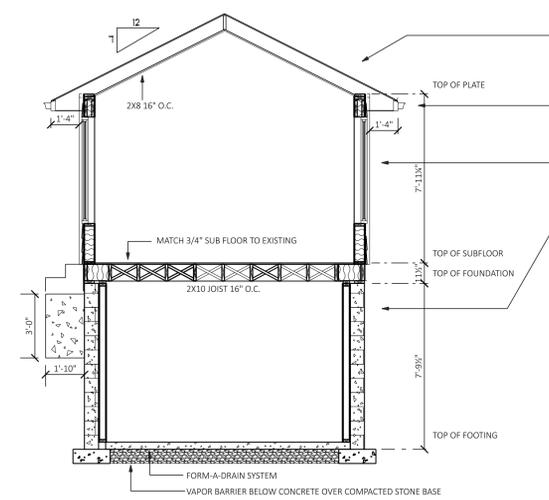
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

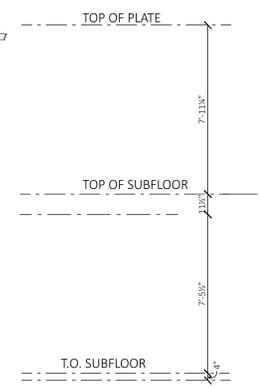
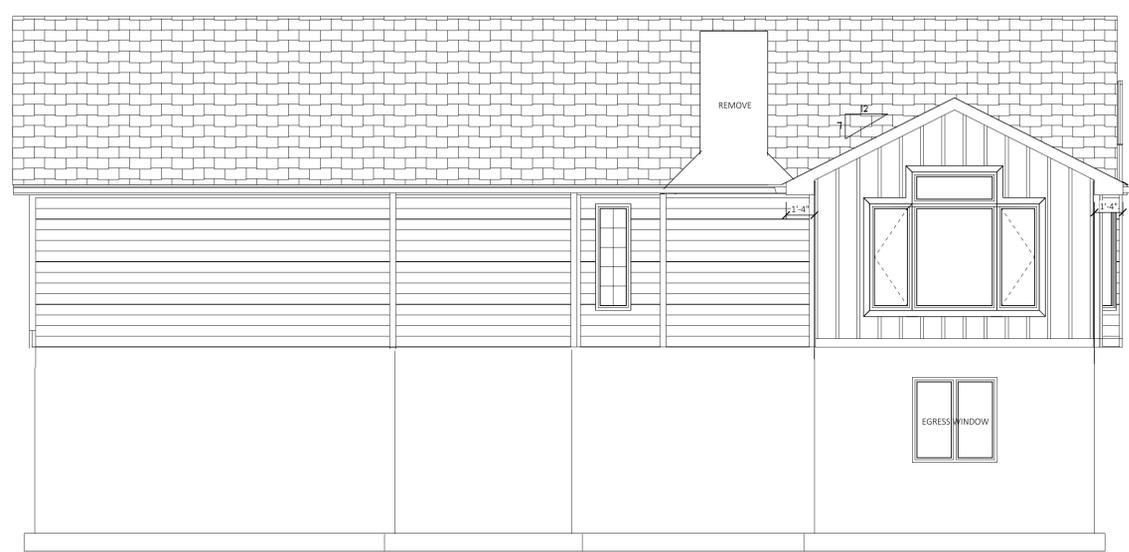


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



- ROOFING:
DIMENSIONAL SHINGLES
SYNTHETIC FELT
1/2" OSB SHEATHING W/H CLIPS 1/2"
RAFTERS 16" O.C.
- FASCIA/SOFFIT:
2x8 SIB FASCIA
METAL DRIP EDGE
ALUMINUM SOFFIT & FASCIA
- 2x6 WALL FRAMING:
JAMES HARDIE BOARD & BATTEN SIDING
1/2" OSB SHEATHING
STUDS 16" O.C., DOUBLE TOP PLATE
R-19 INSULATION, VAPOR BARRIER, DRYWALL
- FOUNDATION:
8" x 7 1/2" BLOCK CONCRETE WALLS
20" x 8" FOOTINGS, STONE BACK FILLED
MIN. 4" CONCRETE FLOOR OVER VAPOR BARRIER AND STONE FILL
5/8" ANCHORS 60" O.C. AND 12" OFF ALL CORNERS

CROSS SECTION A
SCALE: 1/4" = 1'-0"



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

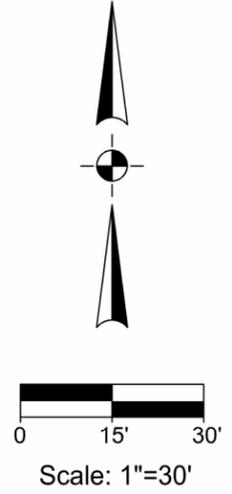
PROPERTY SURVEY

PROPERTY DESCRIPTION: (Per Document No.)

Lot 44 in Mill Place, a Subdivision of a part of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

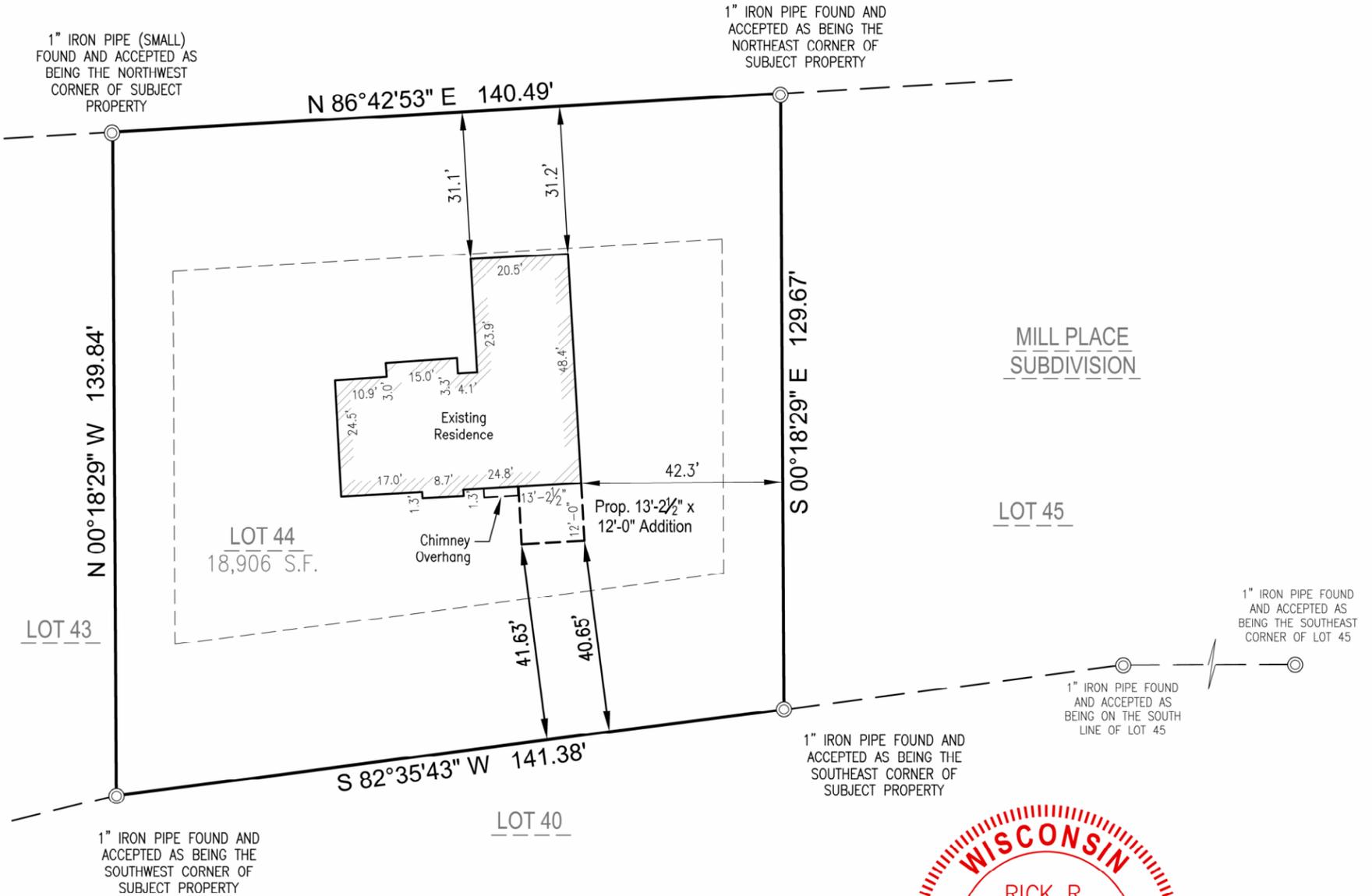
TITLE POLICY: Being provided with or without a Title Policy does not make this Property Survey an ALTA/NSPS Survey, therefore, without performing an ALTA/NSPS Survey this PROPERTY SURVEY does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed by an ALTA/NSPS Survey.

Conversion Table	
Decimal to Inches	Inches to Decimal
0.1' = 1¼"	1" = 0.083'
0.2' = 2½"	2" = 0.166'
0.3' = 3½"	3" = 0.250'
0.4' = 4¾"	4" = 0.333'
0.5' = 6"	5" = 0.416'
0.6' = 7¼"	6" = 0.500'
0.7' = 8½"	7" = 0.583'
0.8' = 9½"	8" = 0.666'
0.9' = 10½"	9" = 0.750'
1.0' = 12"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'



LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, MEAD & HUNT'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

GRANARY CIRCLE
(60' R.O.W. - Asphalt)



Map Dated: August 25, 2025



6737 W. Washington Street
Suite 3500, West Allis, WI. 53214
(414) 755-1110
www.meadhunt.com

CLIENT:
Elegant Builders, LLC
1190 Richards Road, Suite 6
Hartland, WI. 53029

SURVEY DATA:
Tax Key No.: HAV 0729238
Address: 201 Granary Circle
Project No.: 4669280-252735.01

LEGEND

(M) - Measured Data (Field Measured)

(R) - Recorded Data (Metes n Bounds Descriptions)

(P) - Platted Data (Subdivision Data)

(C) - Computed Data (CSM) - CSM Data (Certified Survey Map)

(D.O.T.) - D.O.T. Data (Department of Transportation)

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARD TO SURVEYS.

[Signature]
Rick R. Hillmann S-3005

Field Work Dated: August 21, 2025



**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address 634 Cardiff Drive Hartland, Wisconsin 53029			
Lot 6	Block	Subdivision Hartridge Circle	Key No. HAV 0725043
Owner Gary and Kelly Zimmerman			Phone 414-897-3827
Address 634 Cardiff Drive		City Hartland	State WI Zip 53029
Contractor Jude Tindall Construcion	Phone 414-745-5112	FAX	E-Mail Address jude@weknowsunrooms.com
Address 7621 S. Loomis Road		City Wind Lake	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 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. _____



LIVINGS SPACE SUNROOMS

PROJECT INFORMATION

CUSTOMER	ZIMMERMAN
DEALER	SE WISCONSIN SUNROOMS
GLASS TYPE	LOW-E3
BUILDING COLOR	CREAM WHITE
ROOM STYLE	CATHEDRAL
ROOF SYSTEM	6" ECO-GREEN PANELS
RIDGE BEAM	(2) 1 3/4" x 14" LVL

DECK MATERIALS SUMMARIZATION

FLOOR SYSTEM	6" ECO-GREEN PANELS
FLOOR BEAMS	(2) 2x8 DROP BEAMS
PILE DESIGN LOAD	SEE SHEET-1, DETAIL-2

DESIGN CRITERIA

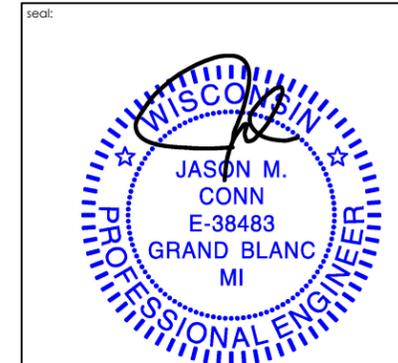
DEAD LOADS	
WEIGHT OF ROOF	8 PSF
WEIGHT OF WALLS	5 PSF
WEIGHT OF FLOOR	10 PSF
SNOW LOADS	
BASIC GROUND SNOW LOAD (Pg)	35 PSF
ROOF SNOW LOAD	30 PSF
SNOW EXPOSURE FACTOR	1.0
THERMAL FACTOR	1.2
SNOW LOAD IMPORTANCE FACTOR	1.0
LIVE LOADS	
ROOF	20 PSF
FLOOR	40 PSF
WIND LOADS	
BASIC WIND SPEED	105 MPH
GUST EFFECT FACTOR (G)	0.85
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE	C
SOILS AND FOUNDATIONS	
ALLOWABLE FOUNDATION PRESSURE	2000 PSF
FROST DEPTH	48"
CONCRETE	3000 PSI
DEFLECTION LIMITS	
ROOF MEMBERS	L/240
EXTERIOR WALLS	L/120

TABLE OF CONTENTS

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
CL	CODE COMPLIANCE
1	LAYOUT & FOUNDATION PLANS
2	ELEVATIONS
3	BUILDING SECTION / CONNECTION DETAILS
4	SECTIONS AND DETAILS
5	SECTIONS AND DETAILS
6	SECTIONS AND DETAILS
7	PROFILE DETAILS
8.1	DECK CONNECTION DETAILS
8.2	DECK BEAM / LEDGER DATA
9	ROOF / BEAM DATA
10	CANTILEVERED DIAPHRAGMS

Jason M.
Conn, P.E.

Digitally signed by
Jason M. Conn, P.E.
Date: 2025.08.13
09:36:53 -04'00'



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linden, ms 48451
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Maumee, OH 43537
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job information:

ZIMMERMAN RESIDENCE
634 CARDIFF DRIVE
HARTLAND, WI 53029

DATE : 7.25.25
REVISIONS
REV 1 : .
REV 2 : .
REV 3 : .
DRAWN : EC
CHECKED : CM
LIVINGS SPACE NO : #34226

SHEET TITLE :
COVER SHEET

SHEET
CS

THE CONTENTS OF THE EVALUATION HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2015 IRC WITH SPECIAL CONSIDERATIONS FOR THE WISCONSIN UNIFORM DWELLING CODE

Code Compliance Specification Sheet

This is a summary of the compliance and performance of the LivingSpace Sunroom system as evaluated against the building code requirements for a sunroom addition as per the **2015 IECC**.

SUNROOM: A one-story structure attached to a dwelling with a glazing area in excess of 40 percent of the gross area of the structure's exterior walls and roof.

SECTION R402 BUILDING THERMAL ENVELOPE PER TABLE R402.1.3 (INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT)

Component	Thermally Isolated requirement	Non-Thermally Isolated requirement	LivingSpace Performance
Window U Value	N/A (1) 0.45 (2-8)	N/A (1) 0.40 (2) 0.35 (3-4) 0.32 (5-8)	0.28
Window SHGC	N/A	0.25 (1-3) 0.40 (4) N/A (5-8)	0.21 *
Roof R Value	19 (1-4) 24 (5-8)	30 (1) ** 38 (2-3) 49 (4-8)	24 - 6" EG ^ 34 - 8" EG ^ 43 - 10" EG ^ 52 - 12" EG ^
Wall R Value	13	13 (1-2) 20 or 13+5 (3-5) 20+5 or 13+10 (6-8)	13 - 3" Fill ^ 17 - 4" EG ^ 26 - 6" EG ^
Floor R Value	13 (1-2) 19 (3-8)	13 (1-2) 19 (3-4) 30 (5-6) 38 (7-8)	26 - 6" EG ^ 34 - 8" EG ^ 43 - 10" EG ^ 52 - 12" EG ^
Roof Glazing U Value	0.75 (1) 0.70 (2-8)	0.75 (1) 0.65 (2) 0.55 (3-8)	0.30 Celsius 0.25 Celsius Plus 0.28 Polycarbonate

(1-8) is reference to Climate Zones as per **Section R301**

* **Section R402.3.2** allows for an area-weighted average to satisfy the SHGC requirements.

** **Section R402.2.2** allows for R-30 for all zones for rooms of less than 500 sq. ft.

^ increase R values by 15% when Neopor foam is used

AAMA/NPEA/NSA 2100-12 Specifications for sunrooms.

All LivingSpace sunroom systems meet or exceed 2100-12

4.1.4 Category IV (thermally isolated) or 4.1.5 Category V (non-thermally isolated) performance specifications.



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structural engineering
107 n. bridge st.
linden, ms 38451
p. 810.458.4350
f. 810.458.4392
www.connengineering.com



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SUNROOMS
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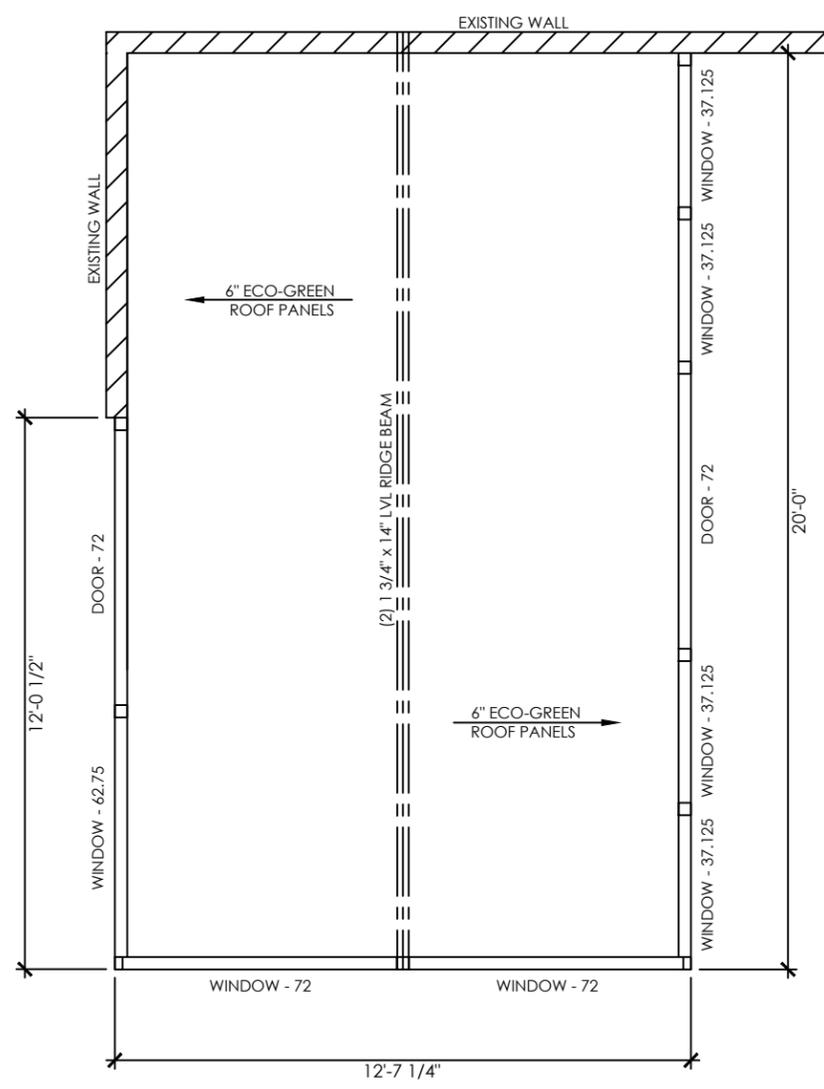
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HARTLAND, WI 53029



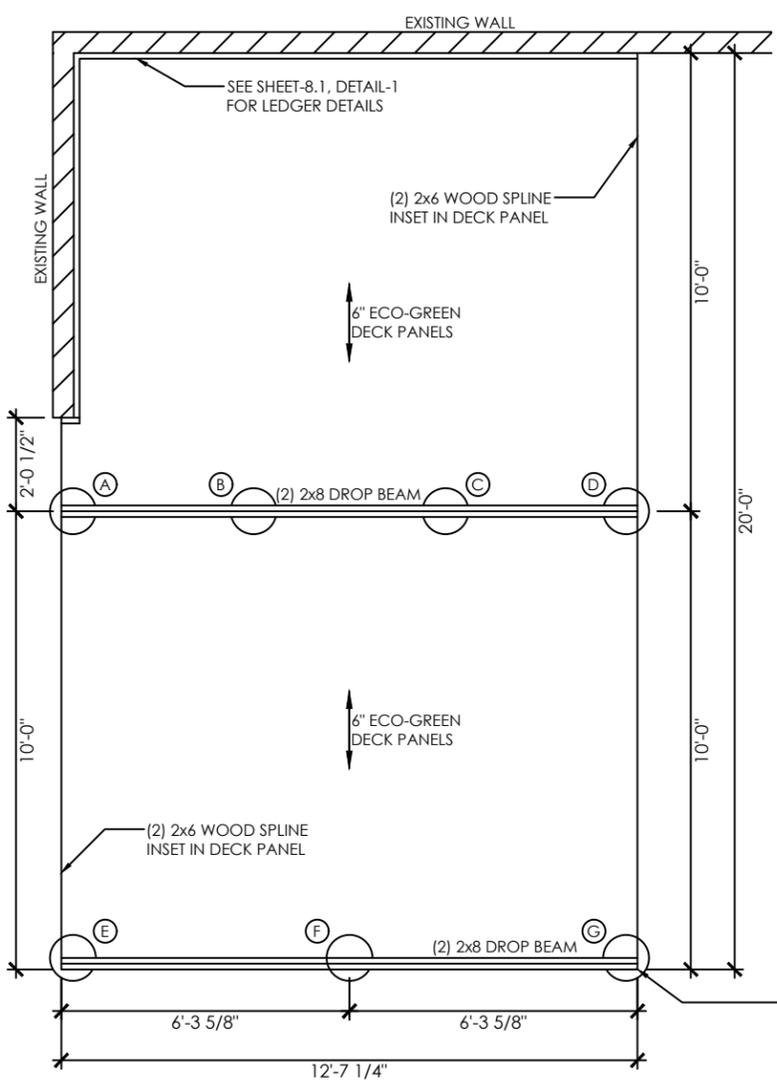
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REV 1 : .
REV 2 : .
REV 3 : .
DRAWN : EC
CHECKED : CM
LIVINGSPACE NO : #34226
SHEET TITLE : CODE COMPLIANCE

SHEET
CL

A B C D E F G H I J K



1 LAYOUT PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

PILE DESIGN LOADS	
A	3 KIPS DESIGN
B	3 KIPS DESIGN
C	3 KIPS DESIGN
D	3 KIPS DESIGN
E	3 KIPS DESIGN
F	5 KIPS DESIGN
G	3 KIPS DESIGN

NEW HELICAL PILE CONNECTION BY OTHERS (TYPICAL 7 PLCS.)



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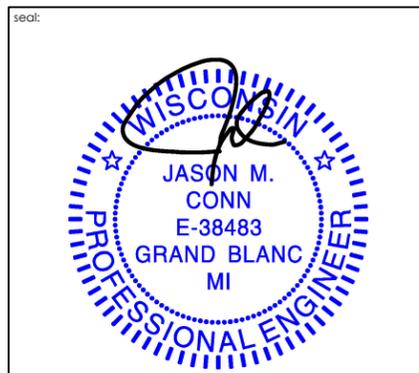


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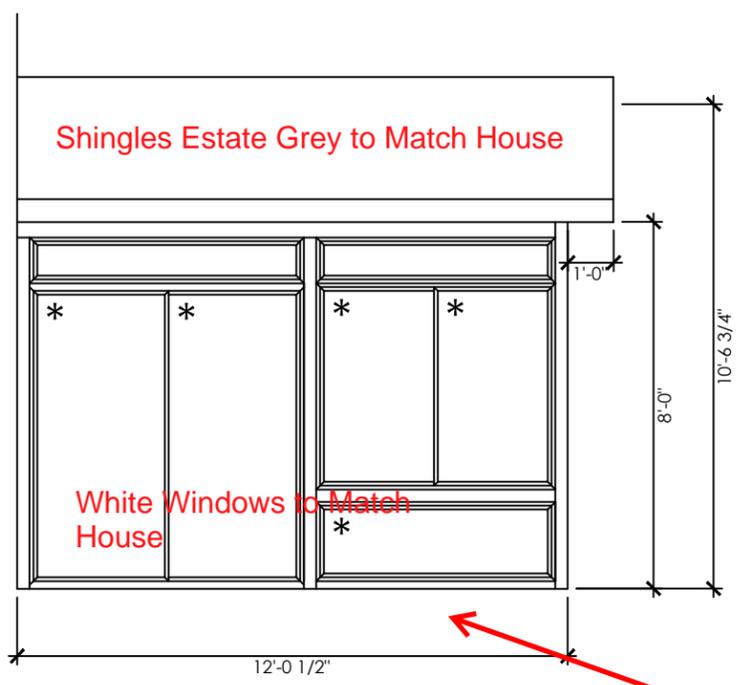


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REV 2 : .
REV 3 : .
DRAWN : EC
CHECKED : CM
LIVINGSPACE NO : #34226

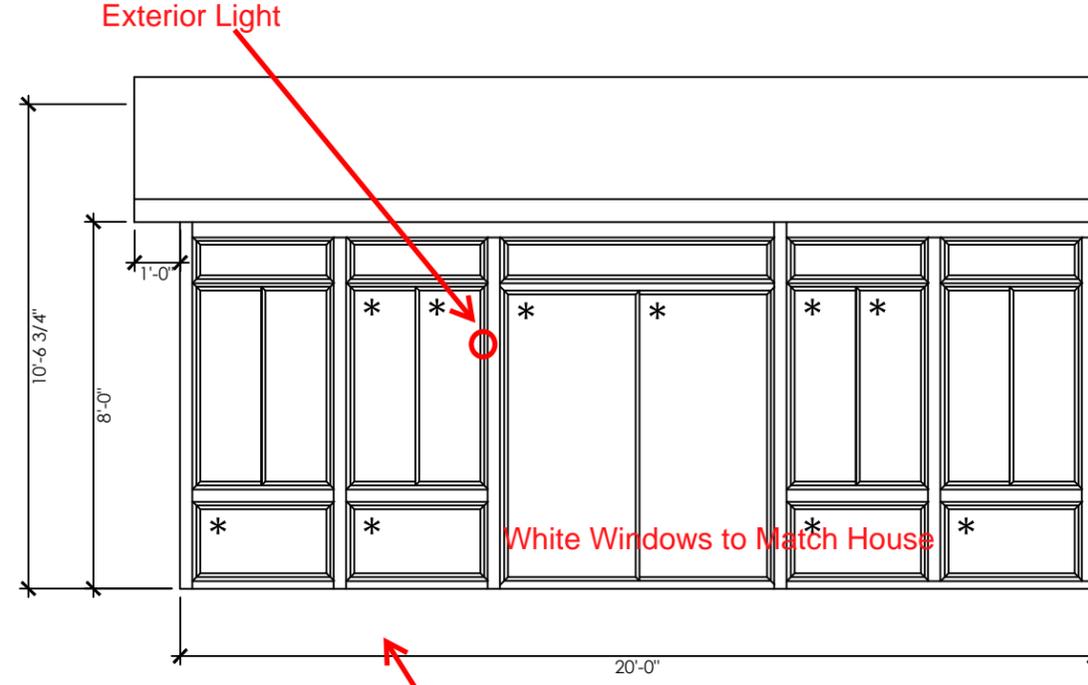
SHEET TITLE :
LAYOUT & FOUNDATION PLANS

SHEET
1

A B C D E F G H I J K

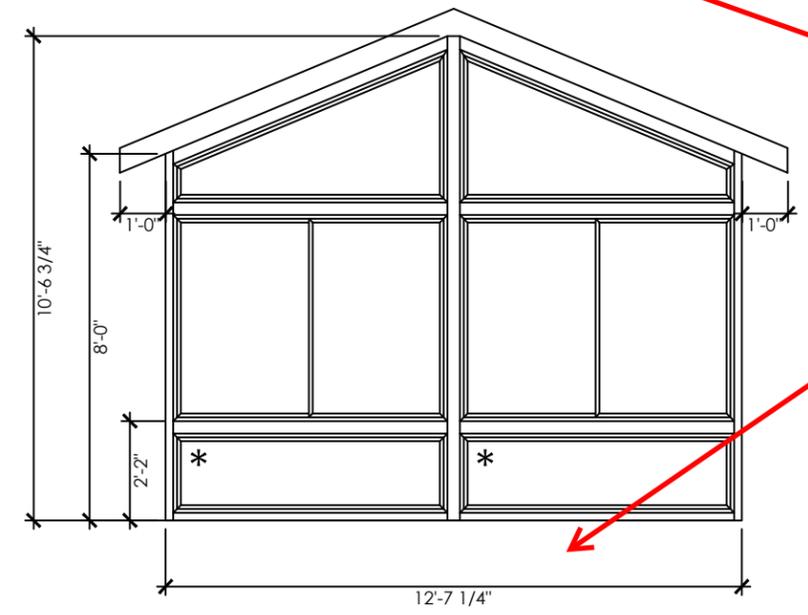


2 LEFT SIDE ELEVATION
1/4" = 1'-0"



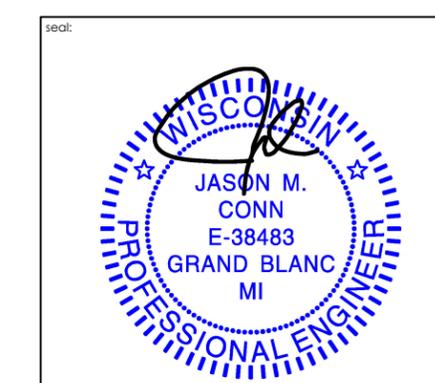
3 RIGHT SIDE ELEVATION
1/4" = 1'-0"

Whit Soffit, Fascia, Gutters to Match House



1 FRONT ELEVATION
1/4" = 1'-0"

Siding Aluminum Painted to Match House




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f. 810.458.4592
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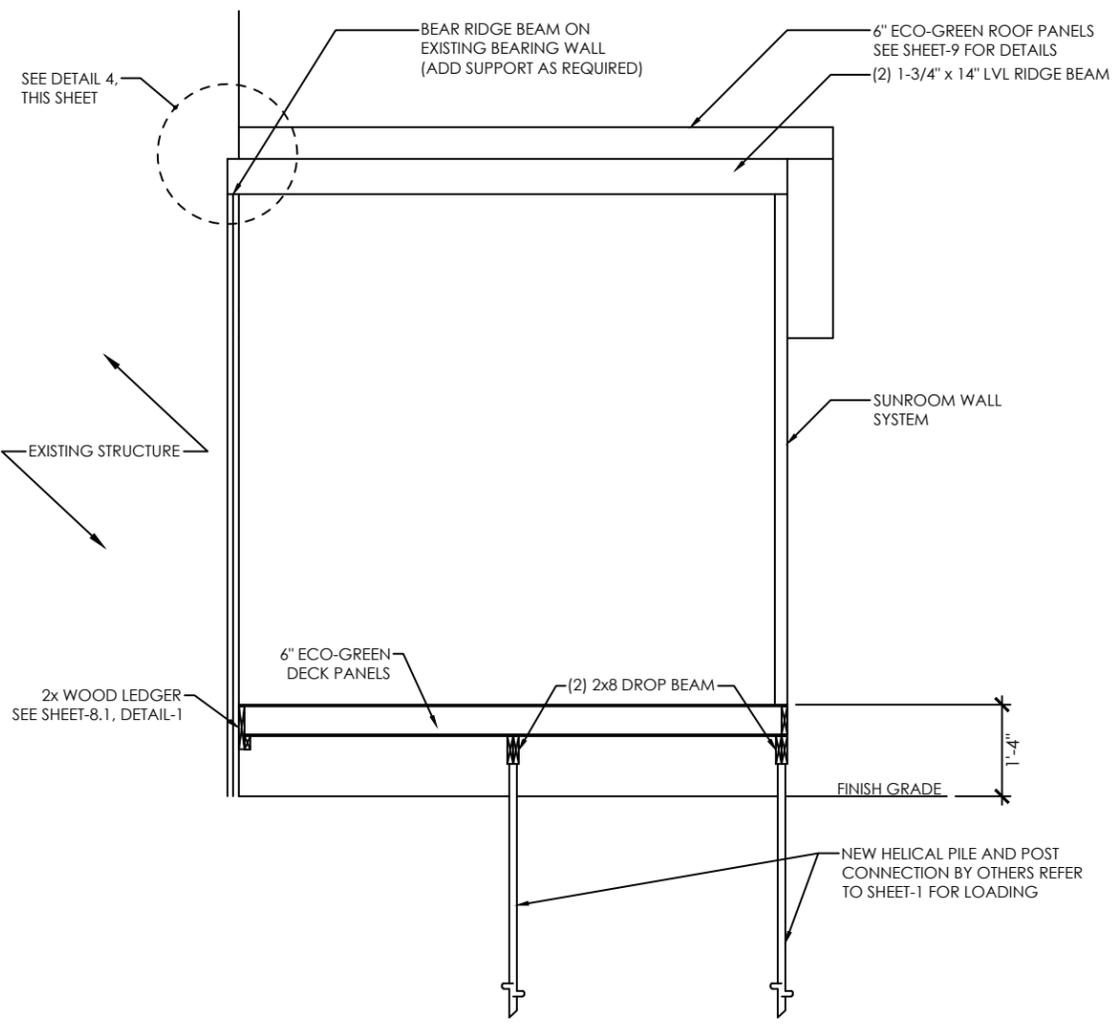
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REV 3 : .
DRAWN : EC
CHECKED : CM
LIVINGSPLACE NO : #34226

SHEET TITLE :
ELEVATIONS

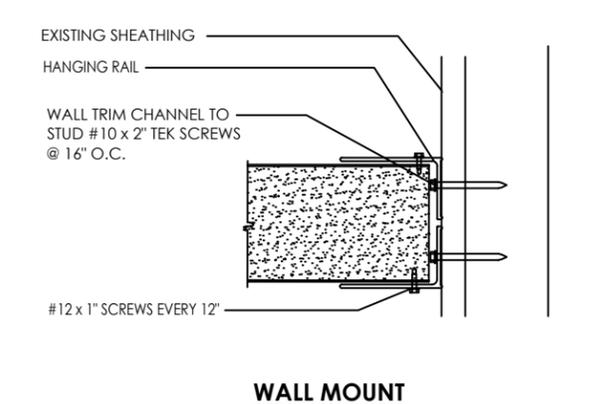
SHEET
2

* = TEMPERED SAFETY GLASS PER IRC SECTION R308.4

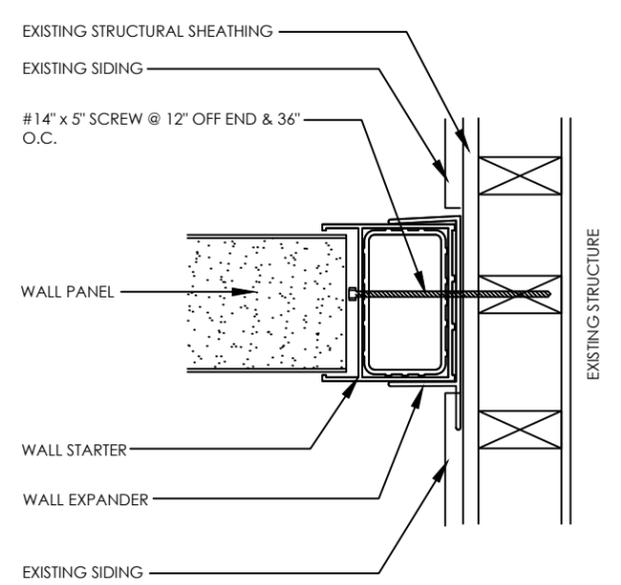
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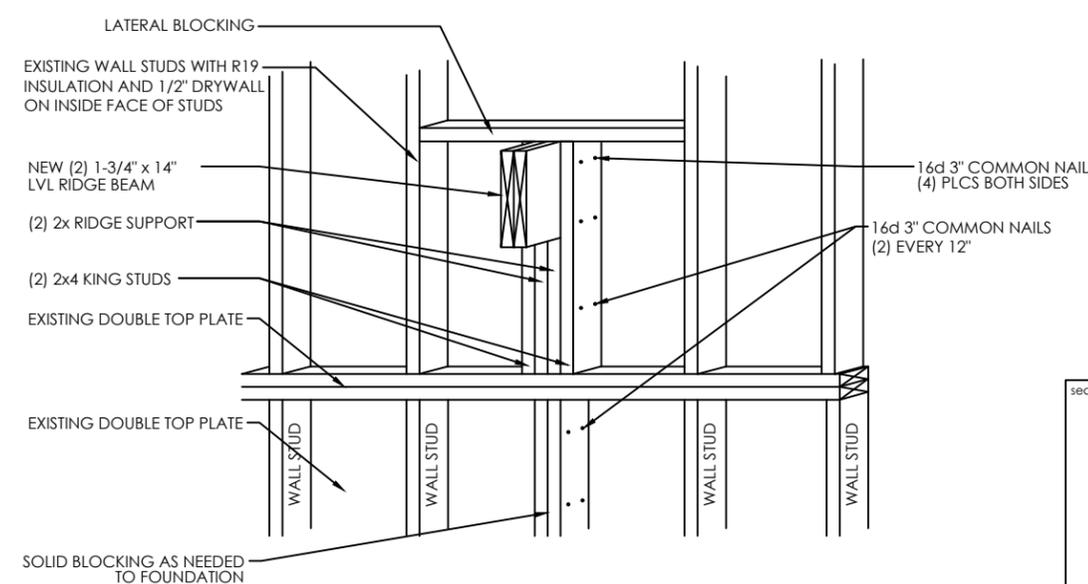
1 BUILDING SECTION NONE



4 ROOF ATTACHMENT DETAIL NONE



2 WALL ATTACHMENT DETAIL NONE



3 RIDGE SUPPORT DETAIL NONE

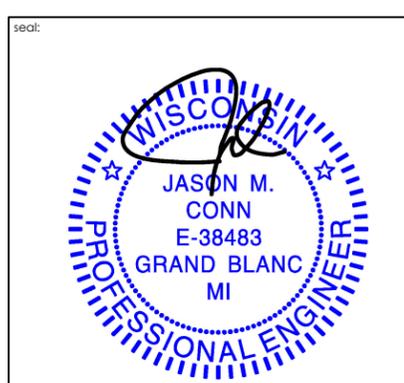
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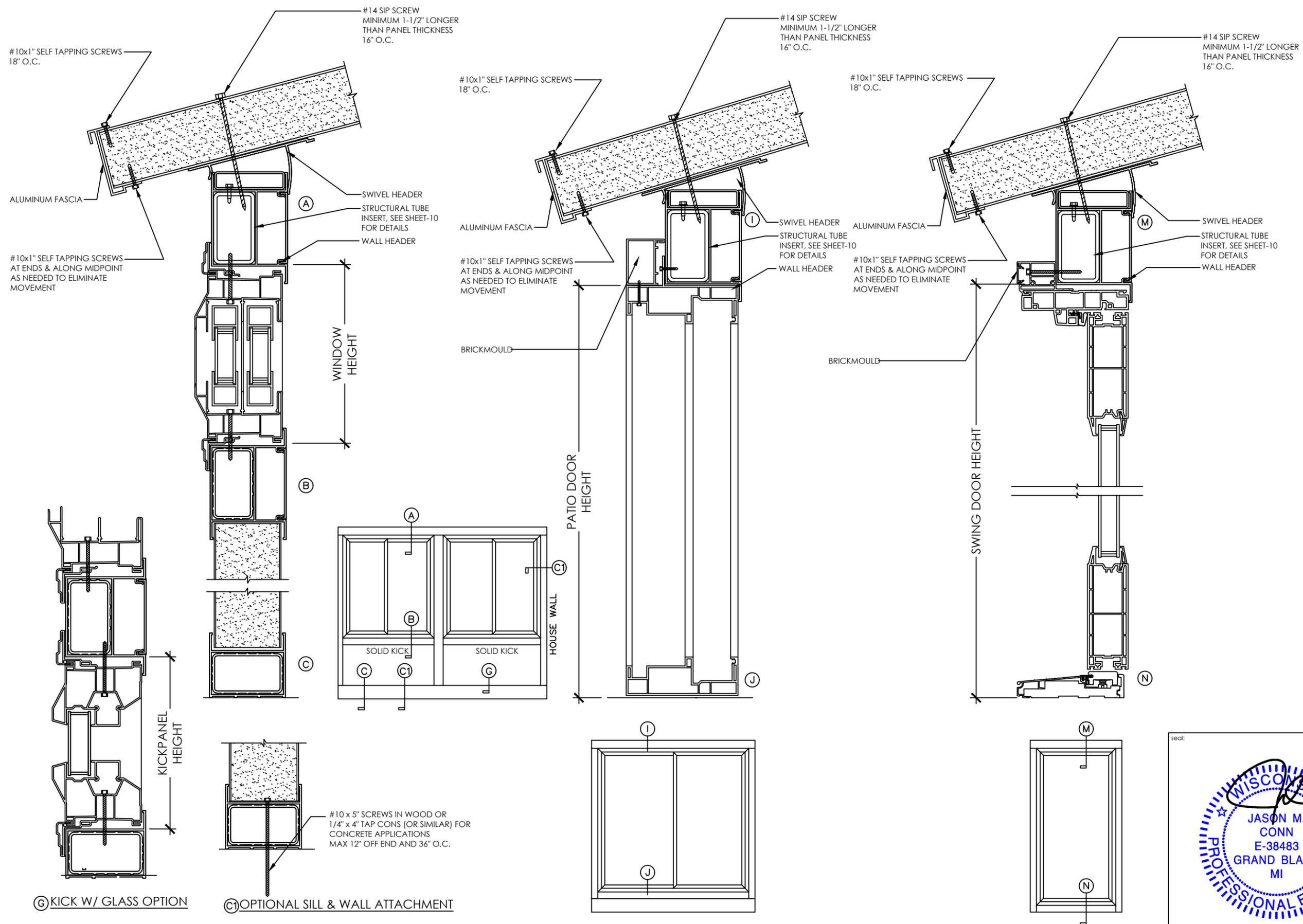


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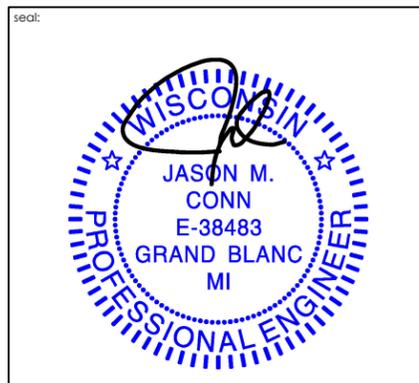
SHEET
3

A B C D E F G H I J K



Ⓒ KICK W/ GLASS OPTION

Ⓒ1 OPTIONAL SILL & WALL ATTACHMENT




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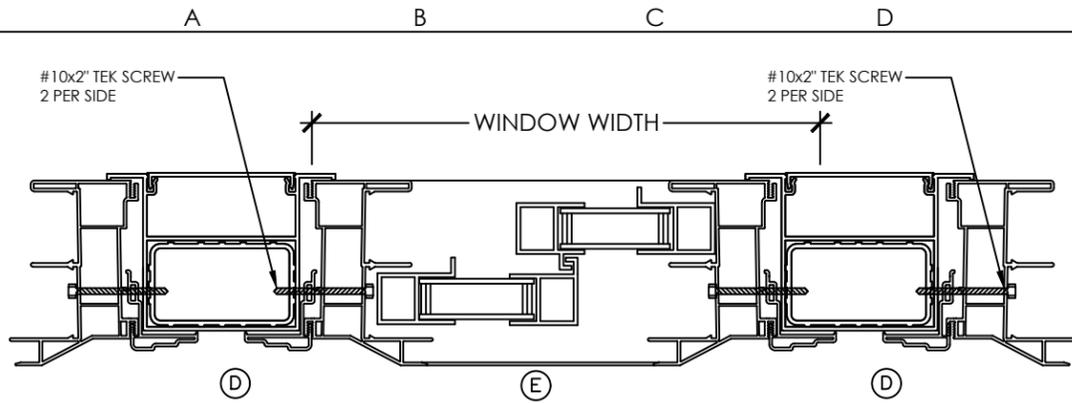

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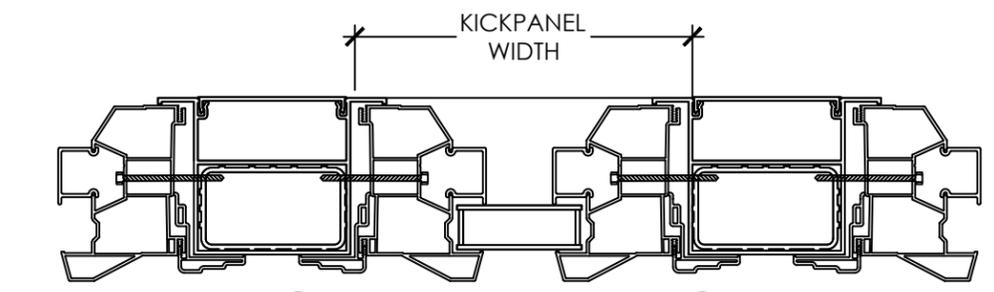
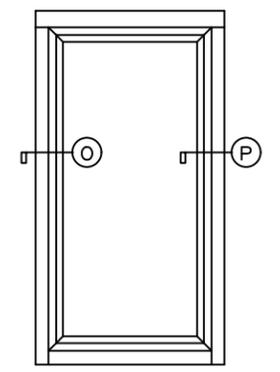
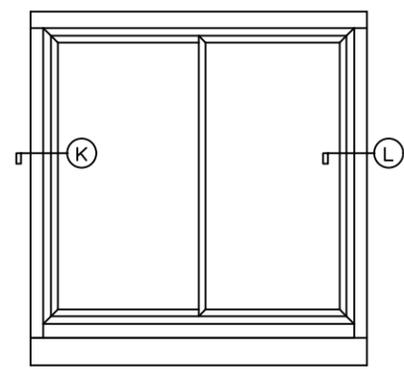
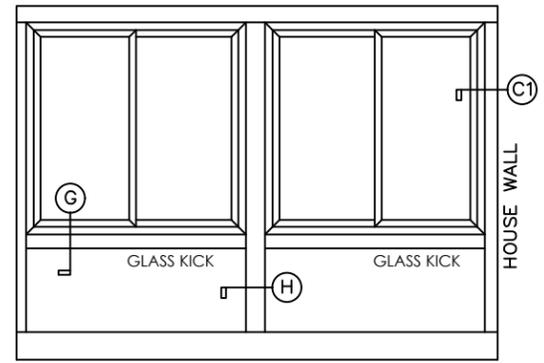
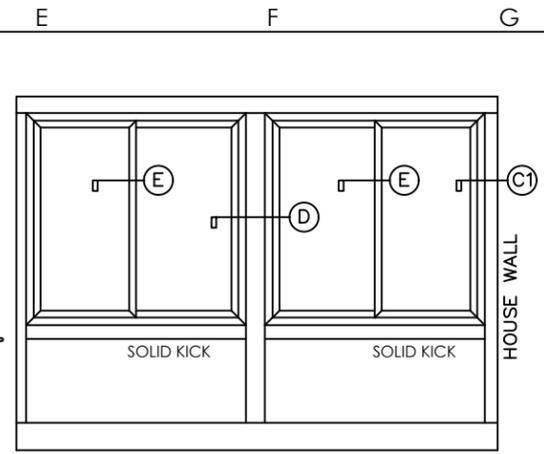
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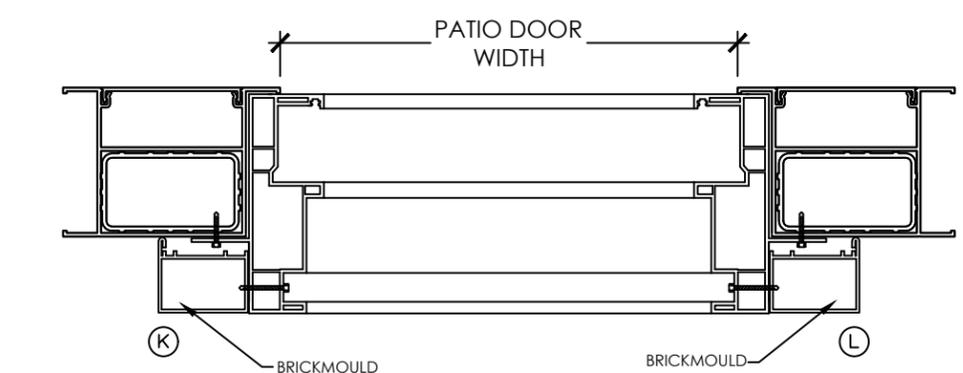
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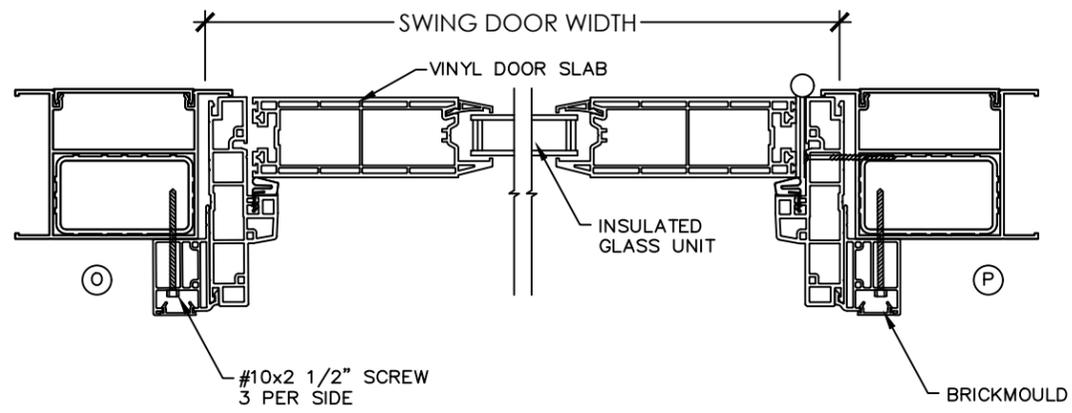
WINDOW HORIZONTAL VIEW



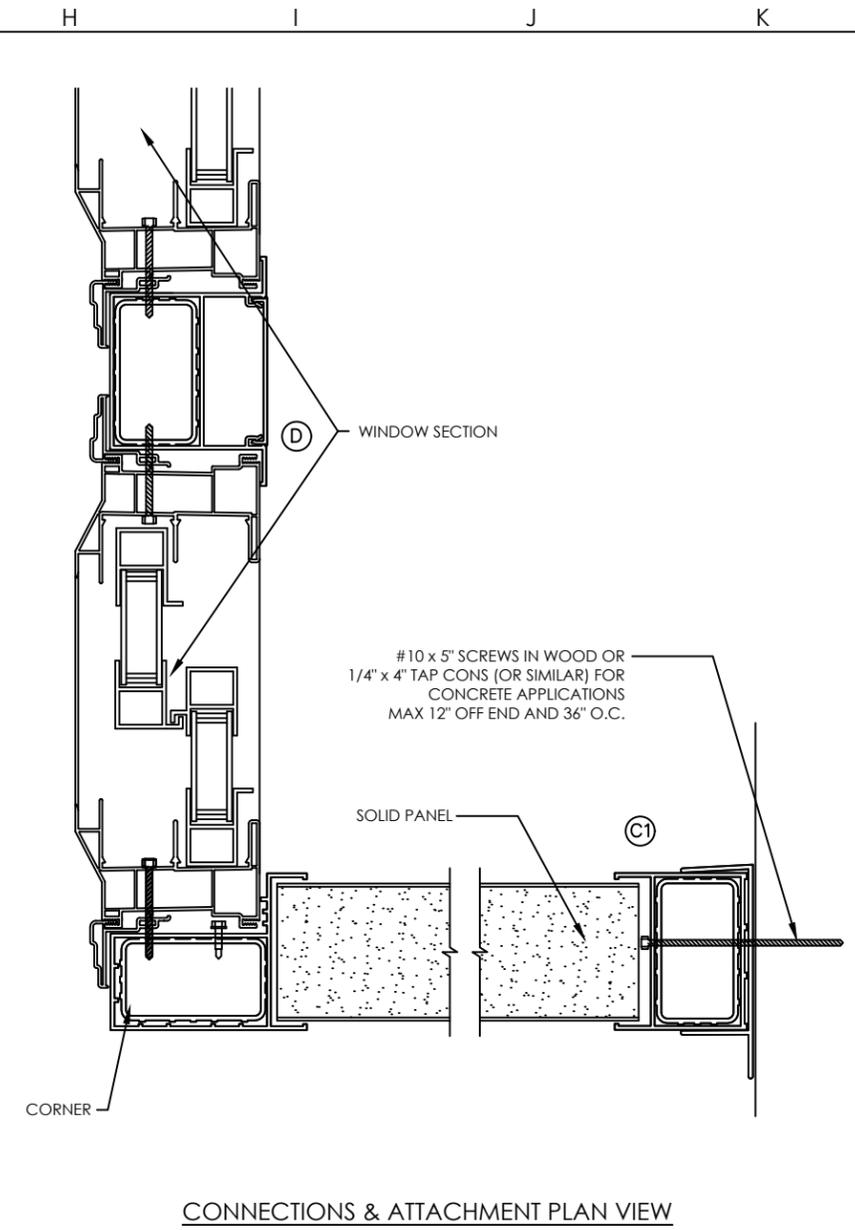
GLASS KICK HORIZONTAL VIEW



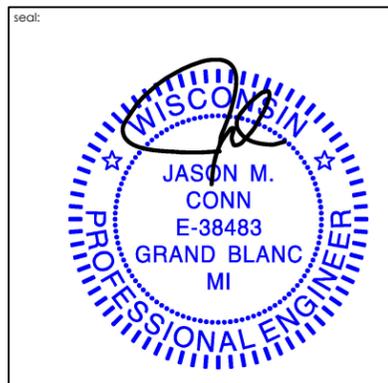
PATIO DOOR HORIZONTAL VIEW



SWING DOOR HORIZONTAL DETAIL



CONNECTIONS & ATTACHMENT PLAN VIEW



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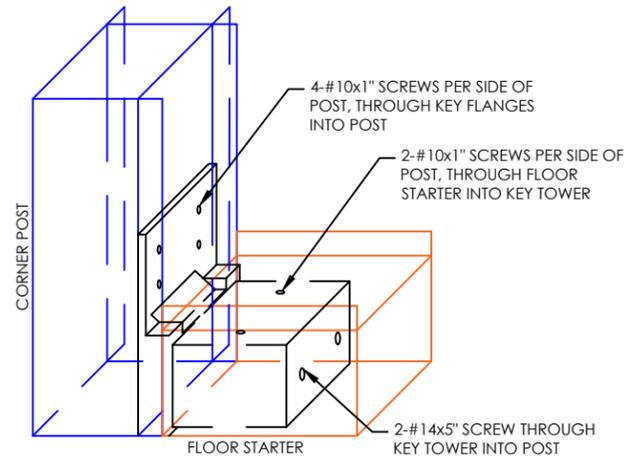
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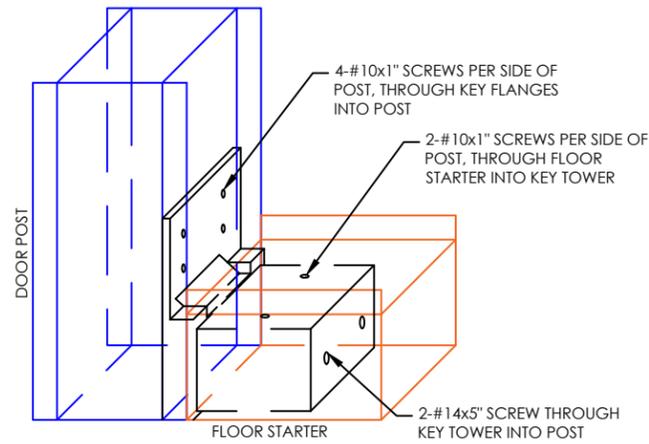
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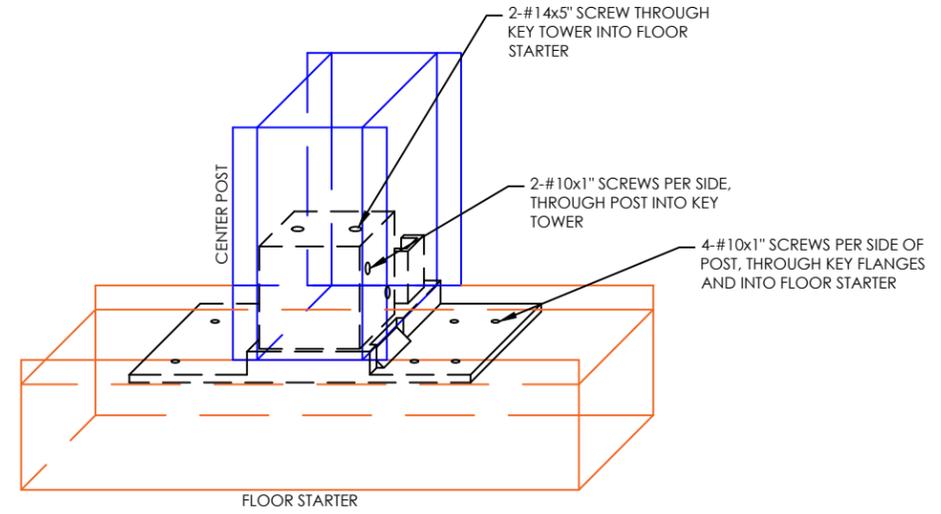
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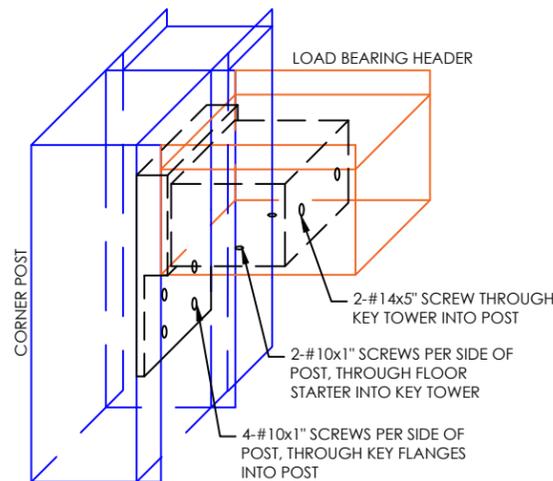
CORNER POST TO FLOOR CONNECTION



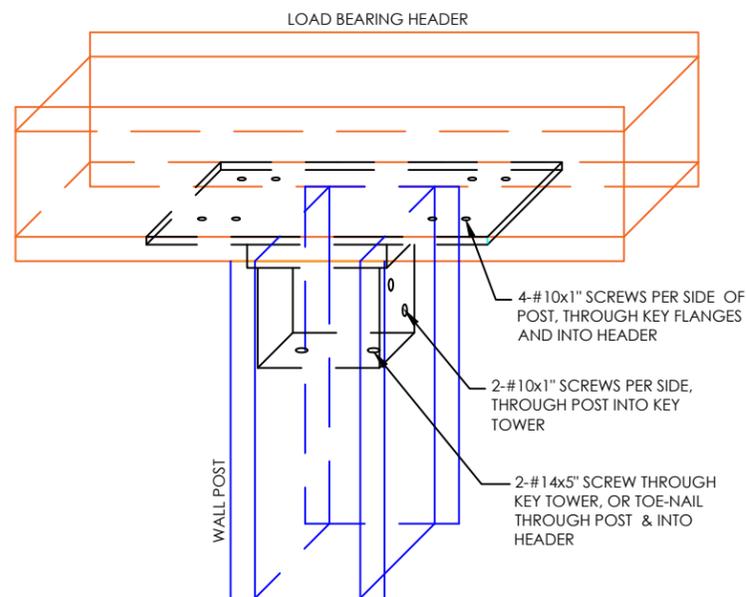
DOOR POST TO FLOOR CONNECTION



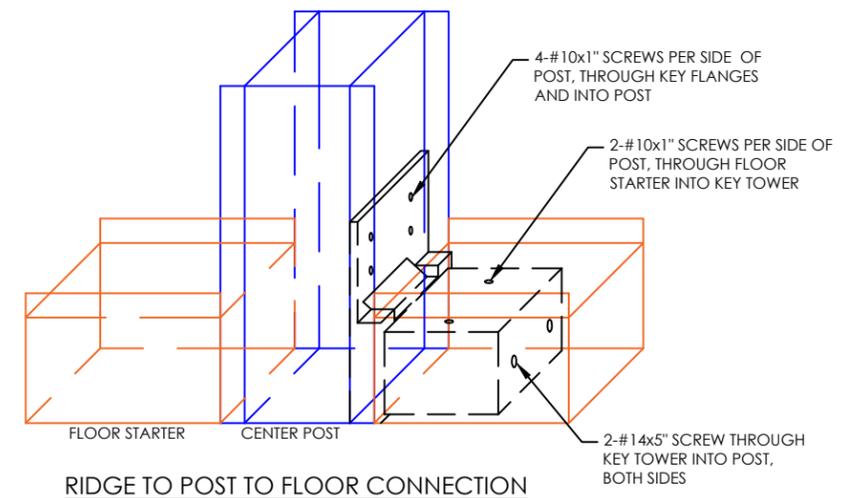
CENTER POST TO FLOOR CONNECTION



CORNER & HEADER CONNECTION



CENTER POST & HEADER CONNECTION



RIDGE TO POST TO FLOOR CONNECTION

SEE SHEET-7 FOR SUNROOM PROFILE DETAILS

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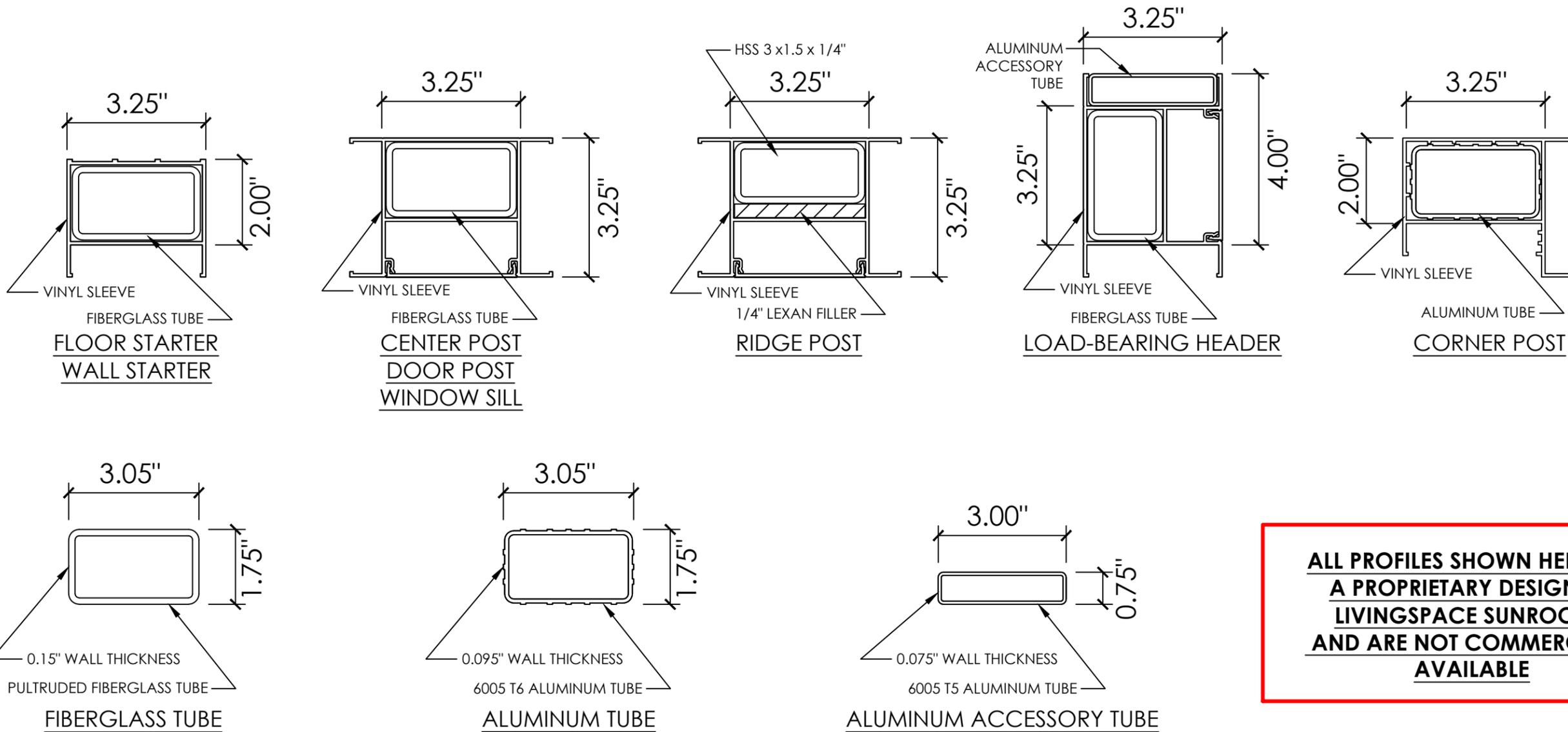
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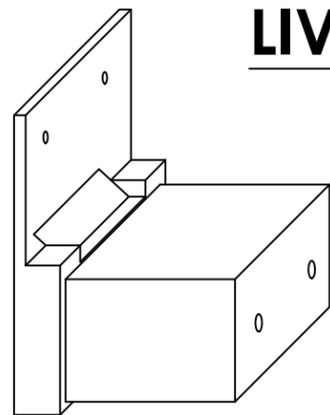
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LIVINGSPLACE SUNROOMS WALL SYSTEM LINEAL DETAIL



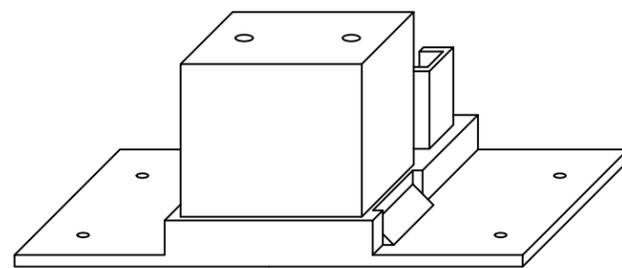
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LIVINGSPLACE SUNROOMS WALL SYSTEM HARDWARE



END KEY

**CONNECTION KEYS
ARE MOLDED FROM
DURETHAN GLASS
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MAIN KEY



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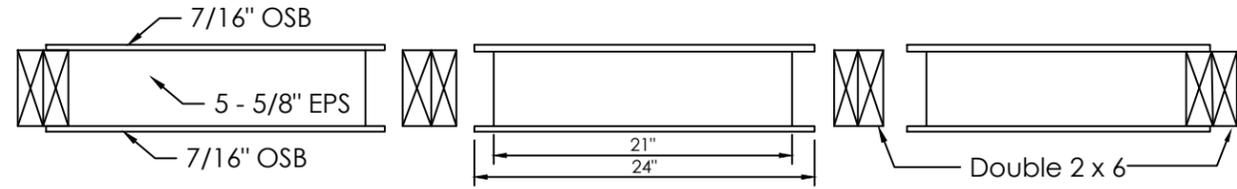
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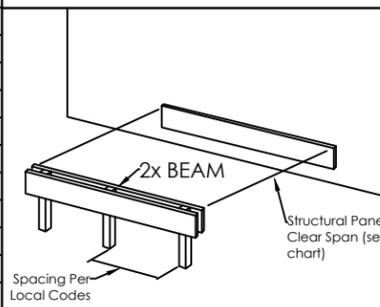
SHEET
7

ECO-GREEN DECK

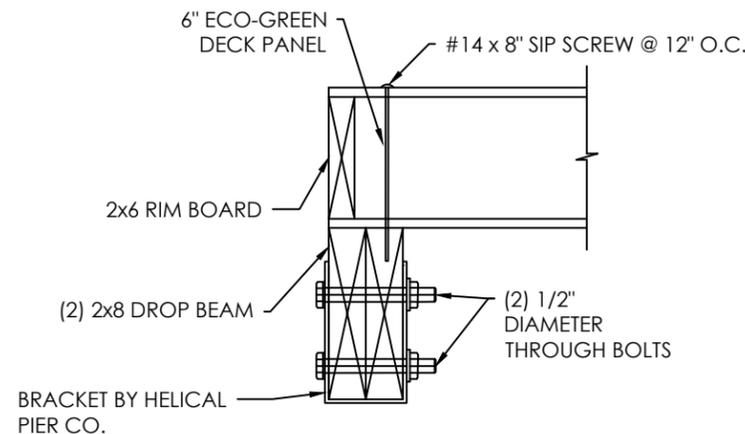
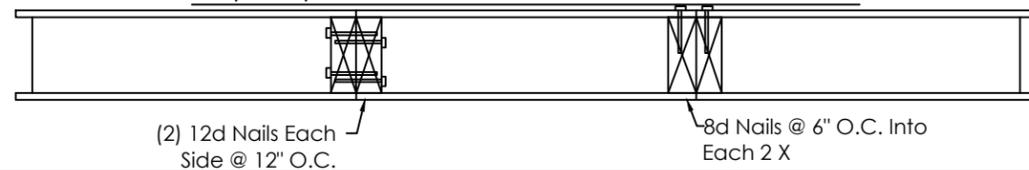


STANDARD 2 X 6 DECKING SHOWN. 2 X 8, 2 X 10, AND 2 X 12 THICKNESSES ARE ALSO AVAILABLE AS NEEDED FOR STRUCTURAL / INSULATION PERFORMANCE REQUIREMENTS

Panel Spans	2x6 Joists	2x8 Joists	2x10 Joists	2x12 Joists	PANEL CLEAR SPAN (FROM LEDGER BOARD TO SUPPORT BEAM)
Deflection Multiplier	L/360	L/360	L/360	L/360	
Transverse Load Ratings (PSF)	8'-0"	139	150+	150+	
	9'-0"	124	150+	150+	
	10'-0"	103	147	150+	
	11'-0"	86	125	150+	
	12'-0"	72	105	150+	
	13'-0"	61	89	130	150+
	14'-0"	53	77	112	150+
	15'-0"	46	67	97	133
	16'-0"	N/A	59	86	117
	17'-0"	N/A	52	76	103
18'-0"	N/A	47	68	92	



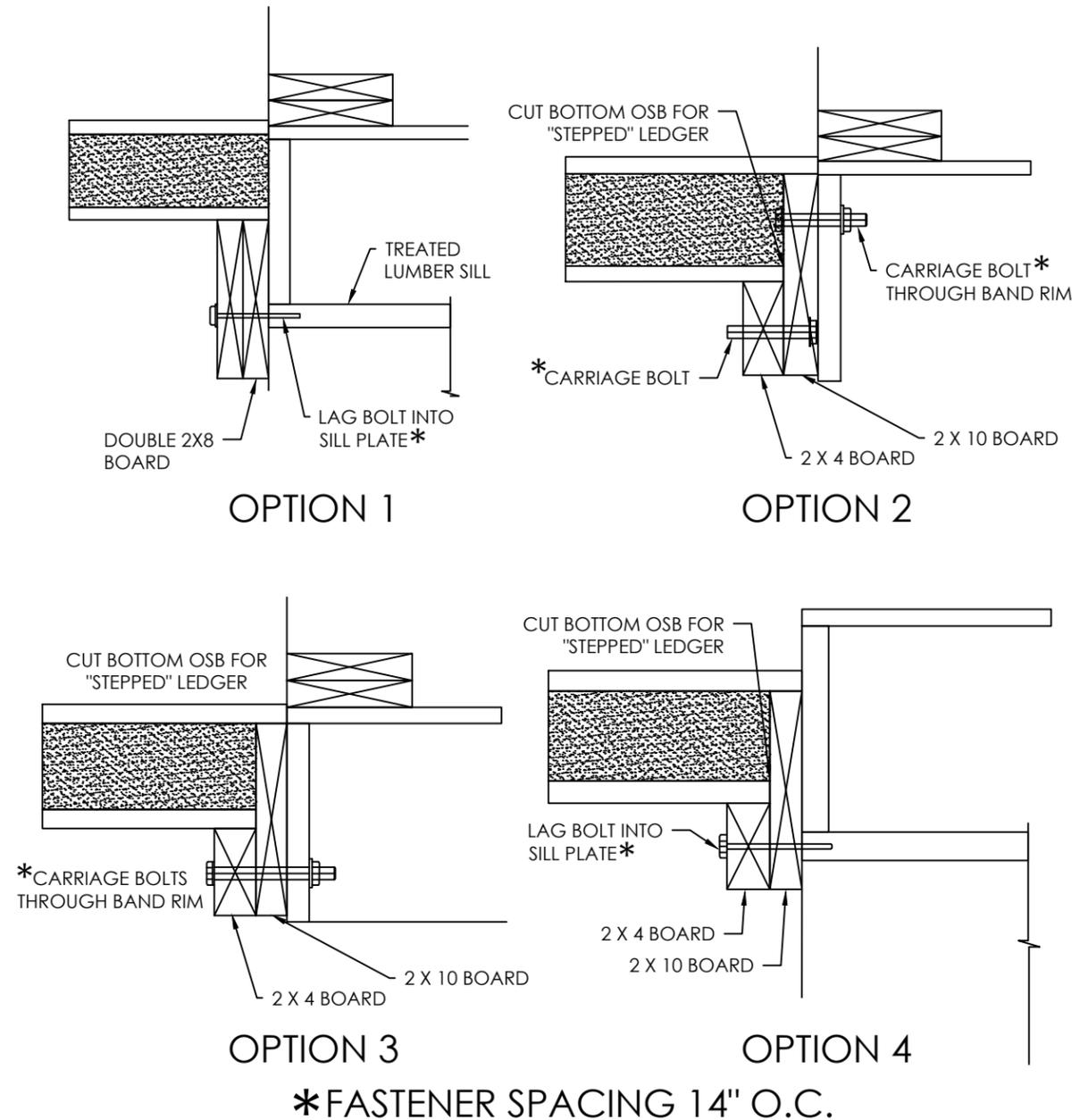
2x6 SPLINES MUST BE #2 SPRUCE/PINE/FIR OR BETTER
2x8, 2x10, & 2x12 SPLINES MUST BE #2 HEM FIR OR BETTER



2

DECK TO FOUNDATION ATTACHMENT DETAIL

NONE



1

LEDGER BOARD ATTACHMENT DETAILS

NONE

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 DECK CONNECTION
 DETAILS

SHEET
8.1



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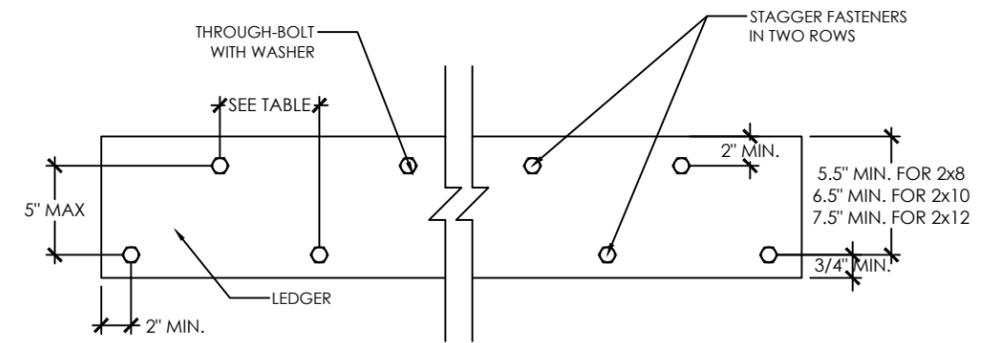
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PER IRC SECTION R507.5 DECK BEAMS

R507.5(1) MAXIMUM DECK BEAM SPAN - 40 PSF LIVE LOAD

BEAM SPECIES	BEAM SIZE	EFFECTIVE DECK JOIST SPAN LENGTH (feet)						
		6	8	10	12	14	16	18
		MAXIMUM DECK BEAM SPAN LENGTH (feet-inches)						
SOUTHERN PINE	2 - 2 x 6	6'-11"	5'-11"	5'-4"	4'-10"	4'-6"	4'-3"	4'-0"
	2 - 2 x 8	8'-9"	7'-7"	6'-9"	6'-2"	5'-9"	5'-4"	5'-0"
	2 - 2 x 10	10'-4"	9'-0"	8'-0"	7'-4"	6'-9"	6'-4"	6'-0"
	2 - 2 x 12	12'-2"	10'-7"	9'-5"	8'-7"	8'-0"	7'-5"	7'-0"
	3 - 2 x 6	8'-6"	7'-5"	6'-8"	6'-1"	5'-8"	5'-3"	4'-11"
	3 - 2 x 8	10'-11"	9'-6"	8'-6"	7'-9"	7'-2"	6'-8"	6'-4"
	3 - 2 x 10	13'-0"	11'-2"	10'-0"	9'-2"	8'-6"	7'-11"	7'-6"
	3 - 2 x 12	15'-3"	13'-3"	11'-10"	10'-9"	10'-0"	9'-4"	8'-10"
DOUGLAS FIR-LARCH HEM-FIR SPRUCE-PINE-FIR	2 - 2 x 6	6'-1"	5'-3"	4'-9"	4'-4"	3'-11"	3'-7"	3'-3"
	2 - 2 x 8	8'-2"	7'-1"	6'-4"	5'-9"	5'-2"	4'-8"	4'-4"
	2 - 2 x 10	10'-0"	8'-7"	7'-9"	7'-0"	6'-6"	6'-0"	5'-6"
	2 - 2 x 12	11'-7"	10'-0"	8'-11"	8'-2"	7'-7"	7'-1"	6'-8"
	3 - 2 x 6	7'-8"	6'-8"	6'-0"	5'-6"	5'-1"	4'-6"	4'-6"
	3 - 2 x 8	10'-3"	8'-10"	7'-11"	7'-3"	6'-8"	6'-3"	5'-11"
	3 - 2 x 10	12'-6"	10'-10"	9'-8"	8'-10"	8'-2"	7'-8"	7'-2"
	3 - 2 x 12	14'-6"	12'-7"	11'-3"	10'-3"	9'-6"	8'-11"	8'-5"

1 DECK BEAM TABLE
NONE



Connection	On-Center Spacing of Fasteners						
	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
Max. Joists Span	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
1/2" dia. bolt	24"	18"	14"	12"	10"	9"	8"

2 LEDGER REQUIREMENTS
NONE



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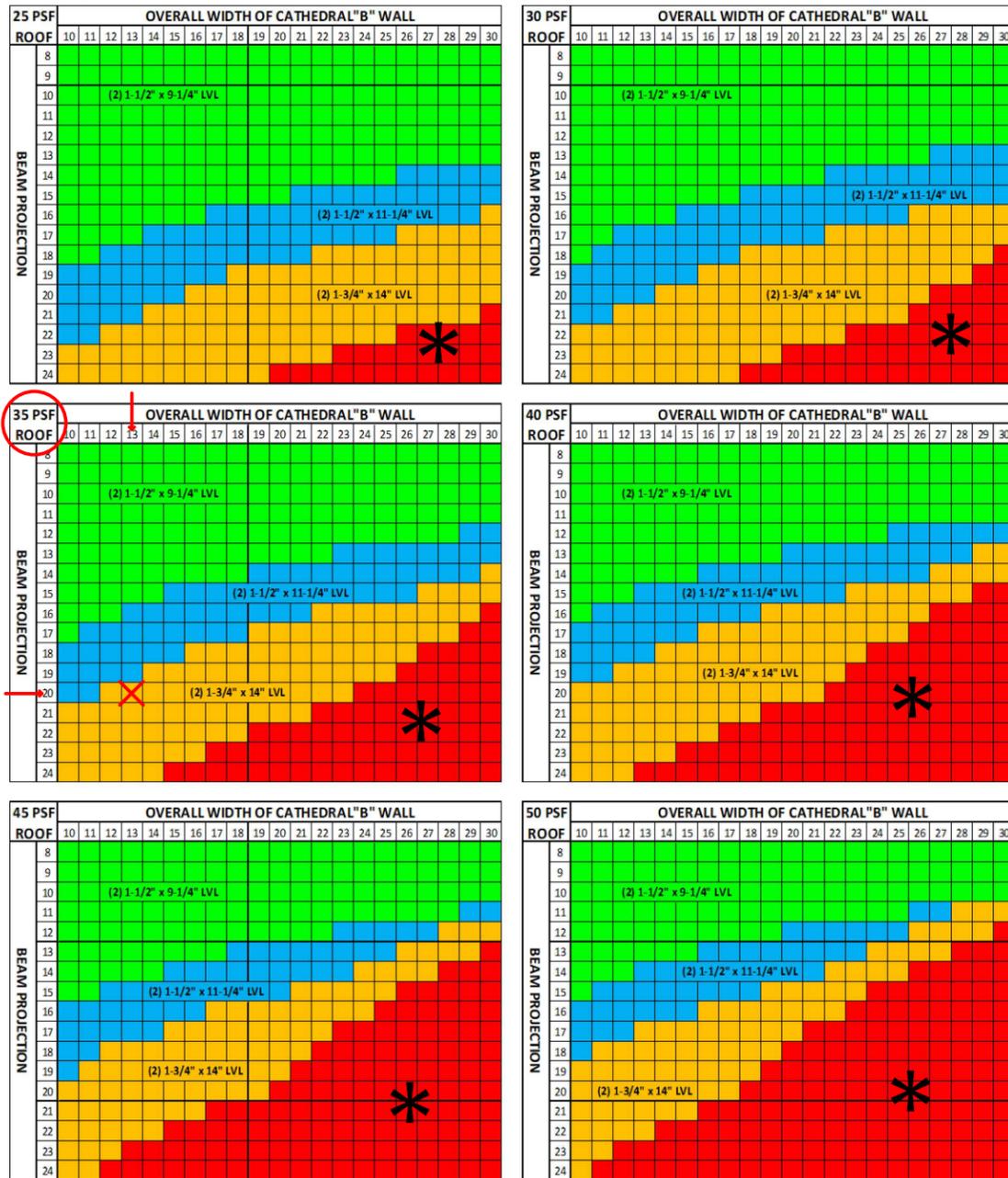
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DECK BEAM / LEDGER DATA

RIDGE BEAM SPAN TABLES

(BASED ON ROOF SNOW LOAD AND 8PSF ROOF DEAD LOAD)



* = EXCEEDS MAXIMUM STRUCTURAL LIMITS FOR SINGLE BEAM CONSTRUCTION

Beam Specs:

- 10" Beam = (2) 1-1/2" x 9-1/4" 2.0E DF LVL
 - 12" Beam = (2) 1-3/4" x 11-1/4" 2.0E DF LVL
 - 14" Beam = (2) 1-3/4" x 14" 2.0E DF LVL
- Refer to ESR-1210 for additional details.

Fastening Schedule for 2 Ply LVL Ridge Beams:

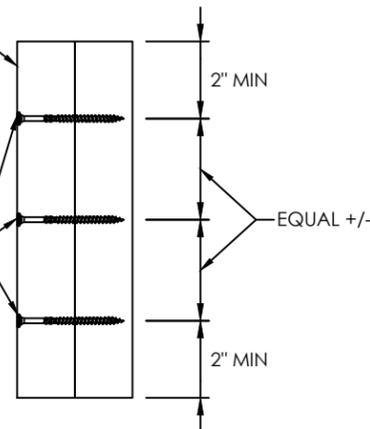
For 10" & 12" beams, fasten plies together with 3 rows of GRK R4 #9 x 2-3/4" screws (or similar) @ 12" O.C.

For 14" beams, fasten plies together with 4 rows of GRK R4 #9 x 2-3/4" screws (or similar) @ 12" O.C.

Screws must be a minimum of 3" off end and 3" O.C.

CROSS SECTION:
2-PLY LVL
PER TABLES

GRK R4 #9 x 2-3/4" SCREWS
OR SIMILAR (PER SCHEDULE)

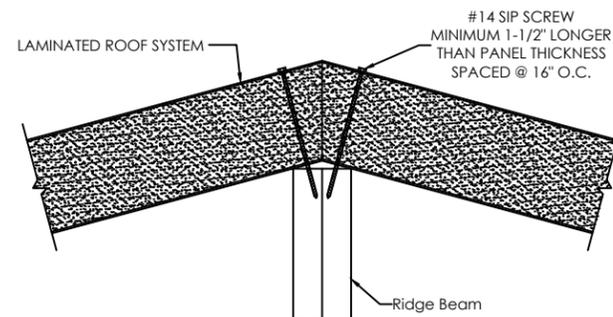


ECO-GREEN ROOF PANEL SPAN CHARTS

UNIFORM TRANSVERSE LOADS (ROUNDED TO NEAREST WHOLE NUMBER)

PANEL LENGTH (ft)	6 Inch Thick SIP			8-1/4 Inch Thick SIP			10-1/4 Inch Thick SIP			12-1/4 Inch Thick SIP		
	Deflection Limit			Deflection Limit			Deflection Limit			Deflection Limit		
	L/180	L/240	L/360	L/180	L/240	L/360	L/180	L/240	L/360	L/180	L/240	L/360
8	68	68	53	75	75	73	79	79	79	83	83	83
9	60	60	43	67	67	60	71	71	71	74	74	74
10	54	52	35	60	60	50	63	63	63	67	67	67
11	46	43	29	55	55	42	58	58	58	61	61	61
12	39	36	24	50	50	36	53	53	51	56	56	56
13	N/A	N/A	N/A	44	44	30	49	49	44	51	51	51
14	N/A	N/A	N/A	38	38	26	43	43	38	48	48	48
15	N/A	N/A	N/A	33	33	22	37	37	33	43	43	43
16	N/A	N/A	N/A	29	29	19	33	33	29	37	37	37
17	N/A	N/A	N/A	26	25	17	29	29	26	33	33	33
18	N/A	N/A	N/A	23	22	15	26	26	23	30	30	30

- For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 psf = 47.9 Pa.
- The tabulated values are for panels with single span simply supported conditions with the panels supported each end on minimum 1 1/2-inch wide continuous supports in contact with the face of the panels, such as roof and floor panels.
 - Tabulated values are applicable to panels installed with either block or OSB surface splines installed at the longitudinal panel joints.
 - Tabulated values are applicable to panels installed with the strong axis of the OSB panel facers parallel to the panel span.
 - Values printed in italics are based on panel strength rather than stiffness.



ROOF PANEL TO RIDGE BEAM DETAIL



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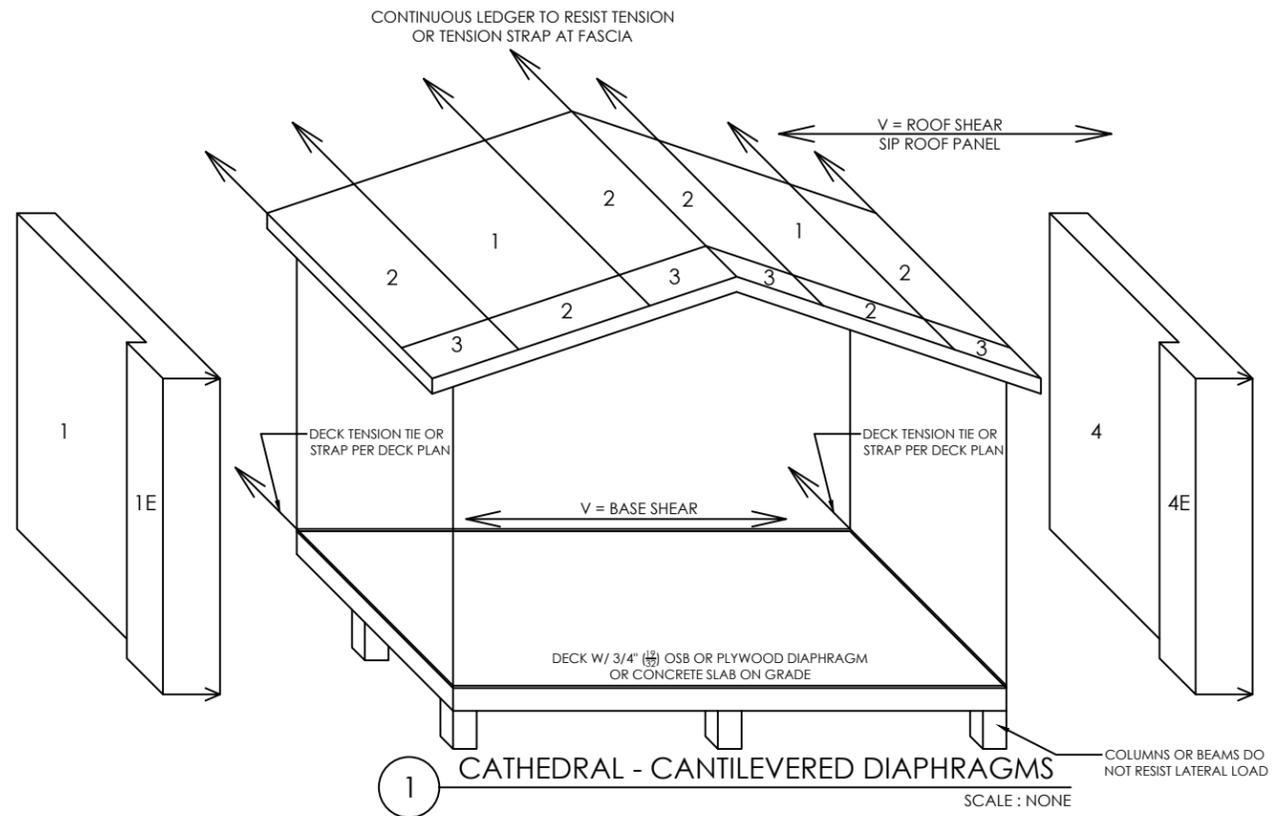
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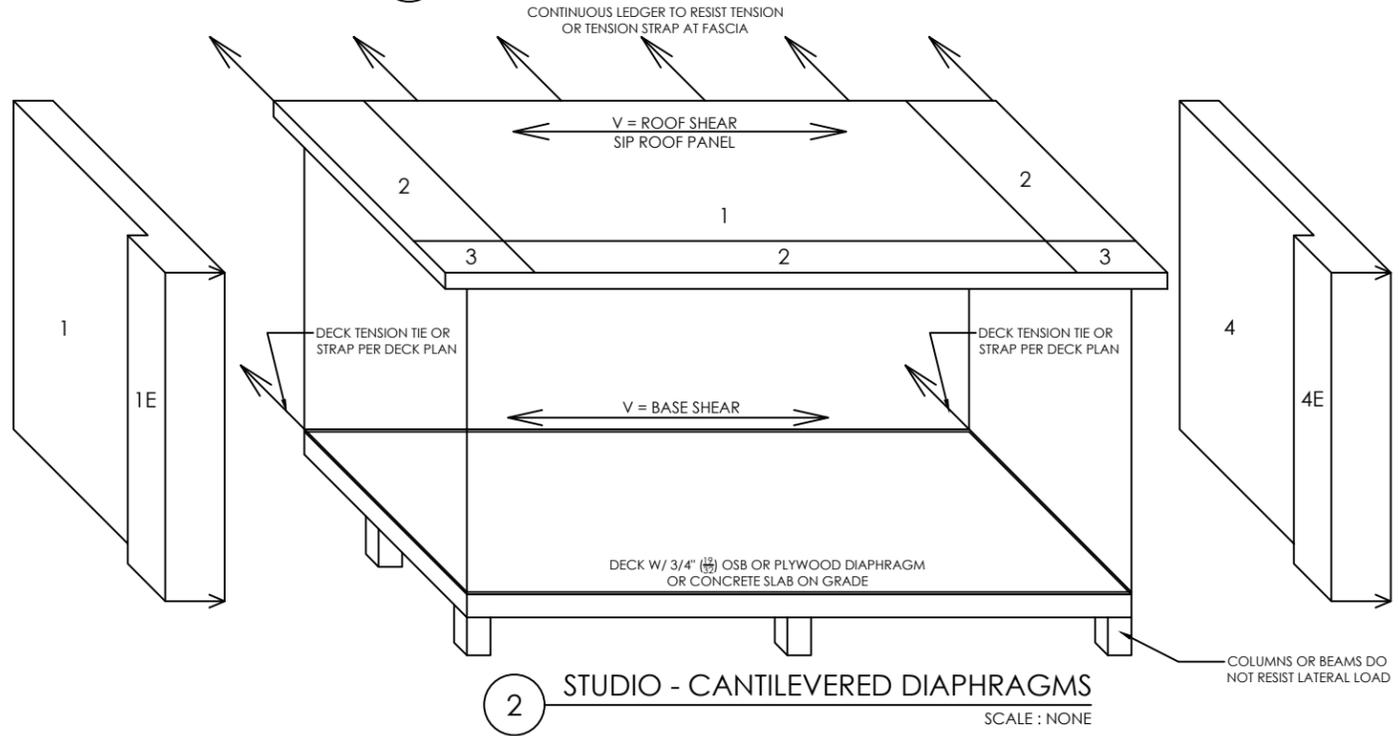
job information:
ZIMMERMAN RESIDENCE
634 CARDIFF DRIVE
HARTLAND, WI 53029

DATE : 7.25.25
REVISIONS
REV 1 : .
REV 2 : .
REV 3 : .
DRAWN : EC
CHECKED : CM
LIVINGSACE NO : #34226
SHEET TITLE : ROOF & BEAM DATA
SHEET 9

A B C D E F G H I J K



1 CATHEDRAL - CANTILEVERED DIAPHRAGMS
SCALE: NONE



2 STUDIO - CANTILEVERED DIAPHRAGMS
SCALE: NONE

ESL-1347, TABLE 2 - ALLOWABLE IN-PLANE SHEAR STRENGTH (POUNDS PER FOOT) FOR HORIZONTAL DIAPHRAGMS SUBJECTED TO WIND OR SEISMIC LOADING

MINIMUM NOMINAL SIP CORE THICKNESS (in.)	Minimum Connections			Shear Strength (plf)	Apparent Shear Stiffness G_a (kips/in.)
	Surface Spline ¹ (Figure 1a)	Support Element (Figure 1b)	Boundary Spline ² (Figure 1c)		
7-3/8"	0.131" x 2-1/2" nails 6" O.C.	10" length, 0.190" shank diameter, 0.255" thread O.D., 2.750" thread length, 0.625" head diameter SIP screw, 6" O.C.	0.131" x 2-1/2" nails 6" O.C.	265	13
	0.131" x 2-1/2" nails 4" O.C.	10" length, 0.190" shank diameter, 0.255" thread O.D., 2.750" thread length, 0.625" head diameter SIP screw, 4" O.C.	0.131" x 2-1/2" nails 4" O.C.	330	21
	0.131" x 2-1/2" nails 2" O.C., staggered 3/8" (Figure 1c)	10" length, 0.190" shank diameter, 0.255" thread O.D., 2.750" thread length, 0.625" head diameter SIP screw, 3" O.C.	0.131" x 2-1/2" nails 2" O.C., staggered 3/8" (Figure 1c)	575	34

For SI: 1 inch = 25.4 mm; 1 foot = 304.8mm; 1 Kip = 453.6 kg; 1 plf = 14.6 kN/m; 1 psf = 47.9 Pa;
¹Surface or block spline only at interior panel-to-panel joints. Specified fasteners are required on both sides of panel joint through the top surface only, as shown in Figure 1a.
²Boundary spline shall be solid sawn lumber 1-1/2" wide minimum and have a specific gravity of 0.42 or greater. Specified fasteners are required through both facings as shown in Figures 1b and 1c.

THE DEPTH OF THE EPS FOAM CORE DOES NOT AFFECT THE CAPACITY OF THE HORIZONTAL DIAPHRAGM. THE DIAPHRAGM SHEAR IS BASED ON THE CAPACITY OF THE OUTER LAYER OF OSB THAT IS CONSISTENT WITH ALL EPS FOAM CORE DEPTHS.

FLOOR DIAPHRAGM:
Table 4.2C Nominal Unit Shear Capacities for Wood-Frame Diaphragms

Sheathing Grade	Common Nail Size	Minimum Fastener Penetration in Framing (in.)	Minimum Nominal Panel Thickness (in.)	Minimum Nominal Width of Nailed Face of Supported Edges and Boundaries (in.)	A SEISMIC				B WIND	
					6 in. Nail Spacing at diaphragm boundaries and supported panel edges				6 in. Nail Spacing at diaphragm boundaries and supported panel edges	
					Case 1		Case 2,3,4,5,6		Case 1	Case 2,3,4,5,6
Structural I	6d	1-1/4	5/16	2	V_a	G_a	V_a	G_a	V_w	V_w
					(plf)	(kips/in.)	(plf)	(kips/in.)	(plf)	(plf)
					OSB	PLY	OSB	PLY		
	8d	1-3/8	3/8	3	330	9.0	7.0	250	6.0	4.5
					370	7.0	6.0	280	4.5	4.0
					480	8.5	7.0	360	6.0	4.5
10d	1-1/2	15/32	3	530	7.5	6.0	400	5.0	4.0	
				570	14	10	430	9.5	7.0	
				640	12	9.0	480	8.0	6.0	
Sheathing and Single-Floor	6d	1-1/4	3/8	2	300	9.0	6.5	220	6.0	4.0
					340	7.0	5.5	250	5.0	3.5
					330	7.5	5.5	250	5.0	4.0
					370	6.0	4.5	280	4.0	3.0
					430	9.0	6.5	320	6.0	4.5
					480	7.5	5.5	360	5.0	3.5
	8d	1-3/8	7/16	3	460	8.5	6.0	340	5.5	4.0
					510	7.0	5.5	380	4.5	3.5
					480	7.5	5.5	360	5.0	4.0
					530	6.5	5.0	400	4.0	3.5
					510	15	9.0	380	10	6.0
					580	12	8.0	430	8.0	5.5
10d	1-1/2	19/32	3	570	13	8.5	430	8.5	3.5	
				640	10	7.5	480	7.0	5.0	
				800	13	8.5	430	8.5	3.5	
				895	10	7.5	480	7.0	5.0	
				810	10	7.5	480	7.0	5.0	
				895	10	7.5	480	7.0	5.0	

THE MAIN WIND FORCE RESISTING SYSTEM OF THE SUNROOM IS COMPOSED OF A CANTILEVERED ROOF DIAPHRAGM AND FLOOR DIAPHRAGM. THESE ELEMENTS HAVE BEEN DESIGNED TO TRANSFER LOAD INTO THE MAIN WIND FORCE RESISTING SYSTEM OF THE EXISTING HOUSE. THE EXISTING SHEAR WALLS OF THE HOME ARE TO CONSIST OF 15/32" OSB STRUCTURAL SHEATHED WOOD WALLS. BASED ON OUR ANALYSIS, THE 15/32" OSB SHEAR WALLS ARE CAPABLE OF SUPPORTING THE APPLIED LOADS EXERTED BY THE NEW SUNROOM ADDITION.



conn engineering consultants, inc.
 commercial+industrial+institutional+residential structural engineering
 107 n. bridge st.
 lindon, in 48451
 p. 810.458.4350
 f. 810.458.4392
 www.connengineering.com

LIVINGSACE SUNROOMS
 1445 Holland Rd.
 Mountbelle, OH 43537
 p. 419.866.7705
 p. 419.386.2683
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LIVINGSACE NO : #34226

SHEET TITLE:
CANTILEVERED DIAPHRAGMS

607 Cardiff Dr.

Plat of Survey

JAHNKE & JAHNKE ASSOCIATES INC.

Consultants in Engineering, Planning, Subdivisions and Surveying

SCALE: 1"=60'

711 W. MORELAND BLVD. -- WAUKESHA, WISCONSIN 53188

TELEPHONE (414) 542-5797

FOR: BIELINSKI BROS. BUILDERS, INC. RE: REFERMAT

LEGAL DESCRIPTION: Lot 6, HARTRIDGE CIRCLE, a subdivision of a part of the SW 1/4 and SE 1/4 of the NE 1/4 of Section 2, T7N, R18E in the Village of Hartland and Town of Delafield, Waukesha County, Wisconsin.

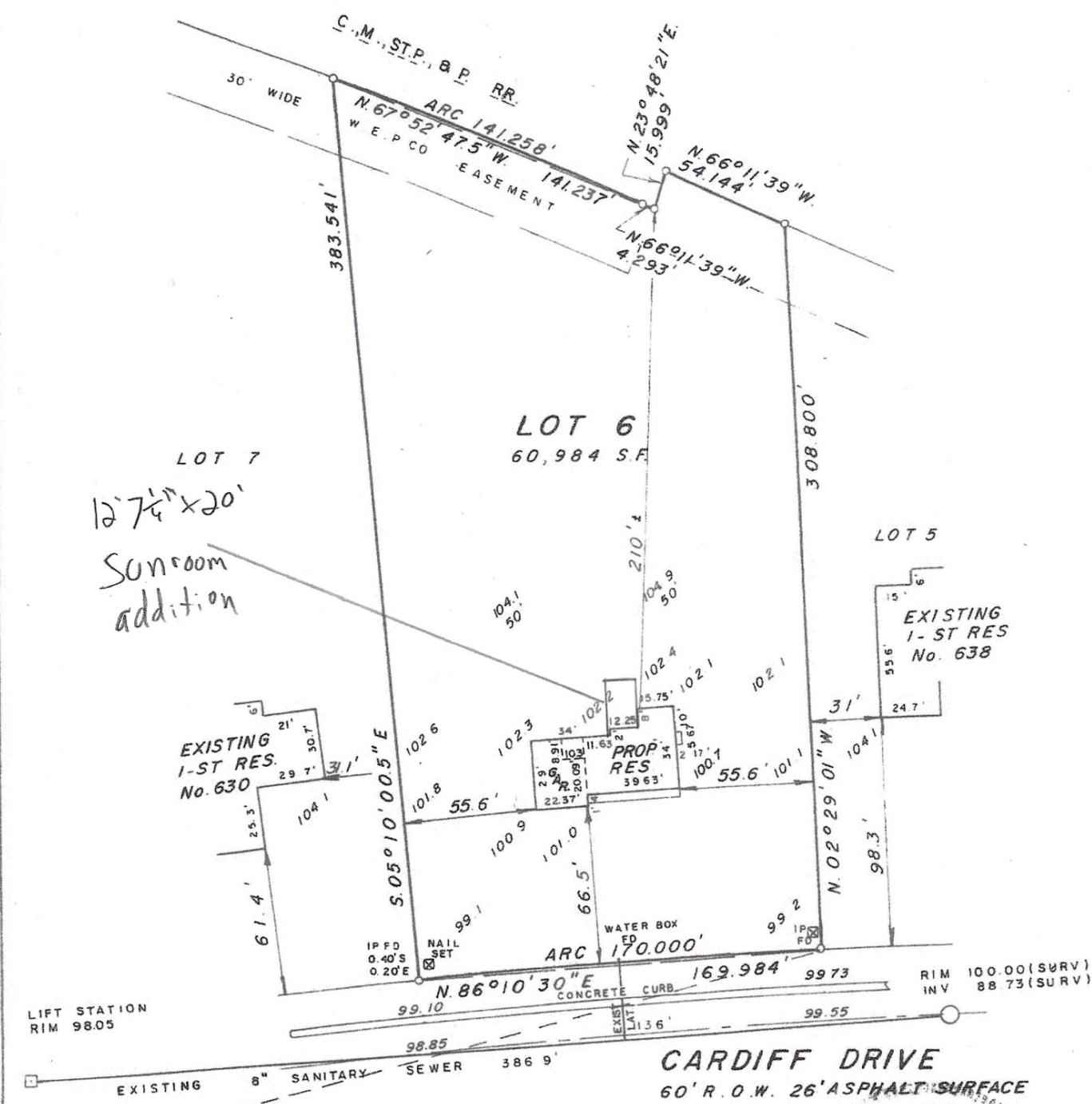
Bench Mark 100.00 (Assumed Datum) Top of manhole rim located in front of Lot 5 as shown.

102.1 - Existing elevation

Suggested Residence Grade: First Floor 104.3*

Top of Foundation 103.5*

*suggested grade only



STATE OF WISCONSIN
COUNTY OF WAUKESHA }
NW COR. OF LOT 6 }
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.

DATED THIS 20th DAY OF November 19 89

PLAT No. P.S. Delafield 598 BOOK Delafield #15 PAGE 53

RICHARD P. JAHNKE - Wis. Reg. No. S-318

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

87295



August 19, 2025

Village of Hartland
 Attn: Ryan Amtmann
 210 Cottonwood Avenue
 Hartland, WI 53029

RE: Additional Surface Parking – Westrock Residence

Ryan:

As a follow-up to our conversation, this memo provides an overview of the request and impacts related to the proposed addition of forty-seven (47) unassigned surface parking stalls around the perimeter of the development. For reference, enclosed is a parking exhibit highlighting in green the proposed locations, emergency vehicle turning movements, and corresponding required ADA stall locations.

In summary, the additional stalls provide added parking capacity for visitors and guests and an alternative option to the parallel parking stalls along Westrock Blvd. While Westrock has ample assigned parking spaces, compared to competing apartment communities, Westrock Residences has a very low unassigned parking stall ratio (spaces / unit). Below is a table of competing properties and their corresponding ratios. Continental Properties, our operator, raised this as a concern to maintaining high resident and guest satisfaction.

	Westrock	Springs at Meadowbrook	Norden Range	Hackney House	Woodnote Residences
	267 Units, 1-3 bedrooms + townhomes	320 units, studio-3 bedrooms	270 units, 1-3 bedrooms + townhomes	302 units, 1-3 bedrooms + townhomes	150 units, 1-3 bedrooms + townhomes
CURRENT					
Unassigned Surface Lot Spaces	77	400	191	328	72
Unassigned Parking Ratio (spaces/units)	0.29	1.25	0.71	1.09	0.48
Spaces by Clubhouse	20	15	12	20	13
Spaces Throughout Community	57	385	179	308	59
PROPOSED					
Unassigned Surface Lot Spaces	124				
Unassigned Parking Ratio (spaces/units)	0.46				
Spaces by Clubhouse	20				
Spaces Throughout Community	104				

Related to the overall design, Payne & Dolan (Civil Engineer of Record) has confirmed that the existing stormwater system can support the additional impervious area required for the additional stalls. The green space/impervious ratio for the development increases a modest .4% from 25.9% to 26.3%. Turning movements and site circulation for emergency vehicles are not impacted and ADA accessible stall requirements for 124 total public parking stalls are met (5 total with 1 being van accessible). Consultation with Mike Davis at InSite Landscape Design (Landscape Designer of Record) was also completed. In most cases, existing proposed plantings were sufficient to buffer proposed stall locations, however in a few instances additional shrubs and trees were recommended. Enclosed is an updated landscaping plan reflected the proposed revisions.

We appreciate your consideration for this request. If acceptable to the village, the intention is to construct the proposed stalls in coordination with paving the balance of the property later this fall.

Sincerely,

A handwritten signature in black ink that reads "Alex Rexrode". The signature is written in a cursive, slightly slanted style.

Alex Rexrode, VP of Construction – Three Leaf Partners

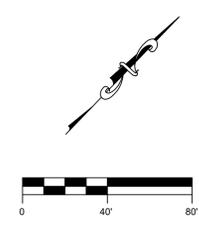
arexrode@threeleafdevelopment.com

608.609.2181

Enclosures:

Parking Exhibit (Includes Emergency Vehicle Turning Movements & ADA Stall Locations)
Updated Landscaping Plan (Proposed Revisions Clouded)

MATCH LINE - SHEET C3.0



MATCH LINE - SHEET C3.3

NO.	REVISION DESCRIPTION	DATE
1	CONSTRUCTION BULLETIN 2	10/8/2024
2	CONSTRUCTION BULLETIN 4	11/19/2024
3	CONSTRUCTION BULLETIN 7	09/21/2025
4	CONSTRUCTION BULLETIN 8	04/25/2025



PROJECT:
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

CLIENT:
THREE LEAF PARTNERS
 504 W. JUNEAU AVE.
 MILWAUKEE, WI 53203

DRAWING TITLE:
MASTER GRADING PLAN

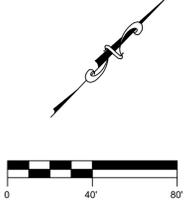
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C3.1



NO.	REVISION DESCRIPTION	DATE
1	CONSTRUCTION BULLETIN 2	10/8/2024
2	CONSTRUCTION BULLETIN 7	02/21/2025
3	CONSTRUCTION BULLETIN 8	04/25/2025

Paynet+Dolan
 www.paynetdolan.com
 (800) 787-7596

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HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

CLIENT:
THREE LEAF PARTNERS
 504 W. JUNEAU AVE.
 MILWAUKEE, WI 53203

DATE:
 09/26/2024

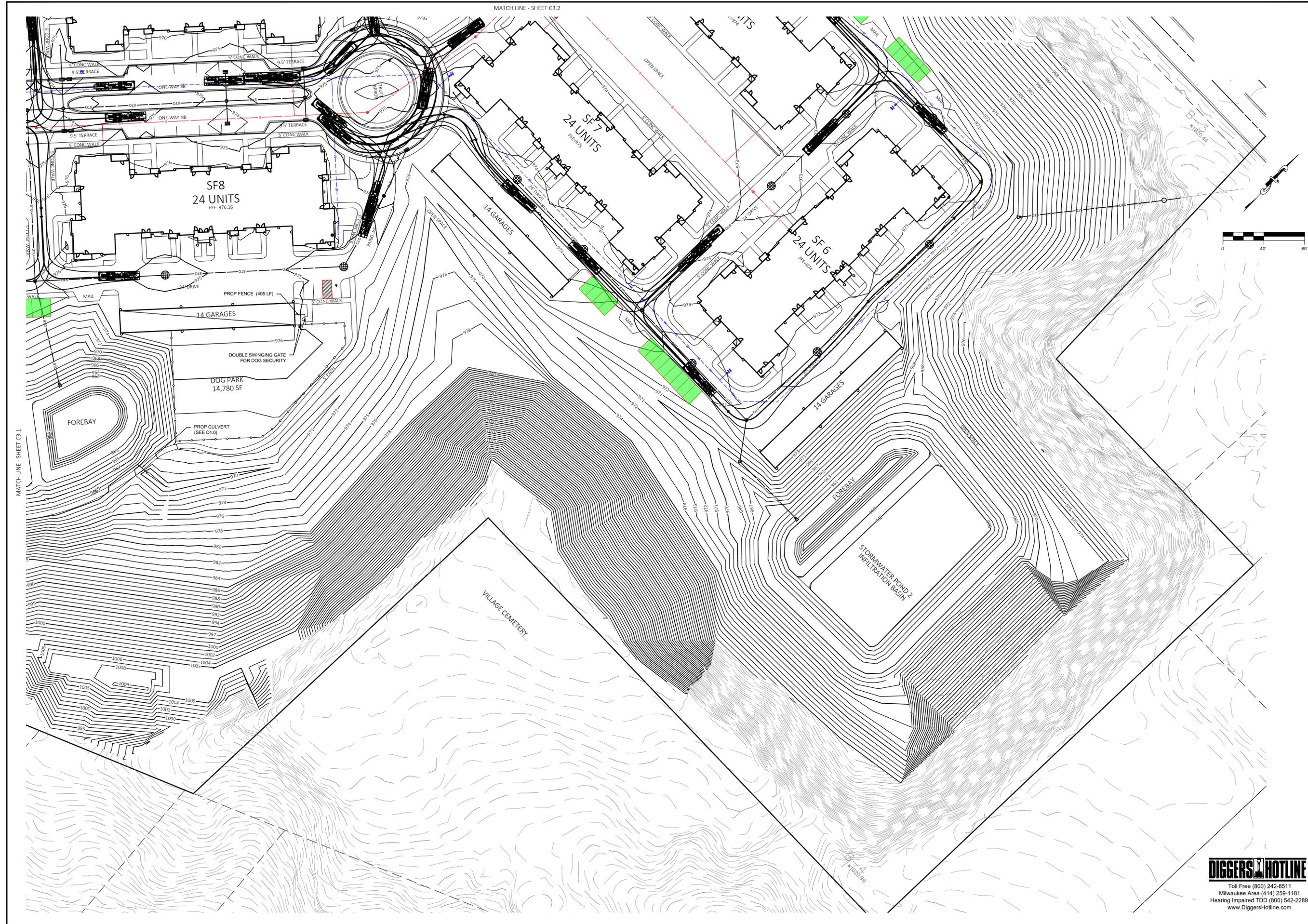
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Payne + Dolan
www.paynedolan.com
(800) 757-7598

PROJECT:
HARTLAND APARTMENTS
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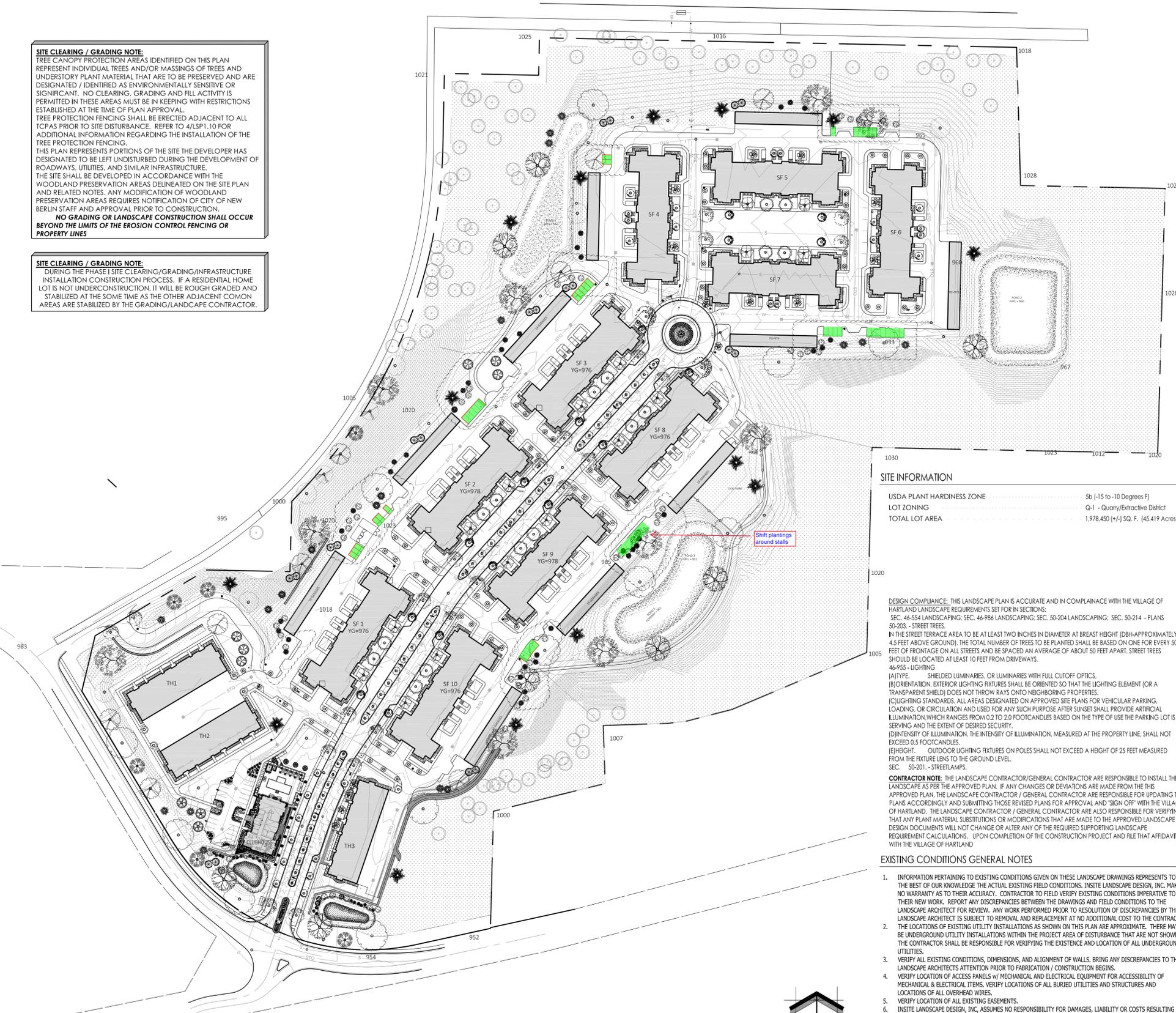
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P&D Project No: 490686
Sheet No: C3.3

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SITE CLEARING / GRADING NOTE:
 TREE CANOPY PROTECTION AREAS IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR MASSINGS OF TREES AND UNDERSTORY PLANT MATERIAL THAT ARE TO BE PRESERVED AND ARE DESIGNATED / IDENTIFIED AS ENVIRONMENTALLY SENSITIVE OR SIGNIFICANT. NO CLEARING, GRADING AND FILL ACTIVITY IS PERMITTED IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL.
 TREE PROTECTION FENCING SHALL BE ERRECTED ADJACENT TO ALL TCPAS PRIOR TO SITE DISTURBANCE. REFER TO 4/SLP.10 FOR ADDITIONAL INFORMATION REGARDING THE INSTALLATION OF THE TREE PROTECTION FENCING.
 THIS PLAN REPRESENTS PORTIONS OF THE SITE THE DEVELOPER HAS DESIGNATED TO BE LEFT UNDISTURBED DURING THE DEVELOPMENT OF ROADWAYS, UTILITIES, AND SIMILAR INFRASTRUCTURE.
 THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE WOODLAND PRESERVATION AREAS DELINEATED ON THE SITE PLAN AND RELATED NOTES. ANY MODIFICATION OF WOODLAND PRESERVATION AREAS REQUIRES NOTIFICATION OF CITY OF NEW BERLIN STAFF AND APPROVAL PRIOR TO CONSTRUCTION.
NO GRADING OR LANDSCAPE CONSTRUCTION SHALL OCCUR BEYOND THE LIMITS OF THE EROSION CONTROL FENCING OR PROPERTY LINES

SITE CLEARING / GRADING NOTE:
 DURING THE PHASE I SITE CLEARING/GRADING/INFRASTRUCTURE INSTALLATION CONSTRUCTION PROCESS, IF A RESIDENTIAL HOME LOT IS NOT UNDER CONSTRUCTION, IT WILL BE ROUGH GRADED AND STABILIZED AT THE SAME TIME AS THE OTHER ADJACENT COMMON AREAS ARE STABILIZED BY THE GRADING/LANDSCAPE CONTRACTOR.



SITE INFORMATION

USDA PLANT HARDINESS ZONE 5b (-15 to -10 Degrees F)
 LOT ZONING Q-1 - Quarry/Extractive District
 TOTAL LOT AREA 1,978.450 (+/-) SQ. F. (45.419 Acres)

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE VILLAGE OF HARTLAND LANDSCAPE REQUIREMENTS SET FORTH IN SECTIONS: SEC. 46-554 LANDSCAPING; SEC. 46-786 LANDSCAPING; SEC. 50-204 LANDSCAPING; SEC. 50-214 - PLANS 50-203 - STREET TREES.
 IN THE STREET TERRACE AREA TO BE AT LEAST TWO INCHES IN DIAMETER AT BREAST HEIGHT (DBH APPROXIMATELY 4.5 FEET ABOVE GROUND). THE TOTAL NUMBER OF TREES TO BE PLANTED SHALL BE BASED ON ONE FOR EVERY 50 FEET OF FRONTAGE ON ALL STREETS AND BE SPACED AN AVERAGE OF ABOUT 50 FEET APART. STREET TREES SHOULD BE LOCATED AT LEAST 10 FEET FROM DRIVEWAYS.
 46-955 - LIGHTING
 (A) TYPE: SHIELDED LUMINARIES OR LUMINARIES WITH FULL CUTOFF OPTICS.
 (B) ORIENTATION: EXTERIOR LIGHTING FIXTURES SHALL BE ORIENTED SO THAT THE LIGHTING ELEMENT (OR A TRANSPARENT SHIELD) DOES NOT THROW RAYS ONTO NEIGHBORING PROPERTIES.
 (C) LIGHTING STANDARDS: ALL AREAS DESIGNATED ON AN APPROVED SITE PLAN FOR VEHICULAR PARKING, LOADING, OR CIRCULATION AND USED FOR ANY SUCH PURPOSE AFTER SUNSET SHALL PROVIDE ARTIFICIAL ILLUMINATION WHICH RANGES FROM 0.2 TO 2.0 FOOT-CANDELES BASED ON THE TYPE OF USE THE PARKING LOT IS SERVING AND THE EXTENT OF DESIRED SECURITY.
 (D) INTENSITY OF ILLUMINATION: THE INTENSITY OF ILLUMINATION, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 0.5 FOOT-CANDELES.
 (E) HEIGHT: OUTDOOR LIGHTING FIXTURES ON POLES SHALL NOT EXCEED A HEIGHT OF 25 FEET MEASURED FROM THE FUTURE LENS TO THE GROUND LEVEL.
 SEC. 50-201 - STREET LAMPS

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

EXISTING CONDITIONS GENERAL NOTES

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

LANDSCAPE PLAN GENERAL NOTES

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

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

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

Project:
HARTLAND QUARRY DEVELOPMENT
 700 W. Capitol Drive
 Hartland, WI 53029

Issuance and Revisions:

Date	Number	Description
06/30/23		Client Review Submittal
07/05/23		Client Review Submittal
07/06/23		Plan Commission Submittal
06/30/24		Construction Document Submittal
02/06/25		Lighting Plan Submittal
03/04/25		Lighting Plan Submittal
04/01/25		Revisions based on Client Comments
08/12/25		Additional Revisions Based on Site Changes

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Sheet Title:
PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE

Date of Drawing: 08/12/25
 Scale: 1" = 100'-0"
 Drawn By: MCD
 Job Number: L23-043
 Sheet Number:

LSP1.1

INFILTRATION BASIN CONSTRUCTION & RESTORATION NOTES

- THE PERMANENT INFILTRATION BASIN SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION PROJECT.
- ONCE CONSTRUCTION OF A PERMANENT INFILTRATION BASIN BEGINS, THE INFILTRATION BASIN BOTTOM SHALL BE CORDONED OFF OR SOMEHOW DESIGNATED AS BEING PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
- TOPSOIL & OVERBURDEN SHALL BE OVER-EXCAVATED AS NECESSARY TO EXPOSE SANDY SOILS SUITABLE FOR STORMWATER INFILTRATION, AS VERIFIED BY THE GEOTECHNICAL ENGINEER.
- A POST CONSTRUCTION INFILTRATION TEST IS REQUIRED FOR EACH BAY OF THE INFILTRATION BASIN, WITH RESULTS PROVIDED TO THE DESIGN ENGINEER.
- BASIN CONSTRUCTION SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDING WATER IS PRESENT.
- PROVIDE COMPOST MIXTURE PER PLAN TO THE IDENTIFIED BOTTOM INFILTRATION AREAS. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS S100 - COMPOST. EXISTING SOILS IN COMPOSTED AREAS SHALL BE HELD 3' LOW, 3" OF COMPOST SHALL BE ADDED BRINGING TO FINAL GRADE. AFTER PLACEMENT OF COMPOST PROVIDE 12" DEEP TILL.
- REFER TO THE LANDSCAPE PLAN FOR FINAL SPECIFICATIONS AND INFORMATION FOR INFILTRATION BASIN PLANTINGS, STABILIZATION, ETC. ANY INFORMATION SHOWN ON THE SITE CIVIL PLANS RELATED TO PLANTINGS/EXPOSED SOILS/INFILTRATION ZONES/ETC. SHALL BE SUPERCEDED BY THE LANDSCAPE PLAN. ALL SIDE SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH CLASS 1 TYPE A EROSION MATTING.
- DURING CONSTRUCTION, INFILTRATION BASIN MAY REQUIRE PERIODIC REMOVAL OF SEDIMENT ACCUMULATED IN THE BOTTOM OF THE BASIN. THIS IS NECESSARY TO KEEP THE INFILTRATION BASINS INFILTRATING AT A HIGHER RATE; IMPORTANT TO THIS SITE THAT IS REQUIRED TO INFILTRATE 100% OF ALL RUNOFF. SEDIMENT REMOVED FROM BASIN BOTTOMS SHALL BE PLACED IN AN AREA UPSLOPE OF A WET FOREBAY.
- REFER TO THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION MAINTENANCE ACTIVITIES, INCLUDING MAINTENANCE OF THE INFILTRATION BASINS.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

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

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
 www.diggershotline.com
 (800) 242-8511 OR

811
 Know what's below.
 Call 811 before you dig.

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L23-043 - HARTLAND QUARRY DEVELOPMENT -08/12/2025

From: [Ryan Amtmann](#)
To: [Alex Rexrode](#); [Santee Policello](#)
Cc: [Peter Gesch](#); [Ryan Bailey](#); [Scott Hussinger](#); [John Ford](#); [Tim Papan](#); [Tom Jenson](#)
Subject: Westrock Residence - Additional Parking Stall Request (PC 9/15 & VB 9/22) rta comments
Date: Wednesday, September 10, 2025 12:29:07 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Alex,

I have had more time to review the request for additional parking stalls. Here are my general comments after review and response by your team.

-What are the dimensions of the parking stalls? Do they meet the 180 sq ft minimum and are they all the same size?

-There are ribbons of 5' concrete sidewalk in areas adjacent to the asphalt thru drive lanes. These are there to allow pedestrian walkways from garages, to mailboxes, to walking paths outside of the asphalt thru drive lanes. In several instances it looks like the 5' concrete sidewalk is being eliminated to make room for additional parking spaces. The 5' concrete sidewalk should remain for pedestrian flow.

-There are several areas where the rear of the parking spaces abuts the 5' concrete sidewalk – there will likely be instances of larger vehicles hanging over the parking stalls onto the sidewalk. Also, it is not typical to locate a sidewalk between the thru lane and parking stall.

--can the parking stalls be lengthened to 22 feet to allow more length for trucks?

--can you adjust the concrete sidewalks, so they are in front of the parking stalls? If not, the stalls should not be located in these areas.

-There are a few areas where the parking stalls get close to prominent swales. You should identify elevation grades for the parking stalls and any elevation/graded/swale adjustments that may need to occur to accommodate the parking stalls.

-What impact do these additional parking stalls have to your snow storage plans?

-The additional impervious area for the stalls is negligible, and your engineer has confirmed that there is no significant impact to the function of the stormwater plan.

-The landscape plan has shown adjustments of plantings around the parking stalls. There is no reduction in landscaping.

Can you please consider these comments and prepare to address them at the Plan Commission meeting on 9/15 or before?

Ryan



RYAN AMTMANN, PE

VICE PRESIDENT

o [262.953.3002](tel:262.953.3002)

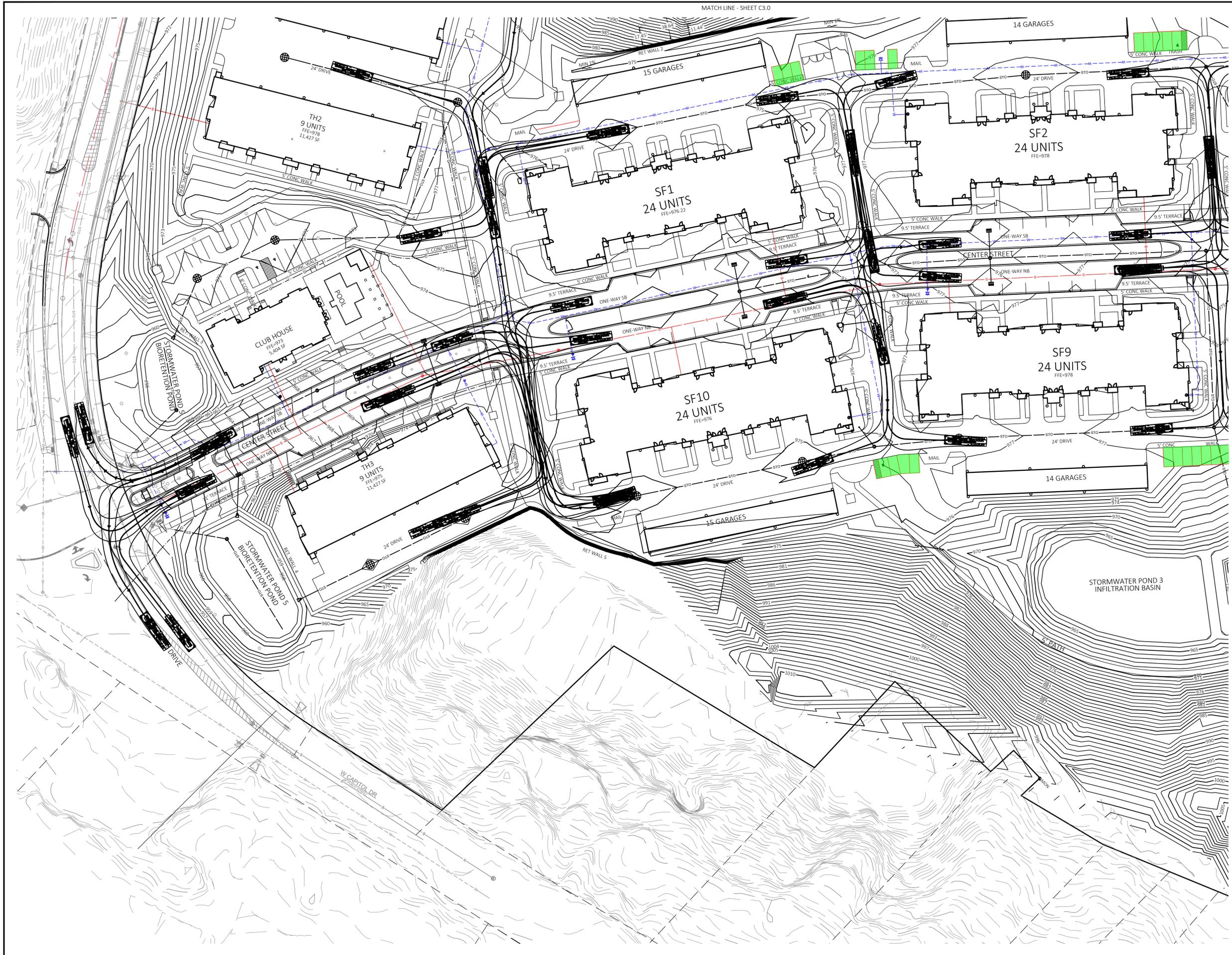
m [414.840.3296](tel:414.840.3296)

e RAmtmann@ruekert-mielke.com

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MATCH LINE - SHEET C3.0

MATCH LINE - SHEET C3.3

NO.	REVISION DESCRIPTION	DATE
1	CONSTRUCTION BULLETIN 2	10/8/2024
2	CONSTRUCTION BULLETIN 4	11/19/2024
3	CONSTRUCTION BULLETIN 7	09/21/2025
4	CONSTRUCTION BULLETIN 8	04/25/2025



PROJECT:
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

CLIENT:
THREE LEAF PARTNERS
 504 W. JUNEAU AVE.
 MILWAUKEE, WI 53203

PROJECT TITLE:
MASTER GRADING PLAN

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 P&D Project No: 490686

Sheet No: **C3.1**





NO.	REVISION DESCRIPTION	DATE
1	CONSTRUCTION BULLETIN 2	10/8/2024
2	CONSTRUCTION BULLETIN 7	02/21/2025
3	CONSTRUCTION BULLETIN 8	04/25/2025

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PROJECT:
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

CLIENT:
THREE LEAF PARTNERS
 504 W. JUNEAU AVE.
 MILWAUKEE, WI 53203

DATE:
 09/26/2024

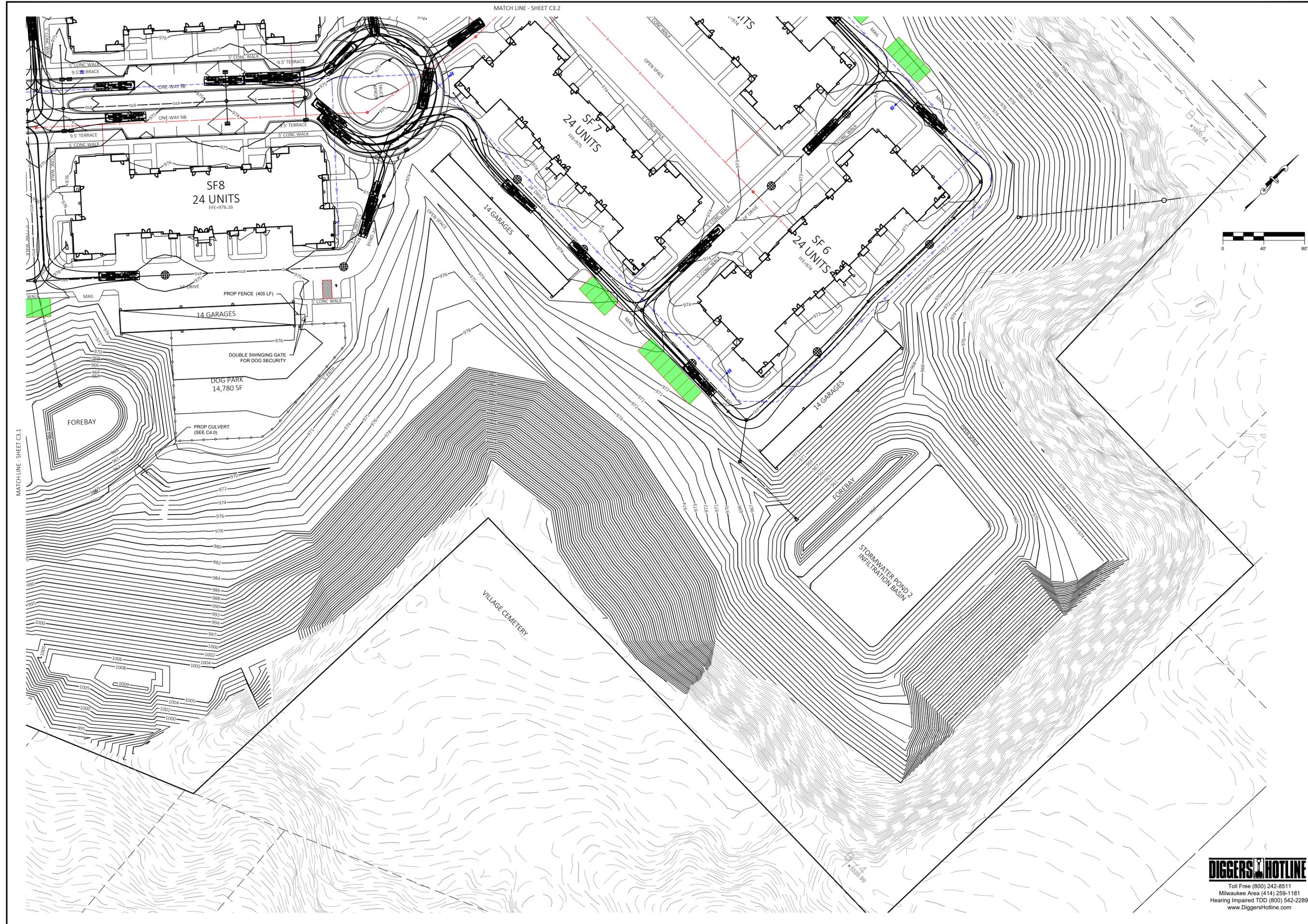
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 P&D Project No: 490686

Sheet No: **C3.2**

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NO.	REVISION DESCRIPTION	DATE
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3	CONSTRUCTION BULLETIN 7	02/21/2025
4	CONSTRUCTION BULLETIN 8	04/25/2025

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PROJECT:
HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

CLIENT:
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504 W. JUNEAU AVE.
MILWAUKEE, WI 53203

PROJECT TITLE:
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Drawn: NJO 09/26/2024
Checked: CTD 09/26/2024
P&D Project No: 490686
Sheet No: C3.3

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Project:

**HARTLAND
QUARRY
DEVELOPMENT**

700 W. Capitol Drive
Hartland, WI 53029

Issuance and Revisions:

Date	Number	Description
06/30/23		Client Review Submittal
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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 08/12/25

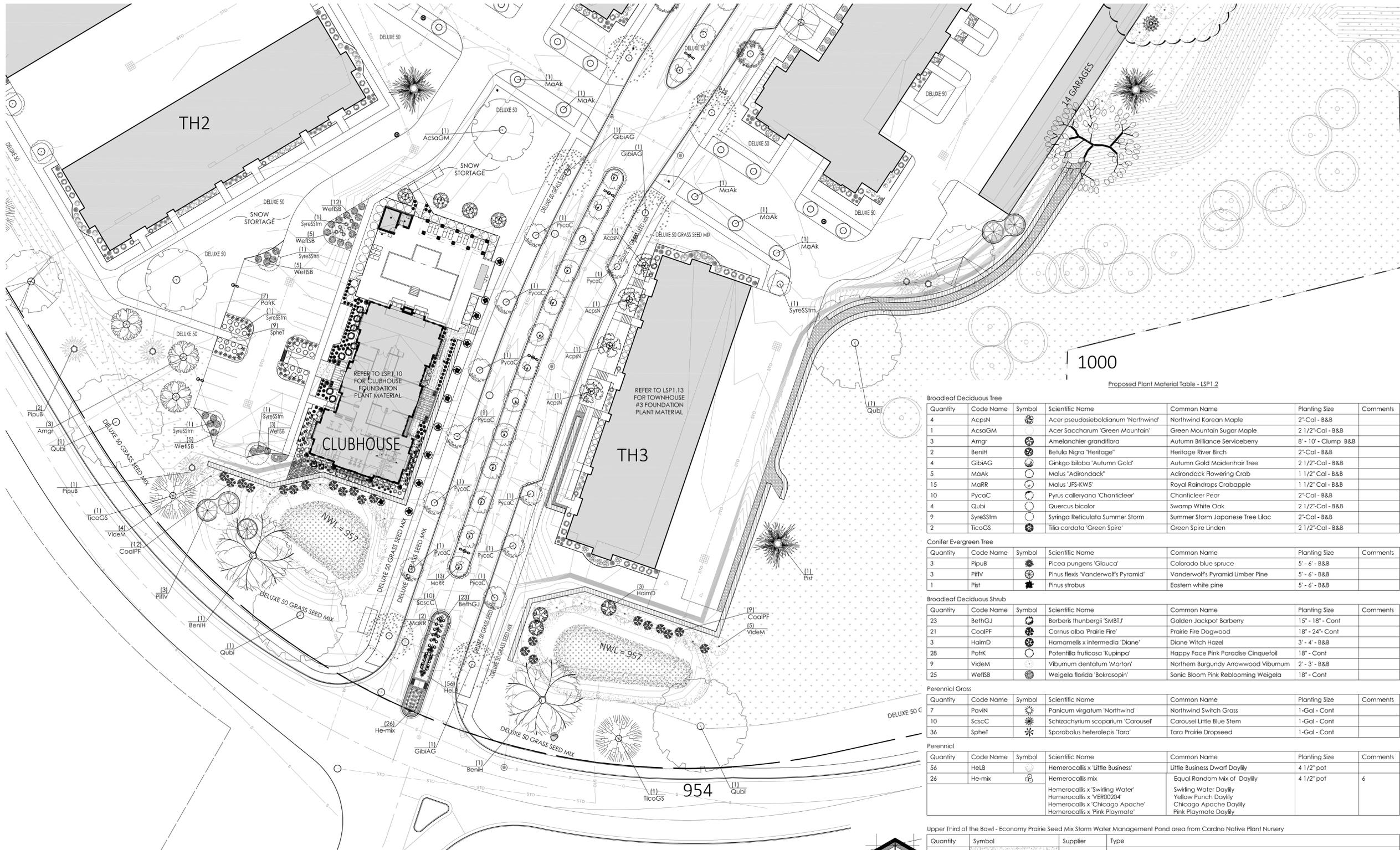
Scale: 1" = 30'-0"

Drawn By: MCD

Job Number: L23-043

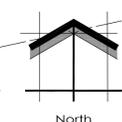
Sheet Number:

LSP1.2



1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 30'-0"



Proposed Plant Material Table - LSP1.2

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	AcpnN		Acer pseudoesbaldianum 'Northwind'	Northwind Korean Maple	2'-Cal - B&B	
1	AcsaGM		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2'-Cal - B&B	
3	Amgr		Amelanchier grandiflora	Autumn Brilliance Serviceberry	8' - 10' - Clump B&B	
2	BenH		Betula nigra 'Heritage'	Heritage River Birch	2'-Cal - B&B	
4	GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2 1/2'-Cal - B&B	
5	MaAk		Malus 'Adirondack'	Adirondack Flowering Crab	1 1/2'-Cal - B&B	
15	MaRR		Malus 'JFS-KWS'	Royal Raindrops Crabapple	1 1/2'-Cal - B&B	
10	PycnC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2'-Cal - B&B	
4	Qubi		Quercus bicolor	Swamp White Oak	2 1/2'-Cal - B&B	
9	SyresStm		Syringa reticulata 'Summer Storm'	Summer Storm Japanese Tree Lilac	2'-Cal - B&B	
2	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	2 1/2'-Cal - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	PipuB		Picea pungens 'Glauca'	Colorado blue spruce	5' - 6' - B&B	
3	PIIV		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' - 6' - B&B	
1	Pist		Pinus strobus	Eastern white pine	5' - 6' - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
23	BethGJ		Berberis thunbergii 'SMBTJ'	Golden Jackpot Barbary	15' - 18' - Cont	
21	CoalPF		Cornus alba 'Prairie Fire'	Prairie Fire Dogwood	18' - 24' - Cont	
3	HaimD		Hamamelis x intermedia 'Diane'	Diane Witch Hazel	3' - 4' - B&B	
28	PatrK		Potentilla fruticosa 'Kupipat'	Happy Face Pink Paradise Cinquefoil	18' - Cont	
9	VideM		Viburnum dentatum 'Morton'	Northern Burgundy Arrowwood Viburnum	2' - 3' - B&B	
25	WetISB		Weigela florida 'Bokrasopin'	Sonic Bloom Pink Reblooming Weigela	18' - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	
10	ScscC		Schizachyrium scoparium 'Carousel'	Carousel Little Blue Stem	1-Gal - Cont	
36	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
56	HeLB		Hemerocallis x 'Little Business'	Little Business Dwarf Daylily	4 1/2" pot	
26	He-mix		Hemerocallis mix	Equal Random Mix of Daylily	4 1/2" pot	6
			Hemerocallis x 'Swirling Water'	Swirling Water Daylily		
			Hemerocallis x 'VER00204'	Yellow Punch Daylily		
			Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily		
			Hemerocallis x 'Pink Playmate'	Pink Playmate Daylily		

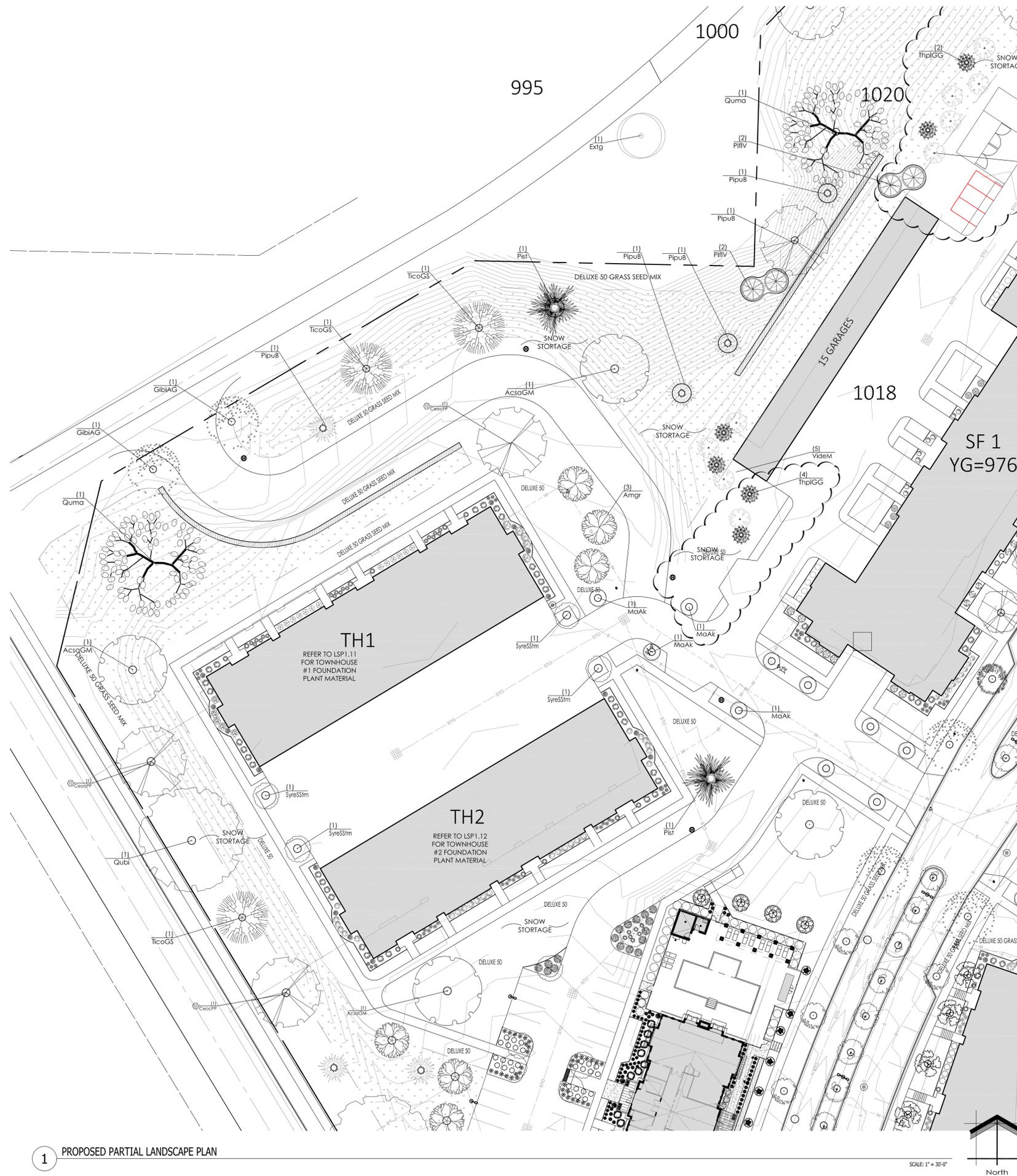
Quantity	Symbol	Supplier	Type
6000 sq. ft.		Cardno Native Plant Nursery	Economy Prairie Seed Mix - mixture contains 6 of 7 native permanent grass/ sedge species and 10 of 15 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Quantity	Symbol	Supplier	Type
12,000 sq. ft.		Cardno Native Plant Nursery	Stormwater Prairie Seed Mix - mixture contains 10 of 12 native permanent grass/ sedge species and 12 of 16 native forb species. Refer to cut sheets for mix specifics and installation instructions.

- Comments
- Straight central leader, full & even crown. Prune only after planting.
 - Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 - Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
 - Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specific turf grass seed as required.
 - Evenly shaped upright tree with full branching to the ground.
 - Full, well rooted plant, evenly shaped.
 - Full, well rooted plant.
 - Male only
 - Tree-form, Single Stem Specimen
 - At grade coverage points for this plant do not contribute to the 10% coverage area requirement.

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

L23-043 - HARTLAND QUARRY DEVELOPMENT - 08/12/2025



Proposed Plant Material Table - LSP1.3

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	AcsgGM		Acer Saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2'-Cal - B&B	
3	Amgr		Amelanchier grandiflora	Autumn Brilliance Serviceberry	8' - 10' - Clump B&B	
4	CeocPP		Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2 1/2'-Cal - B&B	
2	GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2 1/2'-Cal - B&B	
4	MaAK		Malus 'Adirondack'	Adirondack Flowering Crab	1 1/2'- Cal - B&B	
1	Qubi		Quercus bicolor	Swamp White Oak	2 1/2'-Cal - B&B	
2	Quma		Quercus macrocarpa	Bur oak	2 1/2'-Cal - B&B	
4	SyreSSm		Syringa Reticulata Summer Storm	Summer Storm Japanese Tree Lilac	2'-Cal - B&B	
3	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	2 1/2'-Cal - B&B	
-	Extg		Existing To Remain	Existing To Remain	Existing	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	PipuB		Picea pungens 'Glauca'	Colorado blue spruce	5' - 6' - B&B	
3	PiIV		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' - 6' - B&B	
2	Pist		Pinus strobus	Eastern white pine	5' - 6' - B&B	
6	ThpIGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	5' - 6' - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
9	VideM		Viburnum dentatum 'Morton'	Northern Burgundy Arrowwood Viburnum	2' - 3' - B&B	

Quantity	Symbol	Supplier	Type
TBD sq. ft.		REINDER'S	NO-MOW LOW GROW GRASS SEED MIX - mixture contains native fescue and rye permanent grass species. Refer to cut sheets for mix specifics and installation instructions.

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
 4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
 5. Evenly shaped upright tree with full branching to the ground.
 6. Full, well rooted plant, evenly shaped.
 7. Full, well rooted plant.
 8. Male only
 9. Tree-form, Single Stem Specimen
 10. At grade coverage points for this plant do not contribute to the 10% coverage area requirement.

Project:

**HARTLAND
QUARRY
DEVELOPMENT**

700 W. Capitol Drive
Hartland, WI 53029

Issuance and Revisions:

Date	Number	Description
06/30/23		Client Review Submittal
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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 08/12/25

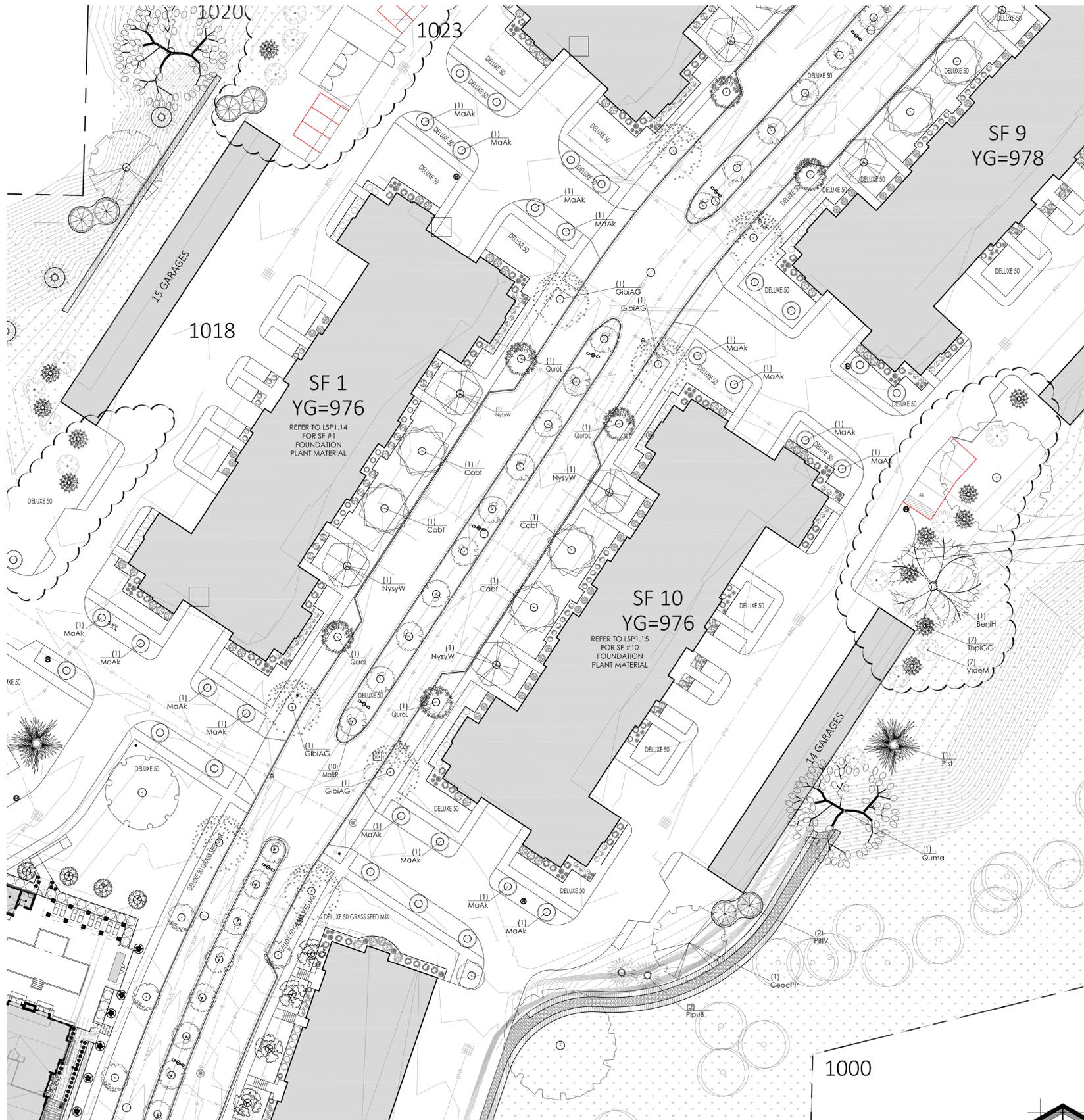
Scale: 1" = 30'-0"

Drawn By: MCD

Job Number: L23-043

Sheet Number:

LSP1.3



Proposed Plant Material Table - LSP1.4

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	BenIH		Betula Nigra 'Heritage'	Heritage River Birch	2'-Cal - B&B	
4	Cabf		Carpinus betulis 'Fastigiata'	Pyramidal EuropeanHornbeam	2'-Cal - B&B	
1	CeocPP		Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2 1/2'-Cal - B&B	
4	GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2 1/2'-Cal - B&B	
16	MaAk		Malus 'Adirondack'	Adirondack Flowering Crab	1 1/2'-Cal - B&B	
10	MaRR		Malus 'JFS-KWS'	Royal Raindrops Crabapple	1 1/2'-Cal - B&B	
4	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2 1/2'-Cal - B&B	
1	Qubi		Quercus bicolor	Swamp White Oak	2 1/2'-Cal - B&B	
1	Quma		Quercus macrocarpa	Bur oak	2 1/2'-Cal - B&B	
4	QuroL		Quercus robur x bicolor 'Long'	Regal Prince Oak	2'-Cal - B&B	
-	Extg		Existing To Remain	Existing To Remain	Existing	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	PipuB		Picea pungens 'Glauca'	Colorado blue spruce	5' - 6' - B&B	
1	Pflv		Pinus flexis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Lumber Pine	5' - 6' - B&B	
1	Pist		Pinus strobus	Eastern white pine	5' - 6' - B&B	
7	ThplGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	5' - 6' - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	VideM		Viburnum dentatum 'Morton'	Northern Burgundy Arrowwood Viburnum	2' - 3' - B&B	

Quantity	Symbol	Supplier	Type
TBD sq. ft.		REINDER'S	NO-MOW LOW GROW GRASS SEED MIX - mixture contains native fescue and rye permanent grass species. Refer to cut sheets for mix specifics and installation instructions.

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
 4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
 5. Evenly shaped upright tree with full branching to the ground.
 6. Full, well rooted plant, evenly shaped.
 7. Full, well rooted plant.
 8. Male only
 9. Tree-form, Single Stem Specimen
 10. At grade coverage points for this plant do not contribute to the 10% coverage area requirement.

Project:

**HARTLAND
QUARRY
DEVELOPMENT**

700 W. Capitol Drive
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Sheet Title:

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Date of Drawing: 08/12/25
Scale: 1" = 30'-0"
Drawn By: MCD
Job Number: L23-043
Sheet Number:

LSP1.4

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

Project:

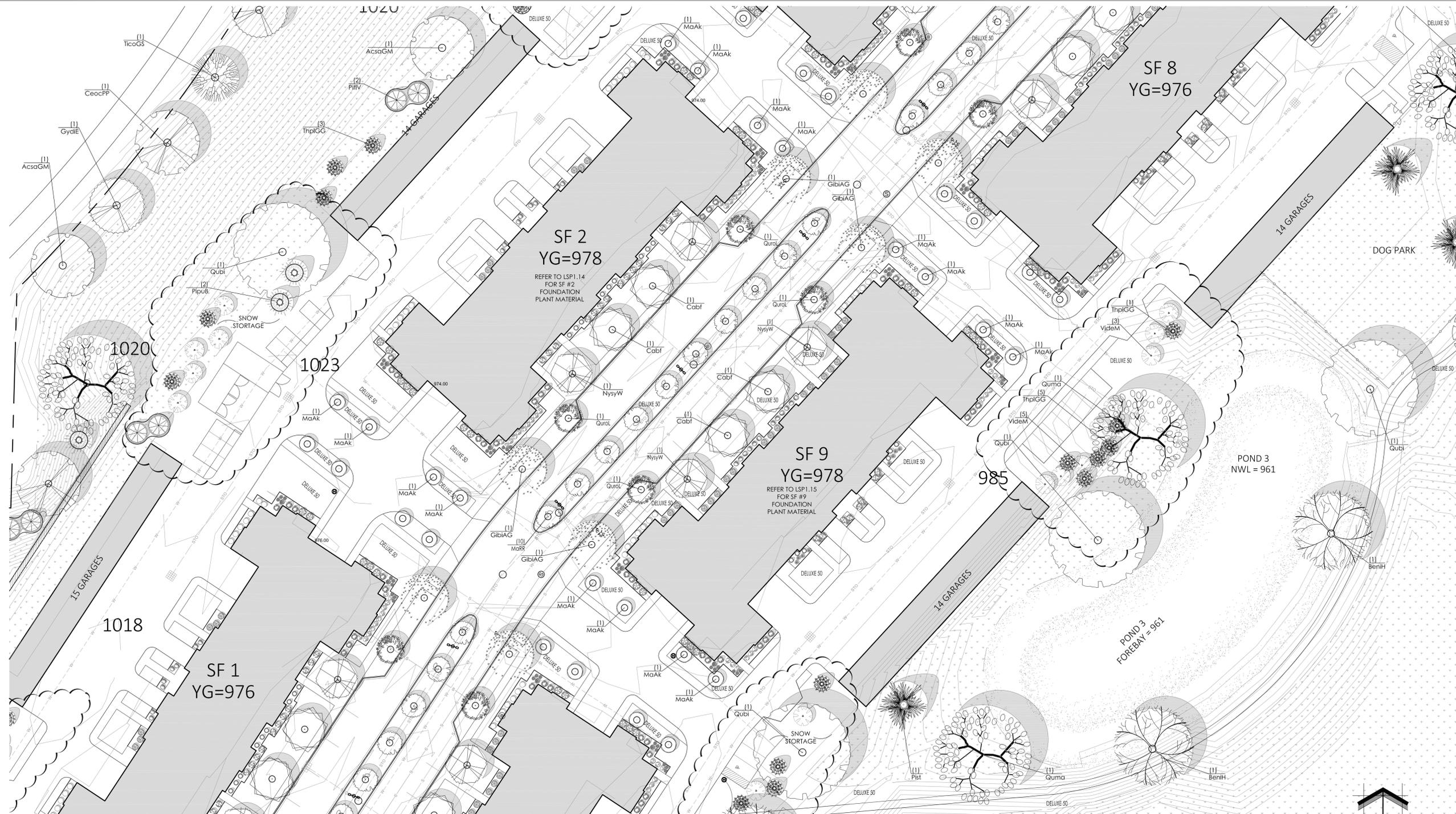
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1 PROPOSED PARTIAL LANDSCAPE PLAN

Proposed Plant Material Table - LSP1.5

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcsgGM		Acer Saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2'-Cal - B&B	
2	BenIH		Betula Nigra 'Heritage'	Heritage River Birch	2'-Cal - B&B	
4	Cabf		Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2'-Cal - B&B	
1	CeocPP		Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2 1/2'-Cal - B&B	
4	GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2 1/2'-Cal - B&B	
1	GydiE		Gymnocladia dioica 'Espresso'	Espresso Kentucky Coffee Tree	2 1/2'-Cal - B&B	
16	MaAk		Malus 'Adirondack'	Adirondack Flowering Crab	1 1/2' Cal - B&B	
10	MaRR		Malus 'JFS-KWS'	Royal Raindrops Crabapple	1 1/2' Cal - B&B	
4	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2 1/2'-Cal - B&B	
4	Qubi		Quercus bicolor	Swamp White Oak	2 1/2'-Cal - B&B	
2	Quma		Quercus macrocarpa	Bur oak	2 1/2'-Cal - B&B	
4	QuraL		Quercus robur x bicolor 'Long'	Regal Prince Oak	2'-Cal - B&B	
1	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	2 1/2'-Cal - B&B	
-	Extg		Existing To Remain	Existing To Remain	Existing	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	VideM		Viburnum dentatum 'Morton'	Northern Burgundy Arrowwood Viburnum	2'-3' - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	PipuB		Picea pungens 'Glauca'	Colorado blue spruce	5'-6' - B&B	
2	PiPiV		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5'-6' - B&B	
1	PiSt		Pinus strobus	Eastern white pine	5'-6' - B&B	
9	ThpiGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	5'-6' - B&B	

Upper Third of the Bowl - Economy Prairie Seed Mix Storm Water Management Pond area from Cardno Native Plant Nursery

Quantity	Symbol	Supplier	Type
15,500sq. ft.		Cardno Native Plant Nursery	Economy Prairie Seed Mix - mixture contains 6 of 7 native permanent grass/ sedge species and 10 of 15 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Lower Two-Thirds of the Bowl - Stormwater Prairie Seed Mix @ Storm Water Management Pond area from Cardno

Quantity	Symbol	Supplier	Type
19,000 sq. ft.		Cardno Native Plant Nursery	Stormwater Prairie Seed Mix - mixture contains 10 of 12 native permanent grass/ sedge species and 12 of 16 native forb species. Refer to cut sheets for mix specifics and installation instructions.

No-Mow Low Grow Grass Seed Mix from Reinder's

Quantity	Symbol	Supplier	Type
TBD sq. ft.		REINDER'S	NO-MOW LOW GROW GRASS SEED MIX - mixture contains native fescue and rye permanent grass species. Refer to cut sheets for mix specifics and installation instructions.

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and visibility for both pedestrians and motorists.
 4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade.
 5. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
 6. Full, well rooted plant, evenly shaped.
 7. Full, well rooted plant.
 8. Male only.
 9. Tree-form, Single Stem Specimen
 10. At grade coverage points for this plant do not contribute to the 10% coverage area requirement.

Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 08/12/25

Scale: 1" = 30'-0"

Drawn By: MCD

Job Number: L23-043

Sheet Number:

LSP1.5

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

Project:

**HARTLAND
QUARRY
DEVELOPMENT**

700 W. Capitol Drive
Hartland, WI 53029

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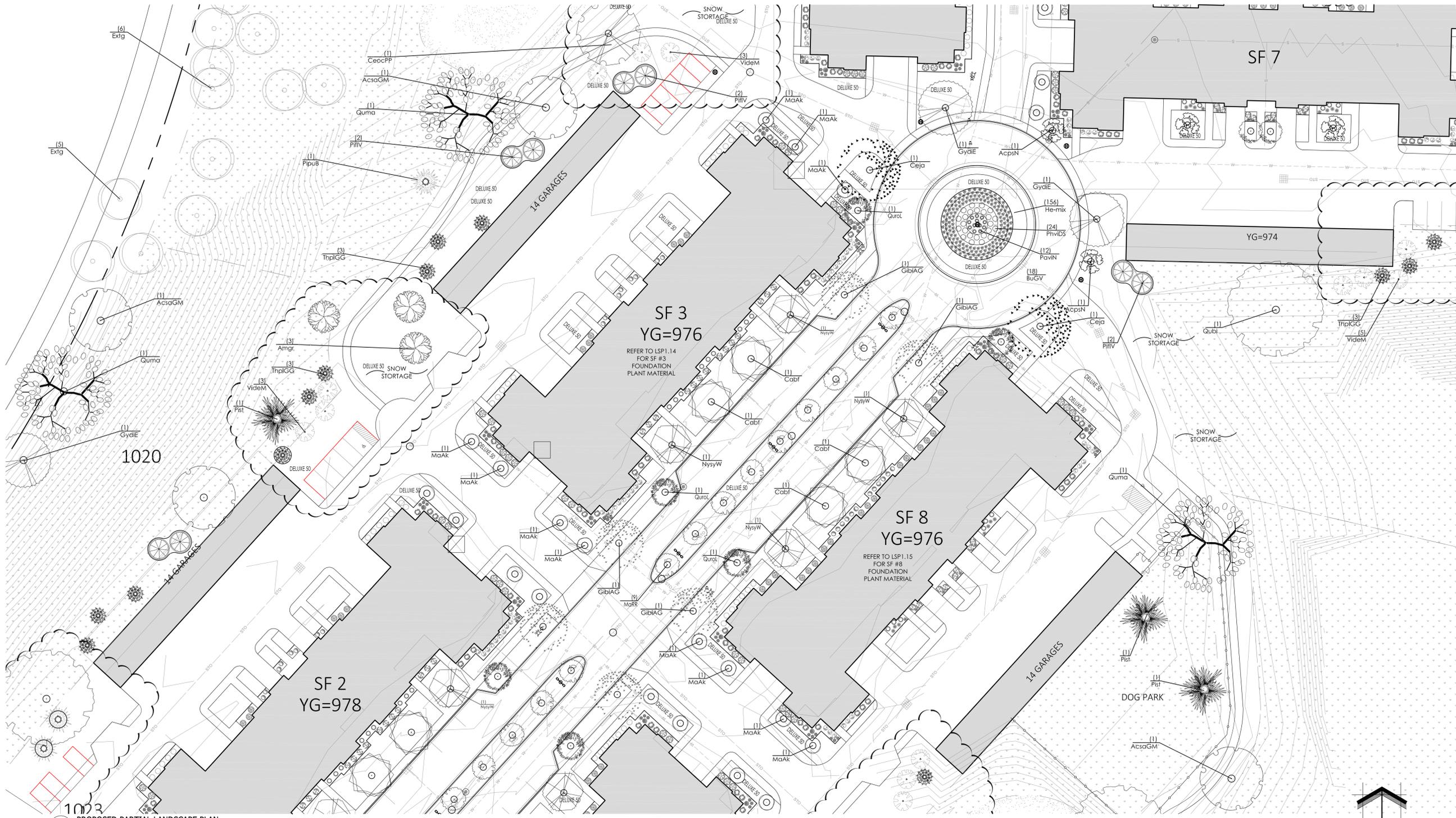
Drawn By: MCD

Job Number: L23-043

Sheet Number:

LSP1.6

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



Proposed Plant Material Table - LSP1.6

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcpsN		Acer pseudoesbaldianum 'Northwind'	Northwind Korean Maple	2'-Cal - B&B	
3	AcsoGM		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2'-Cal - B&B	
3	Amgr		Amelanchier grandiflora	Autumn Brilliance Serviceberry	8' - 10' - Clump B&B	
4	Cabf		Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2'-Cal - B&B	
1	CeocPP		Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2 1/2'-Cal - B&B	
2	Ceja		Cercidiphyllum japonicum	Katsura Tree	2 1/2'-Cal - B&B	
4	GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2 1/2'-Cal - B&B	
3	GydiE		Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	2 1/2'-Cal - B&B	
11	MaAk		Malus 'Adirondack'	Adirondack Flowering Crab	1 1/2'-Cal - B&B	
9	MaRR		Malus 'JFS-KWS'	Royal Raindrops Crabapple	1 1/2'-Cal - B&B	
4	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2 1/2'-Cal - B&B	
1	Qubi		Quercus bicolor	Swamp White Oak	2 1/2'-Cal - B&B	
3	Quma		Quercus macrocarpa	Bur oak	2 1/2'-Cal - B&B	
4	QuoL		Quercus robur x bicolor 'Long'	Regal Prince Oak	2'-Cal - B&B	
-	Extg		Existing To Remain	Existing To Remain	Existing	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	PipuB		Picea pungens 'Glauca'	Colorado blue spruce	5' - 6' - B&B	
6	PiViM		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' - 6' - B&B	
3	Pist		Pinus strobus	Eastern white pine	5' - 6' - B&B	
9	ThpiGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	5' - 6' - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
24	PhviDS		Philadelphus x virginidis 'Dwarf Snowflake'	Dwarf Snowflake Mock Orange	18" - Cont	
11	Vidm		Viburnum dentatum 'Morton'	Northern Burgundy Arrowwood Viburnum	2' - 3' - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
12	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
156	He-mix		Hemerocallis mix Hemerocallis x 'Swirling Water' Hemerocallis x 'VER00204' Hemerocallis x 'Chicago Apache' Hemerocallis x 'Pink Playmate'	Equal Random Mix of Daylily Swirling Water Daylily Yellow Punch Daylily Chicago Apache Daylily Pink Playmate Daylily	4 1/2' pot	6

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong cones and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and visibility for both pedestrians and motorists.
4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade.
5. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
6. Evenly shaped upright tree with full branching to the ground.
7. Full, well rooted plant, evenly shaped.
8. Full, well rooted plant.
9. Male only
10. Tree-form, Single Stem Specimen
11. At grade coverage points for this plant do not contribute to the 10% coverage area requirement.

SCALE: 1" = 30'-0"



1 PROPOSED PARTIAL LANDSCAPE PLAN

Project:

**HARTLAND
QUARRY
DEVELOPMENT**
xxx, WI
700 W. Capitol Drive
Hartland, WI 53029

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Date of Drawing: **08/12/25**

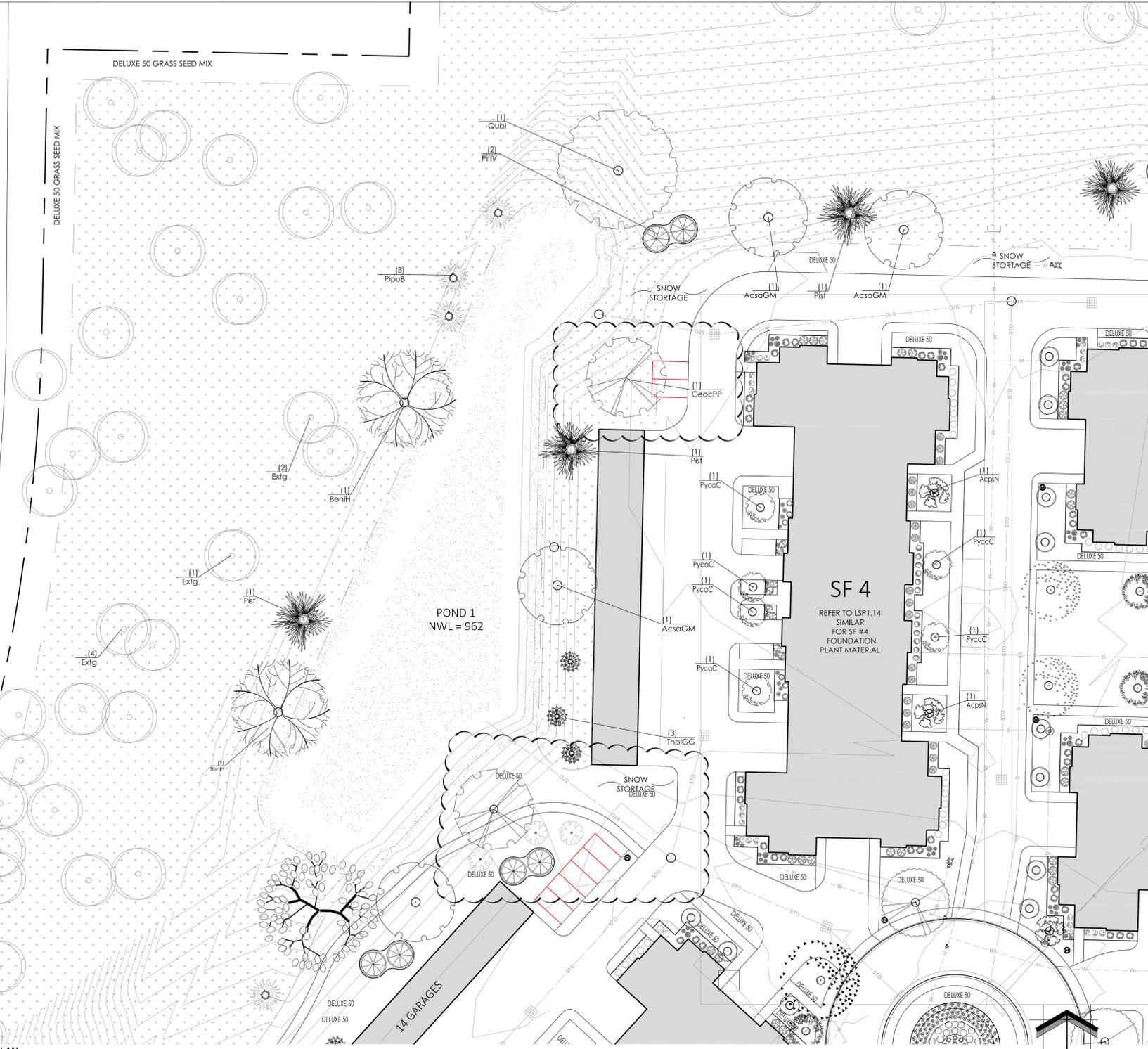
Scale: 1" = 30'-0"

Drawn By: **MDD**

Job Number: **L23-009**

Sheet Number:

LSP1.7



SCALE: 1" = 30'-0" North

1 PROPOSED PARTIAL LANDSCAPE PLAN

Proposed Plant Material Table - LSP1.7

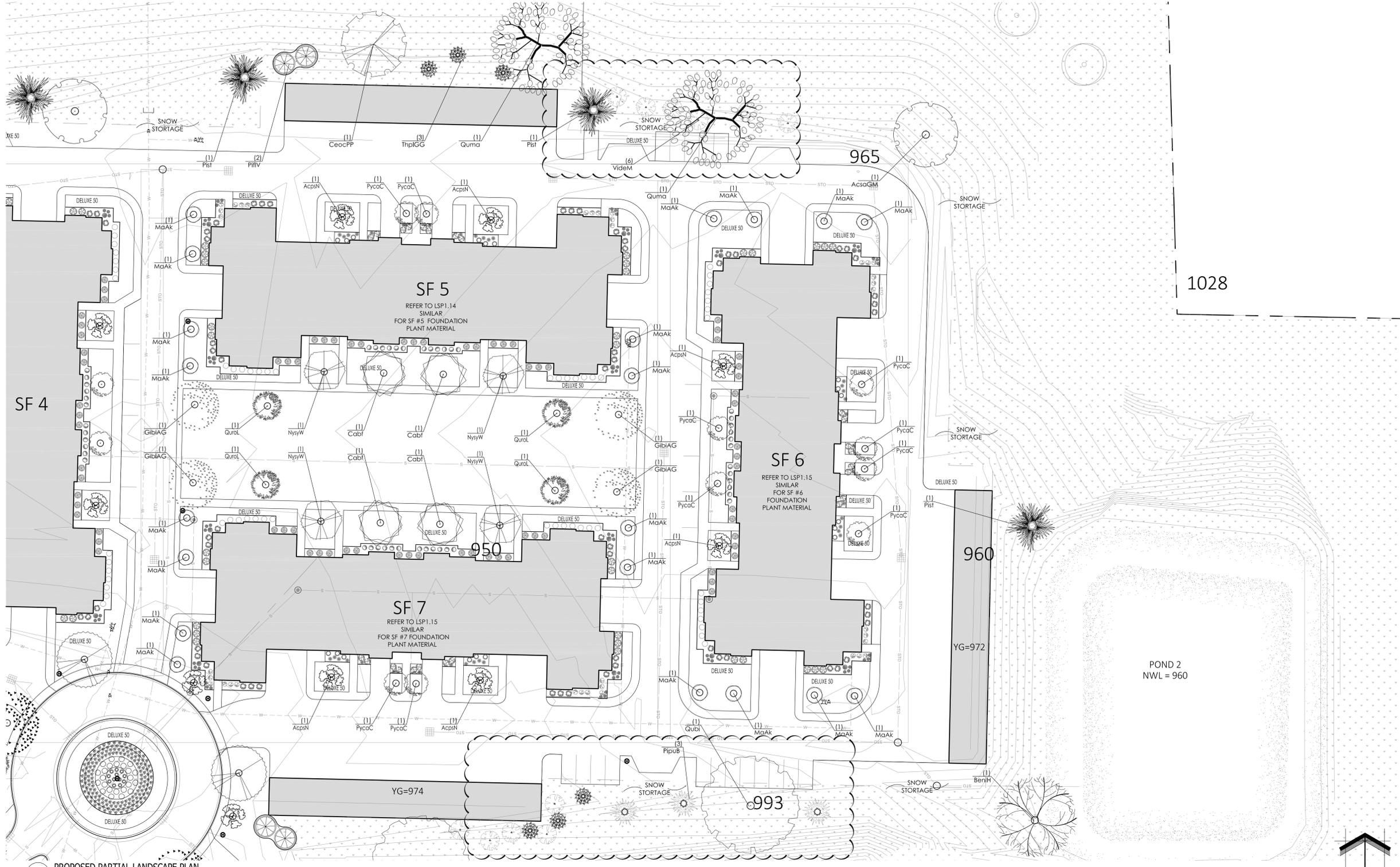
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcpsN		Acer pseudoesbaldianum 'Northwind'	Northwind Korean Maple	2'-Cal - B&B	
3	AcsoGM		Acer Saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2'-Cal - B&B	
2	BeniH		Betula nigra 'Heritage'	Heritage River Birch	2'-Cal - B&B	
1	CeocPP		Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2 1/2'-Cal - B&B	
6	Pycoc		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2'-Cal - B&B	
1	Qubi		Quercus bicolor	Swamp White Oak	2 1/2'-Cal - B&B	
-	Extg		Existing To Remain	Existing To Remain	Existing	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	PipuB		Picea pungens 'Glauca'	Colorado blue spruce	5'-6' - B&B	
2	PflV		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5'-6' - B&B	
3	Pist		Pinus strobus	Eastern white pine	5'-6' - B&B	
3	ThplGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	5'-6' - B&B	

Quantity	Symbol	Supplier	Type
15,300 sq. ft.		Cardno Native Plant Nursery	Economy Prairie Seed Mix - mixture contains 6 of 7 native permanent grass/ sedge species and 10 of 15 native forb species. Refer to cut sheets for mix specifics and installation instructions.
11,700 sq. ft.		Cardno Native Plant Nursery	Stormwater Prairie Seed Mix @ Storm Water Management Pond area from Cardno
TBD sq. ft.		REINDER'S	NO-MOW LOW GROW GRASS SEED MIX - mixture contains native fescue and rye permanent grass species. Refer to cut sheets for mix specifics and installation instructions.

- Comments
- Straight central leader, full & even crown. Prune only after planting.
 - Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 - Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and visibility for both pedestrians and motorists.
 - Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
 - Evenly shaped upright tree with full branching to the ground.
 - Full, well rooted plant, evenly shaped.
 - Full, well rooted plant.
 - Male only
 - Tree-form, Single Stem Specimen
 - At grade coverage points for this plant do not contribute to the 10% coverage area requirement.

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Project:
HARTLAND QUARRY DEVELOPMENT
700 W. Capitol Drive
Hartland, WI 53029

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Date of Drawing: 08/12/25
Scale: 1" = 30'-0"
Drawn By: MCD
Job Number: L23-043
Sheet Number:

LSP1.8

Proposed Plant Material Table - LSP1.8

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	AcpsN		Acer pseudoesieboldianum 'Northwind'	Northwind Korean Maple	2'-Cal - B&B	
1	Acsgm		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2'-Cal - B&B	
1	BenH		Betula nigra 'Heritage'	Heritage River Birch	2'-Cal - B&B	
4	Cabf		Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2'-Cal - B&B	
1	CeocPP		Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2 1/2'-Cal - B&B	
4	GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2 1/2'-Cal - B&B	
18	MaAK		Malus 'Adirondack'	Adirondack Flowering Crab	1 1/2'-Cal - B&B	
4	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2 1/2'-Cal - B&B	
10	PycC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2'-Cal - B&B	
1	Qubi		Quercus bicolor	Swamp White Oak	2 1/2'-Cal - B&B	
2	Quma		Quercus macrocarpa	Bur oak	2 1/2'-Cal - B&B	
4	QuraL		Quercus robur x bicolor 'Long'	Regal Prince Oak	2'-Cal - B&B	
-	Extg		Existing To Remain	Existing To Remain	Existing	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	Pipub		Picea pungens 'Glauca'	Colorado blue spruce	5' - 6' - B&B	
2	PiIV		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' - 6' - B&B	
3	Pist		Pinus strobus	Eastern white pine	5' - 6' - B&B	
3	ThpIGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	5' - 6' - B&B	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	VideM		Viburnum dentatum 'Morton'	Northern Burgundy Arrowwood Viburnum	2' - 3' - B&B	

- Comments
- Straight central leader, full & even crown. Prune only after planting.
 - Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 - Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and visibility for both pedestrians and motorists.
 - Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
 - Evenly shopped upright tree with full branching to the ground.
 - Full, well-rooted plant, evenly shopped.
 - Full, well-rooted plant.
 - Male only.
 - Tree-form, Single Stem Specimen
 - At grade coverage points for this plant do not contribute to the 10% coverage area requirement.

Upper Third of the Bowl - Economy Prairie Seed Mix Storm Water Management Pond area from Cardno Native Plant Nursery

Quantity	Symbol	Supplier	Type
14,300 sq. ft.		Cardno Native Plant Nursery	Economy Prairie Seed Mix - mixture contains 6 of 7 native permanent grass/ sedge species and 10 of 15 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Lower Two-Thirds of the Bowl - Stormwater Prairie Seed Mix @ Storm Water Management Pond area from Cardno

Quantity	Symbol	Supplier	Type
20,700 sq. ft.		Cardno Native Plant Nursery	Stormwater Prairie Seed Mix - mixture contains 10 of 12 native permanent grass/ sedge species and 12 of 16 native forb species. Refer to cut sheets for mix specifics and installation instructions.

No-Mow Low Grow Grass Seed Mix from Reinder's

Quantity	Symbol	Supplier	Type
TBD sq. ft.		REINDER'S	NO-MOW LOW GROW GRASS SEED MIX - mixture contains native fescue and rye permanent grass species. Refer to cut sheets for mix specifics and installation instructions.

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

Project:

HARTLAND QUARRY DEVELOPMENT

700 W. Capitol Drive
Hartland, WI 53029

Issuance and Revisions:

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Sheet Title:

PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing: 08/12/25

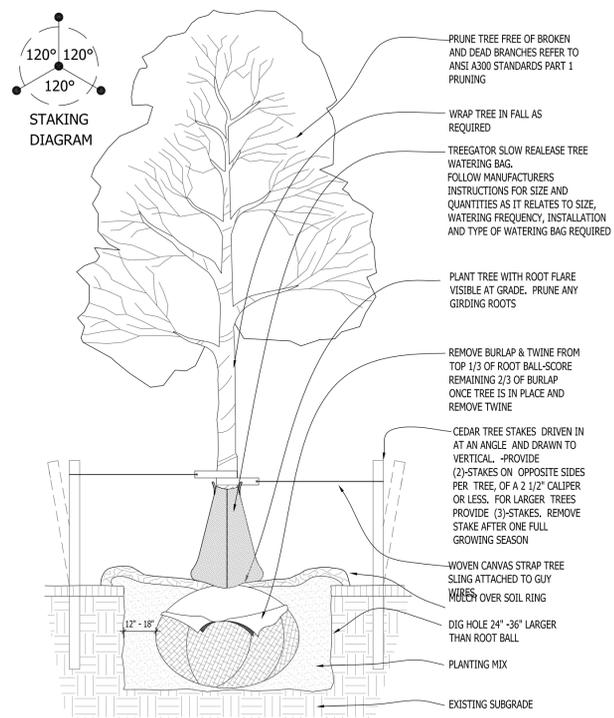
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Drawn By: MCD

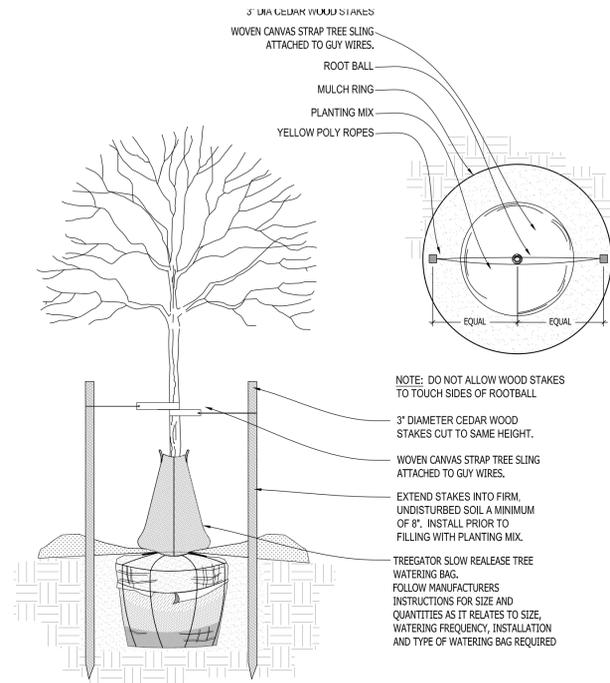
Job Number: L23-043

Sheet Number:

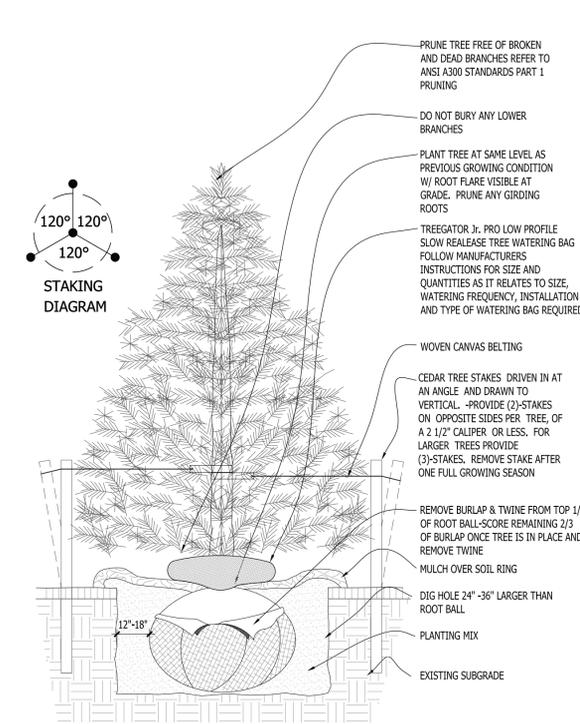
LSP1.9



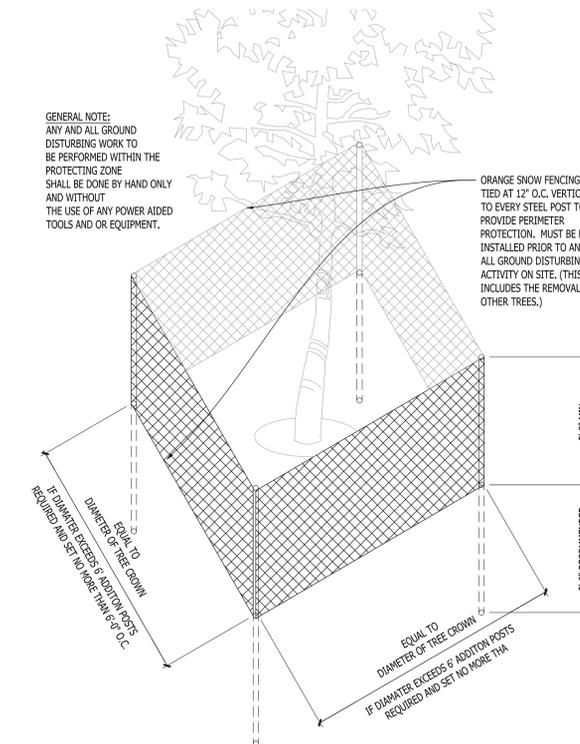
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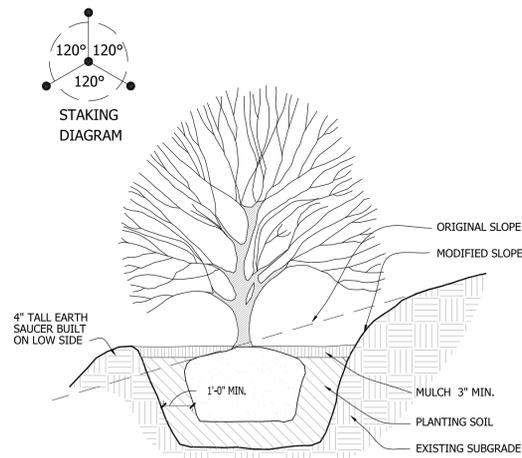
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



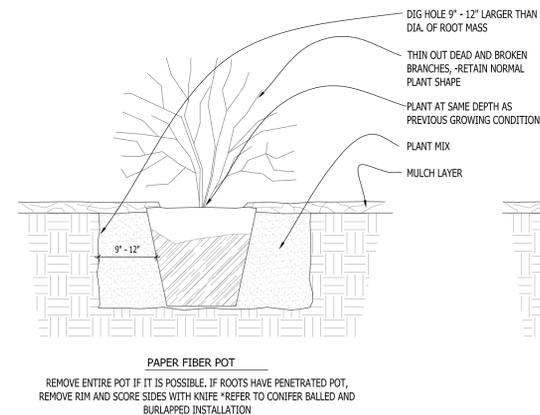
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



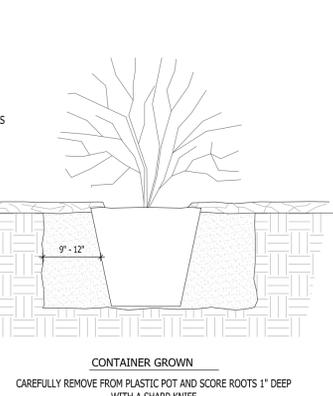
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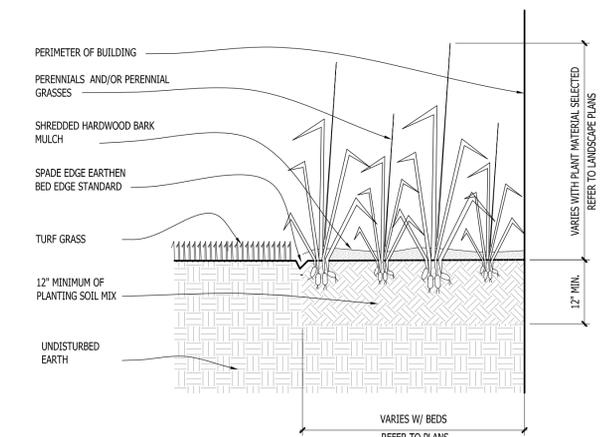
5 SLOPE PLANTING DETAIL SCALE: NONE



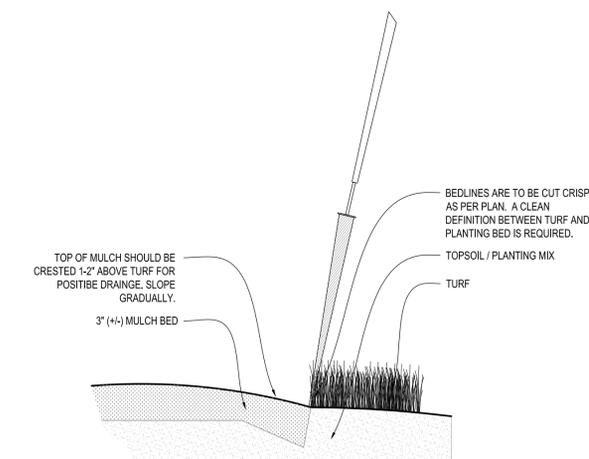
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



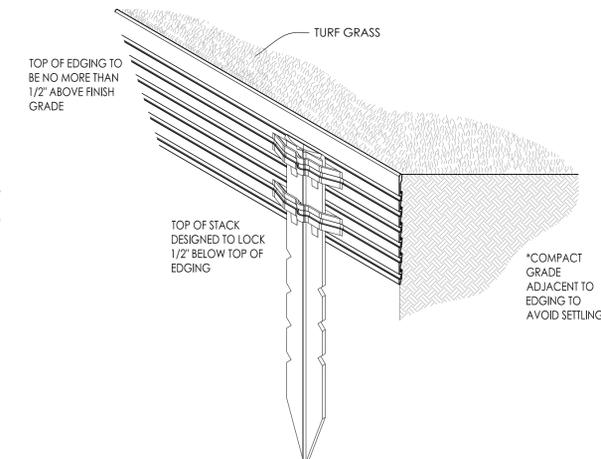
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



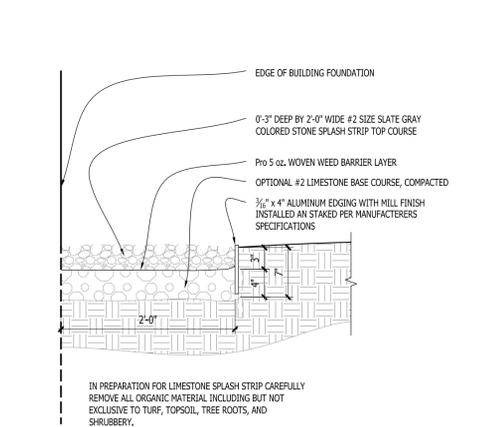
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

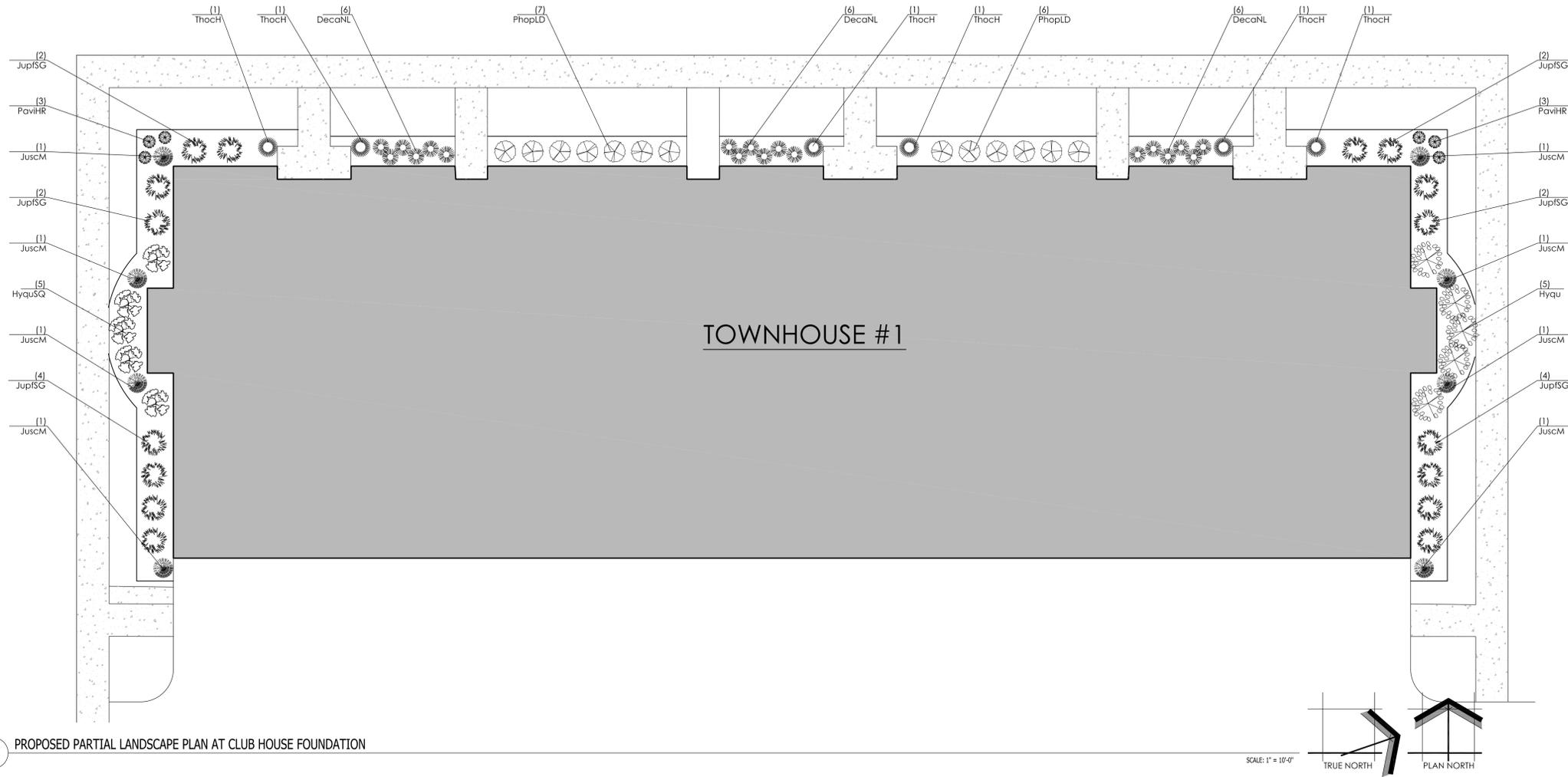


10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>

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



1 PROPOSED PARTIAL LANDSCAPE PLAN AT CLUB HOUSE FOUNDATION

Proposed Plant Material Table - Town Home #1

Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	4' - B&B	
Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	Hyqu		Hydrangea quercifolia	Oakleaf hydrangea	18" - 24" - Cont	
5	HyquSQ		Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	18" - 24" - Cont	
13	PhopLD		Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	18" - 24" - Cont	
Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
16	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
6	ThocH		Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	3' - Cont	
Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
18	DecaNL		Deschampsia caespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	1-Gal - Cont	
6	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only
8. Tree form, single stem specimen

Project:

HARTLAND QUARRY DEVELOPMENT

700 W. Capitol Drive
Hartland, WI 53029

Issuance and Revisions:

Date	Number	Description
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07/05/23		Client Review Submittal
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Sheet Title:

PROPOSED PARTIAL TOWNHOUSE #1
FOUNDATION LANDSCAPE PLAN
AND PLANT MATERIAL TABLE

Date of Drawing: 08/12/25
Scale: 1" = 10'-0"
Drawn By: MCD
Job Number: L23-043
Sheet Number:

LSP1.11

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

Project:

**HARTLAND
QUARRY
DEVELOPMENT**

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Hartland, WI 53029

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Sheet Title:

PROPOSED PARTIAL TOWNHOUSE #2
FOUNDATION LANDSCAPE PLAN
AND PLANT MATERIAL TABLE

Date of Drawing: 08/12/25

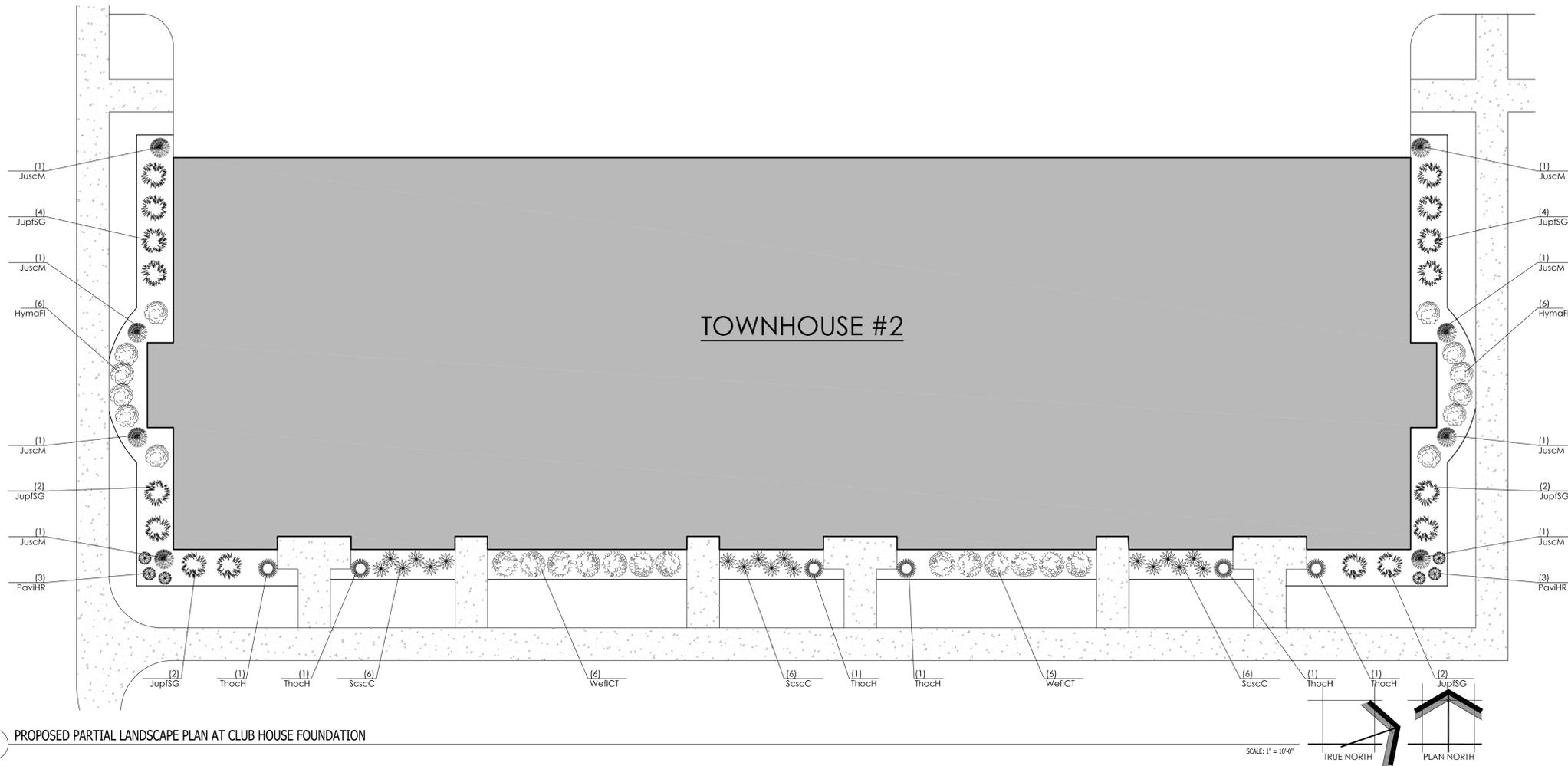
Scale: 1" = 10'-0"

Drawn By: MCD

Job Number: L23-043

Sheet Number:

LSP1.12



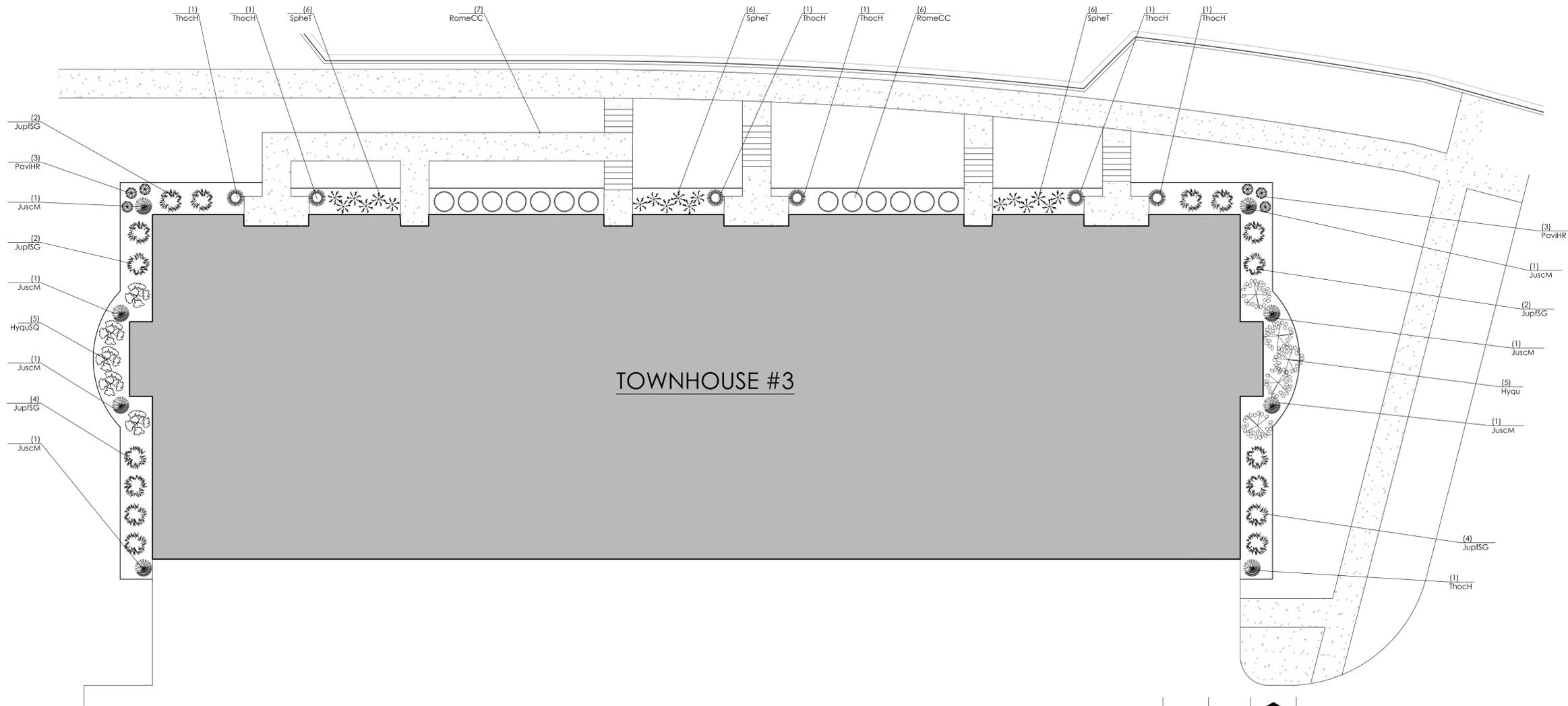
1 PROPOSED PARTIAL LANDSCAPE PLAN AT CLUB HOUSE FOUNDATION

Proposed Plant Material Table - Town Home #2

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Conifer Evergreen Tree						
8	JuscM	●	Juniperus scopulorum 'Medora'	Medora Juniper	4' - B&B	
Broadleaf Deciduous Shrub						
12	HymaFl	⊗	Hydrangea macrophylla 'Hortfire'	Seaside Serenade Fire Island Hydrangea	18" - 24" - Cont	
13	WellCT	⊗	Weigela floridab 'Czechmark Trilogy'	Czechmark Trilogy Weigela	18" - 24" - Cont	
Conifer Evergreen Shrub						
14	JupISG	⊗	Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
6	Thoch	●	Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	3' - Cont	
Perennial Grass						
6	PavHR	⊗	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	
18	ScscC	⊗	Schizachyrium scoparium 'Carousel'	Carousel Little Blue Stem	1-Gal - Cont	

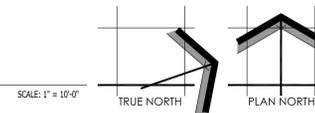
- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
 4. Evenly shaped upright tree with full branching to the ground.
 5. Full, well rooted plant, evenly shaped.
 6. Full, well rooted plant.
 7. Male only
 8. Tree form, single stem specimen

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



TOWNHOUSE #3

1 PROPOSED PARTIAL LANDSCAPE PLAN AT CLUB HOUSE FOUNDATION



Proposed Plant Material Table - Town Home #3

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Conifer Evergreen Tree						
8	JuscM	●	Juniperus scopulorum 'Medora'	Medora Juniper	4' - B&B	
Broadleaf Deciduous Shrub						
5	Hyqu	⊗	Hydrangea quercifolia	Oakleaf hydrangea	18" - 24" - Cont	
5	HyquSQ	⊗	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	18" - 24" - Cont	
13	RomeCC	○	Rosa 'Meiliansols'	Candy Cane Cocktail Rose	18" - 24" - Cont	
Conifer Evergreen Shrub						
16	JupISG	⊗	Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
6	ThocH	⊗	Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	3' - Cont	
Perennial Grass						
6	PavHR	⊗	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	
18	SpheT	✱	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
 4. Evenly shaped upright tree with full branching to the ground.
 5. Full, well rooted plant, evenly shaped.
 6. Full, well rooted plant.
 7. Male only
 8. Tree form, single stem specimen

Project:

HARTLAND QUARRY DEVELOPMENT

700 W. Capitol Drive
Hartland, WI 53029

Issuance and Revisions:

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Sheet Title:

PROPOSED PARTIAL TOWNHOUSE #3
FOUNDATION LANDSCAPE PLAN
AND PLANT MATERIAL TABLE

Date of Drawing: 08/12/25
Scale: 1" = 10'-0"
Drawn By: MCD
Job Number: L23-043
Sheet Number:

LSP1.13

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

Project:

**HARTLAND
QUARRY
DEVELOPMENT**

700 W. Capitol Drive
Hartland, WI 53029

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Sheet Title:

PROPOSED PARTIAL SF
FOUNDATION LANDSCAPE PLAN
AND PLANT MATERIAL TABLE

Date of Drawing: 08/12/25

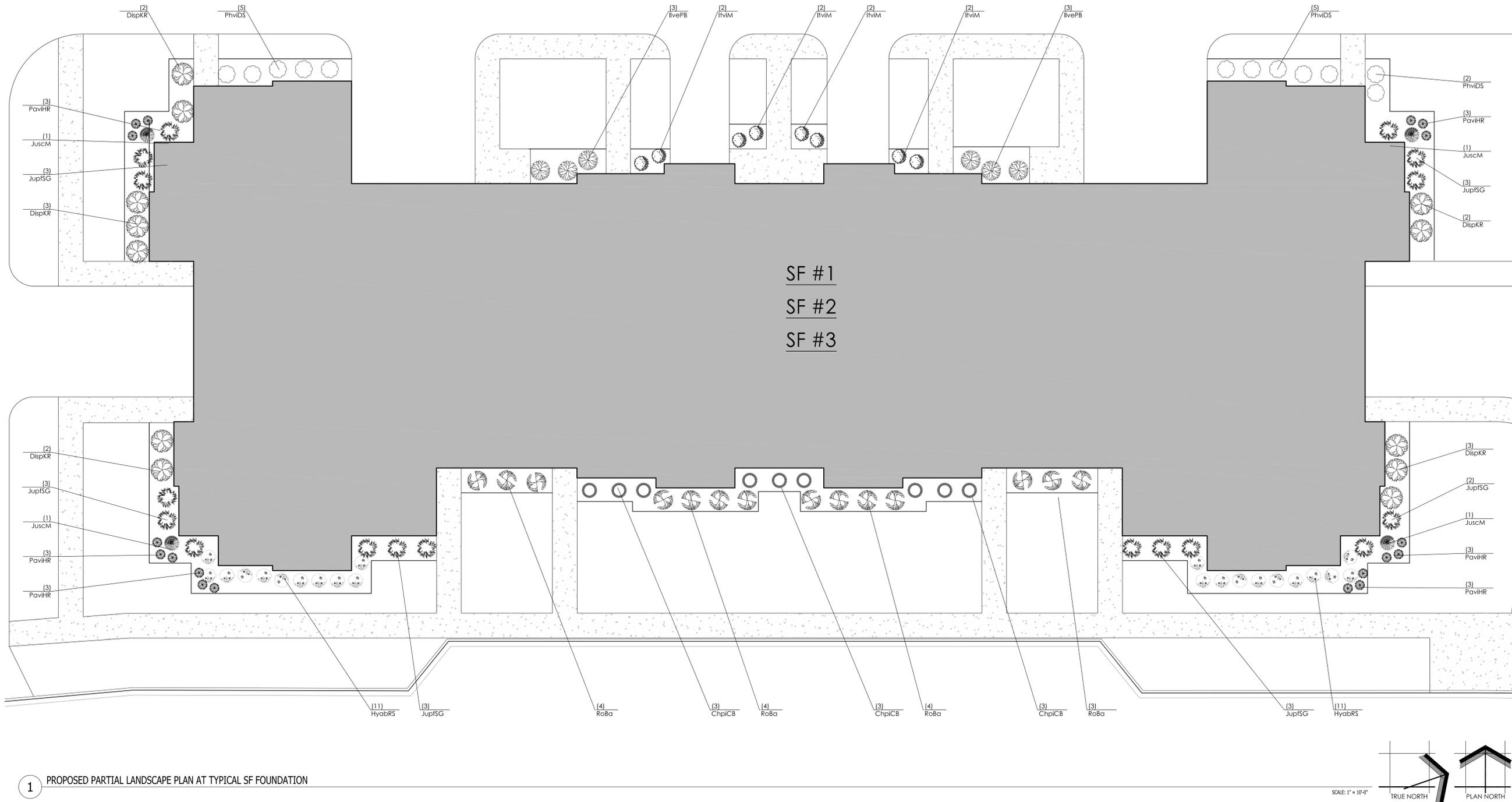
Scale: 1" = 10'-0"

Drawn By: MCD

Job Number: L23-043

Sheet Number:

LSP1.14



1 PROPOSED PARTIAL LANDSCAPE PLAN AT TYPICAL SF FOUNDATION

Proposed Plant Material Table - SF #1, SF #2, SF #3

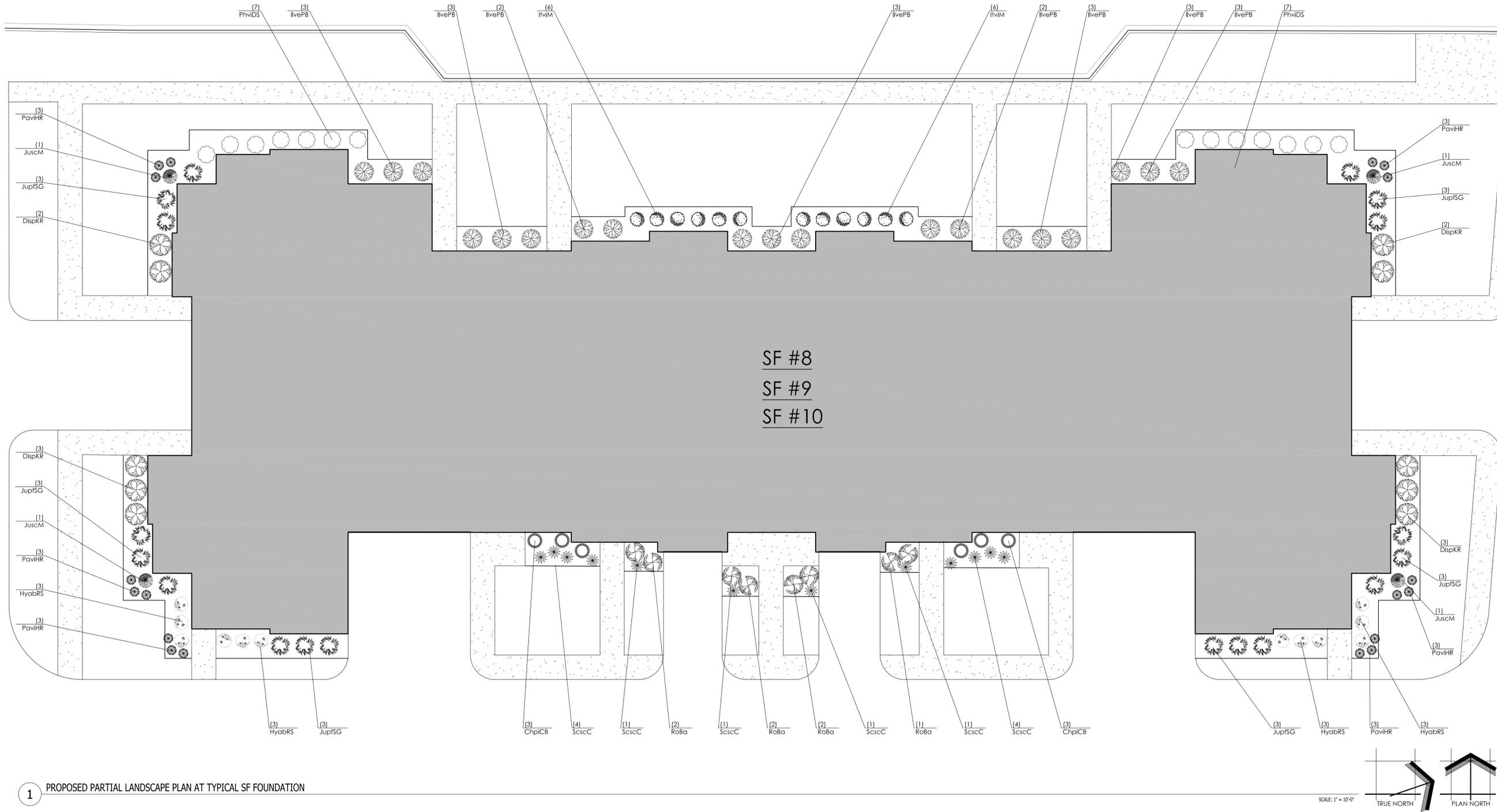
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	JusCM	●	Juniperus scopulorum 'Medora'	Medora Juniper	4' - B&B	
Broadleaf Deciduous Shrub						
12	DispKR	⊗	Diervilla splendens 'G2X885411'	Kodiak Red Diervilla	18" - Cont	
22	HyabRS	⊗	Hydrangea arborescens 'NCHA3'	Invincibelle Ruby Smooth Hydrangea	18" - Cont	
8	ItviM	⊗	Itea virginica 'Merlot'	Merlot Sweetspire	18" - Cont	
10	PhviDS	⊗	Philadelphus x virginalis 'Dwarf Snowflake'	Dwarf Snowflake Mock Orange	18" - Cont	
14	RoBa	⊗	Rosa 'Baiove'	Coral Cove Elegance Rose	18" - Cont	
Broadleaf Evergreen Shrub						
6	IlvePB	⊗	Ilex verticillata 'Berry Poppins'	Berry Poppins Winterberry	18" - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
9	ChpiCB	⊗	Chamaecyparis pisifera 'Cream Ball'	Cream Ball Japanese falsecypress	18" - Cont	
17	JupISG	⊗	Juniperus x pflzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
Perennial Grass						
18	PavHR	⊗	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only
8. Tree form, single stem specimen

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



1 PROPOSED PARTIAL LANDSCAPE PLAN AT TYPICAL SF FOUNDATION

Proposed Plant Material Table - SF #8, SF #9, SF #10

Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	JuscM	●	Juniperus scopulorum 'Medora'	Medora Juniper	4' - B&B	
Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	DispKR	⊗	Diervilla splendens 'G2X885411'	Kodlak Red Diervilla	18" - Cont	
12	HyabRS	⊗	Hydrangea arborescens 'NCHA3'	Invincibelle Ruby Smooth Hydrangea	18" - Cont	
12	ItviM	⊗	Itea virginica 'Merlot'	Merlot Sweetspire	18" - Cont	
14	PhviDS	⊗	Philadelphus x virginalis 'Dwarf Snowflake'	Dwarf Snowflake Mock Orange	18" - Cont	
8	RoBa	⊗	Rosa 'Baiove'	Coral Cove Elegance Rose	18" - Cont	
Broadleaf Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	IlvePB	⊗	Ilex verticillata 'Berry Poppins'	Berry Poppins Winterberry	18" - Cont	

Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	ChpiCB	⊗	Chamaecyparis pisifera 'Cream Ball'	Cream Ball/Japanese falsecypress	18" - Cont	
18	JupISG	⊗	Juniperus x pflzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
18	PaviHR	⊗	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	
12	ScscC	⊗	Schizachyrium scoparium 'Carousel'	Carousel Little Blue Stem	1-Gal - Cont	

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only
8. Tree form, single stem specimen

Project:
HARTLAND QUARRY DEVELOPMENT
 700 W. Capitol Drive
 Hartland, WI 53029

Issuance and Revisions:

Date	Number	Description
06/30/23		Client Review Submittal
07/05/23		Client Review Submittal
07/06/23		Plan Commission Submittal
06/30/24		Construction Document Submittal
02/06/25		Lighting Plan Submittal
03/04/25		Lighting Plan Submittal
04/01/25		Revisions based on Client Comments
08/12/25		Additional Revisions Based on Site Changes

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Sheet Title:
 PROPOSED PARTIAL SF FOUNDATION LANDSCAPE PLAN AND PLANT MATERIAL TABLE

Date of Drawing: 08/12/25
 Scale: 1" = 10'-0"
 Drawn By: MCD
 Job Number: L23-043
 Sheet Number:

LSP1.15

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

Reinders Grass Seed

REINDERS NO MOW / LOW GROW SEED MIX

SEED TECHNOLOGY SHEET

Description

Reinders No Mow / Low Grow Seed Mix is a new blend developed for hard to mow areas or those areas where minimal up keep is desirable. Composed of Spartan II Hard Fescue, Quatro Sheep Fescue and TXR Annual Rye Grass, this blend needs to be irrigated only during germination (7 to 10 days), with a small amount of fertilizer at seeding. After it is established, it will require no fertilizer or irrigation. If unmowed, grass will grow to about a foot in height and bend over. If mowed, it should be cut at four inches occasionally. If unmowed, wild flowers could be seeded at the rate of 1/4 to 1/2 per 2500 square foot area (4 to 6 pounds per acre).

Spartan II hard fescue comprises 45% of this mix. Spartan II is a tough, vigorous and hardy variety that has good drought tolerance, excellent shade tolerance, and excellent cold tolerance. Spartan II is dark colored and fine-textured and will germinate in seven to ten days at soil temperatures over 65 degrees. Quatro sheep fescue has a very fine leaf texture and moderately dark blue-green color. It is outstanding for its low maintenance needs and slow growth rates. TXR Annual Ryegrass is a superior cultivar, which is quick starting with a slow rate of growth, but provides high turf quality and acts as a nursegrass for quick establishment.

Formula	Recommended Seeding Rate
45% Spartan II Hard Fescue 40% Quatro Sheep Fescue 15% TXR Annual Ryegrass	4 – 6 pounds per 1000 square feet 175 / 250 pounds per acre

Recommended Use

No Mow / Low Grow Seed Mix is ideal for areas that will not be mowed regularly and will not need any special irrigation or fertilizer.

Recommended Maintenance

Mow once a year (spring) and it will grow to a height of 12 inches, then droop over. A small amount of fertilizer should be applied at seeding, and it should be watered until it has germinated. Cut at a height of four inches.

Find a store location at www.reinders.com or call 800-785-3301

29-1400
Rev. 1/16

Reinders Grass Seed

DELUXE 50 LAWN SEED MIX

SEED TECHNOLOGY SHEET

Description

Reinders Deluxe 50 Lawn Seed Mix is formulated for areas where a predominant bluegrass turf is desired, yet where minimum maintenance is desired. Deluxe 50 will persist on non-irrigated sites that have wide variations in environmental conditions. Replicator and Fiesta 4 Perennial Ryegrass provide a quick ground cover and soil stabilization with quality and disease resistance that is vastly superior to unimproved perennial ryegrasses. The sod quality Kentucky Bluegrass and the named variety of Kentucky Bluegrass produce a well-knit sod and withstand moderately heavy traffic. Creeping Red Fescue provides shade tolerance, low fertility persistence and drought tolerance and disease resistance. This mixture combines good quality turf and long-term persistence with moderate maintenance requirements.

Formula	Recommended Seeding Rate
20% Kentucky Bluegrass (Sod Quality) 15% Newport Kentucky Bluegrass 15% SR 2100 Kentucky Bluegrass 25% Creeping Red Fescue 15% Replicator Perennial Ryegrass 10% Fiesta 4 Perennial Ryegrass	New seeding: Rotary or Drop Spreader 350-200 lbs/acre Overseeding/Slit/seed: 20% - 50% existing cover - 100-125 lbs/acre 50%-75% existing cover - 75 - 100 lbs/acre Seeding Depth: 1/8" to 1/2"

Recommended Use

Deluxe 50 is designed for new seeding of large areas where initial cost must be kept low and where elite Bluegrass cultivars are not required. Major areas of use will include school grounds, parks, cemeteries, golf course roughs, home lawns, institutional grounds, and utility turf areas. Deluxe 50 is suited for sunny or shady areas and thrives in many different soil types.

Recommended Maintenance

Deluxe 50 will achieve adequate density and a medium dark green color with two to three fertilizations per season. It will do well under lower fertility programs, but to achieve a higher quality turf an increased fertility program is needed. A mowing height of 2 to 3 inches is recommended for maximum drought tolerance and weed resistance. This mixture should not be mowed below 1 1/2 inches.

Find a store location at www.reinders.com or call 800-785-3301

11-1400
Rev. 1/16



Specification Sheet – BioNet® S150BN™ Erosion Control Blanket

DESCRIPTION

The short-term double net erosion control blanket shall be a machine-produced mat of 100% agricultural straw with a functional longevity of up to 12 months. (NOTE: functional longevity may vary depending upon climatic conditions, soil, geographical location and elevation). The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top and bottom sides with a 100% biodegradable woven natural fiber netting. The netting shall consist of machine directional strands interwoven through the twisted machine strands (commonly referred to as a Leno weave) to form an approximate 0.50 x 1.0 in. (1.27 x 2.54 cm) mesh. The blanket shall be sewn together on 1.50 inch (3.81 cm) centers with degradable thread. The blanket shall be manufactured with a colored thread stitched along both outer edges (approximately 2-5 inches [5-12.5 cm] from the edge) as an overlap guide for adjacent mats.

The S150BN shall meet Type 2-D specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) ECTC Section 715.17

Material Content	Quantity
Matrix	100% Straw Fiber 0.5 lbs/sq yd (0.27 kg/m ²)
Netting	Top: Leno woven 100% biodegradable organic jute Bottom: 100% biodegradable organic jute 9.35 lb/1000 sq ft (4.5 kg/100 m ²) 7.2 lb/1000 sq ft (3.76 kg/100 m ²)
Thread	Degradable

Standard Roll Sizes	Weight ± 10%
Width	52.22 lbs (23.69 kg)
Length	65.20 lbs (29.61 kg) 101.2 lbs (45.9 kg)
Area	80 sq yd (66.9 sm) 100 sq yd (89.3 sm)

Material Content	Quantity
Matrix	100% Straw Fiber 0.5 lbs/sq yd (0.27 kg/m ²)
Netting	Top: Leno woven 100% biodegradable organic jute Bottom: 100% biodegradable organic jute 9.35 lb/1000 sq ft (4.5 kg/100 m ²) 7.2 lb/1000 sq ft (3.76 kg/100 m ²)
Thread	Degradable

Tensar International Corporation
2000 Northwoods Parkway
Suite 5300
Alpharetta, GA 30009
800-725-6461
tensarcorp.com

Index Property	Test Method	Typical
Thickness	ASTM D6525	0.23 in. (5.84 mm)
Resiliency	ECTC Guidelines	80-95%
Water Absorbency	ASTM D817	426%
Mass/Unit Area	ASTM D6475	8.71 oz/sq yd (246 g/m ²)
Swell	ECTC Guidelines	95%
Smolder Resistance	ECTC Guidelines	Yes
Stiffness	ASTM D3888	6.23 oz/4 in
Light Penetration	ASTM D6567	15.3%
Tensile Strength - MD	ASTM D6818	188.4 lbs/ft (27.9 kN/m)
Elongation - MD	ASTM D6818	11.2%
Tensile Strength - TD	ASTM D6818	157.2 lbs/ft (23.3 kN/m)
Elongation - TD	ASTM D6818	15.5%
Biomass Improvement	ASTM D7322	549%

Design Permissible Shear Stress

Unvegetated Shear Stress	1.85 psf (88 Pa)
Unvegetated Velocity	6.00 fps (1.83 m/s)

Slope Design Data: C Factors

Slope Length (L)	Slope Gradient (S)	C Factor
≤ 20 ft (6 m)	≤ 3:1	0.0004
20-50 ft	0:1	0.01
> 50 ft (15.2 m)	0:2	0.100

Roughness Coefficients - Unveg.

Flow Depth	Manning's n
≤ 0.50 ft (0.15 m)	0.055
0.50 - 2.0 ft	0.055-0.021
≥ 2.0 ft (0.60 m)	0.021

Tensar International Corporation
2000 Northwoods Parkway
Suite 5300
Alpharetta, GA 30009
800-725-6461
tensarcorp.com

Tensar International Corporation warrants that at the time of delivery the product described hereon shall conform to the specification stated hereon. Any other warranty, including a manufacturer's warranty for a particular purpose, is hereby waived. If the product does not meet the specifications stated hereon, it shall be returned to the manufacturer. Tensar will replace the product at no cost to the customer. This product specification supersedes all other specifications for the product described above and is not applicable to any products shipped prior to January 1, 2010.

Home > Turf/Landscaping > Seed Mulch/Hydro Mulch
Seed Aide - Aero - 50 LB BAG



SKU: SM-50
Availability: 1235 Available in Sussex

CHECK OTHER WAREHOUSES

INSITE

LANDSCAPE DESIGN

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

Project:

HARTLAND QUARRY DEVELOPMENT

700 W. Capitol Drive
Hartland, WI 53029

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Sheet Title:

PROPOSED PROJECT SEED MIX CUT SHEETS

Date of Drawing: 08/12/25
Scale: NONE
Drawn By: MCD
Job Number: L23-043
Sheet Number:

LSP1.16

1 PROJECT GRASS SEED MIX CUT SHEETS

Prairie Seed Mixes

Established Economy Prairie Mix

Asclepias tuberosa, Butterfly Weed

Rudbeckia hirta, Yellow Coneflower

ECONOMY PRAIRIE

This prairie seed mix offers an economical way to establish a prairie. In addition to native prairie grasses, flowering species provide color throughout the growing season and food sources for birds and butterflies. Adding seed or plant plugs at a later date is a wonderful way to increase a prairie's richness and diversity. This seed mix includes at least 6 of 7 native permanent grass and sedge species and 10 of 13 native forb species. Apply at 41-16 PLS pounds per acre.

Botanical Name	Common Name	PLS LB/Acre
Permanent Grasses/Sedges		
<i>Andropogon gerardii</i>	Big Bluestem	12.00
<i>Bouteloua curtipendula</i>	Side-Oats Grama	16.00
<i>Chenopodium</i>	Prairie Sedge Sparler	3.00
<i>Spiralis aridiflora</i>	Canada Wild Rye	24.00
<i>Panicum virgatum</i>	Switch Grass	2.50
<i>Schizachyrium scoparium</i>	Little Bluestem	30.00
<i>Eriophorum macrurus</i>	Indian Grass	12.00
	Total	101.50
Temporary Cover		
<i>Avena sativa</i>	Common oat	012.00
	Total	012.00
Forbs		
<i>Asclepias tuberosa</i>	Common Milkweed	3.00
<i>Asclepias tuberosa</i>	Butterfly Weed	1.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	10.00
<i>Centaurea biebersteinii</i>	Small Coneflower	5.00
<i>Cochlospora purpurea</i>	Black-eyed Purple Coneflower	8.00
<i>Hesperis matronalis</i>	Pink Bellflower	0.50
<i>Monarda tomentosa</i>	Wild Bergamot	0.50
<i>Penstemon spicatus</i>	Flagpole Beard Tongue	2.00
<i>Rudbeckia hirta</i>	Yellow Coneflower	4.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	8.00
<i>Solidago canadensis</i>	Shower Chokebush	2.50
<i>Symphoricarpos latifolia</i>	Smooth Blue Aster	1.00
<i>Symphoricarpos angustifolia</i>	New England Aster	0.50
	Total	49.00

Keys to seeding success

- Prepare the site adequately
- Choose the correct plant species for the site conditions
- Purchase quality PLS
- Ensure good seed-to-soil contact
- Prevent annual weeds from re-seeding
- Create and follow a maintenance plan; adapt as site conditions dictate

For current pricing, availability, and information on our full installation and management services, visit startecnativeplantnursery.com

4 PROJECT NATIVE PRAIRIE SEED MIX CUT SHEETS

Stormwater

A wetland seed mix for saturated soils in a detention pond or for seeding a saturated basin, this mix will tolerate highly fluctuating water levels and poor water quality associated with urban stormwater overflows and ponds. For detention basins that experience long, dry periods, use the Economy Prairie seed mix in the upper third to half of the basin area in combination with this mix. This seed mix includes at least 10 of 12 native permanent grass and sedge species and 12 of 16 native forb species. Apply at 32-81 PLS pounds per acre.

Botanical Name	Common Name	PLS LB/Acre
Permanent Grasses/Sedges		
<i>Bouteloua curtipendula</i>	River Bulrush	0.25
<i>Chenopodium</i>	Orchard Oval Sedge	3.00
<i>Carex lasiocarpa</i>	Bottlebrush Sedge	3.00
<i>Carex lasiocarpa</i>	Brown Top Sedge	0.60
<i>Cyperus tenuis</i>	Virginia Wild Rye	13.00
<i>Glyceria striata</i>	Joint Manna Grass	1.25
<i>Juncus effusus</i>	Common Rush	2.00
<i>Lepidosiphon</i>	Road Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Schizachyrium scoparium</i>	Softstem Bulrush	3.00
<i>Sagittaria arifolia</i>	Dark Green Rush	2.00
<i>Sagittaria arifolia</i>	Wood Rush	1.00
	Total	37.00
Temporary Cover		
<i>Avena sativa</i>	Common Oat	300.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
	Total	400.00
Forbs		
<i>Alisma spp.</i>	Water Plantain Mix	4.25
<i>Arisaema maculatum</i>	Swamp Milkweed	1.00
<i>Bidens spp.</i>	Bidens Mix	2.00
<i>Helianthus autumnalis</i>	Showerweed	2.00
<i>Iris virginica</i>	Blue Iris	4.00
<i>Lycopus americanus</i>	Common Water Horsebalm	0.25
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Sagittaria arifolia</i>	Roadside Goldenrod	0.50
<i>Panicum scaberrimum</i>	Ditch Sporetop	0.50
<i>Polypogon spp.</i>	Prairie Seed	4.00
<i>Rudbeckia subtomentosa</i>	Swamp Black-eyed Susan	1.00
<i>Rudbeckia triloba</i>	Brown-eyed Susan	1.50
<i>Sagittaria arifolia</i>	Common Arrowweed	1.00
<i>Sagittaria arifolia</i>	Wild Celery	1.00
<i>Symphoricarpos angustifolia</i>	New England Aster	1.50
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
	Total	28.00

Specialty Seed Mixes

Carax cristata, Crested Oval Sedge

Mimulus ringens, Monkey Flower

Rudbeckia subtomentosa, Sweet Black-eyed Susan

For current pricing, availability, and information on our full installation and management services, visit cardnonativeplantnursery.com

2 EROSION CONTROL BLANKET

Specialty Seed Mixes

Well Field Seeding

Stream Bank Stabilization

Sorghastrum nutans, Indian Grass

Slope Stabilization

This grass and sedge mix is best suited for sites with slopes where erosion control is needed. Applications include embankments, dikes, and levees. Use this mix in conjunction with erosion control materials for best results. This seed mix includes 7 of 9 native permanent grass and sedge species. Apply at 50-15 PLS pounds per acre.

Botanical Name	Common Name	PLS LB/Acre
Permanent Grasses/Sedges		
<i>Andropogon gerardii</i>	Big Bluestem	48.00
<i>Bouteloua curtipendula</i>	Side-Oats Grama	16.00
<i>Carex spp.</i>	Prairie Sedge Sparler	4.00
<i>Panicum canadense</i>	Canada Wild Rye	30.00
<i>Panicum virgatum</i>	Virgin Wild Rye	24.00
<i>Sorghastrum nutans</i>	Indian Grass	12.00
<i>Schizachyrium scoparium</i>	Little Bluestem	30.00
<i>Sorghastrum nutans</i>	Indian Grass	30.00
	Total	202.00
Temporary Cover		
<i>Avena sativa</i>	Common Oat	012.00
<i>Lolium multiflorum</i>	Annual Rye	240.00
	Total	264.00

Add a pollinator enhancement

To add a pollinator enhancement to the Slope Stabilization seed mix add our Native Wildflower seed mix (page 20) at a rate of 1/4 acre of Native Wildflower to 1 acre of the Slope Stabilization Seed Mix.

Promote your organization | Promote native pollinators

Is your organization looking for a unique way to stand out? Build a promotional seed packet! Cardno's Native Plant Nursery can build promotional seed packets customized with your organization's logo and contact information. Cardno's seed packets make great handouts and conversation starters at conferences, trade shows, and community events.

Advertise your organization and provide your audience with an opportunity to grow native plants that return year after year as a colorful reminder of your contribution. These plants help restore native landscape in your region and build habitat for butterflies, hummingbirds, and other pollinators.

Custom mixes can be specialized by region. Additional graphic services can be provided for an additional cost. Contact nurserysales@cardno.com for details and pricing.

1.5 - 2.0 grams of native plant seed of 5 species

For current pricing, availability, and information on our full installation and management services, visit cardnonativeplantnursery.com

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

L23-043 - HARTLAND QUARRY DEVELOPMENT - 08/12/2025

March 26th, 2024

RE: PRAIRIE SEED MIX INSTALLATION AND MAINTENANCE

Project No.: L23-043 Hartland Quarry

Installing, restoring and maintaining native plant communities and creating attractive, dynamic landscapes using native plants is a challenging and fun pursuit. However, to successfully achieve project goals, many variables must be understood and considered.

The successful establishment of native plant communities' rests on six major factors:

1. selection of a suitable site
2. appropriate materials selection
3. appropriate site preparation
4. proper installation technique
5. post-installation site management
6. time

During the first 6 to 12 months of a seeding project, it may be difficult to differentiate between the germinated native seed and undesirable weeds. Although some of the wildflower and grass species will be recognizable within the first year, it may take a few growing seasons for the native plant community to mature and fully establish not unlike other plant material.

Management of Native Plant Communities

For optimal establishment, a newly seeded prairie should receive the equivalent of one inch of water per week for the first 2 to 4 weeks, either via rainfall or irrigation. On small sites, watering is always beneficial, especially during extended dry periods while seeds are germinating and plants are becoming established.

Do not pull weeds while seed is germinating and seedlings are establishing or desirable plants may be uprooted with the weeds. Weeds also provide fuel for burning during the first few years of prairie establishment, if burning is allowed by your municipality and is feasible.

Controlled burns are one of the most effective prairie management tools. Burning is essential to the long-term maintenance of your prairie. Burns should be conducted only by experienced persons who are properly equipped and trained in fire management techniques and safety. Controlled burns in urban/populated areas can be inherently tricky and may not be allowed. Coupled with the severe slopes of the quarry edge may make it impractical, treacherous and hazardous to burn.

If allowed and feasible, conduct controlled burns from mid-October through April if allowed by the community. Burn the prairie annually for the first two to three years and every fifth year thereafter is possible. If there is insufficient growth to sustain a good, fruitful burn, the burn can be delayed until the second year.

11525 W. North Avenue, Suite 1B Wauwatosa, WI 53226
(414) 476-1204
Email: info@insitedesigninc.com
www.insitedesigninc.com

Large sites should be divided into sections and only one section burned each year. This enhances prairie diversity, leaves habitat undisturbed and promotes a safer, more easily controlled burn.

If burning is not practical or allowed, mowing may be substituted. Mow in late fall annually the first three years and every third year thereafter. (Where feasible, mowing of the severe slopes of the quarry edge more than likely will make mowing impractical, treacherous and hazardous). Exotic, invasive species may need to be aggressively managed with the appropriate herbicides.

Although native plants require the same care and attention as non-native, cultivated varieties in the first few growing seasons, once established, native plants should survive and thrive for many years with little maintenance.

Prairie Seed Installation Recommendations

Optimum seeding time:
October 1 (fall) to May 15 (late spring)

(Seeding can be done outside of this window but establishment may take longer. Do not seed during the summer when soil moisture and rainfall may be limited.)

Seedbed preparation:

Existing vegetative growth should be removed or killed with herbicides. Surface till the seedbed to a depth of two to four inches. If the ground is wet, delay tilling until the soil dries enough to break apart when tilled. Lightly compact the tilled soil with a roller, cultipacker or similar implement. Tilling can usually be omitted if using a no-till seed drill.

Sowing seed:

Sow seed by hand or with a broadcaster and press into the soil with a roller, cultipacker or similar equipment. Do not cover seed more than ¼" deep. If not already included in the seed mix, plant a cover crop of seed oats at 32 pounds per acre and annual ryegrass at 10 pounds per acre with the seed. If using a no-till seed drill, follow the manufacturer's recommendations, being careful not to cover the seed more than ¼" deep. A one-inch thick mulch layer of crimped straw is recommended on erosion-prone areas.

Wetland Seed Installation Recommendations

Optimum seeding time:

October 1 (fall) to May 15 (late spring)

(Seeding can be done outside of this window but establishment may take longer. Do not seed during the summer when soil moisture and rainfall may be limited.)

Before you plant, be sure surrounding soils are stabilized and cannot erode into the wetland. If the slopes are newly constructed and exposed, the germination and growth of wetland seeds can be severely inhibited by siltation, sedimentation and cloudy water.

Vegetation on surrounding slopes is the best protection from erosion damage. A quick growing cover crop such as oats, annual Ryegrass or turfgrasses is acceptable, but seeding of permanent native species is advised for optimal long-term stabilization and natural appeal.

Other controls such as silt fences, erosion control blankets, straw mulches and straw bale dams should be installed as required to protect your wetland. The type of soil substrate is important to planting success. A heavy clay substrate is not conducive to seed germination and growth. You should consider incorporating topsoil, peat, compost or black dirt into the substrate before planting if your soil is heavy or nutrient-poor. Make sure required permits (if any) have been obtained.

If wetland is temporarily dry:

Successful planting can be accomplished by planting when the wetland is dry. If the wetland has not naturally dried down then pumping out the water or using outlet water controls (if available) may be appropriate. Remember to obtain any required permits. Scarify the soil surface by shallow tilling or raking. Seed that is packaged we should be sown in the lower elevations of the wetland where water levels will be deeper. Dry-packaged seed should be sown on the higher elevations but can overlap into the wet-seed areas. Press seed firmly into the soil using a roller, cultipacker or similar equipment. Very light raking is an acceptable alternative, but be careful to not cover seed more than ¼" deep. Restore water level or wait for normal rainfall to bring water level up after seeding. If feasible, use outlet controls to maintain water level depths between ½" and 6" until seed germinates and wetland vegetation is well established.

If wetland is wet:

In instances where water level control is not possible, satisfactory results may be obtained by following the techniques listed below. Sow wet packaged seed into 4"-6" of standing water. Mixing seed with damp clay balls aids in distribution and anchoring of seed in desired locations. Rake or till lightly an area 6" - 10" above waterline elevation (actual seeding area along shore will vary with degree of shoreline slope) If undesirable weed growth is present, mow or kill before tilling.

Winter sowings:

Successful planting can also be accomplished from winter seeding. Sow wet and dry-packaged seed in the zones as described above directly on bare ground during a winter thaw or on old, frozen snow (do not apply to lose, newly-fallen snow due to the potential for wind loss). Normal freezing and thawing will create openings in the ground, allowing the seed to work its way naturally into the soil. The seed will be in place to germinate when conditions are right in the spring.

Natural Area Maintenance

Natural areas are dynamic systems, and a maintenance and management plan require flexibility in order to accommodate the development of the site. Native plants tend to germinate and develop at a slower rate than ornamental perennials or turf grass. Regular maintenance during

the native plant establishment period, usually three to five years, greatly improves the success of the project.

The maintenance of the natural areas can include:

- Exotic & Invasive Species Control
- Over-Seeding Supplemental Planting Regular Site Inspections Water Control & Irrigation

Species such as Canada thistle, cattails, reed canary grass, common reed and purple loosestrife are invasive weeds which establish quickly in a newly disturbed area. Upon establishment, these species spread exponentially to nuisance levels, crowding out other desirable plants and reducing the overall diversity and aesthetics of a site. A focused and dedicated maintenance program will reduce the competition from weed species, allowing desirable native plants to develop.

It is recommended that natural area managers that are well versed in principles of restoration ecology and the techniques used in site management strategies such as:

- Mowing (Where feasible, mowing of the severe slopes of the quarry edge more than likely will make mowing impractical, treacherous and hazardous)
- Chemical Application
- Prescribed Burning Hand-Weeding (Controlled burns of the severe slopes of the quarry edge more than likely will make a controlled burn impractical, treacherous and hazardous). *Controlled burns of the severe slopes of the quarry edge more than likely will make a controlled burn impractical, treacherous and hazardous. Burning in a urban/residential setting may add the hazard cause this maintenance practice prohibited.*
- Over-Seeding
- Supplemental Replanting

Native Vegetated Mat (NVM) Installation Guidelines

Site Assessment and Suitability Requirements:

Match the Native Vegetated Mat species to the eco-region, hydrology, soil type and sunlight conditions present on site.

Select the appropriate core material for NVM.

- Degradable Core - A degradable "coir" core may be used for most installations including areas where burning will be required, low scour (hydraulic energy) exists or due to permitting restrictions.
- Non-Degradable Core (geosynthetic) - Use a "non woven needle-punched UV stabilized polypropylene fabric" core in areas that have high scour rates (high shear forces), wave energy (hydraulic piping), suppression of weed bank or other difficult conditions.

Choose a mat for areas where: unstable soil conditions exist and mechanically stabilized earth (MSE) is required such as the Envirolok System, and/or the encapsulation of growing media is required and rip rap or green armor of soil surface is required.

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

**HARTLAND
QUARRY
DEVELOPMENT**

700 W. Capitol Drive
Hartland, WI 53029

Issuance and Revisions:

Date	Number	Description
06/30/23		Client Review Submittal
07/05/23		Client Review Submittal
07/06/23		Plan Commission Submittal
06/30/24		Construction Document Submittal
02/06/25		Lighting Plan Submittal
03/04/25		Lighting Plan Submittal
04/01/25		Revisions based on Client Comments
08/12/25		Additional Revisions Based on Site Changes

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Sheet Title:

PROPOSED PROJECT PRAIRIE SEED
MIX INSTALLATION & MAINTENANCE
INFORMATION

Date of Drawing: 08/12/25

Scale: NONE

Drawn By: MCD

Job Number: L23-043

Sheet Number:

LSP1.17

1 PRAIRIE SEED MIX INSTALLATION & MAINTENANCE INFORMATION

Preparation:

Eliminate surface and subsurface compaction to allow rapid deep root development of natives. Eliminate all existing unwanted vegetation! Use a non-selective non-persisting herbicide like glyphosate or repeated mechanical weed control cultivations or smothering techniques. Eliminate surface roughness (clods, small tree stumps, etc.) to prevent root pruning from air gaps. Amend soil with clean compost or other media and mix into surface to decrease transitional rooting time into existing soil.

Transportation:

Native Vegetated Mat must be kept cool and moist during transportation to avoid root hair pruning (dry back). A refrigerated air ride truck may be necessary for long hauls. A tarped truck or trailer can be sufficient for short hauls.

Installation:

Handle the Native Vegetated Mat with care to minimize root and vegetative damage. Keep the material moist and cool at all times at the install site. Install NVM within 48 hours of being loaded onto the truck. Install NVM seams tightly to prevent edge dry back. Tuck the edges of NVM into the ground by cutting a lip into the soil with a spade. Lay Native Vegetated Mat so that the ends of the pieces do not line up with the adjoining row, but create a staggered pattern. If using a non-degradable core NVM in a hydraulic application, install the NVM in a shingle like layout to prevent a breach of the material layers. If the NVM is in or near the water the leading edge should be check slotted into the lake or stream bed. Stone may also be needed to secure the toe NVM and/or break up the hydraulic energy to help protect the vegetation.

Anchor the NVM with wood stakes, landscape staples, hooked rebar or earth anchors to prevent the NVM from moving, slipping down-slope or floating in a hydraulic application. The number and type of stakes will be site dependent.

Irrigation:

Water the Native Vegetated Mat as soon as possible after installation. If soil is excessively dry pre water site or water as NVM is laid. Wetting hot exposed soil will also reduce heat injury to perishable prairie root hairs. Initially soak soil the NVM to a nearly saturated condition. Water every day for the first 5 to 7 days. Plan for at least 1" per week. For 2 to 4 weeks after installation for establishment, water to a wet condition and let dry back making the roots grow deeper for moisture.

Maintenance:

Watering - High quality Native Vegetated Mat will require very little maintenance once rooted. In extreme conditions such as a drought, the NVM may have to be watered after the 4 week period. It may take a few growing seasons for the prairie roots to their full rooting potential.

Weed Control

The thick nature of Native Vegetated Mat coupled with the soil-less, weed free growing media will help prevent much of the weed seed bank from growing through. Eliminating all pre-existing perennial vegetation prior to installation will further reduce long term maintenance needs. If wind borne weeds are introduced to the site, simply hand weed or selectively use glyphosate herbicide. Do not spray weedy plants as the drift could eliminate other plants creating holes in the desirable vegetation.

Burning

Controlled burns of the severe slopes of the quarry edge more than likely will make a controlled burn impractical, treacherous and hazardous. Burning in a urban/residential setting may add the hazard cause this maintenance practice prohibited.
Burning of flat areas and gentle slopes can be introduced in year three only if the NVM contains the degradable core material and is allowed by the municipality. The non-degradable, geosynthetic core is petroleum based and can get hot enough to inadvertently kill the crown of the plants. If a fire is required with the non-degradable core, pre-wet the soil and let the "one hour fuels" dry back. Head fire and immediately extinguish. Native Vegetated Mat burns should only be conducted by trained professionals.

1 PRAIRIE SEED MIX INSTALLATION & MAINTENANCE INFORMATION CONTINUED

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

L23-043 - HARTLAND QUARRY DEVELOPMENT -08/12/2025

Project:

HARTLAND QUARRY DEVELOPMENT

700 W. Capitol Drive
Hartland, WI 53029

Issuance and Revisions:

Date	Number	Description
06/30/23		Client Review Submittal
07/05/23		Client Review Submittal
07/06/23		Plan Commission Submittal
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Sheet Title:

PROPOSED OVERALL GRASS SEED PLANTING PLAN

Date of Drawing: 08/12/25
Scale: 1" = 80'-0"
Drawn By: MCD
Job Number: L23-043
Sheet Number:

LSP1.18

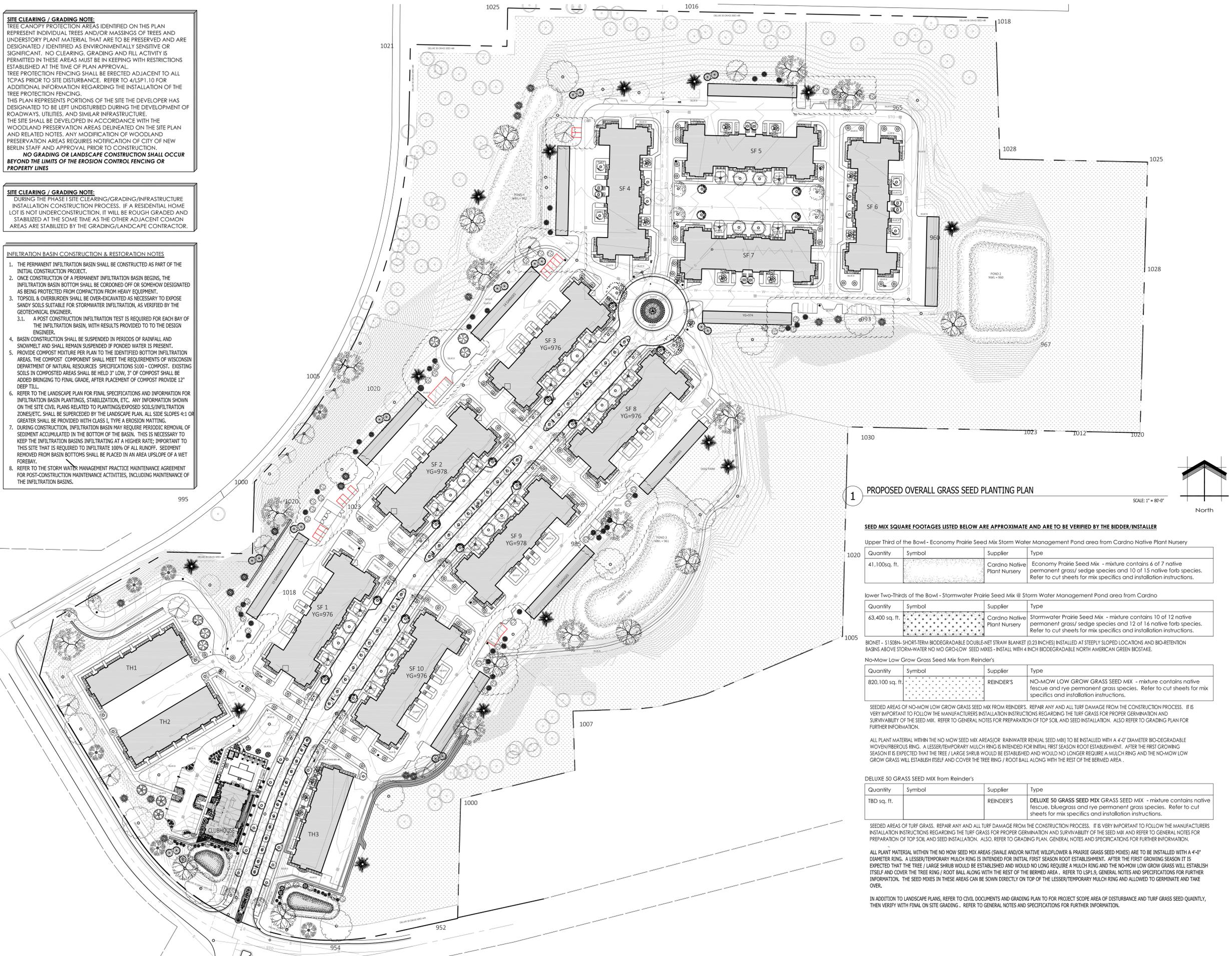
CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

SITE CLEARING / GRADING NOTE:
TREE CANOPY PROTECTION AREAS IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR MASSINGS OF TREES AND UNDERSTORY PLANT MATERIAL THAT ARE TO BE PRESERVED AND ARE DESIGNATED / IDENTIFIED AS ENVIRONMENTALLY SENSITIVE OR SIGNIFICANT. NO CLEARING, GRADING AND FILL ACTIVITY IS PERMITTED IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL.
TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCPAS PRIOR TO SITE DISTURBANCE. REFER TO 4/LSP1.10 FOR ADDITIONAL INFORMATION REGARDING THE INSTALLATION OF THE TREE PROTECTION FENCING.
THIS PLAN REPRESENTS PORTIONS OF THE SITE THE DEVELOPER HAS DESIGNATED TO BE LEFT UNDISTURBED DURING THE DEVELOPMENT OF ROADWAYS, UTILITIES, AND SIMILAR INFRASTRUCTURE.
THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE WOODLAND PRESERVATION AREAS DELINEATED ON THE SITE PLAN AND RELATED NOTES. ANY MODIFICATION OF WOODLAND PRESERVATION AREAS REQUIRES NOTIFICATION OF CITY OF NEW BERLIN STAFF AND APPROVAL PRIOR TO CONSTRUCTION.
NO GRADING OR LANDSCAPE CONSTRUCTION SHALL OCCUR BEYOND THE LIMITS OF THE EROSION CONTROL FENCING OR PROPERTY LINES

SITE CLEARING / GRADING NOTE:
DURING THE PHASE I SITE CLEARING/GRADING/INFRASTRUCTURE INSTALLATION CONSTRUCTION PROCESS, IF A RESIDENTIAL HOME LOT IS NOT UNDERCONSTRUCTION, IT WILL BE ROUGH GRADED AND STABILIZED AT THE SAME TIME AS THE OTHER ADJACENT COMMON AREAS ARE STABILIZED BY THE GRADING/LANDSCAPE CONTRACTOR.

INFILTRATION BASIN CONSTRUCTION & RESTORATION NOTES

1. THE PERMANENT INFILTRATION BASIN SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION PROJECT.
2. ONCE CONSTRUCTION OF A PERMANENT INFILTRATION BASIN BEGINS, THE INFILTRATION BASIN BOTTOM SHALL BE CORDONED OFF OR SOMEHOW DESIGNATED AS BEING PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
3. TOPSOIL & OVERBURDEN SHALL BE OVER-EXCAVATED AS NECESSARY TO EXPOSE SANDY SOILS SUITABLE FOR STORMWATER INFILTRATION, AS VERIFIED BY THE GEOTECHNICAL ENGINEER.
 - 3.1. A POST CONSTRUCTION INFILTRATION TEST IS REQUIRED FOR EACH BAY OF THE INFILTRATION BASIN, WITH RESULTS PROVIDED TO THE DESIGN ENGINEER.
4. BASIN CONSTRUCTION SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDING WATER IS PRESENT.
5. PROVIDE COMPOST MIXTURE PER PLAN TO THE IDENTIFIED BOTTOM INFILTRATION AREAS. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES' SPECIFICATIONS S100 - COMPOST. EXISTING SOILS IN COMPOSTED AREAS SHALL BE HELD 3" LOW, 3" OF COMPOST SHALL BE ADDED BRINGING TO FINAL GRADE, AFTER PLACEMENT OF COMPOST PROVIDE 12" DEEP TILL.
6. REFER TO THE LANDSCAPE PLAN FOR FINAL SPECIFICATIONS AND INFORMATION FOR INFILTRATION BASIN PLANTINGS, STABILIZATION, ETC. ANY INFORMATION SHOWN ON THE SITE CIVIL PLANS RELATED TO PLANTINGS/EXPOSED SOILS/INFILTRATION ZONES/ETC. SHALL BE SUPERCEDED BY THE LANDSCAPE PLAN. ALL SIDE SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH CLASS 1, TYPE A EROSION MATTING.
7. DURING CONSTRUCTION, INFILTRATION BASIN MAY REQUIRE PERIODIC REMOVAL OF SEDIMENT ACCUMULATED IN THE BOTTOM OF THE BASIN. THIS IS NECESSARY TO KEEP THE INFILTRATION BASINS INFILTRATING AT A HIGHER RATE. IMPORTANT TO THIS SITE THAT IS REQUIRED TO INFILTRATE 100% OF ALL RUNOFF. SEDIMENT REMOVED FROM BASIN BOTTOMS SHALL BE PLACED IN AN AREA UPSLOPE OF A WET FOREBAY.
8. REFER TO THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION MAINTENANCE ACTIVITIES, INCLUDING MAINTENANCE OF THE INFILTRATION BASINS.



1 PROPOSED OVERALL GRASS SEED PLANTING PLAN

SEED MIX SQUARE FOOTAGES LISTED BELOW ARE APPROXIMATE AND ARE TO BE VERIFIED BY THE BIDDER/INSTALLER

Upper Third of the Bowl - Economy Prairie Seed Mix Storm Water Management Pond area from Cardno Native Plant Nursery

Quantity	Symbol	Supplier	Type
41,100 sq. ft.	[Symbol]	Cardno Native Plant Nursery	Economy Prairie Seed Mix - mixture contains 6 of 7 native permanent grass/ sedge species and 10 of 15 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Lower Two-Thirds of the Bowl - Stormwater Prairie Seed Mix @ Storm Water Management Pond area from Cardno

Quantity	Symbol	Supplier	Type
63,400 sq. ft.	[Symbol]	Cardno Native Plant Nursery	Stormwater Prairie Seed Mix - mixture contains 10 of 12 native permanent grass/ sedge species and 12 of 14 native forb species. Refer to cut sheets for mix specifics and installation instructions.

BIONET - \$1508N - SHORT-TERM BIODEGRADABLE DOUBLE-NET STRAW BLANKET (0.23 INCHES) INSTALLED AT STEEPLY SLOPED LOCATIONS AND BIO-RETENTION BASINS ABOVE STORM-WATER NO MOW GRO-LOW SEED MIXES - INSTALL WITH 4 INCH BIODEGRADABLE NORTH AMERICAN GREEN BIOSTAKE.

No-Mow Low Grow Grass Seed Mix from Reinder's

Quantity	Symbol	Supplier	Type
820,100 sq. ft.	[Symbol]	REINDER'S	NO-MOW LOW GROW GRASS SEED MIX - mixture contains native fescue and rye permanent grass species. Refer to cut sheets for mix specifics and installation instructions.

SEEDED AREAS OF NO-MOW LOW GROW GRASS SEED MIX FROM REINDER'S. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX. REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. ALSO REFER TO GRADING PLAN FOR FURTHER INFORMATION.

ALL PLANT MATERIAL WITHIN THE NO MOW SEED MIX AREAS (OR RAINWATER RENAL SEED MIX) TO BE INSTALLED WITH A 4'-0" DIAMETER BIO-DEGRADABLE WOVEN/FIBEROUS RING. A LESSER/TEMPORARY MULCH RING IS INTENDED FOR INITIAL FIRST SEASON ROOT ESTABLISHMENT. AFTER THE FIRST GROWING SEASON IT IS EXPECTED THAT THE TREE / LARGE SHRUB WOULD BE ESTABLISHED AND WOULD NO LONGER REQUIRE A MULCH RING AND THE NO-MOW LOW GROW GRASS WILL ESTABLISH ITSELF AND COVER THE TREE RING / ROOT BALL ALONG WITH THE REST OF THE BERMED AREA.

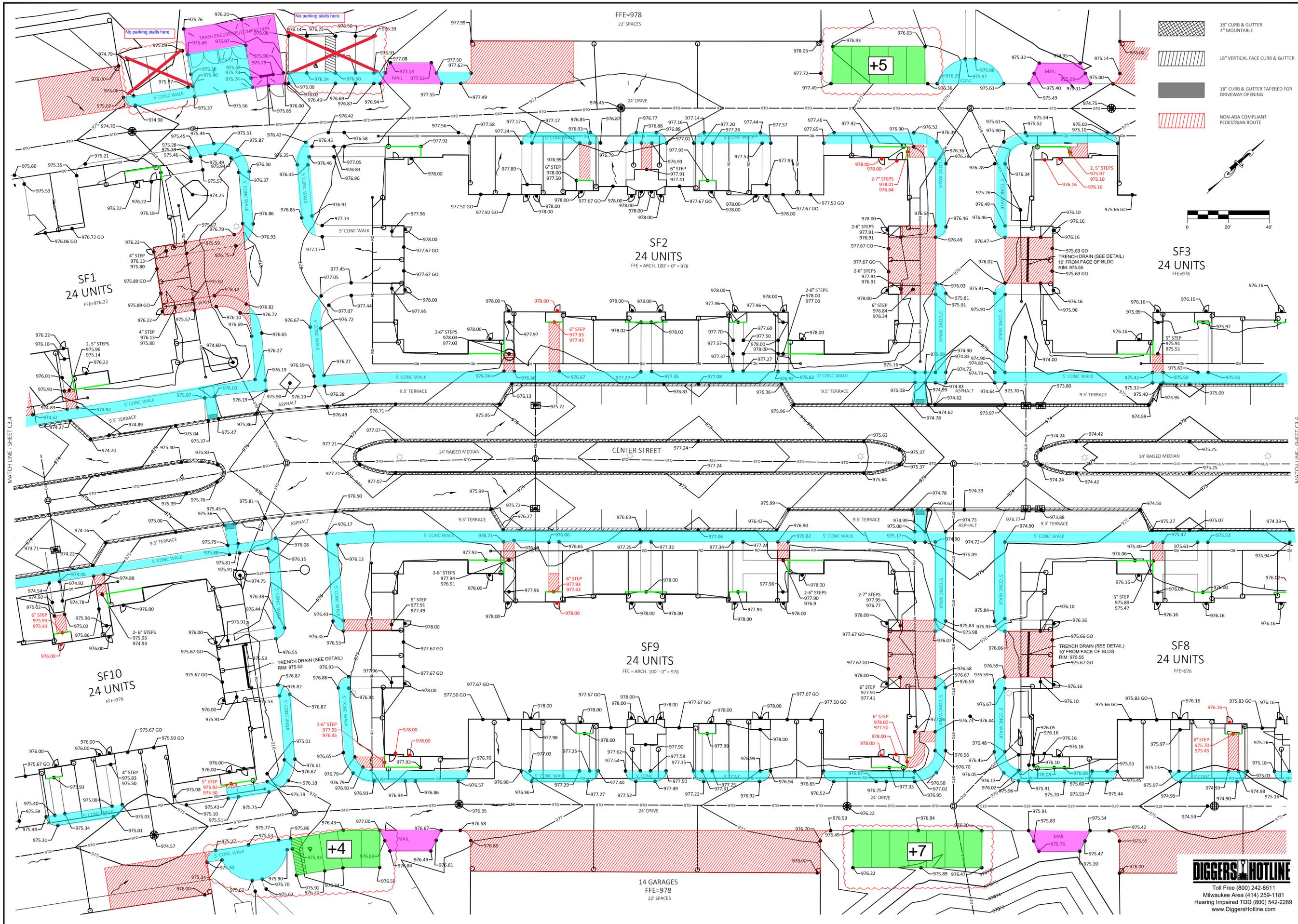
DELUXE 50 GRASS SEED MIX from Reinder's

Quantity	Symbol	Supplier	Type
TBD sq. ft.	[Symbol]	REINDER'S	DELUXE 50 GRASS SEED MIX GRASS SEED MIX - mixture contains native fescue, bluegrass and rye permanent grass species. Refer to cut sheets for mix specifics and installation instructions.

SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX AND REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. ALSO, REFER TO GRADING PLAN, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.

ALL PLANT MATERIAL WITHIN THE NO MOW SEED MIX AREAS (SWALE AND/OR NATIVE WILDFLOWER & PRAIRIE GRASS SEED MIXES) ARE TO BE INSTALLED WITH A 4'-0" DIAMETER RING. A LESSER/TEMPORARY MULCH RING IS INTENDED FOR INITIAL FIRST SEASON ROOT ESTABLISHMENT. AFTER THE FIRST GROWING SEASON IT IS EXPECTED THAT THE TREE / LARGE SHRUB WOULD BE ESTABLISHED AND WOULD NO LONGER REQUIRE A MULCH RING AND THE NO-MOW LOW GROW GRASS WILL ESTABLISH ITSELF AND COVER THE TREE RING / ROOT BALL ALONG WITH THE REST OF THE BERMED AREA. REFER TO LSP1.9, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION. THE SEED MIXES IN THESE AREAS CAN BE SOWN DIRECTLY ON TOP OF THE LESSER/TEMPORARY MULCH RING AND ALLOWED TO GERMINATE AND TAKE OVER.

IN ADDITION TO LANDSCAPE PLANS, REFER TO CIVIL DOCUMENTS AND GRADING PLAN TO FOR PROJECT SCOPE AREA OF DISTURBANCE AND TURF GRASS SEED QUANTITY, THEN VERIFY WITH FINAL ON SITE GRADING. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.



- 18" CURB & GUTTER 4" MOUNTABLE
- 18" VERTICAL FACE CURB & GUTTER
- 18" CURB & GUTTER TAPERED FOR DRIVEWAY OPENING
- NON-ADA COMPLIANT PEDESTRIAN ROUTE

NO.	REVISION DESCRIPTION	DATE
1	CONSTRUCTION BULLETIN 6	12/13/2024
2	CONSTRUCTION BULLETIN 7	02/21/2025
3	CONSTRUCTION BULLETIN 8	04/29/2025
4	CONSTRUCTION BULLETIN 9	08/29/2025
5	CONSTRUCTION BULLETIN 11	07/03/2025
6	CONSTRUCTION BULLETIN 13	07/12/2025
7	CONSTRUCTION BULLETIN 15	08/08/2025
8	CONSTRUCTION BULLETIN 16	08/27/2025

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www.paynetdolan.com
(800) 797-7599

HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

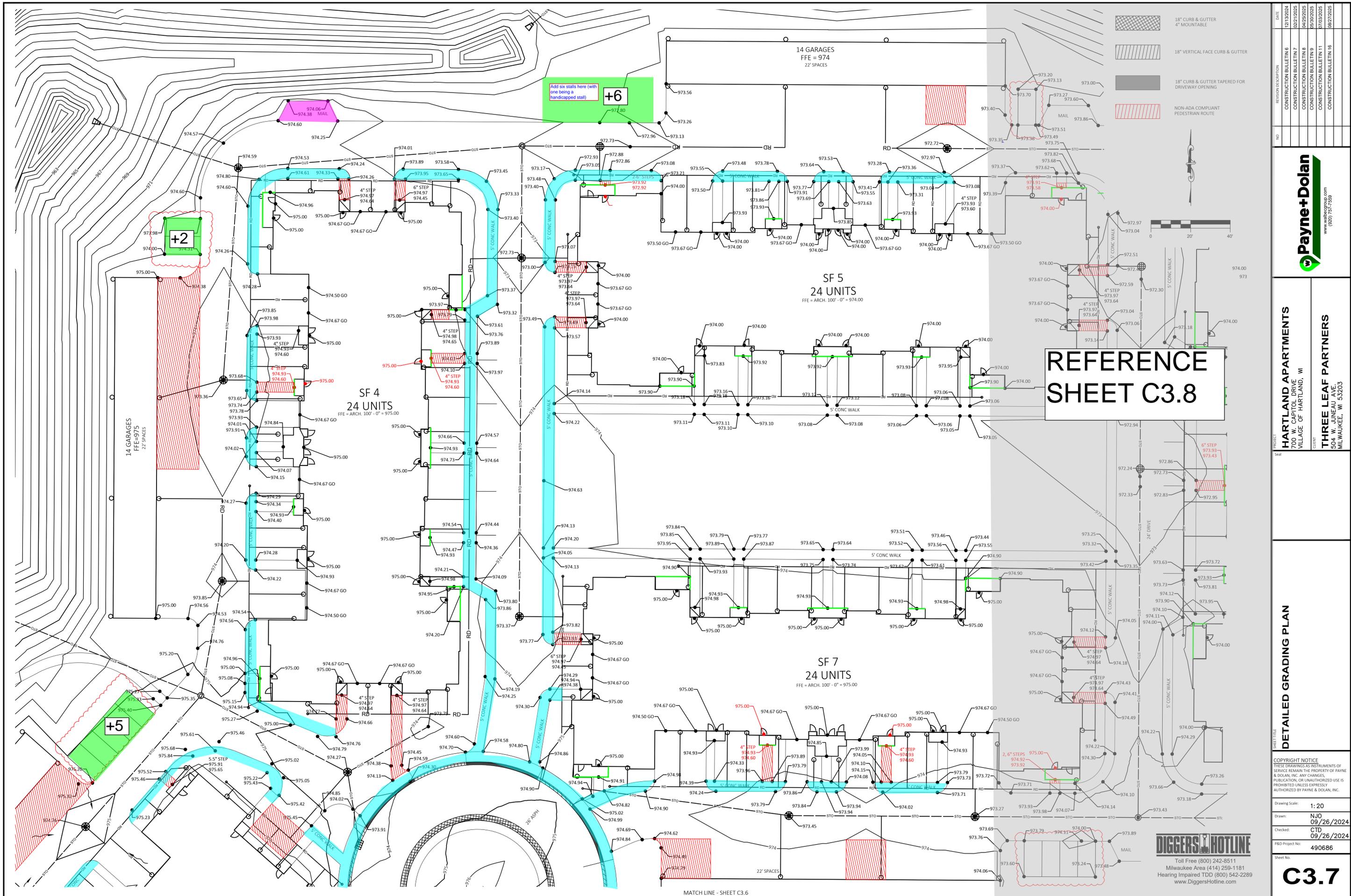
THREE LEAF PARTNERS
504 W. JUNEAU AVE.
MILWAUKEE, WI 53203

DETAILED GRADING PLAN

DATE: 09/26/2024
DRAWN: NJO
CHECKED: CTD
PROJECT NO: 490686

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

C3.5



NO.	REVISION DESCRIPTION	DATE
1	CONSTRUCTION BULLETIN 6	12/13/2024
2	CONSTRUCTION BULLETIN 7	02/21/2025
3	CONSTRUCTION BULLETIN 8	04/29/2025
4	CONSTRUCTION BULLETIN 9	05/09/2025
5	CONSTRUCTION BULLETIN 11	07/03/2025
6	CONSTRUCTION BULLETIN 16	08/27/2025

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HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

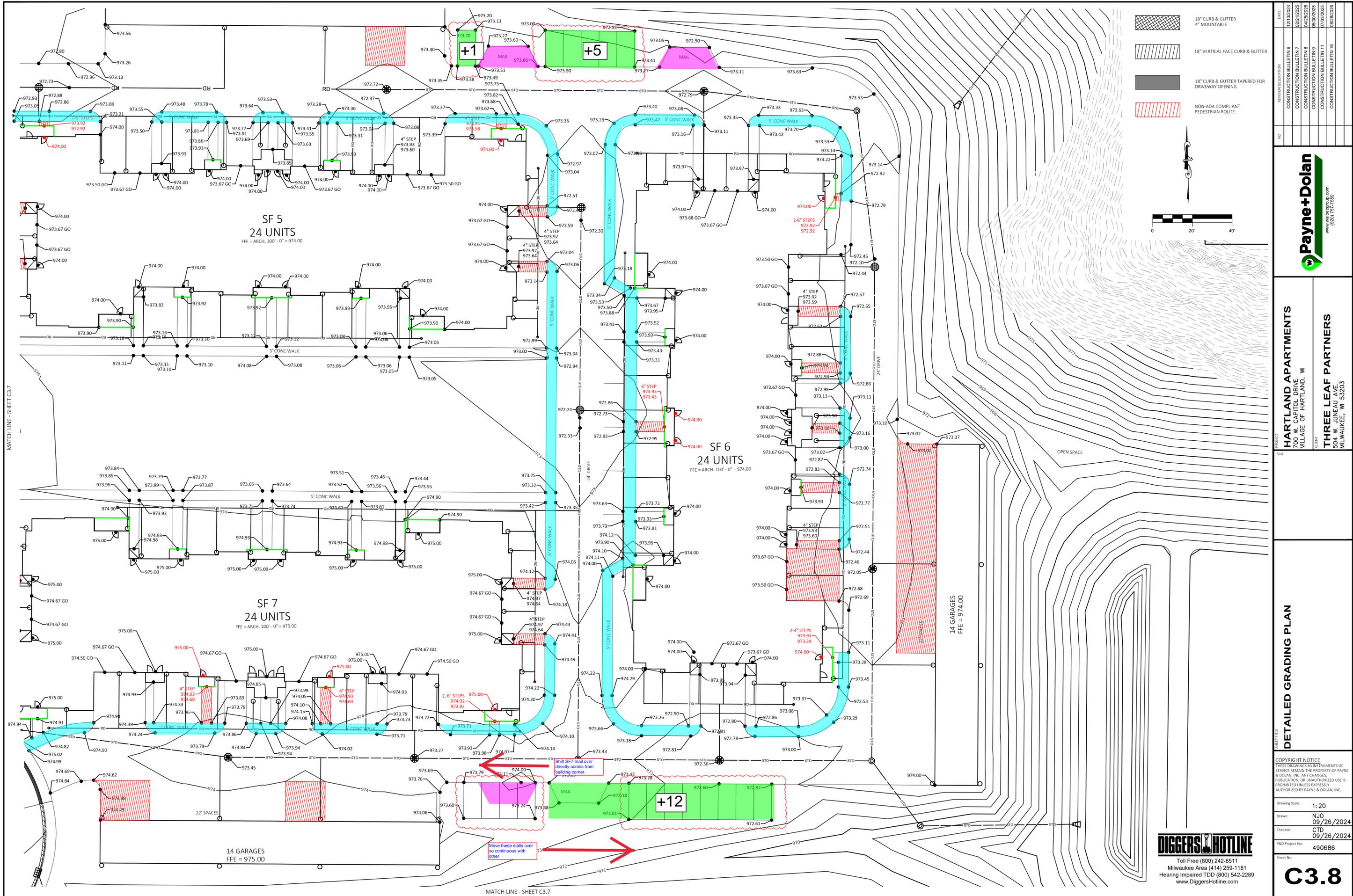
THREE LEAF PARTNERS
504 W. JUNEAU AVE.
MILWAUKEE, WI 53203

DETAILED GRADING PLAN

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Drawing Scale:	1:20
Drawn:	NJO 09/26/2024
Checked:	CTD 09/26/2024
P&D Project No.:	490686
Sheet No.:	C3.7

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NO.	REVISION DESCRIPTION	DATE
1	CONSTRUCTION BULLETIN 6	12/13/2024
2	CONSTRUCTION BULLETIN 7	02/21/2025
3	CONSTRUCTION BULLETIN 8	04/29/2025
4	CONSTRUCTION BULLETIN 9	04/30/2025
5	CONSTRUCTION BULLETIN 11	07/03/2025
6	CONSTRUCTION BULLETIN 16	08/28/2025

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www.paynetdolan.com
(800) 787-7598

PROJECT:
HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

CLIENT:
THREE LEAF PARTNERS
504 W. JUNEAU AVE.
MILWAUKEE, WI 53203

DETAILS TITLE:
DETAILED GRADING PLAN

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Drawing Scale: 1:20

Drawn: NJO
09/26/2024

Checked: CTD
09/26/2024

P&D Project No.: 490686

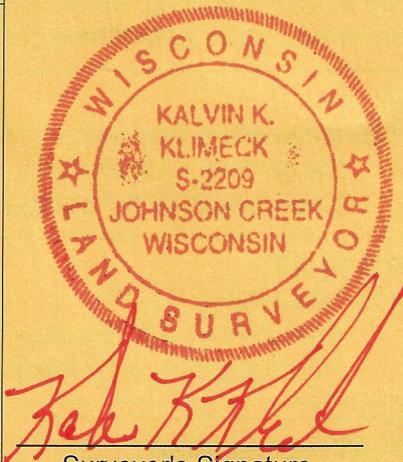
Sheet No.: C3.8



Request for Land Subdivision Plat Review

Department of Administration

Plat Review – DOA
 Shipping Address: 101 E Wilson St FL 9
 Madison WI 53703
 Mailing Address: PO Box 1645
 Madison WI 53701
 Phone: 608-266-3200 Fax: 608-264-6104
 Email: plat.review@wi.gov
 Web: <http://doa.wi.gov/platreview>

Subdivision Name: <u>EAGLE PASS</u>		Surveyor's Seal  Surveyor's Signature: <u>Calvin K. Klimeck</u> Date: <u>8/14/25</u>
County: <u>WAUKESHA</u>		
Surveyor, Company & Shipping Address:		
Name: <u>KALVIN K. KLIMECK</u>		
Company: <u>ROTH PROFESSIONAL SOLUTIONS</u>		
Shipping Address: <u>W 3902 CTH B</u>		
Phone: <u>414 651 0490</u>		
Fax: _____		
Email: <u>KALPIONEERENG@GMAIL.COM</u>		

Complete: 1-8 for FINAL Plats; 4-8 for PRELIMINARY Plats; 7 for ASSESSOR'S Plats; or 1 & 4 for CSMs

I certify that, as the Wisc. Registered Land Surveyor responsible for the field survey & preparation of this plat:

- All monuments have been set per s. 236.15 (1), Wis. Stats.
 OR
 All exterior boundary monuments have been set, but the town, village or city has temporarily waived placing interior monuments per s. 236.15 (1)(h), Wis. Stats.
- Plat Review will make recordable document.
 OR
 Surveyor will make recordable document.
- Preliminary plat name: _____
- Subdivider's name, SURVI INVESTMENTS, LLC
 address and email: 1007 N PINEGROVE COURT HARTLAND WI 53029

ENCLOSURES:

- Original drawing from surveyor. Number of sheets 1
- Is this plat served by public sewer? Yes No
- Check or money order covering Department of Administration, Plat Review fee
- DOT: Not abutting a S.T.H., U.S.H. or I.H. OR DOT form enclosed.

Surveyor's Receipt & Transmittal Record		Shaded Area for Office Use Only	
Date Received:	Date Time Limit Expires:	Preliminary	
DOT:	Date Copies Sent: County:	Final	
By:	Plat Review Officer	Assessor	CSM

Fee Schedule

A Guide for Calculating the Fee Required by Adm 49, Wis. Admin. Code

PRELIMINARY PLAT

\$ 125 \$125 Initial Filing Fee***

\$ 100 \$100 Review Fee

\$ 40 Reprographics & Postage Fee - \$40/sheet x 1 sheets (required for all plats)

***NOTE: The \$125 initial filing fee is required with the first submittal of the plat. An addition to a plat, even if originally part of an overall preliminary plat, or a replat is a new file which requires the \$125 initial filing fee.

FINAL PLAT

\$ _____ \$125 Initial Filing Fee (no preliminary plat submitted)***

\$ _____ Parcel Fee - \$30/parcel x _____ parcels (\$120 minimum)

\$ _____ Reprographics & Postage Fee - \$40/sheet x _____ sheets (required for all plats)

ASSESSOR'S PLAT

\$ _____ \$125 Initial Filing Fee***

\$ _____ Parcel Fee - \$30/parcel x _____ parcels (\$120 minimum)

\$ _____ Reprographics & Postage Fee - \$40/sheet x _____ sheets (required for all plats)

REVISED PLAT (not certified)

\$ _____ \$120 Review Fee (minimum parcel fee)

\$ _____ Reconfiguration Fee (modification of parcel boundaries)-\$30/parcel x _____ parcels (\$120min)

RESUBMITTED PLAT (previously certified or withdrawn)

\$ _____ \$120 Review Fee (minimum parcel fee)

\$ _____ Recertification Fee (reprographics & postage) - \$40/sheet x _____ sheets

\$ _____ Reconfiguration Fee (modification of parcel boundaries)-\$30/parcel x _____ parcels (\$120min)

MISC

\$ _____ \$100 **Certified Survey Map**

\$ _____ \$ 50 Written pre-submission consultation request.

\$ 265 **TOTAL FEE DUE**

_____ Advance Deposit Account number

Attach check or money order here, payable to: **Department of Administration**

1 **DEVELOPMENT AGREEMENT- EAGLE PASS**

2 THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) is entered into as of _____
3 _____, 2025 (the “**Effective Date**”) by and between the Village of Hartland (the “**Village**”), a Wisconsin
4 municipal corporation, and Servi Investments LLC, a Wisconsin limited liability company
5 (“**Developer**”). Village and Developer may be referred to individually as a “**Party**” or collectively as
6 the “**Parties**.”

7 **RECITALS**

8 A. Developer owns real estate in the Village with tax key number of HAV 0428959002
9 (located at approximately just west of Eagle Pass and south of State Highway 16) and as further
10 described on the **Exhibit A** attached hereto and incorporated herein by reference (the
11 “**Property**”).
12

13 B. Developer, pursuant to the terms and conditions of this Agreement, intends to
14 develop a residential subdivision on the Property that includes seven (7) residential lots (the
15 “**Project**”).
16

17 C. The Village further believes that the Project, as described in this Agreement, is in
18 the best interests of the Village and its residents and is reasonably consistent with the public
19 purposes and the development expectations of the Village, including, but not limited to,
20 expanding tax base and employment opportunities within the Village.
21

22 D. The Village seeks to protect the health, safety and general welfare of the community
23 by requiring the completion of various improvements in the Project, including, without limitation,
24 the installation of public sanitary sewer facilities, water mains and water service laterals, the grading
25 of public and private lands, erosion and stormwater runoff control and street improvements to serve
26 the Project.
27

28 NOW, THEREFORE, the Village and Developer, in consideration of the terms and conditions
29 contained in this Agreement and for other good and valuable consideration, the receipt of which is hereby
30 acknowledged, each agrees as follows:

31 **AGREEMENT**

32 **ARTICLE I – REQUIRED INFORMATION**

33 **1.1 Incorporation of Recitals.** The recitals set forth above are hereby incorporated and fully
34 made part of this Agreement.

35 **1.2 Required Information.** The Village shall have no obligations under this Agreement,
36 and shall have the right to terminate this Agreement in accordance with the provisions of Section 1.3
37 below, if the Required Information (as defined below) has not been timely provided to the Village in a
38 form and in substance reasonably acceptable to the Village. On or before _____, 2025,
39 Developer shall provide to the Village the following required information related to the anticipated
40 development of the Property (collectively, the “**Required Information**”) and such other documentation
41 as the Village may request, both in form and in substance acceptable to the Village:

42 (a) A title policy issued by a title insurance company licensed to do business in
43 Wisconsin identifying Developer as the owner of the fee interest in the Property and containing
44 copies of all easements, restrictions, encumbrances, leases or other documents of record
45 affecting the Property (collectively, “**Exceptions**”). None of the Exceptions will interfere with
46 the proposed development and use of the Project.

47 (b) A schedule for the construction of Developer Improvements (as defined below)
48 and identifying the following for the Project:

49 (i) Intended commencement and completion date,

50 (ii) Reasonably estimated costs associated with the construction, and

51 (iii) Reasonably estimated value, upon completion, of the intended
52 improvements to be constructed on the Property.

53 (c) The construction contracts and a cost breakdown and budget listing the intended
54 cost of each improvement and construction expense for the Project, including all hard costs and
55 soft costs, and the cost breakdown and budget shall be certified in writing by Developer and
56 Developer’s independent consulting engineer or independent architect.

57 (d) Documentation confirming that Developer has complied with all necessary
58 federal, state, county, and municipal laws, ordinances, rules, regulations, directives, orders, and
59 requirements necessary to obtain the governmental approvals relating to the Project. Developer
60 shall also provide copies of all approvals by all applicable government bodies and agencies.

61 (e) A copy of the final construction plans/plat and complete specifications for the
62 intended construction related to the Project that are consistent with the provisions of this
63 Agreement (the “**Final Plans**”). The Final Plans must be certified as final and complete and
64 be signed by Developer, the consulting engineer, architect and the general contractor (as
65 applicable) and approved by the Village in writing. As of the date of this Agreement,
66 Developer has submitted the Final Plans to the Village for approval by the Plan Commission
67 and Village Board. The Plan Commission has reviewed and approved the Final Plans on
68 _____, 2025. The Village Board has reviewed and approved the Final Plans final
69 plat on _____, 2025.

70 (f) All documents authorizing the construction and financing of the Project and
71 directing the appropriate officer of Developer to execute and deliver this Agreement and all
72 other agreements, documents and contracts required to be executed by it in connection with the
73 transactions which are the subject of this Agreement (including, without limitation, authorizing
74 resolutions of Developer).

75 **1.3 Termination Rights.** If Developer fails to fully and timely provide the Required
76 Information, as determined in the sole discretion of the Village, the Village shall have the right
77 to terminate this Agreement and shall have no obligations under this Agreement.

78 **ARTICLE II- DEVELOPER OBLIGATIONS**

79 **2.1 Improvements.** Developer shall make, at Developer’s own expense, the following
80 improvements and perform the following work on the Property subject to the Final Plans and pursuant
81 to the other terms and conditions of this Agreement (the “**Developer Improvements**”):

82 (a) Developer shall commence construction of the Project on or before [REDACTED]
83 [REDACTED], 20 [REDACTED], and the Project will consist of seven (7) residential lots, one (1) outlot and other
84 improvements consistent with the Final Plans. Upon commencement of such work, Developer
85 shall proceed to the full completion of all of the improvements set forth in this Section 2.1 with
86 due diligence and without unreasonable delay or interruption with the exception of force
87 majeure events, if any, as defined in Section 15.11 below. The Project will be completed
88 substantially in accordance with the Final Plans, this Agreement and all applicable building and
89 zoning codes and ordinances. On or before [REDACTED], 20 [REDACTED] (the “**Performance**
90 **Date**”), all Public Improvements (as defined below) will be completed and accepted by the
91 Village.

92 (b) Developer shall complete the installation of all municipal infrastructure
93 necessary to service the Project, including, without limitation, the public improvements
94 (sanitary sewer, water main, storm sewer, and street construction) set forth in **Exhibit B**
95 attached hereto and incorporated herein by reference (the “**Public Improvements**”), consistent
96 with the Final Plans and all applicable laws and regulations related to the construction of such
97 public improvements). For the avoidance of any doubt, Developer shall include in the Final
98 Plans submitted to the Village all plans and specifications for all of the Public Improvements.
99 The Final Plans shall, among other things, meet Village standards requirements for design and
100 construction of Public Improvements for a development in the Village. Upon receiving all
101 necessary approvals by the Village (which may be withheld for any lawful reason), Developer
102 shall dedicate the Public Improvements to the Village.

103 (c) [REDACTED] Developer shall promptly pay for all Village Impact, Park and Library, RSAC
104 and Sewer Connection and Del-Hart fees.

105 (d) Developer shall install and maintain all private streets and ways through the
106 Property necessary to serve the Project and shall provide public access to said private streets to
107 and from _____ and _____.

108 (e) Developer shall be responsible for landscaping on the Property, including trees,
109 shrubs, seeding or sod.

110 (f) Developer shall install, or have installed, all electric, gas, fiber-optic, telephone
111 and cable services and all improvements for the use and operation of the Project.

112 (g) Developer shall install, or have installed, all sanitary sewer and water laterals on
113 the Property, as well as connections of such laterals to new or existing sewer and water mains.

114 (h) Developer shall install, or have installed, all storm water drainage systems and
115 facilities on the Property, including drain tiles, pipes, detention ponds and retention ponds,
116 consistent with all applicable laws, regulations and specifications for such systems and facilities.

117 (i) Developer shall be responsible for all erosion control related to construction of
118 all improvements on the Property.

119 (j) Developer shall be responsible for all costs related to the work to be performed
120 by Developer under this Agreement, including, but not limited to, all engineering, inspections,
121 legal work negotiating and enforcing this Agreement (and other agreements associated with this
122 Agreement) materials, labor and permit, impact and license fees. The Village shall keep a
123 detailed accounting of such costs and bill Developer at the rates contracted by the Village for
124 such services plus overhead.

125 The obligations on the Developer under this Agreement will be deemed covenants running with
126 the land and ~~are~~ shall be applicable to Developer's successors and assigns and all other persons or entities
127 acquiring any interest in the Property; provided, however,

128 **2.2 Progress and Quality of Work.** Upon commencement of the Project, the Developer
129 shall proceed to the full completion of the Project with due diligence and without delay or interruption.

130 **2.3 Compliance Obligations.** The Project will be completed in accordance with all
131 applicable laws, regulations, ordinances and building and zoning codes and the Developer shall obtain
132 and maintain all necessary permits and licenses for the Project. The Village shall, at Developer's sole
133 cost, reasonably cooperate with the Developer in connection with obtaining necessary permits and
134 licenses for the Project.

135 **2.4 Design, Construction and Installation of Public Improvements.** Pursuant to and in
136 reliance on Wis. Stat. § 62.15(1e), Developer shall design, construct and install, at Developer's sole
137 expense, the Public Improvements pursuant to the applicable regulations, codes, standards and
138 specifications established by the Village's Department of Public Works and the State of Wisconsin to
139 support the Project. All design work for any required Public Improvements shall be completed and
140 approved by the Developer who shall also provide to the Village as-built construction records for the
141 Public Improvements in an electronic format acceptable to the Village. This shall be accomplished at
142 the sole expense of the Developer through the furnishing of one set of reproducible "as built" plans for
143 all the Project improvements. Reproducible plans shall be provided on Mylar or another similar media
144 acceptable to the Village Engineer and to the DPW Director together with an electronic file copy of said
145 plans compatible with the Village's GIS software prior to Village acceptance of dedication. Electronic
146 plans provided hereunder shall include GPS locations for manholes, valves and other included items at
147 a fixed location.

148 **2.5 Improvements Dedication and Easements.** Pursuant to and in reliance on Wis. Stat. §
149 62.15(1e), Developer shall dedicate all Public Improvements to the Village pursuant to the terms of this
150 Agreement. If the Village determines (in the Village's sole discretion) that easements are reasonably
151 necessary for furtherance of utilities servicing the Project, including, but not limited to, sewer, water,
152 lighting, gas or electric, Developer shall dedicate, donate or convey such easements at no cost to the
153 Village. Upon the conveyance of any storm water detention pond(s), if any, on the Property from
154 Developer to the Village, Developer shall provide to the Village an access easement (to the extent
155 necessary and in form and substance acceptable to the Village) to access the portion of the Property
156 conveyed to the Village that includes such pond(s).

157 **2.6 Acceptance of Improvements Dedication or Work.** The Village, or its designee(s),
158 shall inspect the Public Improvements intended to be donated as they are installed and, if acceptable to

159 the Village Engineer, or his/her designee (in his/her sole discretion), certify such improvements as being
160 in compliance with the Village's standards and specifications. Developer shall assume all reasonable
161 third-party inspection services, construction engineering review costs and attorneys' fees incurred by the
162 Village in the accomplishment of the Project. Before obtaining certification of the Public Improvements,
163 the Developer shall present to the Village valid lien waivers from the all contractors for all parties
164 providing materials or performing work on the Public Improvements. Certification by the Village
165 Engineer does not constitute a waiver by the Village of the right to pursue its all remedies / defaults for
166 defects in or failure of any of the Public Improvements that are detected or which occur following such
167 certification.

168 Developer further agrees that the dedication of right-of-way improvements and the required Public
169 Improvements and utility easements will not be accepted by the Village until they have been inspected
170 and approved (in their sole discretion) by the Village Engineer. In addition, any water system installation
171 will not be accepted until a bacteriologically safe sample is obtained by a certified agency. Developer
172 shall be responsible to flush the main, obtain the samples, and have all tests completed as may be required
173 for the Village's acceptance of the water system. Developer shall be responsible for all costs associated
174 with any corrective work for Developer's water system installation. Upon completion of the mains,
175 hydrants, valves, appurtenances, and service laterals and acceptance of the system by the Village,
176 ownership and control of the system will be turned over without any restrictions to the Village.

177 Developer shall provide for maintenance and repair of all Public Improvements constructed by
178 Developer until such improvements are formally donated and dedicated to and accepted by the Village
179 through resolution of the Village Board. The Village will provide timely notice to Developer whenever
180 inspection reveals that a Public Improvement does not conform to the standards and specifications found
181 in the Final Plans or is otherwise defective in a manner that causes the Public Improvement to fail to
182 meet the requirements of this Agreement. Developer shall have thirty (30) days from the issuance of
183 such notice to cure or substantially cure the defect. The Village shall not declare a Default under this
184 Agreement during the thirty (30) day cure period on account of any such defect unless Developer has
185 failed to commence a cure, or unless the Village determines that immediate action is required in order
186 to remedy a situation which poses an imminent health or safety threat. The Village shall accept
187 Developer's donation, dedication or conveyance of right-of-way and utility easements by Resolution of
188 the Village Board following certification by the Village of the Public Improvements.

189 **2.7 Guarantee of the Work.** All guarantees or warranties for materials or workmanship for
190 the Public Improvements shall be for a period of not less than two (2) years from the date of acceptance
191 by the Village and shall be prosecuted/enforced by Developer with the non-monetary cooperation ~~of~~
192 ~~the~~of the Village (as beneficiary).

193 **2.8 Obligation to Repair.** Developer shall make or cause to be made at its own expense, any
194 and all repairs which may become necessary under and by virtue of developer's guarantee and shall leave
195 the improvements in good and sound condition, satisfactory to the Village Engineer and DPW Director
196 at the expiration of the guarantee period.

197 **2.9 Notice of Repair.** If during a respective guarantee period, the improvements shall, in the
198 professional opinion of the Village Engineer and DPW Director, require repairs or replacements which
199 in their judgment are necessitated by reason of settlement of foundation, structure or backfill, or other
200 defective workmanship or materials, Developer shall, upon written notification by the Village Engineer
201 and DPW Director of the necessity for such repairs, make such repairs, at its own cost and expense.
202 Should Developer fail to make such repairs within a reasonable time after written notice has been sent

203 as provided herein, or fail to start work within fourteen (14) calendar days after such written notice,
204 weather permitting, the Village may cause such work to be done, but has no obligation to do so, either
205 by contract or otherwise, and the Village may draw upon said guarantee security to pay any costs or
206 expenses incurred in connection with such repairs or replacements. Should the cost or expense incurred
207 by the Village in repairing or replacing any portion of the improvements covered by this guarantee
208 exceed the amount of the guarantee security, the Developer shall, within thirty (30) days of being
209 invoiced by the Village, pay one hundred and twenty-five percent (125%) of any excess cost or expenses
210 actually incurred in the correction process.

211 **2.10 Maintenance Prior to Acceptance.** Developer shall maintain the public improvements
212 until such as they are accepted by the Village in dedication. This maintenance shall include routine
213 maintenance, such as dust suppression, crack filling, roadway patching and the like. In cases where
214 emergency maintenance is required, such as sewer blockage, the Village retains the right to complete the
215 required emergency maintenance in a timely fashion and bill Developer for all actual associated costs.
216 The Village shall not be responsible for snow removal prior to acceptance of the public street
217 improvements. All improvement shall be maintained so they conform to the applicable plans and
218 specifications attached as exhibits to this Agreement at the time of their acceptance by the Village.

219 **2.11 Security for Payment and Performance of Developer's Obligations.**

220 (a) Security Required. Prior to the commencement of construction activities related to the Project,
221 Developer shall deliver or cause to be delivered to the Village a Letter of Credit equal to one hundred
222 fifteen percent (115%) of the Village Engineer's cost estimate of all public and private (i.e.
223 retention/detention areas, walkways and paths, monument signage, sanitary sewer, storm sewer, water
224 and other improvements) for the Property shown on the final Plat and the applicable plans and
225 specifications pertaining thereto (including, but not limited to, temporary and permanent landscaping
226 and erosion control provisions, landscaping, seeding, and other improvements).

227 (b.) Form of the Letter of Credit. An original, irrevocable letter of credit issued by a federally insured
228 banking institution naming the village as payee and expiring no sooner than twelve months, and being
229 in a form acceptable to the Village Attorney.

230 (c) Maintenance of Security. Security as described in this section 2.11 shall be renewed in a form
231 acceptable to the Village Attorney no later than 30 days prior to its expiration and shall be maintained
232 as described below for a period of time expiring twenty-four (24) months after the improvements for
233 which the security is provided are substantially complete in accordance the following Wisconsin
234 Statutes:

235 §236.13(2)(ad)1., *"Binder course" means the non-surface-level course that is attached to the packed-*
236 *level gravel course.*

237 § 236.13(2)(am)2., *For purposes of subd. 1., public improvements reasonably necessary for a project or*
238 *a phase of a project are considered to be substantially completed upon the installation*
239 *of the asphalt or concrete binder course on roads to be dedicated or, if the required*
240 *public improvements do not include a road to be dedicated, at the time that 90 percent*
241 *of the public improvements by cost are completed.*

242 In the event that the letter-~~if~~ of credit is not renewed at thirty (30) days prior to its expiration, the Village
243 may draw upon such security for purposes of repair, correction and / or completion of the improvements
244 provided for in this Agreement.

245 (d) Reduction of Security Upon Partial Completion. The amount of the Security may be reduced as the
246 improvements described in the Plat and the plans and specifications set forth on the attached exhibits are
247 completed and approved by the Village Engineer and the DPW Director in accordance with the following
248 procedure.

249 1. From time-to-time during the course of construction, Developer may request the Village
250 Engineer and DPW Director, as Agents of the Village, to use reasonable efforts to conduct inspection
251 within seven (7) days after the request.

252 2. The request to inspect shall be accompanied by certification prepared by Developer's engineer
253 stating that certain work had been completed and which includes an estimate of the dollar value of the
254 work completed to the date of the request and since engineer's last certification and that the subject work
255 has been completed in a good and workmanlike manner and in compliance with the Plat and applicable
256 plans and specifications.

257 3. The request for inspection shall also be accompanied by certification from Developer's
258 engineer estimating the cost to complete the remaining balance, with the estimated dollar value of the
259 improvements completed and the estimated cost to complete the remaining improvements being on a
260 form and presented in a manner reasonably acceptable to the Village Engineer and DPW Director.

261 4. Prior to reduction of the security amount, Developer shall deliver to the Village a sworn
262 contractor's statement and appropriate photocopies or originals of lien waivers showing that all work in
263 place and for which a reduction in the security is requested has been fully paid for or that all mechanic's
264 or other liens have been waived.

265 5. the Village Engineer and DPW Director shall approve a reduction in the Security provided the
266 following are met:

- 267 i. Receipt of the required documentation from the Developer;
- 268 ii. Inspection by the Village Engineer;
- 269 iii. Certification by the Village Engineer to the Village and to the financial institution
270 issuing any letter of credit via the Clerk of the Village stating:
- 271 1. The dollar value of the work completed to the date of the request for inspection
272 and since the last certification by the Village Engineer;
- 273 2. That the work has been completed in a good and workmanlike manner and in
274 compliance with the Plat and the applicable plans and specifications;
- 275 3. That no mechanic's liens will attach to the site or to any property of the Village
276 as a result of the installation of the improvements;
- 277 4. That Developer' engineer or Village Engineer's estimate of the dollar value
278 of the work completed and the cost to complete the remaining improvements
279 are reasonable;

280 iv. The balance remaining in the security is at least equal to one hundred (100%) of the
281 cost to complete all the remaining public and private improvements plus ten percent
282 (10%) of the total cost of any completed improvements.

283 (e) Release of Security Upon Passage of Guarantee Period. Upon final completion of all of the
284 improvements, the acceptance by the Village of the public improvements, the posting of any required
285 warranty of maintenance letter of credit security, if needed, and the passage of the two (2) year Guarantee
286 period provided for in section 2.7 above, the then remaining balance of the security shall be released and
287 returned, after first drawing upon the security for any fees and costs due and owning to the Village
288 pursuant to all applicable ordinances and this Agreement.

289 (f) Return of Excess Proceeds After Default. In the event of default by Developer under this Agreement,
290 if any of the security funds remain in the possession of the Village after all of the public and private
291 improvements have been completed in a good and workmanlike manner in accordance with the
292 applicable Final Plat and applicable plans and specifications, and all warranty or maintenance obligations
293 have been satisfied, and the satisfaction all fees and costs and expenses of the Village, including
294 reasonable attorney's fees, engineering fees, consultant fees or other out-of-pocket expenses incurred in
295 completing the improvements and/or in releasing liens thereon in paying for work completed prior to
296 default and other costs incurred as a result of the default of Developer; then any remaining balance shall
297 be paid to Developer subject to any claim to said funds exerted by any financial institution issuing any
298 letter of credit given as security.

299 **2.12 Indemnification and Insurance Required of Private Contractors.**

300 (a) **Indemnification.** In addition to, and not to the exclusion or prejudice of, any
301 provisions of this Agreement or documents incorporated herein by reference, Developer, or its
302 successors in interest, shall INDEMNIFY, DEFEND AND HOLD HARMLESS the Village,
303 its officers, agents and employees, against any and all liability, claims, loss damages, interest,
304 actions, suits, judgments, costs, expenses, attorneys' fees, and the like, which result from or
305 arise in the course of, out of, or as a result of the performance, mis-performance, or
306 nonperformance of Developer's obligations under this Agreement or Developer's negligent
307 construction of improvements covered thereby in anyway related to the Project. Developer
308 shall have no obligation to indemnify, defend and hold harmless or defend the Village resulting
309 from negligent or intentional acts of the Village, its officers, agents, or employees. In every
310 case where Developer is obligated to indemnify, defend and hold harmless the Village, its
311 officers, agents and employees, if judgment is rendered against the Village, its officers, agents,
312 or employees and notice and opportunity to defend was given to Developer of the pendency of
313 the suit within ten (10) days after service of the summons and complaint on the Village, such
314 judgment will be conclusive upon Developer not only as to the amount of damages, but also as
315 to its liability to the Village and/or its officers, agents, and employees.

316 (b) **Insurance.** Until the Project is completed and approved of by the Village,
317 Developer shall maintain and cause its general contractor to maintain at all times and naming
318 the Village, its officers, employee and agents as additional insureds, insurance with minimum
319 limits and coverage as shown below:

320 (c) Worker's Compensation, including Occupational Disease, Insurance meeting
321 the statutory requirements of the State of Wisconsin, and Employer's Liability insurance in an
322 amount of at least One Million Dollars (\$1,000,000).

323 (d) Comprehensive Liability Insurance providing limits for bodily injury and
324 personal injury of One Million Dollars (\$1,000,000) per occurrence with an aggregate of Two
325 Million Dollars (\$2,000,000). The policy must include the Village and its agents, officers and
326 employees as “additional insureds” and provide premises, operations, elevators, damage,
327 blanket contractual covering indemnities within contract documents, products and completed
328 operations coverage and be endorsed as “primary and non-contributory” to any insurance of
329 the additional insured, except from their negligence.

330 (e) Comprehensive Automobile Liability Insurance, on occurrence basis, covering
331 all owned, non-owned, and hired vehicles with limits of liability equal to those set forth in
332 subsection 2.12(d) above.

333 (f) A policy of builder’s risk completed value and contractor’s multiple perils and
334 public liability, extended coverage, vandalism and malicious mischief hazard insurance
335 covering the Property in at least the amount of the full replacement, completed value of the
336 improvements on the Property.

337 (g) Developer shall furnish the Village policy declarations and endorsements
338 evidencing additional insureds to policies covering the above-recited insurance requirements.
339 All policy endorsements must state that notice of any material change in coverage, non-
340 renewal, or cancellation will be provided to the Village thirty (30) days prior to the effective
341 date of any such change, non-renewal, or cancellation. The form of the policy endorsements
342 will be subject to the approval of the Village Manager and / or his designee. The policy
343 endorsements must be delivered prior to the commencement of any site activities or ground
344 disturbing construction pursuant to this Agreement. PRESENTMENT OF PROOF OF THE
345 COMPLETE PROCUREMENT OF THE COVERAGE INDICATED HEREIN. IN THE
346 FORM OF DECLARATIONS AND ENDORSEMENTS WILL BE A PRECONDITION TO
347 THE ISSUANCE OF ANY PERMITS. **AN ACORD 25 WILL NOT BE DEEMED**
348 **ACCEPTABLE PROOF.** PROOF OF THE RENEWAL OF SUCH COVERAGE SHALL
349 BE PRESENTED AS SOON AS AVAILABLE AND PRIOR TO THE EXPIRATION OF
350 ANY PERIOD OF COVERAGE FOR ANY TYPE OF INSURANCE.

351 (h) It is understood and agreed that the insurance coverage and limits required
352 above shall not limit the extent of Developer’s responsibilities and liabilities pursuant to this
353 Agreement or imposed by law.

354 **2.13 Compliance with Law.** Developer shall comply with all applicable laws, ordinances,
355 and regulations in effect at the time of final approval when fulfilling its obligations under this Agreement.
356 When necessary to protect public health, the Developer shall be subject to any applicable laws,
357 ordinances and regulations that become effective after approval.

358 **2.14 Payment of Taxes.** Developer shall timely pay and discharge all taxes, assessments and
359 other governmental charges upon the Property, if any, when due.

360 **2.15 Time is of the Essence.** Time is of the essence with reference to Developer’s obligation
361 to commence and complete the Developer Improvements.

362

ARTICLE III- VILLAGE IMPROVEMENTS

363 3.1 **Village Improvements Work.** Developer, in consultation with the Village Engineer,
364 shall design Village Improvements (as hereafter defined), if any, and shall install the improvements and
365 perform the work listed in **Exhibit C** attached hereto and incorporated by reference (the “**Village**
366 **Improvements**”) and pursuant to the terms of this Agreement. If the Village Improvements are not
367 completed within the timeframes provided in **Exhibit C**, as a result of acts or omissions by the
368 Developer, the Village shall have the discretion of pursuing all remedies available including legal and
369 administrative (e.g. delaying the issuance of building permits for any improvement on the lots or out lots
370 of the Project).

371 3.2 **Special Assessments.** The Developer acknowledges and agrees that the Village may
372 special assess the Property for all costs incurred by the Village related to the Village Improvements and
373 the Project not covered by the provided security deposited by Developer as permitted by applicable laws,
374 regulations and ordinances.

375 ARTICLE IV-ACCESS, INSPECTIONS AND CONTRACTORS

376 4.1 **Access and Inspections.** Developer hereby grants to the Village, its agents, employees,
377 officials, representatives, contractors and consultants the right to enter upon the Property at all reasonable
378 times for the purpose of facilitating the Village’s inspection of the Property and the Project.

379 4.2 **Inspections for Village’s Benefit Only.** All inspection conducted by the Village or its
380 agents will be deemed to have been for the Village’s own benefit and will in no way be construed to be
381 for the benefit of or on behalf of Developer. Developer shall not (and hereby each waives any right to)
382 rely in any way upon such inspections, appraisals or determinations of the Village.

383 4.3 **Contractors and Consulting Engineers.** At any time, the Village shall have the right
384 to retain consulting engineers and architects to perform services for the Village (which will be at the
385 Village’s expense, unless the Village must perform multiple inspections as a result of Developer’s failure
386 to meet the Final Plans) including, without limitation:

387 (a) to make periodic inspections with reasonable advance notice to Developer for
388 the purpose of assuring that construction is in accordance with the Final Plans and the
389 requirements of this Agreement;

390 (b) to advise the Village of the anticipated cost of, and a time for, the completion of
391 construction work; and

392 (c) to review and advise the Village of any proposed changes in the construction of
393 the Project.

394 The Village’s selection of, and reliance upon, the consulting engineers and architects will not give rise
395 to any liability on the part of the Village for the acts or omissions of the consulting engineers or architects
396 or their employees or agents.

397 Contractors selected for the Project must be qualified in the Village to perform the work, shall be licensed
398 to do business in the State of Wisconsin, must have experience in providing the type of work and
399 materials required of Developer Improvements, and shall have a good reputation for diligent
400 performance of their obligations under their respective contracts.

401 **ARTICLE V- ZONING, LAND USE AND RESTRICTIVE COVENANT**

402 **5.1 Zoning Compliance.** Development on the Property under this Agreement must follow
403 the applicable zoning ordinance and land use guidelines applicable to the Property and will be subject to
404 the payment of any applicable impact fees in the amounts applicable at the time each required permit is
405 issued. Nothing in this Agreement will obligate the Village to grant variances, re-zoning, exceptions or
406 conditional use permits related to the Project.

407 **5.2 Tax Status/Restrictive Covenant.** Without the prior written consent of the Village
408 (which may be withheld for any reason), Developer shall not use or permit the use of the Property in any
409 manner which would render such Property exempt from Property taxation. Developer shall record a
410 deed restriction or restrictive covenant against the Property prior to any sale or leasing of the Property
411 to make any subsequent purchasers or users of any portion of the Property subject to this provision. The
412 deed restriction or restrictive covenant will permit, but shall not obligate, the Village to enforce such
413 deed restriction or restrictive covenant and will be in form and in substance reasonably acceptable to the
414 Village. However, Developer shall not have a continuing obligation for compliance with this provision
415 as to any portion of the Property in which Developer no longer maintains an interest as owner, tenant or
416 occupant provided that Developer has timely recorded the deed restriction or restrictive covenant as
417 approved by the Village.

418 **ARTICLE VI- ASSIGNMENTS AND CHANGES OF CONTROL**

419 **6.1 Assignments and Change of Control.** This Agreement is only assignable by Developer
420 with the prior written consent of the Village (which may be withheld by the Village for any reason). The
421 ownership or control of Developer shall not be transferred to any person or entity without the prior
422 written consent of the Village (which may be withheld by the Village for any reason). The prohibition
423 on the transfer of ownership or control will not be applicable in the event of the death of a member and
424 the interest being transferred is the deceased member’s interest. The term “ownership or control” shall
425 mean 20% or more of the Ownership Interests in Developer. For the purposes of this Agreement,
426 “Ownership Interests” shall mean the members’ right to share in distributions and other economic
427 benefits of Developer, the members’ right to participate in decision making, or both. The current
428 members of Developer are identified on **Exhibit D** attached hereto and incorporated herein by reference.

429 **ARTICLE VII- DEVELOPER REPRESENTATIONS, WARRANTIES AND COVENANTS**

430 **7.1 Developer Representations, Warranties and Covenants.** Developer represents,
431 warrants and covenants that:

432 (a) it is a limited liability company duly formed and validly existing in the State of
433 Wisconsin, has the power and all necessary licenses, permits and franchises to own its assets
434 and properties and to carry on its business, and is in good standing in the State of Wisconsin
435 and all other jurisdictions in which failure to do so would have a material adverse effect on its
436 business or financial condition;

437 (b) it has full authority to execute and perform this Agreement and has obtained all
438 necessary authorizations to enter into, execute and deliver this Agreement;

439 (c) the execution, delivery, and performance of its respective obligations pursuant
440 to this Agreement will not violate or conflict with its articles of organization, operating
441 agreement or any indenture, instrument or agreement by which it is bound, nor will the

442 execution, delivery, or performance of its obligations pursuant to this Agreement violate or
443 conflict with any law applicable to it or the Project;

444 (d) this Agreement constitutes (and any instrument or agreement that it is required
445 to give under this Agreement when delivered will constitute) legal, valid, and binding
446 obligations of it enforceable against it in accordance with their respective terms;

447 (e) it will expeditiously complete the development and construction of Developer
448 Improvements and the Project in a good and workmanlike manner and in accordance with all
449 applicable statutes, ordinances and regulations, any restrictions of record and the Final Plans
450 provided to the Village regarding the Project;

451 (f) it will not make or consent to any material modifications to the Final Plans
452 without the prior written consent of the Village;

453 (g) it will discharge all claims for labor performed and materials, equipment, and
454 services furnished in connection with the construction of Developer Improvements; nothing
455 contained in this Agreement shall require Developer to pay any claims for labor, services or
456 materials which it, in good faith, disputes and is currently and diligently contesting, provided,
457 however, that it shall, within ten (10) days after the filing (or the assertion) of any claim of lien
458 that is disputed or contested by Developer, obtain and record (if required by the Village) a surety
459 bond sufficient to release said claim or lien or provide the Village with other such assurances
460 that the Village may reasonably require;

461 (h) it will take all reasonable and necessary steps to avoid claims of lien against the
462 Property (any part thereof or right or interest appurtenant thereto) or any personal Property and
463 fixtures located or used in connection with the Property;

464 (i) it will pay and discharge all taxes, assessments and other governmental charges
465 upon the Property when due, as well as claims for labor and materials which, if unpaid, might
466 become a lien or charge upon the Property;

467 (j) it will promptly furnish to the Village written notice of any litigation affecting
468 Developer and any claims or disputes which involve a material risk of litigation against
469 Developer;

470 (k) it shall deliver to the Village revised statements of estimated costs of the
471 construction for Developer Improvements showing changes in or variations from the original
472 cost statement provided to the Village as soon as such changes are known to Developer;

473 (l) it shall provide to the Village, promptly upon the Village's request, any
474 information or evidence deemed reasonably necessary by the Village related to performance of
475 Developer under this Agreement to enable the Village to timely and accurately complete any
476 accounting or reporting requirements applicable to the Village related to the transactions under
477 this Agreement; and

478 (m) no litigation, claim, investigation, administrative proceeding or similar action
479 (including those for unpaid taxes) against Developer or any of the members of the Developer is
480 pending or threatened, and no other event has occurred which may materially adversely affect

481 Developer's financial condition or properties, other than litigation, claims, or other events, if
482 any, that have been disclosed to and acknowledged by the Village in writing; and

483 (n) there are no delinquent outstanding personal Property taxes, real estate taxes, or
484 special assessments affecting the Property.

485 **7.2 Execution Representations and Warranties.** The person(s) signing this Agreement on
486 behalf of Developer represent and warrant that he/she/they have full power and authority to execute this
487 Agreement on behalf of Developer and to bind Developer to the terms and conditions of this Agreement.

488 **7.3 Cooperation.** Developer warrants that it shall exercise all reasonable diligence and
489 expend all commercially reasonable efforts to undertake its obligations under this Agreement.

490 **ARTICLE VIII – VILLAGE REPRESENTATION AND WARRANTIES**

491 **8.1 Village Representations and Warranties.** The Village represents and warrants that:

492 (a) It is a body politic of the State of Wisconsin with full power and authority to
493 enter into this Agreement and that all statutory procedures and requirements have been
494 followed, fulfilled and satisfied in connection with the approval of this Agreement and the
495 authorization of all Village obligations required by this Agreement; and

496 (b) The individuals signing this Agreement on behalf of the Village are doing so
497 only in their official capacity and not individually, and shall have no personal liability or
498 responsibility hereunder; and personal liability as may otherwise exist, being expressly released
499 and / or waived. Such individuals have full authority to do so and upon such execution by such
500 individuals, this Agreement will constitute (and any instrument or agreement that the Village
501 is required to give under this Agreement when executed and delivered will constitute) legal,
502 valid and binding obligations of the Village enforceable against it in accordance with their
503 respective terms.

504 **ARTICLE IX – DEFAULTS**

505 **9.1 Default.** Any one or more of the following shall constitute a “Default” under this
506 Agreement.

507 (a) Developer fails to timely and fully perform, or comply with, any one or more of
508 its respective obligations or any of the terms or conditions of this Agreement or any document
509 related hereto or referenced herein (including, without limitation, the untimely satisfaction of
510 the Project, the Public Improvements or the untimely delivery of the Required Information).

511 (b) Any representation or warranty made by Developer in this Agreement, any
512 document related hereto or referenced herein or any financial statement delivered by Developer
513 pursuant to this Agreement shall prove to have been false or misleading in any material respect
514 as of the time when made or given.

515 (c) Developer (or any permitted successor or assign of Developer) shall:

516 (i) become insolvent or generally not pay, or be unable to pay, or admit in
517 writing its inability to pay, its debts as they mature,

518 (ii) make a general assignment for the benefit of creditors or to an agent
519 authorized to liquidate any substantial amount of its assets,

520 (iii) become the subject of an “order for relief” within the meaning of the
521 United States Bankruptcy Code, or file a petition in bankruptcy, for reorganization or to
522 effect a plan, or other arrangement with creditors,

523 (iv) have a petition or application filed against it in bankruptcy or any similar
524 proceeding, or have such a proceeding commenced against it, and such petition,
525 application or proceeding shall remain undismissed for a period of ninety (90) days or
526 more, or such party, shall file an answer to such a petition or application, admitting the
527 material allegations thereof,

528 (v) apply to a court for the appointment of a receiver or custodian for any of
529 its assets or properties, or have a receiver or custodian appointed for any of its assets or
530 properties, with or without consent, and such receiver shall not be discharged within
531 ninety (90) days after his appointment, or

532 (vi) adopt a plan of complete liquidation of its assets.

533 **ARTICLE X– REMEDIES**

534 **10.1 Remedies.** In the event of a Default, the Village shall provide written notice to
535 Developer of the Default (the “**Default Notice**”); however, such defaulting party shall not be entitled to
536 a Default Notice or a right to cure in the event the Default occurs under Subsection 9.1(c) above.

537 (a) The Default Notice will provide Developer at least thirty (30) days to cure a
538 Default; however, the 30-day period may be extended to the period of time reasonably necessary
539 to cure the Default, if Developer promptly commences activities to cure the Default in good
540 faith and diligently pursues such activities to fully cure the Default but in no event will the
541 period of time to cure the Default exceed ninety (90) days from the date of the Default Notice.

542 (b) In the event the Default is not fully and timely cured by Developer, the Village
543 shall have all of the rights and remedies available in law or in equity, including, but not limited
544 to, all or any of the following rights and remedies, and the exercise or implementation of any
545 one or more of these rights and remedies will not be a bar to the exercise or implementation of
546 any other rights or remedies of the Village provided for under this Agreement:

547 (i) The Village may refuse to issue any permits to Developer or purchaser or
548 acquirer of any lot for the construction of buildings or improvements within the Property;

549 (ii) The Village may recover from Developer all damages, costs and expenses,
550 including, but not limited to, reasonable attorneys’ fees incurred by the Village related to
551 or arising out of a Default;

552 (iii) The Village may terminate or postpone its obligation to perform any one
553 or more of its obligations under this Agreement, including, but not limited to, the
554 conveyance of the Property; or

555 (iv) The Village may terminate this Agreement.

556 **ARTICLE XI – SUCCESSORS AND ASSIGNS**

557 **11.1 Successors and Assigns; Assignment.** This Agreement will be binding upon the
558 successors and assigns of the parties hereto; however, this provision shall not constitute an authorization
559 of Developer to assign or transfer its rights and obligations under this Agreement. This Agreement shall
560 not be assigned by Developer without the prior written consent of the Village, which consent may be
561 withheld for any reason.

562 **ARTICLE XII – TERMINATION**

563 **12.1 Termination.** This Agreement shall not terminate until the termination by the Village
564 pursuant to the terms of this Agreement; however, and notwithstanding any provision herein to the
565 contrary, the termination of this Agreement shall not cause a termination of the rights and remedies of
566 the Village under this Agreement.

567 **ARTICLE XIII – NOTICES**

568 **13.1 Notices.** Any notice given under this Agreement shall be deemed effective when: (a)
569 personally delivered in writing; (b) a commercially recognized overnight delivery service provides
570 confirmation of delivery; or (c) the third day after notice is deposited with the United States Postal
571 Service (postage prepaid, certified with return receipt requested) and addressed as follows:

If to the Village:

Village of Hartland
Attention: Village Manager
210 Cottonwood Ave
Hartland, WI 53029

If to Developer:

Servi Investments LLC
Attention: Ken Servi
1007 N. Pinegrove Ct
Hartland, WI 53029

with a copy to:

Hector de la Mora, Esq.
von Briesen & Roper, s.c.
20975 Swenson Drive, Suite 400
Waukesha, WI 53186

with a copy to:

[Tracy J. Murn](#)
[Axley](#)
[N17W24222 Riverwood Dr. Ste 250](#)
[Waukesha WI 53188](#)

572 **ARTICLE XIV – APPLICABLE LAW**

573 **14.1 Applicable Law.** This Agreement will be governed by and construed and enforced in
574 accordance with the laws of the State of Wisconsin. Any litigation related to this Agreement shall be
575 brought in the state courts of the State of Wisconsin and the parties hereto agree to submit to the
576 jurisdiction and venue of the Circuit Court for Waukesha County, Wisconsin.

577 **ARTICLE XV – MISCELLENEOUS**

578 **15.1 Entire Agreement.** This Agreement and all of the documents referenced herein or
579 related hereto (as any of the aforementioned documents have been or may be amended, extended or
580 modified) embody the entire agreement between the parties relating to the transactions contemplated

581 under this Agreement and all agreements, representations or understanding, whether oral or written, that
582 are prior or contemporaneous to this Agreement are superseded by this Agreement.

583 **15.2 Amendment.** No amendment, modification or waiver of any provision of this
584 Agreement, nor consent to any departure by a party from any provision of this Agreement shall in any
585 event be effective unless it is in writing and signed by each of the Parties hereto, and then such waiver
586 or consent shall be effective only in the specific instance and for the specific purposes for which it is
587 given by the respective party.

588 **15.3 No Vested Rights Granted.** Except as provided by law, or as expressly provided in this
589 Agreement, no vested rights in connection with the Project shall inure to the Developer nor does the
590 Village warrant by this Agreement that the Developer is entitled to any other approvals required.

591 **15.4 Homeowner's Association.** Developer shall form and incorporated a Homeowner's
592 Association detailing its respective role, duties, obligations, fiscal responsibilities and governance rights,
593 including enforcement authority with respect to all Property within the Project and its use as follow:
594 [NEED TO PROVIDE CONTENT FOR THIS AGREEMENT IN ADDITION TO THE DOCUMENTS
595 EVIDENCING SAME.]

596 **15.5 Invalid Provisions.** The invalidity or unenforceability of a particular provision of this
597 Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as
598 if such invalid or unenforceable provision were omitted.

599 **15.6 Headings.** The article and section headings of this Agreement are inserted for
600 convenience of reference only and are not to be construed as defining or limiting, in any way, the scope
601 or intent of the provisions hereof.

602 **15.7 No Waiver; Remedies.** No failure on the part of the Village to exercise, and no delay in
603 exercising, any right, power or remedy under this Agreement shall operate as a waiver of such right,
604 power or remedy; nor shall any single or partial exercise of any right under this Agreement preclude any
605 other or further exercise of the right or the exercise of any other right. The remedies provided in this
606 Agreement are cumulative and not exclusive of any remedies provided by law.

607 **15.8 No Third-Party Beneficiaries.** This Agreement is solely for the benefit of the named
608 parties hereto and their permitted assignees, and nothing contained in this Agreement shall confer upon
609 anyone other than such parties any right to insist upon or enforce the performance or observance of any
610 of the obligations contained in this Agreement.

611 **15.9 No Joint Venture.** The Village is not a partner, agent or joint venture of or with
612 Developer.

613 **15.10 Recording of this Agreement and Exhibits.** This Agreement and its Exhibits in
614 executed form shall be recorded by the Village in the office of the Register of Deeds for Waukesha
615 County, Wisconsin.

616 **15.11 Force Majeure-Exceptional Event.** If any Party is delayed or prevented from timely
617 performing any act required under this Agreement by reason of extraordinary and uncommon matters
618 ("Exceptional Event") beyond the reasonable control of the party obligated to perform, including (but
619 not limited to) fire, earthquake, war, terrorist act, pandemic, epidemic, flood, riot, or other similar causes,
620 and provided the affected party notifies the other in writing of within three (3) days of the occurrence /

621 commencement of the Exceptional Event and the length of any anticipated delay, such act may be
622 excused for the requested period of such delay, and the time for the performance of any such act may be
623 extended for the allowed period equivalent to such delay; provided, however, that the time for
624 performance shall not be extended by more than ninety (90) days unless agreed to in writing by the
625 parties hereto. Notwithstanding any provision herein to the contrary, the Village, in its sole and absolute
626 discretion, may allow up to a cumulative total of twelve (12) month extension on the deadlines set forth
627 in Section 2.1 above should reasonable delays occur as a result of supply chain issues or material cost
628 increases. Any such approved delay by the Village will be evidenced in writing and provided to
629 Developer, and without any written evidence approving such delay, the other provisions of this
630 Agreement shall control and the immediately preceding sentence will not apply.

631 **15.12 Immunity.** Nothing contained in this Agreement constitutes a waiver of any immunity or
632 statutory caps available to the Village under applicable law. The Parties mutually agree that the Village's
633 President and Village Clerk, entered into and are signatory to this Agreement solely in their official capacity
634 and not individually, and shall have no personal liability or responsibility hereunder; and personal liability
635 as may otherwise exist, being expressly released and/or waived.

636 **15.13 Counterparts.** This Agreement may be executed in any number of counterparts with the
637 same effect as if the signatures thereto and hereto were upon the same instrument. In addition, each
638 party shall execute and deliver an original, hard-copy version of this Agreement for each party's
639 permanent files.

640 **15.14 Recording.** This Agreement will only be effective as of the Effective Date upon the
641 execution of this Agreement and its full recordation with the Register of Deeds for Waukesha County.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

VILLAGE: VILLAGE OF HARTLAND

By: _____
Name: Jeff Pfannerstill, Village President

Attest: _____
Name: Sandee Policello, Village Clerk

STATE OF WISCONSIN)
)
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2025, the above-named Jeff Pfannerstill, Village President, to me known to be the person and officer who executed the foregoing instrument and acknowledged that he executed the same as such officer by the Village of Hartland.

NOTARY PUBLIC, State of Wisconsin
Print Name: _____
My Commission: _____

STATE OF WISCONSIN)
)
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2024, the above-named Sandee Policello, Village Clerk, to me known to be the person and officer who executed the foregoing instrument and acknowledged that she executed the same as such officer by the Village of Hartland.

NOTARY PUBLIC, State of Wisconsin
Print Name: _____
My Commission: _____

DEVELOPER: SERVI INVESTMENTS LLC

By: _____
Name: Ken Servi, _____ (title)

STATE OF WISCONSIN)
)
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2025, the above-named Ken Servi, _____ (title), to me known to be the person and officer who executed the foregoing instrument and acknowledged that he executed the foregoing.

NOTARY PUBLIC, State of Wisconsin
Print Name: _____
My Commission: _____

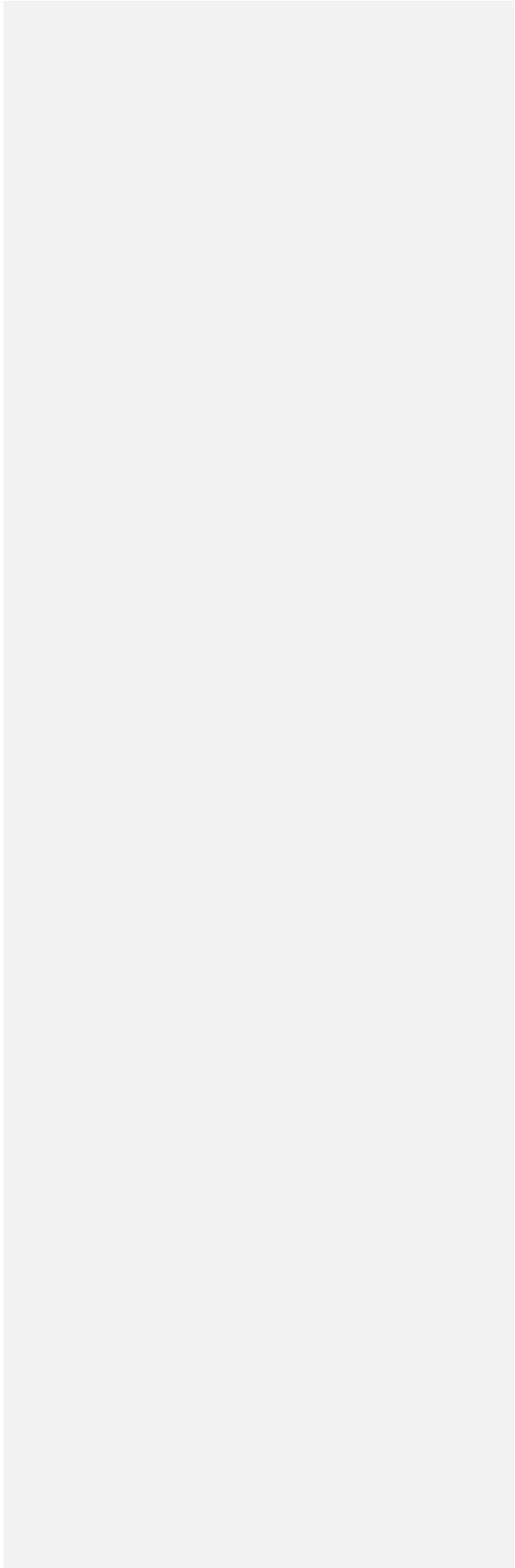


EXHIBIT A
The Property

EXHIBIT B

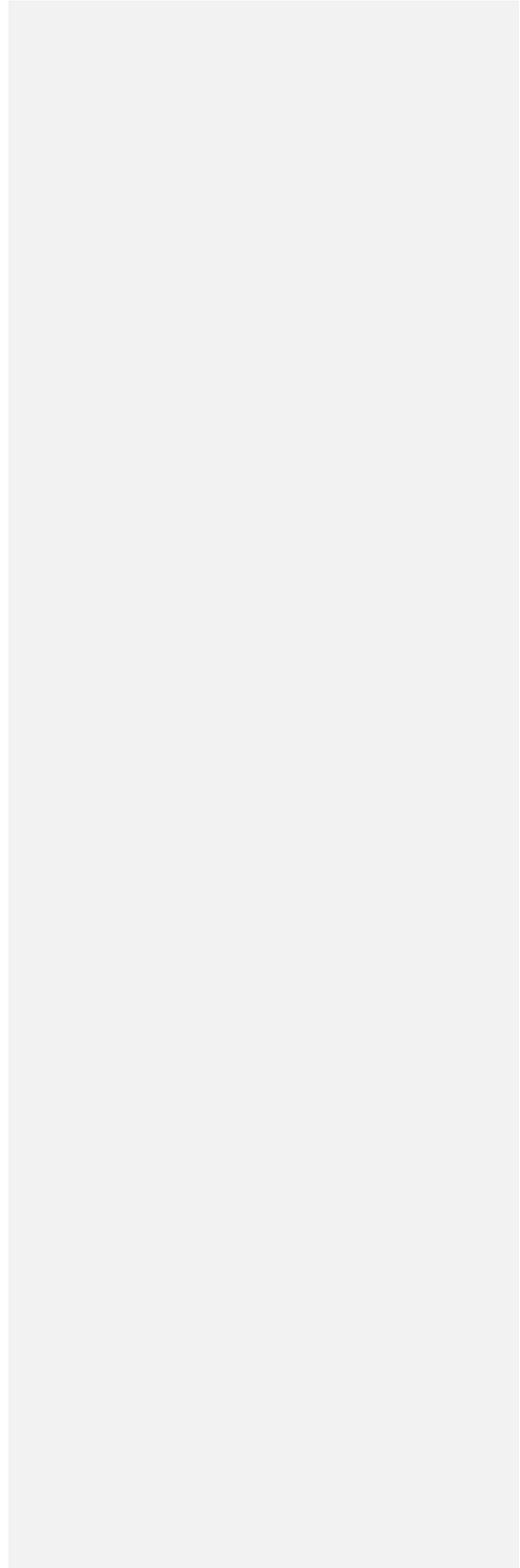


EXHIBIT B
Developer Improvements

I. PUBLIC IMPROVEMENTS

All Public Improvements shall be: (a) installed at the Developer's sole expense, and (b) dedicated to the public. In order to be dedicated to the public, all Public Improvements shall: (y) meet all of the Village's requirements and specifications for such Public Improvements, respectively, and (z) be acceptable to the Village Engineer.

a. Streets

Developer shall grade and surface all streets (private and public, if any) within the Property for the Project in accordance with Village requirements and specifications for private streets.

b. Storm Water Management/Ponds

Developer shall construct a storm sewer system to provide adequate storm and surface water drainage throughout the Property in compliance with all applicable laws, regulations and ordinances, including, without limitation, all regulations of the Wisconsin Department of Natural Resources ("WDNR") related to the installation and maintenance of storm sewer systems and Section 50-198 (Stormwater Management Facilities) of the Village's General Code of Ordinances. All detention ponds shall include a pipe to meter out the excess water into the Village's storm sewer system. Developer shall grade and improve all lots in conformance with the master grading plan for the Property and restore all disturbed areas with topsoil and seed to establish dense vegetation. Developer shall seed the detention ponds with a prairie mix and establish the prairie per Village specifications. Upon completion of the installation of the storm and surface water drainage system(s) in compliance with the requirements set forth herein, ownership and control of such system(s) shall be conveyed to the Village without any restrictions or liens on such portion of the Property to be conveyed to the Village and Developer shall grant to the Village an access easement in form and substance acceptable to the Village on a portion of the Property for access to the system(s).

Commented [HdIM1]: VILLAGE ENGINEER TO VERIFY WHETHER THE STORM AND SURFACE WATER DRAINAGE SYSTEM ARE TO BE CONVEYED TO THE VILLAGE OR REMAIN THE JOINT PROPERTY OF OF ALL THE LOT OWNERS.

c. Water Utility

The Developer shall furnish and install a complete water distribution system(s) throughout the Property to service the Project in compliance with all applicable laws, regulations and ordinances, including, without limitation, the WDNR's minimum standards for water distribution systems and the Village's standards and specifications for water mains. The water system(s) shall be adequately sized to provide Village of Hartland Fire Department indicated fire flows at all hydrants. The Village will not accept the water distribution system(s) until it has been pressure tested and is bacteriologically safe as determined by the Village Engineer. Upon completion of the installation of the water distribution system(s) in compliance with the requirements set forth herein, Developer shall grant to the Village a utility easement in form and substance acceptable to the Village in order to maintain such system(s) within the Property.

d. Sanitary Sewer Utility

The Developer shall furnish and install a complete sanitary sewer system(s) throughout the Property to service the Project in compliance with all applicable laws, regulations and ordinances, including, without limitation, the WDNR's minimum standards for sanitary sewer systems and the Village's standards and specifications for such systems. The sanitary sewer system(s) shall be adequately sized to service the Property and the Project. Upon completion of the installation of the sanitary sewer system(s) in compliance with the requirements set forth herein, Developer shall grant to the Village a utility easement in form and substance acceptable to the Village in order to maintain such system(s) within the Property.

e. Storm Water Utility

The Developer shall furnish and install a complete storm sewer system(s) throughout the Property to service the Project in compliance with all applicable laws, regulations and ordinances, including, without limitation, the WDNR's minimum standards for storm sewer systems and the Village's standards and specifications for such systems. The storm sewer system(s) shall be adequately sized to service the Property and the Project. Upon completion of the installation of the storm sewer system(s) in compliance with the requirements set forth herein, Developer shall grant to the Village an easement in form and substance acceptable to the Village in order to maintain such system(s) within the Property.

Commented [HdIM2]: WILL THE VILLAGE BEAR RESPONSIBILITY FOR THE STORM SEWER SYSTEM?

f. Street Signs

Developer shall purchase and install the necessary traffic control signs and street name signs, and the Developer or its successors in interests shall reimburse the Village for all costs and expenses incurred related to the maintenance, replacement and installation of such signs.

II. OTHER IMPROVEMENTS

a. Landscaping

All landscaping plans for the Property and the Project shall comply with all applicable laws, regulations and ordinances, including, without limitation, Section 50-204 (Landscaping) of the Village's General Code of Ordinances. Developer shall make every attempt to preserve existing trees outside of any public right-of-way whenever practical when installing the Developer Improvements. Developer shall remove and lawfully dispose of destroyed trees, brush, tree trunks, shrubs and other natural growth and all rubbish.

b. Erosion Control

Developer shall furnish and install a complete system of erosion control devices or measures in specified areas of the subdivision in compliance with all applicable laws, regulations and ordinances, including, without limitation, Article III (Construction Site Erosion Control) of the Village's General Code of Ordinances. All erosion control devices and measures must be approved by the Village Engineer before they are deemed to be complete under this Agreement. The Developer shall install silt fencing in conformance with the Final Plans prior to grading and

construction. The Developer shall maintain such fences until such time as turf cover is established in the subdivision. All disturbed areas shall be restored with topsoil, seeded and mulched.

EXHIBIT C
Village Improvements

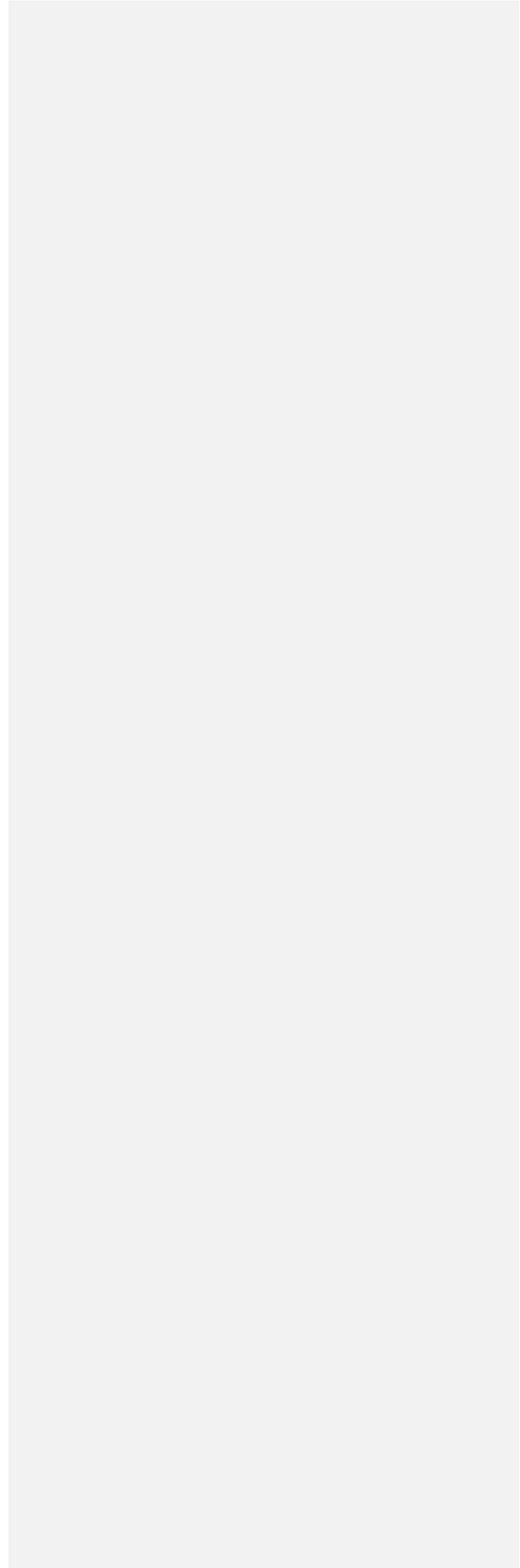
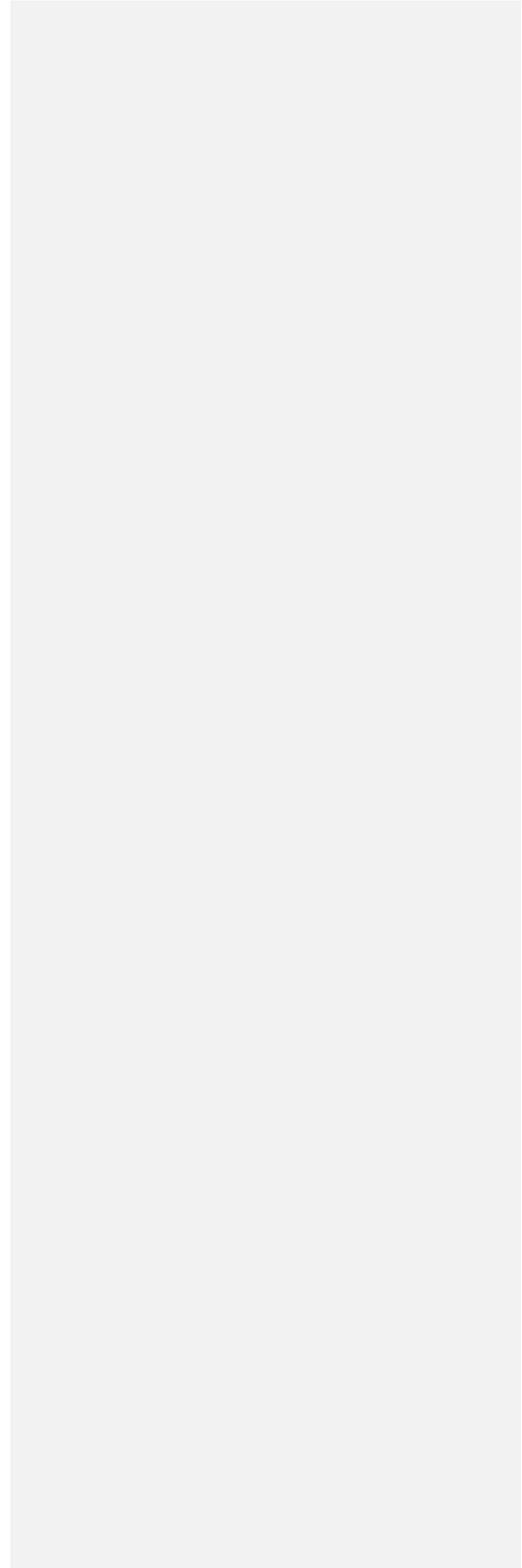


EXHIBIT D
Members of Developer

[DEVELOPER TO PROVIDE]



EAGLE PASS SUBDIVISION

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF THE PLAT OF EAGLE
PASS SUBDIVISION

Drafted by and Return Address:

Attorney Tracy J. Murn
Axley Brynerson, LLP
N17W24222 Riverwood Dr., Ste. 250
Waukesha, WI 53188

See Exhibit A

Parcel Identification Number
(PIN)

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "**Declaration**") is made by Servi Investments, LLC, a Wisconsin limited liability company (the "**Declarant**") as of _____, 2025.

RECITALS:

A. Declarant is the owner of fee simple title in and to that certain real property situated in Waukesha County, Wisconsin, known as the Eagle Pass Subdivision, as shown on the plat (the "**Plat**") of subdivision recorded in the office of the Register of Deeds of Waukesha County, Wisconsin, recorded on _____, as Document No. _____, and Affidavit of Correction recorded in the office of the Register of Deeds of Waukesha County, Wisconsin, recorded on _____, as Document No. _____, and which is referred to in this Declaration as the "**Subdivision**" or "**Development**".

B. The Subdivision consists of seven (7) residential Lots numbered 1 through 7 inclusively as shown on the Plat. It is the intention and desire of Declarant that the Subdivision be further developed into a first class, protected community of homes, and it is the present purpose

of Declarant in executing this Declaration to subject the Subdivision to the restrictions, conditions, and covenants set forth below, each and all of which are for the benefit of each current and subsequent owner of any parcel in the Subdivision.

DECLARATION

NOW, THEREFORE, in consideration of the recitals set forth above, Declarant declares and agrees that each Lot in the Subdivision shall be held, sold, and conveyed subject to the following restrictions and conditions, which shall be construed as covenants running with the land, binding on all parties having any right, title, or interest in the Subdivision or any part of the Subdivision and on their heirs, successors, and assigns and shall inure to the benefit of each Member (defined below):

ARTICLE 1 STATEMENT OF PURPOSE

1.1 General Purpose. The general purpose of this Declaration is to help assure that the Subdivision remains, and is further developed into, an attractive community; to preserve and maintain the natural beauty of the Subdivision; to ensure the most appropriate development and improvement of each Lot; to promote the erection of well-designed and proportioned structures; to obtain harmonious improvements and use of materials; and to insure the highest and best use of the Subdivision.

ARTICLE 2 DEFINITIONS

2.1 *Architectural Control Committee (ACC)* means and refers to a committee formed to maintain the quality and architectural harmony of improvements to the Development.

2.2 *Architectural Guidelines* mean and refer to the guidelines and rules established and supplemented from time to time by the Architectural Control Committee.

2.3 *Articles or Articles of Incorporation* mean and refer to the Articles of Incorporation of the Association which will have been filed with the Wisconsin Department of Financial Institutions to create the Association.

2.4 *Assessments or Assessment* mean and refer to annual, special and default assessments levied to meet the estimated cash requirements of the Association.

2.5 *Association* means and refers to the Eagle Pass Homeowners Association, Inc., a Wisconsin non-stock corporation, its successors and assigns.

2.6 *Board of Directors* means and refers to the Board of Directors of the Association, which is the governing body of the Association.

2.7 *By-Laws* refer to the bylaws of Eagle Pass Homeowners Association, Inc.

2.8 **Common Area** means any and all real and personal property and easements and other interests therein, together with the facilities and improvements located thereon, now and hereafter owned by the Association for the common use and enjoyment of the Owners, including without limitation and if applicable, a pond, park, playground and equipment, walking path, benches, or green space.

2.9 **Declarant** means and refers to Servi Investments, LLC, a Wisconsin limited liability company, and its successors and assigns.

2.10 **Eagle Pass** means and refers to the community created by this Declaration, consisting of the property and of all improvements located on the property.

2.11 **Eagle Pass Documents** mean and refer to the basic documents creating and governing Eagle Pass, including but not limited to this Declaration, the Articles of Incorporation, Bylaws of the Association, the Architectural Guidelines and any process, procedures, rules, regulations or policies adopted under such documents by the Association or the Architectural Control Committee.

2.12 **Improvements** mean and refer to all buildings and structures, parking areas, fences, walls, hedges, plantings, pools, driveways, ponds, recreational facilities, signs, changes in any exterior shape, excavation and all other site work including without limitation grading, road construction, utility improvement, removal of trees or plantings, and any new exterior construction or exterior improvement which may be included in the foregoing. "Improvements" does not include turf, shrub or tree repair or replacement of a magnitude which does not change exterior appearance. "Improvements" does include both original improvements and all later changes and improvements.

2.13 **Lot** means and refers to any plot of land within the Eagle Pass whether or not Improvements are constructed thereon, which constitutes or will constitute a single family dwelling. The ownership of each Lot shall include all the rights, title, and interest of an Owner, which shall include without limitation, membership in the Association.

2.14 **Member** means and refers to any person or entity holding membership in the Association.

2.15 **Mortgage** means and refers to any mortgage, deed to secure debt, deed of trust, and any and all similar instruments used for the purpose of encumbering real property in this Development as security for the payment or satisfaction of an obligation.

2.16 **Mortgagee** means and refers to a holder of a Mortgage.

2.17 **Owner or Owners** mean and refer to the record owner, whether one or more persons, of the fee simple title to a Lot located within the Development, and entitled to one vote per Lot as a Member of the Eagle Pass Homeowners Association, Inc., but excluding those having such interest merely as security for the performance of an obligation.

2.18 **Plat** means and refers to any plat (or as-built survey) depicting the Property filed in the office of the Register of Deeds for Waukesha County, Wisconsin, as such Plat may be amended from time to time.

2.19 **Property** means and refers to the real property set forth in Exhibit A subject to this Declaration.

2.20 **Voting Member or Voting Members** mean and refer to the Members in good standing with the Association entitled to vote.

ARTICLE 3 THE ASSOCIATION

3.1 **Dedication of Common Area.** Declarant will convey to the Association certain parts of the Property as Common Area, as shown on the Plat, intended for common use by the Owners in Eagle Pass. Such designated areas shall, upon conveyance, be dedicated to the common use and enjoyment of Owners, and their families, guests, tenants, and invitees.

3.2 **Responsibility for Common Area.** Subject to the rights of the Owners set forth in this Declaration, the Association is responsible for the management and control of the Common Area and all Improvements in the Common Area (including related equipment), and shall keep it in good, clean, and attractive condition and repair consistent with the requirements of a first class residential community, pursuant to the terms and conditions of this Declaration.

3.3 **Membership.** Every Owner, by virtue of being an Owner and for as long as they are an Owner, is a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot. No Owner, whether one or more persons, have more than one membership per Lot owned, but all of the persons owning each Lot are entitled to rights of membership and of use and enjoyment appurtenant to such ownership. The combination of two or more original Lots will be considered a single Lot for membership and assessment purposes. The Articles of Incorporation and Bylaws of the Association may set forth additional classifications of membership, which Members may or may not be Owners.

3.4 **Classes of Membership and Voting Rights.** Each Member, holding Class A membership, is entitled to one vote for each Lot, according to the plat, regardless of whether more than one person holds an interest in a Lot. If a Lot is owned by more than one person, then all Owners must consent to vote in the same manner. Any tenant of a Lot that is leased is not authorized to cast a vote. Only the record title holder of a Lot may vote on matters related to the Association.

3.5 **Compliance with the Document.** Each Owner shall abide by and benefit from the Eagle Pass Documents. A copy of the Association Rules in effect will be distributed to each Member of the Association, and any change in the Association Rules will be distributed to each Member within a reasonable time following the effective date of any change.

3.6 **Rules and Regulations.** The Association from time to time and subject to the provisions of the Eagle Pass Documents, may adopt, amend and repeal rules and regulations, to be

known as “Association Rules,” governing the use of open space, schedule of fines for infractions of the Association rules, and setting such rules.

3.7 Ownership of Personal and Real Property for Common Use. The Association, through action of its Board of Directors, may acquire, hold and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Association, may accept any real or personal property, leasehold or other property interest within Eagle Pass conveyed to the Association by Declarant.

3.8 Assistance to Architectural Control Committee. The Association shall in all respects cooperate with and assist the ACC in the complete attainment of the ACC’s functions, and the enforcement of its Architectural Guidelines, rules, regulations and decisions.

3.9 Implied Rights and Obligations. The Association may exercise any other right or privilege given to it expressly by the Eagle Pass Documents, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to the Association under this Declaration or reasonably necessary to effectuate any such right or privilege. The Association shall perform all of the duties and obligations imposed upon it expressly by the Eagle Pass Documents, together with every other duty or obligation reasonably to be implied from the express provisions of the Eagle Pass documents where reasonably necessary to satisfy any such duty of obligation.

ARTICLE 4 ARCHITECTURAL CONTROL COMMITTEE

4.1 Eagle Pass is designed as a private residential community with architectural controls. To ensure that the Property is further developed harmoniously and that consistency is maintained throughout the Development, an Architectural Control Committee shall formulate, review, and control a comprehensive landscape plan, signs, parking and site Improvements including structures of all types as set forth in the Architectural Guidelines and Rules.

4.2 During the Class B membership term, the initial Architectural Control Committee (the “ACC”) consists solely of Kenneth Servi. Upon termination of the Class B membership: (a) Kenneth Servi shall relinquish the power of the ACC to the Association, and (b) the Board of Directors shall appoint three Members to the ACC. The new Member ACC may promulgate guidelines as may be necessary to implement the architectural review process not inconsistent with established practice. If a member of the ACC fails or is unable to act in their ACC capacity, then a vacancy for such a position is deemed to have been created. The vacancy created must be filled temporarily or permanently, as necessary, by the remaining members of the ACC. Any expenses incurred by the ACC, both during the Class B membership and after its termination, must be paid for by the Association.

4.3 The Architectural Control Committee shall:

- (a) regulate the external design, appearance, and location of the Lots and any Improvements thereof.

- (b) adopt Architectural Guidelines and programs consistent with covenants and restrictions.
- (c) inspect for compliance with these guidelines.
- (d) adopt procedures for the exercise of its duties.
- (e) maintain complete and accurate records of all actions taken.

4.4 Notwithstanding anything to the contrary contained herein, the ACC or its designee shall be authorized to grant individual variances from any of the provisions of this Declaration, the Bylaws and any rule, regulation or use restriction promulgated pursuant thereto if it determines that waiver of application of enforcement of the provision in a particular case would not be inconsistent with the overall scheme of development for the community.

ARTICLE 5 ARCHITECTURAL GUIDELINES AND RULES

5.1 **Land Use.** All Lots must be used for residential purposes only and common recreational purposes auxiliary thereto and for no other purpose. No Lot may be used as a right-of-way, street or road, or access to any property not included within the Development without the written consent of the Declarant. No structures, except as otherwise expressly herein provided, may be erected, altered, placed or permitted to remain on any Lot other than one (1) single family dwelling. No accessory structures are allowed, provided that a patio or deck that are otherwise permitted by this Declaration, and receive any necessary ACC approval, are allowed.

5.2 **Partition or Combination of Lots.** No Lot shall be subdivided or its boundary lines changed except with prior written approval of the Declarant and all necessary consents and approvals acquired from the applicable local municipality.

5.3 **Commercial Businesses Prohibited.** No commercial business of any type shall be permitted on a Lot. Nothing contained herein shall be construed as preventing the Declarant from erecting and maintaining facilities of a recreational or community nature or facilities incident to the use of the common area and easements. This section does not exclude any home office or remote work-from-home, but does exclude customer, clients, or patients being seen on residential premises.

5.4 **Common Area.** The Common Area is owned by the Declarant or the Association and no Owner may bring any action for partition or division of the Common Area by acceptance of a deed or other instrument of conveyance or assignment, each Owner is deemed to have waived such Owner's right to institute or maintain a partition action or any other action designed to cause a division of the Common Area, and this section may be pleaded as a bar to any such action. Any Owner who institutes or maintains any such action is liable to the Declarant or the Association, and agrees to reimburse the Declarant or the Association for its costs, expenses and reasonable attorney's fees in defending any such action.

5.5 **Subdivision Signage.** At the Village of Hartland's request, two (2) signs shall be erected at the entrance of each of the two (2) streets enclosing Eagle Pass, demarcating where

Eagle Pass commences. Such signage is subject to the Village of Hartland's specifications and approval, and the Association shall be responsible for any necessary upkeep to ensure the signage remains visible and well maintained.

5.6 **Architectural Control.** No dwelling unit is to be erected, placed or altered on any Lot until the plans for such dwelling unit on the Lot and the landscaping plan for the Lot have been submitted to and approved by the ACC. Such plans must be reviewed as to quality of workmanship and materials, harmony of external design with existing dwelling units, and as to location with respect to topography and finish grade elevation, before being approved by ACC or its successor or assigns. No home may be constructed on any Lot unless such work meets all local business codes, ordinances, and other applicable governmental restrictions in existence.

5.7 **Dwelling Size.** Each single-family dwelling on a Lot must have a minimum of 2,000 square feet. Each dwelling must include space for parking at least two automobiles within an attached garage.

5.8 **Setback.** Each Lot must comply with all applicable municipal restrictions as to setback.

5.9 **Location.** All structures must be located with regard to the topography of each individual Lot, taking into consideration the elevation contours of the Lot, the Declarant or the ACC reserves unto itself, its successors and assigns, the right to control absolutely and solely to decide the precise site and location of any structure, Improvements, and utilities upon all Lots and every Lot within the Development.

5.10 **Structure Material.** Unless specifically otherwise approved in writing by the ACC, all structures constructed or placed on any Lot shall be built of substantially new materials and no used structures shall be relocated or placed on any such Lot. No dwelling shall have an exterior surface composed of asbestos siding, exposed concrete block, cinder block, or other similar material. The external composition of each dwelling shall be constructed of at least thirty percent (30%) brick, stone, or other similar sightly material, not to include vinyl, aluminum, wood, or composite siding products.

5.11 **Kind of Home.** No mobile or manufactured homes of any kind, or any home having the same general appearance, is permitted on any Lot, with the exception that pre-fabricated or panelized homes are permitted. No building or structure of a temporary nature: trailer, tent, shack, garage or other out-building shall be erected or maintained on any Lot for longer than twenty-four (24) consecutive hours. Furthermore, no building shall be permitted on any Lot unless it is erected on a solid foundation of brick or masonry from the ground level to the first floor level.

5.12 **Driveways.** Driveways and walkways must be constructed of concrete, asphaltic pavement, brick or other suitable hard-top surface.

5.13 **Drainage.** No Owner may perform or cause to be performed any work, construct any Improvements, place any landscaping or suffer the existence of any condition whatsoever that alters or interferes with the drainage pattern of the Subdivision, except to the extent such alteration and drainage pattern is approved in writing by the Declarant, and except for the rights reserved to Declarant to alter or change the drainage patterns.

ARTICLE 6 RESTRICTIONS AND COVENANTS

6.1 **Maintenance.** All Owners shall keep their Lots, whether occupied or unoccupied, free of all tall grass, dead, diseased or decaying trees, weeds, trash, rubbish, and debris and keep all Lots in a neat and attractive condition. All Improvements erected on Lots must be maintained in a clean neat and orderly condition and in a good state of maintenance and repair.

6.2 **Unightly Materials Prohibited.** No rubbish, garbage, debris, junk, junk vehicles, or unsightly material must be deposited on any of the Lots at any time except building material during the course of construction on the site. All rubbish, waste, or garbage must be kept in sanitary containers, and must be removed from the premises at least once a week.

6.3 **Pets.** Commercial breeding or feeding of horses, cattle, goats, hogs, sheep or poultry; the operation of a commercial dairy; dog boarding kennel or veterinary hospital; and the operation of a commercial livery or boarding stable for horses; or a riding academy; and the keeping of any hog or milk cow or horse, are strictly prohibited. Each Owner, and/or their authorized occupants, may keep a limit of three (3) domestic animals (canine or feline) for family pleasure, provided that domestic animals must be restrained by fence or other appropriate protective restraint. This restraint should be from the farthest possible point from the adjoining property, and all appropriate measures must be taken by the Lot Owner to eliminate and prevent offensive odors and any unsightly accumulations from said animals. Noisy animals, such as incessantly barking dogs, must be controlled by their Owners.

6.4 **Noise.** No Owner shall make or permit any disturbing noises on their Lot by Owner or Owner's family, servants, employees, agents, or visitors, nor permit any conduct by such persons that will interfere with the rights, comforts or convenience of other Owners.

6.5 **Vehicles and Parking.** Each Lot dwelling shall include an enclosed garage, large enough to accept at least two standard automobiles. No boats, motor homes, travel trailers, buses, other recreational vehicles, or commercial trucks, may be stored or parked outside of a garage upon the Lot, or on the Lot's driveway for more than twenty-four (24) hours. Furthermore, no wrecked or junked motor vehicles or vehicles without a current license plate and registration shall be placed upon the Lot.

6.6 **Fuel Storage.** No bulk storage of flammable, combustible or explosive fluids, chemicals or substances shall be allowed in any dwelling, or on any Lot, or on the Common Areas, except that small quantities of fuels used for common activities such as lawn mowing, BBQ grills and other like activities may be kept when stored in a manner which minimizes the risk of fire or explosion.

6.7 **Fences.** Fences are prohibited. Pool and dog run fences can be no closer than three (3) feet from any lot line and must be at the back of the principal residence. Fences must be no taller than forty-eight (48) inches and have to be approved by the ACC.

6.8 **Signs.** No signs of any character may be erected, pasted, posted, or displayed upon or about any Lot or part of any Lot, or Common Area, without the written permission of the ACC. The ACC has the right in its sole discretion to prohibit or to restrict and control the size,

construction, material, wording, location and height of all signs and may summarily remove and destroy all unauthorized signs. Declarant and Lot Owners, however, may post temporary “For Sale” or “For Rent” signs on the Lots and these signs must be approved before being put on any Lot. Furthermore, signs used by a builder during construction or informational signs by the Declarant are allowed.

6.9 **Outdoor Lighting.** One hospitality light post shall be located within the front yard of every Lot. The style and type of light post shall be the same for each Lot, and each light post shall be sourced from the same few suppliers, subject to ACC approval. The light post shall be maintained by the Owner in a functional, operating manner. Any additional outdoor lighting positioned and installed by a Lot Owner remains subject to ACC approval, and shall be of such a nature and type so as not to present a hazardous or confusing condition and so as not to create a nuisance to any other lot Owner.

6.10 **Mailboxes.** Each dwelling shall be assigned its own individual mailbox to be situated on the dwelling’s Lot, in which the position and placement of the mailbox shall be determined by the United States Postal Service, subject to any regulations and requirements thereof. Mailboxes shall not be clustered in any single location or entry point.

6.11 **Swimming Pools.** In-ground pools are permitted on any Lot subject to review and approval by the ACC. No above-ground or non-permanent pools may be placed on a Lot.

6.12 **Access.** There shall be no overland vehicular access to any Lot except from designated roads and paths lying within the Common Areas. The Declarant, its agents or employees are entitled to access as may be necessary to make emergency repairs to prevent damage to the Common Areas.

6.13 **Amendments to Regulations.** Reasonable regulations governing the use of the Common Areas and external appearance of all structures erected on the Lots may be made and amended from time to time by the Declarant or the ACC; provided, however, that all such regulations and amendments thereto shall be approved by a majority vote of the Directors of the Owners Association before effective.

ARTICLE 7 INSURANCE

7.1 **By the Declarant or Association.** The Declarant or Association or its duly authorized agent are entitled to obtain insurance to the extent reasonably available for all Improvements on the Common Areas against loss or damage in an amount sufficient to cover one hundred percent (100%) of the replacement cost of any repair or reconstruction work in the event of damage or destruction from any reasonable hazard. The Declarant may also obtain a broad form public liability policy covering all Common Areas. In the event of damage or destruction to property insured by the Declarant by fire or other casualty, the Declarant or its agent shall, upon receipt of the insurance proceeds, contract to rebuild or repair such damaged or destroyed portions of the property to as good a condition as formerly enjoyed. If the insurance proceeds are insufficient to pay all costs of repairing or rebuilding of such destroyed improvement, then the Declarant or its agents shall levy a special Assessment against all Owners to make up such

deficiency. If the insurance proceeds exceed the cost of repair, then the excess proceeds shall be distributed to the respective Owners and Mortgagees as their interests appear.

7.2 **Liability Insurance by Declarant or Association.** The Declarant or Association are entitled to obtain a comprehensive policy of public liability insurance insuring the Association and its Members for all liability for property damage, bodily injury or death in connection with the operation, maintenance and use of the Common Area within Eagle Pass.

7.3 **By the Owner.** It is the individual responsibility of each Owner to provide, as an Owner sees fit, insurance on the Improvements on Owner's Lot for damage or destruction from all reasonable hazards. Each Owner shall maintain as the Owner sees fit homeowners liability insurance, theft and other insurance covering personal property damage or personal liability loss.

ARTICLE 8 MAINTENANCE ASSESSMENTS

8.1 **Creation of the Lien and Personal Obligation for Assessments.** Each Owner of any Lot, covenants and agrees to pay to the Association:

(a) Annual Assessments or charges as provided in this Declaration for the purpose of funding the maintenance fund.

(b) Special Assessment for capital Improvements and other purposes as stated in this Declaration; such annual and special Assessments to be fixed, established and collected from time to time as provided below.

(c) Default Assessments which may be assessed against an Owner's Lot pursuant to the Eagle Pass Documents for failure to perform an obligation under the Eagle Pass Documents or because the Association has incurred an expense on behalf of the Owner under the Eagle Pass Documents. The annual, special and default Assessments, together with interest, costs and reasonable attorney's fees, shall be a charge upon the land and shall be a continuing lien upon the Lot against which each such Assessment is made until paid. Each such Assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the Owner of such Lot at the time when the Assessment fell due.

8.2 **Purpose of Assessments.** The Assessments levied by the Association shall be used for maintenance of the Common Area, including but not limited:

(a) to keep the Common Areas clean and free from debris and to maintain any amenities located thereon in a clean and orderly condition, to maintain the landscaping thereon in accordance with the highest standards for private parks including any necessary removal and replacement of landscaping, and to repair, replace, and provide for additions to the Improvements as stated in the Eagle Pass Documents.

(b) to pay all taxes, if any, levied against the Common Areas and any properties owned by the Association.

(c) to erect and maintain Development signs on the Common Areas, said signs to be of standard construction and quality.

(d) to pay the premiums on all hazard insurance carried by the Association on the Common Areas and all public liability insurance carried by the Association pursuant to the By-Laws.

8.3 Date of Commencement of Annual Assessment; Due Dates. The annual Assessments commence for each Lot upon the sale of the Lot to an Owner who is not the Declarant. The initial annual Assessment is Two Hundred Dollars (\$200), which may be adjusted upon the sole discretion of the Declarant during the Class B membership term and as set forth in Section 8.4 below after the Board of Directors is formed. The annual Assessments must be prorated according to the number of months remaining in the calendar year. Upon the sale of a Lot to a new Owner, the annual Assessments commence as to that Lot on the first day of the month following the conveyance of the Lot to the new Owner.

8.4 Calculation and Apportionment of Annual Assessments. After the formation of the initial Board of Directors, the Board of Directors shall prepare a budget by April 15 of each year estimating its net cash flow requirements for the next year and an estimate of the Assessments to be charged each Owner, and the Board shall distribute the proposed budget to the Owners. On or before April 30th of each year, the Board shall approve the budget in final form and shall determine, levy and assess the Association's annual Assessments for the approaching year. Each budget shall include funds for establishing and maintaining reserves for periodic repairs, replacement and maintenance of any Improvements on the open space and Common Area which must be replaced on a periodic basis, and for taxes, capital Improvements, deficiencies for the prior year's maintenance fund and other purposes, and shall include any expected income and surpluses from the prior year's fund.

8.5 Special Assessments. In addition to the annual Assessments authorized above, the Board of Directors may levy in any fiscal year one or more special Assessments applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of a described capital improvement on the Common Area, including the necessary fixtures and personal property related thereto, or to make up any shortfall in the current year's budget. Notice of the amount and due dates for each special Assessment must be sent to each Owner at least (30) days prior to the due date.

8.6 Uniform Rate of Assessment. Both annual and special Assessments must be fixed at a uniform rate for all Lots, assessed on a uniform basis. All payments shall be applied first to costs, then to late charges, then to interest and then to delinquent Assessments.

8.7 Owner Liability. No Owner may waive or be exempt from liability for the Assessments provided for herein, including, by way of illustration, but not limitation, abandonment of the Lot. No diminution or abatement of any Assessment may be claimed or allowed by reason of any alleged failure of the Association to take some action or perform some function required to be taken or performed by the Association under this Declaration or the By-Laws or for inconvenience or discomfort arising from the making of repairs or Improvements which are the responsibility of the Association, or from any action taken by the Association to

comply with any law, ordinance, or with any order or directive of any municipal or other governmental authority, the obligation to pay Assessments being a separate and independent covenant on the part of each Owner.

8.8 Default Assessments. All monetary fines assessed against an Owner pursuant to the Association documents, or any expense of the Association which is the obligation of an Owner or which is incurred by the Association on behalf of the Owner pursuant to the Association documents, shall be a default Assessment and shall become a lien against such Owner's Lot which may be foreclosed or otherwise collected as provided in this Declaration. Notice of the amount and due date of such default Assessment shall be sent to the Owner subject to such Assessment at least thirty (30) days prior to the due date.

8.9 Effect of Non-payment of Assessment; Lien; Remedies of Association. Any Association installment, whether pertaining to an annual, special or default Assessment, which is not paid within thirty (30) days of its due date is delinquent. If an Assessment installment becomes delinquent, then the Association, in its sole discretion, may take any or all of the following actions:

- (a) Enforce a late charge as provided in the By-Laws.
- (b) Assess a late charge of at least twelve percent (12%) per delinquency.
- (c) Assess an interest charge from the date of delinquency at the rate per annum of 2 points above the prime rate charged by the Association's bank or such other rate as shall have been established by the Board of Directors.
- (d) Suspend the voting rights of the Owner during any period of delinquency.
- (e) Accelerate all remaining Assessment installments for the fiscal year in question so that unpaid Assessments for the remainder of the year shall be due and paid at once.
- (f) Bring legal action against any Owner personally obligated to pay the delinquent installments.
- (g) File a lien with respect to the Lot, and foreclose as set forth below:

The Association may file a statement of lien by recording in the appropriate offices of Waukesha County, Wisconsin, a written statement with respect to the Lot, setting forth the name of the Owner, the legal description of the Lot, the name of the Association, and amount of the delinquent Assessments then owing, which statement must be signed and acknowledged by the President of the Association, and which must be served on the Owner of the Lot by mail to the address of the Lot or at such other address as the Association may have in its records for the Owner ("Lien Notice"). Thirty (30) days following the mailing of the Lien Notice, the Association may proceed to foreclose the statement of lien in the same manner as provided for foreclosure of mortgages under the statutes of the State of Wisconsin. The lien is in favor of the Association and is for the benefit of all other Owners. In a foreclosure action, the Association is entitled to recover as a part of the action the interest, costs and reasonable attorney's fees with respect to the action. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the

Common Area or abandonment of a Lot. The remedies herein provided are not exclusive and the Association may enforce any other remedies to collect delinquent Assessments as may be provided by law.

8.10 Successor's Liability for Assessments. In addition to the personal obligation of each Owner to pay all Assessments and the Association's perpetual lien for Assessments, all successors to the fee simple title of a Lot, are jointly and severally liable with the prior Owner or Owners for any and all unpaid Assessments, interest, late charges, cost, expenses and attorney's fees against such Lot without prejudice to any successor's right to recover from any prior Owner any amounts paid by such successor. The liability of a successor is not personal and terminates upon termination of such successor's fee simple interest in the Lot. In addition, such successor is entitled to rely on the statement of the status of the Assessments issued by or on behalf of the Association.

8.11 Subordination of the Lien. The lien of the Assessments is subordinate to the lien of any first Mortgage. The lien of the Assessments is superior to and prior to any homestead exemption provided now or in the future by laws of the State of Wisconsin. No sale or transfer of any Lot pursuant to a decree of foreclosure or any other proceeding or deed in lieu of foreclosure for the purpose of enforcing a first Mortgage extinguishes the lien of such Assessments as to installments which become due prior to such sale or transfer, and the amount of such extinguished lien may be reallocated and assessed to all Lots as a common expense at the direction of the Board of Directors. No sale or transfer relieves the purchaser or transferee of a Lot from liability for, nor the Lot from the lien of any Assessments made after the sale of transfer.

8.12 Notice of Action. Any first Mortgagee that makes a prior written request to the Secretary of the Association and furnishes its name and address in the legal description of the Lot in which it has an interest to the Secretary must timely provide written notice of any delinquency in payment, special or default Assessment levied against the Lot encumbered by its first Mortgage. In addition, any first Mortgagee is entitled to cure a delinquency and obtain a release from the lien imposed or perfected by reason of such delinquency.

8.13 Exempt Property. The following portions of the Property are exempt from the Assessments, charges and liens created under this Declaration:

(a) All properties and other interests therein dedicated and accepted by the Village of Hartland, Wisconsin and devoted to public use, if any.

(b) All utility easements and Common Area.

8.14 Statement of Status of Assessments. Upon ten (10) days prior written notice, the Treasurer must provide the requesting Owner, active purchaser, or Mortgagee a statement of the account for a Lot setting forth:

(a) The amount of any unpaid Assessments (whether annual, special or default Assessments), interest, late charges, costs, expenses and attorney's fees then existing against a particular Lot,

(b) The amount of the current periodic installments of the annual Assessments and the date through which they are paid,

(c) Any other information deemed proper by the Association. The information contained in such statement when signed by the Treasurer, is conclusive upon the Association as to the person or persons to whom such statement is issued and who rely upon it in good faith.

8.15 **Failure to Assess.** The omission or failure of the Board to fix the Assessment amounts or rates or to deliver or mail to each Owner an Assessment notice is not a waiver, modification or release of any Owner from the obligation to pay Assessments. In such event, the Owner shall continue to pay annual Assessments on the same basis as for the last year for which an Assessment was made until a new Assessment is made, at which time any shortfalls in collections may be assessed retroactively by the Association.

ARTICLE 9 DURATION AND AMENDMENTS

9.1 **Term.** The covenants and restrictions of this Declaration run with and bind the Property, and inure to the benefit of and are enforceable by the Association or the Owner of any property subject to this Declaration, their respective legal representatives, heirs, successors and assigns for a term of twenty-five (25) years from the date that this Declaration is recorded, after which time this Declaration automatically extends for successive periods of ten (10) years, unless an instrument in writing, signed by a majority of the then Owners, is recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change covenants and restrictions, in whole or in part, or to terminate the same.

9.2 Amendments.

(a) If Declarant maintains the power to appoint the Board of Directors, then Declarant is entitled to unilaterally modify and amend this Declaration provided the modifications and amendments are lawful and do not violate the community development plan. No house that is complete, or substantially complete, at the time of the adoption of an amendment and which conformed to the Declaration prior to the amendment are rendered nonconforming by the adoption of an amendment. Any such amendment by Declarant is effective when a written instrument setting forth the amendment is recorded in the appropriate offices of Waukesha County, Wisconsin.

(b) After the termination of the Declarant's right to appoint the Board of Directors, this Declaration may be amended only by the affirmative vote or written consent of Voting Members representing seventy-five (75%) percent of the total votes of the Association. No amendment may remove, revoke or modify any right or privilege of Declarant as specifically provided for in this Declaration or Amendments without the written consent of the Declarant or the assignee of such right or privilege. Any amendment must be recorded with the Register of Deeds for Waukesha County, Wisconsin.

(c) The Declarant may at any time within five (5) years from the date of the recording of this Declaration, even if the termination of Declarant's right to appoint the Board of Directors has already occurred, amend this Declaration to correct scrivener's errors and to clarify any ambiguities determined to exist herein, or to change or add provisions of this Declaration, for the purpose of meeting the requirements of governmental agencies, including but not limited to the Federal Housing Administration and the Veterans Administration. Such amendment needs to be executed and acknowledged by the Declarant only, and need not be approved by the Association, the Owners, lienors and Mortgagees of Lots, whether or not elsewhere required for amendments. No amendment shall alter the subordination provisions of this Declaration without the prior approval of any Mortgagee enjoying such protection.

9.3 **Revocation.** This Declaration cannot be revoked except as provided herein regarding total condemnation without the consent of all of the Owners in a written instrument duly recorded.

ARTICLE 10 ENFORCEMENT OF COVENANTS

10.1 **Violations Deemed a Nuisance.** Every violation of this Declaration or any of the other Eagle Pass Documents is deemed to be a nuisance and is subject to all the remedies provided for the abatement of the violation. In addition, all public and private remedies allowed at law or in equity against anyone in violation of these covenants are available.

10.2 **Compliance.** Each Owner, or other occupant, of any part of a Lot shall comply with the provisions of the Eagle Pass Documents, as amended from time to time.

10.3 **Failure to Comply.** Failure to comply with the Eagle Pass Documents is grounds for an action to recover damages or for injunctive relief to cause any such violation to be remedied, or both. Reasonable notice and an opportunity for a hearing as provided in the By-Laws shall be given to the delinquent party prior to commencing any legal proceedings.

10.4 **Who May Enforce.** Any action to enforce the Eagle Pass Documents may be brought by Declarant or the Board of Directors in the name of the Association on behalf of the Owners. If, after a written request from an aggrieved Owner, none of the foregoing persons or entities commences an action to enforce the Eagle Pass Documents, then the aggrieved Owner may bring such action.

10.5 **Remedies.** Any violation of the Eagle Pass Documents affords the Board, or Declarant, on behalf of the Owners, the right to enter upon the offending premises or take appropriate peaceful action to abate, remove, modify or replace, at the expense of the offending Owner, any structure, thing or condition that may exist thereon contrary to the interest and meaning of the Eagle Pass Documents. If the offense occurs on any easement, walkway, Common Area or the like, the cure is at the expense of the Owner or other person responsible for the offending condition.

10.6 **Non-Exclusive Remedies.** All the remedies set forth herein are cumulative and not exclusive.

10.7 **No Waiver.** The failure of the Board of Directors, Declarant, the ACC or any aggrieved Owner to enforce the Eagle Pass Documents does not constitute a waiver of the right to do so for any subsequent violations or of the right to enforce any other part of the Eagle Pass Documents.

10.8 **No Liability.** No member of the Board of Directors, Declarant, the ACC or any Owner is liable to any other Owner for the failure to enforce any of the Eagle Pass Documents.

10.9 **Recovery of Costs.** If legal assistance is obtained to enforce any of the provisions of the Eagle Pass Documents, or in any legal proceeding (whether or not suit is brought) for damages or for the enforcement of the Eagle Pass Documents or the restraint of violations of the Eagle Pass Documents, the prevailing party is entitled to recover all costs incurred by it in such action, including reasonable attorney's fees as may be incurred, or if suit is brought, as may be determined by the Court.

ARTICLE 11 PRINCIPLES OF CONSTRUCTION

11.1 **Severability.** This Declaration, to the extent possible, must be construed or reformed so as to give validity to all of its provisions. Any provision of this Declaration found to be prohibited by law or unenforceable is ineffective to the extent of such prohibition or unenforceability without invalidating any other part hereof.

11.2 **Construction.** In interpreting words in this Declaration, unless the context otherwise provides or requires, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

11.3 **Headings.** The headings are included for purposes of convenient reference, and they shall not affect the meaning or interpretation of this Declaration.

11.4 **Registration of Mailing Address.** Each Member shall register a mailing address with the Secretary of the Association from time to time, and notices or demands intended to be served upon or given to a Member must be personally delivered or sent by mail, postage prepaid, addressed in the name of the Member at such registered mailing address.

11.5 **Notice.** All notices or requests required shall be in writing. Notice to any Member is deemed delivered and effective upon personal delivery or three (3) days after posting, when sent by certified mail, return receipt requested, to the address of such Member on file in the records of the Association at the time of such mailing. Notice to the Board, the Association, or ACC is deemed delivered and effective upon personal delivery or three (3) days after posting, when sent by certified mail, return receipt requested, to the Association, the Board, or ACC at such address as established by the Association from time to time by notice to the Members. General notices to all Members or any classification do not need to be certified, but may be sent regular first class mail.

11.6 **Waiver.** No failure on the part of the Association, the Board or the ACC to give notice of default or to exercise delay in exercising any right or remedy operates as a waiver, except as specifically provided above if the board or the ACC fails to respond to certain requests. No waiver is effective unless it is in writing, signed by the President or Vice-President of the Board on behalf of the Association, or by the Chairman of the ACC on behalf of the ACC.

11.7 **Limitation of Liability on Indemnification.** The Association shall indemnify every officer, director and committee member against any and all expenses, including trial and appellate attorney's fees and costs reasonably incurred by or imposed upon any officer or director in connection with any action, suit or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which they may be a party by reason of being or having been an officer or director. The officers and directors are not liable for any mistake of judgment, negligent or otherwise, except for their own individual willful malfeasance, misconduct or bad faith. The officers and directors have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be Members of the Association), and the Association shall indemnify and forever hold each officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for is not exclusive of any other rights to which any officer or director, or former officer or director, may be entitled. The Association may, as a common expense, maintain adequate general liability insurance and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

11.8 **Conflicts Between Documents.** In case of conflict between this Declaration and the Articles of Incorporation or the By-Laws, this Declaration controls.

11.9 **Indemnity for Damages.** Each and every Owner and future Owner, in accepting a deed or contract for any Lot subject to these restrictions, agrees to indemnify Declarant for any damage caused by such Owner, or the contractor, agent or employees of such Owner, to roads, streets, gutters, walkways or other aspects of public ways, including all surfacing thereon, or to water, drainage or storm sewer lines, or sanitary sewer lines, or other utilities such as telephone, cable television, electricity or gas lines.

11.10 **Assignment.** The Declarant may assign all or any part of its rights and reservations to any successor who takes title to all or part of the Subdivision in a bulk purchase for the purpose of development and sale. Such successor is identified, the particular rights being assigned must be specified, and, to the extent required, concomitant obligations shall be expressly assumed by such successor, all in written instrument duly recorded in the recorder of deeds office of Waukesha County, Wisconsin.

11.11 **Rights of Owners.** Whenever all or any part of the Common Area is taken or conveyed in lieu of and under threat of condemnation by the Board of Directors acting as attorney-in-fact for all Owners under instructions from any authority having the power of condemnation or eminent domain, each Owner is entitled to notice of the taking, but the Association must act as attorney-in-fact for all Owners in the proceeds incident to the condemnation proceeding, unless otherwise prohibited by law.

11.12 Partial Condemnation; Distribution of Award; Reconstruction. The award made for such taking shall be payable to the Association as trustee for all Owners to be disbursed as follows: If taking involves a portion of the Common Area on which Improvements have been constructed, then, unless within sixty (60) days after such taking Declarant and Owners representing at least sixty-six (66%) percent of the Class "A" votes in the Association otherwise agree, the Association must restore or replace such Improvements so taken on the remaining land included in the Common Area to the extent lands are available therefore, in accordance with the plans approved by the Board of Directors and the ACC. If such Improvements are to be repaired or restored, the provisions hereinabove regarding the disbursement of funds in respect to casualty damage or destruction which is to be repaired shall apply. If the taking does not involve any Improvements on the Common Area, or if there is a decision made not to repair or restore, or if there are net funds remaining after such restoration or replacement is completed, then such award or net fund shall be distributed in equal shares per Lot, first to the Mortgagees and then to the Owners as their interests appear.

11.13 Complete Condemnation. If all of Eagle Pass is taken, condemned, sold or otherwise disposed of in lieu of or in avoidance of condemnation, then the Association created by this Declaration shall terminate, and the portion of the condemnation award attributable to the Common Area shall be distributed equally to all Owners.

[Signature Pages Follow]

The foregoing is agreed to and accepted by the undersigned parties.

DECLARANT:

SERVI INVESTMENTS, LLC,
a Wisconsin limited liability company

Name: Kenneth Servi
Title: Managing Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me _____, 2025, Kenneth Servi, who executed the above instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My Commission: _____

EXHIBIT A

Legal Description and Parcel Number

BY-LAWS
OF
EAGLE PASS HOMEOWNERS ASSOCIATION, INC.

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EAGLE PASS HOMEOWNERS ASSOCIATION, INC.

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**BYLAWS
OF
EAGLE PASS HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE 1
PURPOSE**

These Bylaws apply to operation of Eagle Pass Homeowners Association, Inc., a homeowners association formed for the Plat of Eagle Pass (“*Development*”) as described in a Declaration of Covenants and Restrictions for the Plat of Eagle Pass, Village of Hartland, Waukesha County, Wisconsin, recorded as Document Number _____ (the “*Declaration*”) in the Office of the Register of Deeds for Waukesha County, Wisconsin.

These Bylaws incorporate the Declaration and the Articles of Incorporation of Eagle Pass Homeowners Association, Inc. The purpose of these Bylaws is to provide the structure necessary for the operation and maintenance of any property or rights in property owned by the Association, including without limitation the Common Areas, to control and regulate the use and enjoyment of the Development for the benefit of all persons authorized to use them, to establish the procedure for the levy and collection of assessments to finance the operations of the Association, to enforce the provisions of the Declaration when necessary, and to permit Owners to participate through a democratic structure in this process of maintenance, operation, financing, and control.

The capitalized terms used in these By-Laws have the meanings set forth in the Eagle Pass Subdivision Declaration of Covenants, Conditions and Restrictions. Any inconsistency between the Declaration and these Bylaws must be resolved according to the terms of the Declaration.

**ARTICLE 2
NAME, ADDRESS, AND FORM OF ADMINISTRATION**

SECTION 2.1. Name.

The name of this association is Eagle Pass Homeowners Association, Inc. (hereinafter the “*Association*”).

SECTION 2.2. Address.

The principal office of the Association is located at _____. All meetings of the Association may be held at such suitable places convenient to the Voting Members as may be designed by the Board of Directors either within the Subdivision or as convenient a place as possible near the Subdivision.

SECTION 2.3. Form of Administration.

The Association is incorporated as a Wisconsin non-stock corporation under Chapter 181, Wisconsin Statutes. Control of the Association, except as otherwise provided herein, is vested in a Board of Directors to be elected by the Members in accordance with these By-Laws.

SECTION 2.4. Manager.

The Board of Directors may hire a manager or managing agent (“*Manager*”) at a compensation rate established by the board to perform such duties and services as the Board of Directors shall authorize.

ARTICLE 3
MEMBERS

SECTION 3.1. Members.

(a) Commencement and Termination. Membership commences immediately upon acquisition of an ownership interest in a Lot of the Development and immediately terminates upon conveyance of such ownership interest. If an Owner’s ownership interest passes to its personal representative or to a trustee upon the Owner’s death, the personal representative or trustee becomes a Member of the Association.

(b) Withdrawal or Expulsion. No Owner may voluntarily withdraw or be expelled from membership in the Association. Each membership is appurtenant to the Lot upon which it is based and transfers automatically upon conveyance with the transfer of a Lot.

(c) Membership List. The Association shall maintain a current membership list listing all Owners of each Lot, the current mailing address for each Owner to which notice of meetings of the Association must be sent, in the case of multiple owners of a Lot, the Owner, if any, designated to cast any or all of the votes pertaining to such Lot in accordance with the Declaration. Each Owner shall promptly provide written notice to the Association of any transfer of its Lot and of any change in such Owner’s name or current mailing address. No Owner may vote at meetings of the Association until the name and current mailing address of such Owner has been provided to and received by the Secretary of the Association.

SECTION 3.2. Voting Member Rights.

(a) The Association has two classes of voting membership:

(i) Class A. Class A members are all Lot Owners and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons are members. The vote for such Lot is exercised as they determine, but in no event can more than one vote be cast with respect to any Lot. Each Member in good standing is entitled to vote on each matter submitted to a vote of the Members.

(ii) Class B. The Class B member is the Declarant, its assigns or successors, and Declarant is entitled to unilateral control of the Association while

Declarant possesses Class B membership. The Class B membership ceases, terminates, and ends thirty (30) days after the closing of the sale of the fourth (4th) Lot owned by the Declarant in the Subdivision, which will constitute the Declarant no longer possessing ownership of at least fifty percent (50%) of the Lots in the Subdivision.

(b) The Board of Directors is authorized to establish regulations providing for voting by mail or by electronic means.

(c) Any person or entity, on becoming an Owner of a Lot, must furnish to the Secretary of the Association a photocopy or a certified copy of the recorded instrument vesting that person or entity with an ownership interest, and such instrument must remain in the files of the Association. An Owner is not a Member of the Association in good standing and is not entitled to vote at any annual or special meeting of Members unless this requirement is first met.

ARTICLE 4 MEETINGS OF MEMBERS

SECTION 4.1. Annual Meetings.

After termination of the Class B membership, regular annual meetings of the Voting Members must be held within thirty (30) days of the same day of the same month of each year thereafter at an hour set by the Board of Directors. The Board of Directors shall set the date and time of the annual meeting of the Association. At each subsequent annual meeting, the Members shall elect Directors whose terms of office expire and shall conduct such other business as is appropriate or necessary.

SECTION 4.2. Special Meetings.

The President may call special meetings. In addition, it is the President's duty to call a special meeting of the Association if so directed by resolution of a majority of a quorum of the Board of Directors or upon a petition signed by Voting Members representing at least twenty (20%) percent of the total votes of the Association. The notice of any special meeting must state the date, time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

SECTION 4.3. Notice of Meetings.

Written or printed notice stating the place, day and hour of any meeting of the Association must be delivered, either personally or by mail, to each Voting Member, not less than ten (10) nor more than fifty (50) days before the date of such meetings, by or at the direction of the President or the Secretary or the officers or persons calling the meeting. If mailed, the notice of the meeting are deemed to be delivered when deposited in the U.S. Mail addressed to the Voting Member at a Voting Member's address as it last appeared on the records of the Association, with postage pre-paid.

SECTION 4.4. Waiver of Notice.

Any Voting Member may, in writing, waive notice of any meeting of the Voting Members, either before or after such meetings. Attendance at a meeting by a Voting Member is deemed waiver by such Voting Member of notice at the time the meeting is called to order. Attendance at a special meeting also is deemed waiver of notice of all business transacted unless objection to the calling or convening of the meeting at which proper notice was not given is raised before the business is put to a vote.

SECTION 4.5. Holder of Security Interests.

Upon written request to the Secretary of the Association, the holder of any recorded security interest in any Lot in the Development may obtain a copy of any notice permitted or required to be given by these Bylaws from the date of receipt of the request until such request is withdrawn or the security interest is discharged of record.

SECTION 4.6. Quorum of Members.

The Members holding one-third (1/3) of the votes that may be cast at any meeting constitute a quorum at any meeting of the Members, but will not exist without the presence of Declarant, its heirs, successors and assigns, unless Declarant no longer owns any Lot in Eagle Pass. The Declarant may waive this provision in writing sent to the Board of Directors after receiving notification of said meeting. In the absence of a quorum, a majority of the Members present must adjourn the meeting without further notice.

SECTION 4.7. Informal Action by Members.

Any action required or permitted by the Eagle Pass Documents to be taken at a meeting of the Members, may be taken without a meeting and without notice if a consent in writing setting forth the action so taken is signed by sixty percent (60%) of the total number of votes in the Association with respect to the subject matter thereof. Results of this action should be sent to each Member within five (5) days of the decision.

SECTION 4.8. Attendance and Proxies.

At any meeting, all votes must be cast in person, or by proxy registered with the Secretary. The form of proxies and the mode of solicitation is determined by the Board of Directors. Proxy forms should be sent to each Member with the notice of the annual meeting.

SECTION 4.9. Reserved Rights.

Election of Directors, amendment of the Bylaws, borrowing funds, acquiring or conveying any interest in real estate, final approval of the annual budget, and levying of special assessments are reserved to vote by the Members.

ARTICLE 5
BOARD OF DIRECTORS

SECTION 5.1. Powers and Responsibility.

The affairs of the Association are managed by the Board of Directors, subject to instructions of the Members of the Association at a regular meeting, or subject to the approval of the membership as expressed by a vote of the membership. Among other powers and responsibilities, the Directors must enforce the Declaration as it relates to the regulation of the use and enjoyment of the Development.

SECTION 5.2. Number.

The Board of Directors consists of three (3) Members (each a “*Director*” and together the “*Directors*”). The initial Board of Directors is three (3). When, because of death, resignation, retirement, or removal, there are less than three Directors remaining, the remaining Directors will constitute the Board of Directors until the vacancy(ies) are filled as provided in these By-Laws. The vacancy(ies) must be filled as soon as reasonably possible.

SECTION 5.3. Directors During Declarant’s Control.

During the Class B membership, Declarant possesses all power and authority granted to the Board of Directors by these By-Laws. Upon termination of the Class B membership Declarant shall relinquish unilateral control of the Board of Director powers and authority to the Association.

SECTION 5.4. Nominating Committee. For all boards of directors after the initial Board of Directors, nominations for election to the Board of Directors must be made by a nominating committee (“*Nominating Committee*”) consisting of a chairman, who must be a Member of the Board of Directors and two or more Members of the Association. The Nominating Committee must be appointed by the Board of Directors not less than thirty (30) days prior to each annual meeting, and such appointment must be announced at each such annual meeting. The Nominating Committee may make as many nominations for election to the Board of Directors as in its discretion it determines, but in no event less than the number of vacancies or terms to be filled by vote of the Members. Nominations are permitted from the floor. All candidates have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes.

SECTION 5.5. Election of Directors.

Directors are elected as follows:

(a) During Class B Membership. During the Class B membership, Declarant possesses all power and authority granted to the Board of Directors by these By-Laws. All voting and decision making may be performed by Declarant alone, at Declarant’s full discretion.

(b) Subsequent to Termination of Class B Membership. At the first meeting of the Members following the termination of the Class B membership, the Members shall elect all

the Board of Directors. At each subsequent annual meeting of Members, Directors must be elected. There may be up to five Directors elected from and representing Eagle Pass Owners. All Members of the Association shall vote upon Directors. The candidates receiving the majority vote are elected.

SECTION 5.6. Qualifications.

Any individual who is a Member in good standing of the Association is eligible for election or re-election to the Board of Directors.

SECTION 5.7. Term.

The initial terms of the elected Directors is fixed at the time of their election as they themselves must determine in order to establish a system of two (2) year terms. At the expiration of the initial term of office of each respective Director, a successor must be elected to serve two (2) years. Each Director must hold office until such Director's successor is elected by the Association and qualified.

SECTION 5.8. Voting Procedures for Directors.

Elections for the first Directors elected by the Association, known as the first general election of the Board, must be conducted at the first meeting of Members following termination of the Class B membership. At such election, Members of the Association may cast their votes. Voting for Directors is by secret written ballot.

SECTION 5.9. Removal of Directors; Vacancies.

Directors may be removed and vacancies on the Board may be filled as follows:

(a) By the Members. Following termination of the Class B membership, any Director may be removed, with or without cause, at any regular or special meeting of the Members, but two-thirds (2/3) vote. Only Members duly entitled to vote may cast a vote for removal. A successor to any Director removed may then and there be elected to fill the vacancy created. A Director whose removal is proposed by the Members must be given at least ten (10) days' notice of the date and purpose of the meeting, and given opportunity to be heard at the meeting.

(b) By the Board. Any Director who has three (3) consecutive unexcused absences from Board meetings or who is delinquent in payment of any Assessment for more than thirty (30) days may be removed by a majority vote of the Directors present at a regular or special meeting at which a quorum is present, and a successor may be appointed by the Board of Directors. In the event of the death, disability or resignation of a Director, a vacancy may be declared by the Board, and it may appoint a successor. Any Director appointed by the Board must serve for the remainder of the term such successor was appointed to fill.

SECTION 5.10. Compensation.

No director receives compensation for any service rendered to the Association. However, any Director may be reimbursed for actual expenses incurred in the performance of a Director's duties.

SECTION 5.11. Action Taken Without a Meeting.

The Directors are entitled to take any action which they could take at a meeting in the absence of a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at the meeting of the Directors.

**ARTICLE 6
MEETINGS OF DIRECTORS**

SECTION 6.1. Annual Meetings.

After termination of the Class B membership, regular meetings of the Board of Directors must be held at least quarterly, at such place and hour as may be fixed from time to time by resolution of the Board of Directors. The Directors shall not meet upon a legal holiday. At all meetings of the Board, the President or in their absence, the chairman chosen by the Directors present, presides.

SECTION 6.2. Special Meetings.

Special meetings of the Board of Directors must be held when called by the President of the Association or by any two Directors, after not less than three (3) days' notice to each Director.

SECTION 6.3. Quorum.

A majority of the number of Directors constitutes a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present is an act of the Board of Directors.

SECTION 6.4. Waiver of Notice.

The transactions of any meetings of the Board of Directors, however called and noticed or wherever held, are valid as though taken at a meeting duly held after regular call and notice if (a) a quorum is present, and (b) either before or after the meeting each of the Directors not present signs a written waiver of notice. The waiver of notice or consent need not specify the purpose of the meeting. Notice of a meeting is also deemed given to any Director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

SECTION 6.5. Telephone and Electronic Participation.

One or more Directors may participate in any regular or special meeting of the Board by telephone conference call, Zoom, or other video conferencing means, and those Directors so participating must be counted for quorum purposes.

ARTICLE 7
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

SECTION 7.1. General.

The Board of Directors have the powers and duties necessary for the administration of the business affairs of the Association. The Board of Directors may do all such acts and things as are not by law or by the Articles of Incorporation, these By-Laws or the Declaration directed to be exercised or done by the Members. The Directors must act only as a Board and the individual directors have no power as such.

SECTION 7.2. Specific Powers and Duties.

Without limiting the generality of powers and duties set forth in these By-Laws, the Board of Directors are empowered and have the powers and duties as follows:

- (a) To administer and enforce the Declaration.
- (b) To establish, make and enforce compliance with such reasonable rules and regulations as may be necessary for the operation, use and occupancy of Eagle Pass, with the right to amend same from time to time. A copy of such rules and regulations must be delivered to or mailed to each Member promptly after adoption.
- (c) To keep in good order, condition and repair all the Common Area and all items of personal property, if any, used in the enjoyment of the Common Area. No approval of the Members is required for expenditures for these purposes, except as otherwise required by the Declaration.
- (d) To insure and keep insured all the insurable property contained in the Common Area and to maintain casualty and other insurance, all as required by the Declaration.
- (e) To fix, determine, levy and collect the prorated annual Assessments to be paid by each of the Members towards the gross expenses of Eagle Pass, and to adjust, decrease or increase the amount of the Assessments, and to credit any excess of the Assessments over expenses and cash reserves to the Members against the next succeeding Assessment period.
- (f) To levy and collect special Assessments whenever, in the opinion of the Board of Directors, it is necessary to do so in order to meet increased operating or maintenance expenses or costs, or additional capital expenses, or because of emergencies. All special

Assessments must be in statement form and set forth in detail the various expenses for which the Assessments are being made.

(g) To levy and collect default Assessments for violation of the Eagle Pass Documents or because the Association has incurred an expense on behalf of a Member under the Eagle Pass Documents.

(h) To collect delinquent Assessments by suit or otherwise and to enjoin or seek damages from an Owner as provided in the Declaration and these By-Laws; to enforce a late charge; and to exercise other remedies for delinquent Assessments as set forth in the Declaration.

(i) To borrow funds in order to pay for any expenditure or outlay required pursuant to the authority granted by the provisions of the Declaration and these By-Laws and to authorize the appropriate officers to execute all such instruments evidencing such indebtedness as the Board of Directors may deem necessary; provided, however, that the Board may not borrow more than Ten Thousand and no/100 (\$10,000.00) dollars or cause the Association to be indebted for more than \$10,000.00 at any one time without the prior approval of a majority of votes of both classes of membership.

(j) To enter into contracts within the scope of their duties and powers.

(k) To establish a bank account for the operating account of the Association and for all separate funds which are required or may be deemed advisable by the Board of Directors.

(l) To cause to be kept and maintained full and accurate books and records showing all of the receipts, expenses or disbursements and to permit examination by Members or their Mortgagee at convenient weekday business hours.

(m) To cause any and all access roads, parking areas and entrances in and to Eagle Pass to be maintained.

(n) To cause the maintenance of the lawn, trees, shrubs and other vegetation, and the sprinkler or other irrigation systems located in Common Areas for the benefit of the Members.

(o) To delegate to the Manager or any other person or entity such of the Associations' duties or responsibilities as may be more conveniently or efficiently performed by another than by the Association, and to agree to assess to the Members a reasonable fee for such services, except that the duties set forth in Subsections (e), (f), (g), (i) and (j) shall not be so delegated.

(p) To assist the Architectural Control Committee (the "ACC") in the performance of its functions.

SECTION 7.3. Manager.

(a) The Board of Directors may employ for Eagle Pass, a professional management agent or agents as Manager at a compensation established by the Board of Directors to perform such duties and services as the Board of Directors authorize. The Board of Directors may delegate to the Manager, subject to the Board's supervision, all of the powers granted to the Board of Directors by these By-Laws, other than the powers set forth in Subsection (e), (f), (g), (i) and (j) of Section 7.2 above.

(b) No management contract may have a term in excess of two (2) years and must permit termination by either party without cause and without payment of a termination fee on ninety (90) days or less written notice.

SECTION 7.4. Accounts and Reports.

The following management standards of performance must be followed unless the Board of Directors by resolution specifically determines otherwise:

(a) Accrual accounting, as defined by generally accepted accounting principles must be employed.

(b) Accounting and controls must conform with established professional guidelines and principles accepted in the industry.

(c) Cash accounts of the Association must not be co-mingled with any other accounts.

(d) Any financial or other interest which the Manager or a Member of the Board of Directors may have in any firm (other than Declarant) providing goods or services to the Association must be disclosed promptly to the Board of Directors.

(e) A balance sheet as of the last day of the Association's fiscal year and an operating statement for said fiscal year must be distributed to the Members. At the written request of an Owner or first Mortgagee, such statements must be audited at their expense. Any such audited statements must be delivered to any Owner requesting the report and to the Association upon payment of a reasonable fee for copying.

ARTICLE 8 OFFICERS AND THEIR DUTIES

SECTION 8.1. Number and Qualifications.

The principal officers of the Association are a President, a Vice President, a Secretary, and a Treasurer, who at all times must be members of the Board of Directors, and such other officers as the Board may from time to time by resolution create.

SECTION 8.2. Election and Term of Office.

After termination of the Class B membership, the officers of the Association must be elected annually by the Board of Directors at its annual meeting. If the election of officers may not be held at such meeting, such election must be held as soon thereafter as conveniently may be. Each officer holds office for one (1) year or until their successor is duly elected, or until their death or until they resign or are removed in the manner hereinafter provided.

SECTION 8.3. Removal and Resignation.

Any officer may be removed from office with or without cause by the Board of Directors. Any officer may resign at any time by giving written notice of the Board of Directors, the President, and Secretary. Such resignation takes effect on the date of receipt of such notice or at any later time specified in this notice. Any officer or agent elected or appointed by the Board of Directors may be removed by a vote of a majority of the Members of the Board of Directors whenever in its judgment the best interests of the Association will be served thereby.

SECTION 8.4. Vacancies.

A vacancy in any principal office because of death, resignation, removal, disqualification, or otherwise, must be filled by the Board of Directors for the unexpired portion of the term.

SECTION 8.5. President.

The President shall preside at all meetings of the Board of Directors; see that orders and resolutions of the Board are carried out; sign all leases, mortgages, deeds and other written instruments; and co-sign all checks and promissory notes.

SECTION 8.6. Vice President.

The Vice President shall act in the place and stead of the President in the event of their absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board of Directors.

SECTION 8.7. Secretary.

The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses; and perform such other duties as required by the Board of Directors.

SECTION 8.8. Treasurer.

The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and disburse such funds as directed by resolution of the Board of Directors; sign all

checks and promissory notes of the Association; keep proper books of account; and prepare an annual budget and the financial statements; and deliver or make copies available of each to the Members.

SECTION 8.9. Contract for Management.

The duties and responsibilities of the officers may be delegated to a Manager under the terms of a management contract approved by the Association.

**ARTICLE 9
COMMITTEES**

SECTION 9.1. General.

Committees to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the Directors present at a meeting at which a quorum is present are hereby authorized. Such committees shall perform such duties and have such powers as may be provided in the resolution. Each committee shall operate in accordance with the terms of the resolution of the Board of Directors designating the committee or with rules adopted by the Board of Directors.

**ARTICLE 10
INDEMNIFICATION**

Each Director or officer of the Association now or hereafter in office and their heirs, executors, and administrators, and each Director and officer of this Association and their heirs, executors, and administrators who now act or shall hereafter act at the request of the Association as Director or officer of another Association controlled by this Association, are indemnified by this Association against all costs, expenses, and amounts of liability therefor, including counsel fees reasonably incurred by or imposed upon them in connection with or resulting from any action, suit, proceeding or claim to which they may be made a party, or in which they may be or become involved by reason of their acts of omission or commission, or alleged acts of commission as such Director or officer, or, subject to the provisions hereof, any settlement thereof, whether or not they continue to be such Director or officer at the time of incurring such costs, expenses, or amounts, and whether or not the action or omission to act on the part of such Director or officer, which is the basis of such suit, action, proceeding, or claim, occurred before or after the adoption of this By-Law; provided that such indemnification does not apply with respect to any matter as to which such Director or officer is finally adjudged in such action, suit, or proceeding to have been individually guilty of willful misfeasance or malfeasance in the performance of their duty as such Director or officer, and provided, further, that the indemnification herein provided shall, with respect to any settlement of any such suit, action, proceeding, or claim, including reimbursement of any amounts paid and expenses reasonably incurred in settling any such suit, action, proceeding, or claim, when, in the judgment of the Board of Directors of this Association, such settlement and reimbursement appear to be for the best interests of this Association. The foregoing right of indemnification shall be in addition to and not exclusive of any and all other rights as to which any such Director or officer may be entitled under any Bylaw, agreement, vote of Members, or

otherwise, and shall not be exclusive of any other rights of indemnity to which any Director or officer may otherwise be entitled under the laws of the State of Wisconsin.

This Article is intended to constitute a contract with each person who, subsequent to its adoption, is serving or shall subsequently serve as a Director or officer of the Association.

ARTICLE 11 FEES, DUES, AND ASSESSMENTS

SECTION 11.1. Common Expenses.

The expenditures for the operation of the Association may be common expenses to be shared equally by the Owners or may be expenses benefitting the Owners unequally which may be assessed against the Owners unequally, in proportion to the benefit to each Lot, as determined in the judgment of the Board of Directors.

SECTION 11.2. Budget, Assessment, and Annual Report.

(a) Budget. The Board of Directors shall adopt an annual operating budget for the Association which includes the manner in which Assessments may be made against the Lots, at the annual meeting of the Board of Directors.

(b) Levying and Payment of Assessments. Based on the duly adopted annual operating budget, the Board of Directors shall levy Assessments against the Owners. On or before the last day of December of each year, the Secretary shall mail or deliver a copy of the annual operating budget and a statement of assessment for the next twelve (12) months to each Owner. Assessments are payable to the Association in annual, quarterly or monthly installments as determined by the Board of Directors. Such installments must be mailed or delivered to the principal office of the Association or as otherwise directed by the Association and are deemed paid on the date of mailing or on the date of delivery, as the case may be.

(c) Special Assessments. Special Assessments may from time to time be levied against Owners by the Board of Directors for any of the purposes enumerated in the Declaration, including the collection of fines for violations, and are due and payable in the manner and upon the date or dates designated by the Board of Directors.

(d) Association Remedies. Upon nonpayment of assessments, the Association has all powers given by law, the Declaration, or these By-Laws to effect collection of the assessments hereunder. Any Assessment not paid within ten (10) days of the date on which it is due bears interest from the day following such due date at the rate of eighteen percent (18%) per year or the highest rate permitted by law, whichever is less. The Association may seek to collect any assessments not paid when due by bringing an action for money damages against the Owners personally obligated to pay the delinquent assessments. No Owner may waive or otherwise escape liability for the assessments provided herein by non-use of the common elements or abandonment of the Lot.

**ARTICLE 12
FISCAL YEAR**

The fiscal year of the Association shall be the calendar year.

**ARTICLE 13
AMENDMENTS**

Any proposed amendment to these By-Laws must be submitted in writing at any meeting of the Members of the Association. Such proposed amendments must be discussed at the meeting of the Members following the meeting at which the proposed amendment was submitted, and must be voted on by the Members of the Association at a date that is not earlier than the second meeting following the initial submission of the proposed amendment. Such proposed amendment must be signed by three (3) Members of the Association, read to the meeting by the Secretary, and printed on ballots distributed to all Members by mail. A proposed amendment is effective when approved by at least sixty percent (60%) of the Members entitled to vote.



ROTH
PROFESSIONAL SOLUTIONS

PHONE
(608) 697-5857

EMAIL
robert@rpsprofessionalsolutions.com

WEB
rpsprofessionalsolutions.com

317 DeWitt St.
Portage, WI 53901

ENGINEERING

CONSULTING

DESIGN

FACILITATION

STORMWATER MANAGEMENT PLAN & REPORT

**BADGER DRIVE
EAGLE PASS**

**VILLAGE OF HARTLAND
WAUKESHA COUNTY WI**

September 08, 2025

**ROBERT J. ROTH, PE RPS
2025-106 (A)**

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SUBDIVISION DEVELOPMENT – BADGER DRIVE/EAGLE PASS, MADISON WI

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1. Project Description and Site

The proposed project is a residential subdivision located in the Village of Hartland, Waukesha County, Wisconsin. The development site covers approximately 5.5 acres of currently wooded land and will be divided into 7 single-family residential lots. Two new cul-de-sac roadways (extensions of Eagle Pass and Badger Drive) will provide access to the lots. The entire project lies within the Bark River Watershed (LR13). Appendix A shows the approximate location of Hartland and the Bark River Watershed.

Key stormwater management features of the design include a swale and a combined bio-filtered forebay and infiltration basin system. This design drains the northern lots (and Badger Road cul-de-sac) via a vegetated swale to a storm sewer; middle and eastern lots flow into the same storm sewer that discharges into the infiltration basin; and the remaining southern lots drain via a new catch basin into a biofiltration forebay before discharging to the main infiltration basin. All runoff from the site is ultimately routed into a new infiltration basin on the south side of Eagle Pass for groundwater recharge and water quality treatment. Storm sewers are designed for the 25-year storm and the infiltration basin can store the 100-year storm under frozen conditions without any discharge. These details can be found in Appendix C.

2. Regulatory Standards

The design complies with:

Village of Hartland Stormwater Ordinance (Ch. 76)

- § 76-7(c)(2)(a): Peak-flow control for 2-, 10-, and 100-yr, 24-hr storms
- § 76-7(c)(2)(d): Water-quality volume (WQv) and pollutants ($\geq 80\%$ TSS, $\geq 30\%$ TP)
- § 76-7(c)(3)(a): Infiltration $\geq 90\%$ of pre-development (site $< 40\%$ impervious)

Wisconsin Administrative Code NR 151 (Post-Construction Performance Standards)

- NR 151.12: Volume control and pollutant removal requirements
- NR 151.125: Pretreatment practices to remove solids before infiltration

Wisconsin Administrative Code NR 216 (Construction Site Stormwater Permits)

- NOI/NOT requirements and contractor inspection logs

WDNR Stormwater Technical Standards (maximum extent practicable)

- Std 1003 (“Infiltration Basin”):
 - Minimum 2-ft separation to seasonal high groundwater
 - Maximum 2-ft infiltration depth under normal operation; emergency overflow weir at 100-yr event with 1 ft freeboard
 - Drawdown ≤ 72 hr for 2 ft working storage
 - Forebay pretreatment sized to $\geq 10\%$ of WQv
 - Outlet orifice/riser sized for 24-hr release of WQv
- Std 1004 (“Bioretention”):
 - Media blend and underdrain design for the biofiltered forebay

WDNR Guidance Documents

- “Modeling Post-Construction Storm Water Management Treatment” (publication WT-19-0023) for P8 modeling compliance.
- “Site Evaluation & Design for Infiltration” (publication 1002) for soils and infiltration testing

3. Drainage Summary

The existing development project site is a mix of grassland and woods. The drainage can be summarized by slopes to the south and east. The site does not contain floodplain per the FEMA Map Center. The DNR wetland viewer does not show wetlands on the subject property. Subsurface soils are comprised of two types on the property: Theresa silt loam (ThB) and Hochheim loam (HmB/HmC2). These soils are well-drained silt loams but differ in their runoff characteristics:

- Theresa silt loam (ThB) – This soil is Hydrologic Soil Group C, with moderately low infiltration capacity. It is well-drained with moderate permeability in the subsoil. Slopes range from 2–6% under natural wooded conditions. Accordingly, a Runoff Curve Number (RCN) of 70 (for HSG C woodland) will be used.
- Hochheim loam (HmB, HmC2) – This soil is classified as Hydrologic Soil Group D, with high runoff potential and low infiltration rates. Slopes are range from 2–12% under natural wooded conditions. Accordingly, a Runoff Curve Number (RCN) of 77 (for HSG C woodland) will be used.

Pre-development hydrologic modeling will assume the wooded condition with representative curve numbers (as noted above) per local ordinance guidelines. Existing topography includes gentle to moderate slopes (especially where Hochheim loam is mapped), and drainage presently occurs via natural sheet flow and shallow depressions toward the site's southeast edge.

There are no adjacent or receiving waterways. During large storms, the existing site discharges to the southern property resulting in standing water. For the purpose of this report, the receiving water system will remain unchanged between the pre- and post- conditions.

The total lot area is 5.5 acres with a disturbed area of 5.1 acres. The pre-development aggregate runoff coefficient is 55, per Waukesha County stormwater management requirements, reflecting the predominantly wooded conditions and well-drained soils (primarily ThB Theresa silt loam, with minor areas of Hochheim loams, HmB and HmC2). There are no discernable offsite areas that contribute runoff to this development.

The proposed site is divided into four drainage areas:

- Northern area (Badger Rd) – (~1.65 acres) Mostly open/wooded lots and Badger cul-de-sac. Runoff here is collected in a grass swale that conveys to a storm sewer that drains to the infiltration basin.
- Central/Eastern area – (~1.80 acres) Runoff from these lots drain via the swale/storm system under Eagle Ave directly into the infiltration basin. This area has minimal impervious surface.
- Southern area (Eagle Rd) – (~1.60 acres) Remaining southern lots drain to a new catch basin on Eagle Avenue. That catch basin discharges into a biofiltration forebay (see Section 5).
- Off-site (~ 2.00 acres) Roughly 2 acres is expected to drain to outlot 2 from east of the property line

All three areas combine to drain approximately 7.1 acres to the new infiltration basin. (The total impervious area is only about 0.5 ac, reflecting the curb and road surfaces.) The system is designed so that each area's runoff is conveyed at non-erosive velocities (via the swale or pipes) to the respective pretreatment devices before entering the main infiltration basin. The stormwater pond outlot was tested per WDNR site evaluation procedures (with accepted infiltration rates of 1.63 in/hr shown in Appendix B).

4. Pretreatment Summary

To meet water quality requirements, runoff is pre-treated as follows:

- **Swale Pretreatment:** The northern drainage swale (receiving Badger Drive discharges) is proposed as a vegetated filter, reducing sediment loads and moderating flows before they enter the infiltration pond. As such, the swale is proposed as a pretreatment device for the infiltration facility. The project plans include a separate storm sewer outfall to the infiltration pond. The swale as proposed has a 10' bottom width with 3:1 maximum side slopes, as shown on the proposed grading plan. Based on P8 analysis in Appendix D, the effectiveness of this proposed pre-treatment device is 74%.
- **Biofiltration Forebay:** Runoff from the southern roadway areas (Eagle Pass) is routed into a small forebay prior to discharge to the infiltration basin. This facility is required to perform pre-treatment of storm sewer discharge, and therefore an engineered biofilter system is proposed. This device allows sediment settling and some infiltration through soil into a subsurface perforated pipe. The subsurface underdrain is discharged to the infiltration basin. Pursuant to P8 modeling, the biofilter achieves ~99% removal of TSS from its inflow. This exceeds typical guidelines (80% TSS removal for residential areas) and thus provides robust pretreatment. The forebay also has an overflow weir, 2-foot ponding depth and engineered soil to infiltrate/filter inflow to a 6-inch perforated underdrain with sock discharging to the infiltration basin. Any excess water bypasses through a vegetated weir protected with a turf reinforcement mat (TRM) into the infiltration basin.

These pretreatment devices ensure the water entering the infiltration basin has most particulates and sediment removed, protecting the basin from clogging and meeting NR 151.125 requirements. The following, including details from 9.0, result in the planting schedule:

Surface Type:

- **Media Blend (per WDNR Std 1004):**
 - 60 % coarse sand (0.2–1.0 mm)
 - 20 % compost (high-quality, screened, < 3 % organic matter)
 - 20 % topsoil (loam, pH 6.5–7.5)
- **Underdrain:** 6-inch perforated pipe wrapped in filter sock, bedded in clean ¾-inch crushed stone (12-inch deep)
- **Mulch Layer:** 2-inch shredded hardwood mulch over planting zones to suppress weeds and retain moisture
- **Bypass Weir Protection:** Turf Reinforcement Mat (TRM) channel lined with native sod

Planting Options:

Plant Type	Species	Spacing	Bloom Period	Notes
Sedges (Grasses)	Carex stipata (Awl-fruit sedge)	12"	Jun–Jul	Good root mass
Rushes	Juncus effusus (Soft rush)	12"	Jun–Aug	Tolerates wet/dry
Wildflowers (Perennial)	Asclepias incarnata (Swamp milkweed)	18"	Jul–Sep	Pollinator habitat
Wildflowers (Perennial)	Rudbeckia fulgida (Black-eyed Susan)	18"	Jul–Sep	Stabilizes surface
Grasses (Ornamental)	Panicum virgatum (Switchgrass)	24"	Aug–Sep	Deep roots enhance infiltration
Groundcover	Lobelia cardinalis (Cardinal flower)	12"	Jul–Sep	Moisture-loving underplant

This planting approach and surface-type specification will:

- Promote deep rooting and year-round infiltration
- Provide robust sediment removal (> 90 % TSS)
- Satisfy pretreatment requirements under NR 151.125 and WDNR Std 1003/1004
- Ensure a stable, vegetated forebay that resists erosion and maintains permeability

5. Infiltration Basin Design

The infiltration basin is sized to infiltrate the site's stormwater volume while also providing flood control. It is designed per WDNR Standard 1003, with the following key features:

- **Pre-Treatment:** (See Section 4.0) The infiltration basin receives pre-treated runoff from two (2) sources (Badger Drive and Eagle Drive) via two (2) separate outfalls.
- **Effective Infiltration Area:** The basin has an effective infiltration area of roughly 0.2 acres. It doesn't exceed 2 ft ponding through the 10-year storm.
- **Ponding Depth:** The maximum ponding depth of water in the infiltration zone is 2.0 feet, per the standard. Events at the 25-year storm or higher are stored in the basin and infiltrated in less than 48-hours.
- **Overflow Spillway:** An emergency spillway is provided on the southern end of the basin. It is sized for the 100-year, 24-hr storm and provides ≥ 1 foot of freeboard. Runoff in excess of the basin's infiltration capacity during extreme events flows harmlessly offsite, protected by a turf reinforcement mat (TRM) through this overflow weir.
- **Berms:** See Plans. Typical berm configuration is proposed at a 6' minimum width with maximum slopes of 4:1.

The basin bottom is graded level (0% slope) to maximize contact area. The side slopes are 4:1 (horizontal: vertical) for safety and uniform infiltration. Per standard, the bottom is kept at least 3 feet above the seasonal high-water table (confirmed by the Geotechnical Data in Appendix B).

6. Hydraulic Performance

Hydrologic modeling (HydroCAD) confirms that the infiltration basin meets the required volumes and peak controls:

- **Storage/Infiltration Volume:** The basin provides approximately 1.5 acre-feet of total storage/infiltration capacity. Under design storms, runoff is captured and infiltrated. In other words, for modeled storms up through the design storm, no surface outflow leaves the basin. This meets the infiltration performance standard consequently (i.e. the water quality volume is infiltrated).
- **Peak Outflows:** Because nearly all flow infiltrates, the modeled post-development peak discharge from the basin is effectively zero for design storms. There is no increase in downstream peak flows relative to pre-development. The 100-yr event does generate additional depth above 2 ft, but that excess will infiltrate over time.
- **Frozen Condition:** The 100-year runoff event was modeled in frozen conditions, with zero (0 cfs) discharge. The pond reaches a height of 946.25 elevation with the overflow outlet at 947.5 (ft). The pond contains this modeled event which begins to overflow at 946.5' through the primary outlet. the primary outlet is a 12 in pipe which ties into the existin Eagle Sewer.

Thus, under design storm conditions the basin is fully effective: it detains and infiltrates runoff for water quality and baseflow benefits. Detailed calculations for existing conditions, design conditions and the 100-year frozen conditions are found in Appendix C. For convenience, a peak discharge summary has been provided below:

Storm Event (24-hr)	Pre Outflow (cfs)	Post Outflow (cfs)	Max Basin Depth (ft)
2-year (2.7")	0.3	0.0	0.1
10-year (3.8")	3.5	0.0	0.6
100-year (6.2")	10.9	0.0	2.2
100-year (Frozen)	10.9	0.0	3.3

Key takeaways:

- “Max Basin Depth” is the highest water level above the infiltration basin floor.
- “Peak Outflow” remains zero because the basin’s infiltration rate (1.6 in/hr) and storage capacity retain all inflow.
- Only 100-yr events exceeds the 2 ft depth limit; however, that excess head drains via infiltration over time and never discharges offsite or to the existing municipal storm sewer system.

7. Water Quality Treatment

The combined system (swale/forebay → infiltration basin) provides excellent pollutant removal: sediment and debris are trapped in the swale and forebay, and the infiltration basin allows settling and soil adsorption of remaining TSS, nutrients, and metals. Overall, the design meets the 80% TSS and 30% TP removal goal for the site. Detailed calculations are shown in Appendix D. For convenience, a water quality summary is included below:

Control Objective	Regulatory Target	Performance	Compliant?
Infiltration Volume Retention	≥ 90 %	92 %	Yes
Total Suspended Solids (TSS) Removal	≥ 80 %	99 %	Yes
Total Phosphorus (TP) Removal	≥ 30 %	96 %	Yes

Notes:

- “Modeled Performance” based on P-8 output (see Appendix D).
- Infiltration retention reflects post-development volume infiltrated vs. pre-development infiltration.
- This demonstrates the swale/biofiltered forebay → infiltration basin process meets both volume and pollutant-removal goals.
- Swale + biofiltered forebay remove coarse sediment and debris.
- Infiltration basin provides secondary settling and soil adsorption of fine particles, nutrients, and metals.
- Pretreatment and infiltration complies with NR 151.125 (protects groundwater by filtering solids and isolating high-concentration sources).

8. Erosion Controls

The Wisconsin DNR requires that all construction sites must lose less than 5 tons per acre of sediment during the construction of the project. The DNR Soil Loss & Sediment Discharge Calculation Tool version 2.0 was used to determine the construction site sediment discharge. The calculations show that with no controls in place, the soil loss is 3.7 tons/acre and the sediment discharge is 3.8 tons/acre. This meets the DNR requirements. Calculations can be found in Appendix E.

During construction of the subdivision, effective erosion and sediment control practices will be implemented to protect neighboring properties and waterways from sedimentation. The project will disturb approximately 5-acres of land, which exceeds the 1-acre threshold requiring a permit. A detailed Erosion Control Plan can be found in Appendix A. The controls will be in place before land disturbance and maintained until final stabilization, per WDNR technical standards (1057/1053/1062/1056) and local Hartland requirements:

- **Perimeter Sediment Barriers:** Install silt fence or heavy-duty erosion log barriers downslope of all disturbed areas to intercept and trap sediment from sheet flow. These barriers will be in place before land-disturbing activities begin and will be maintained until vegetation is established.
- **Stabilized Construction Entrance:** Provide a tracked stone construction entrance (tracking pad) at the entrance to the site (e.g., where construction traffic exits to a public road). The pad will consist of large aggregate underlain by geotextile, designed to remove mud from vehicle tires and prevent soil tracking onto roadways.
- **Inlet Protection:** Any new or existing storm sewer inlets will be protected with geotextile fabric drop-in filters or rock baskets. This prevents sediment from entering the storm sewer system during construction.
- **Runoff Diversion and Flow Control:** As needed, temporary swales or berms will divert upland runoff around disturbed areas. Check dams (e.g., straw wattles or rock checks) may be placed in long swales to slow down flow and encourage sediment settling on-site.
- **Soil Stockpile Management:** Topsoil or fill stockpiles will be kept away from downslopes and protected with silt fence or covered with tarps. If they will be inactive for more than a week, they will be temporarily seeded to minimize erosion.
- **Temporary Stabilization:** Exposed soils will be stabilized with straw mulch and/or temporary seed if they are not worked for 14 days or more. After final grading, all disturbed areas will be promptly landscaped or seeded with grass and covered with mulch or erosion control matting on steeper slopes to establish vegetative cover.
- **Construction Sequencing:** Land-disturbing activities will be phased when possible. The stormwater basins will ideally be rough graded first and used as a temporary sediment trap/basin during construction to catch runoff sediment. The permanent basin outlet may be installed with a temporary weir or filter to function in this interim sediment control role.

Below is a phased schedule for the 5-acre subdivision, showing key earthwork and erosion-control tasks. All perimeter controls, stabilized entrances, inlet protection, and diversion measures must be installed before any land disturbance. Weekly inspections and maintenance run continuously through final stabilization.

Construction Schedule and Erosion Control Implementation

Task Description	Duration (weeks)	Timeline	Erosion Control Measures
Mobilization & Control Installation	1	9/8/25 - 9/15/25	<ul style="list-style-type: none"> • Install perimeter silt fence/log barriers • Construct stabilized stone entrance • Protect inlets with filters/baskets • Install temporary diversions/check dams
Rough Grading & Basin Excavation	3	9/15/25 - 9/29/25	<ul style="list-style-type: none"> • Stockpile management with silt fence/tarps • Phase grading to limit disturbed area • Use basin excavation spoil as temporary sediment trap
Storm Sewer & Utility Installation	4	9/22/25 - 10/13/25	<ul style="list-style-type: none"> • Inlet protection on each pipe connection • Maintain diversion swales around work • Inspect and repair controls weekly
Fine Grading of Lots, Roads & Swales	4	10/6/25 - 10/27/25	<ul style="list-style-type: none"> • Temporary seeding/mulch within 14 days on inactive plots • Check dams in long swales • Monitor stockpiles and repair silt fence
Biofiltered Forebay & Infiltration Basin Construction	2	10/20/25 - 10/27/25	<ul style="list-style-type: none"> • Install engineered soil media and underdrain • Construct overflow weirs with riprap aprons • Maintain forebay access for sediment removal
Temporary Stabilization & Interim Seeding	2	11/3/25 - 11/10/25	<ul style="list-style-type: none"> • Straw mulch or erosion control mat on slopes • Temporary seed stockpiles if idle >7 days • Weekly inspection and repair
Final Grading, Permanent Seeding & Demobilization	2	11/17/25 - 11/24/25	<ul style="list-style-type: none"> • Final seed and mulch all disturbed areas (Std 1058/1059) • Remove temporary controls as vegetation establishes • Leave construction entrance until site clean
Ongoing	12	9/8/25 - 11/24/25	<ul style="list-style-type: none"> • Weekly and post-storm ($\geq 0.5''$) inspections • Maintain logs per NR 216 NOI requirements • Immediate repair of failed controls

Notes:

- If any area will remain undisturbed for >14 days, temporary stabilization (mulch or seed) must be applied within 7 days of last disturbance.
- The rough-graded infiltration basin limits downstream sediment by serving as a temporary sediment trap until final outlet structure is installed.
- All embankments and slopes shall conform to WDNR Standard 1003 and local embankment standards (4:1 side slopes maximum).
- Contractor inspection reports shall be logged on the State Construction Site Inspection form (Appendix G).

9. Maintenance

Responsibilities

- Owner: Long-term maintenance of all post-construction BMPs per the recorded Stormwater Maintenance Agreement (Appendix F).
- Contractor: Construction-phase inspections and repairs of erosion and sediment controls until final stabilization and Notice of Termination (NOT) is issued by WDNR.

Short-Term (Construction-Phase) O&M

The Contractor shall:

- Conduct weekly inspections of all erosion and sediment controls.
- Inspect controls within 24 hours after any rainfall ≥ 0.5 inches that produces runoff.
- Document each inspection on the State of Wisconsin Construction Site Inspection Report (Appendix G), including:
 - Date, time, and exact location
 - Inspector's name
 - Condition of controls
 - Maintenance or repairs performed
 - Current phase of construction
- Make repairs immediately to maintain effectiveness until permanent vegetation.

Long-Term (Post-Construction) O&M

Maintenance tasks are organized by BMP type. All work shall follow WDNR Technical Standards and the Maintenance Agreement (Appendix F).

Swale

- Mow twice per year (spring/fall) to maintain and remove encroaching vegetation.
- Remove debris and sediment buildup annually or after major storms.
- Inspect vegetation cover and reseed bare areas per WDNR Std 1059.

Biofiltered Forebay

- Access via 12-ft wide mown corridor; inspect quarterly.
- Remove accumulated sediment and replace media if depth exceeds 6 inches.
- Check and clean perforated underdrain pipe and fabric for clogging; flush as needed.
- Inspect and repair forebay embankment (4:1 side slopes) and riprap spillway annually.

Infiltration Pond

- Maintain the 12-ft maintenance access to the pond floor; mow and inspect semi-annually.
- Inspect inlet and outlet quarterly; remove sediment to restore 10% WQv capacity.
- Check for signs of surface clogging; scarify or aerate if infiltration drops below 0.5 in/hr.
- Inspect overflow weir annually; clear obstructions to maintain 1 ft freeboard.
- Repair eroded embankments immediately; recompact and reseed per WDNR Std 1003.

All long-term maintenance activities and logs shall be the Owner's responsibility, with records kept on site and available to the Village upon request. The following shall be utilized for pretreatment construction:

Planting Schedule & Maintenance

Activity	Timing	Notes
Final grading and media installation	Weeks 7–8	Compact subgrade, verify elevations (+6-inch media thickness)
Soil media blend placement	Week 8	Blend on-site or deliver pre-mixed
Mulch installation	Immediately after planting	Use shredded hardwood, avoid over-application (< 2 inch)
Plant installation	Early Spring (Apr–May) or Late Fall (Sep–Oct)	Plant plugs/small-pots; water-in thoroughly
Monthly inspections (Year 1)	May–Oct	Check for settling, replace failed plants, weed control
Seasonal weeding and mulching (Years 2–5)	Spring & Fall	Replenish 1-inch mulch; remove woody volunteers
Perennial replanting (as needed)	Year 2 Spring	Replace > 20 % mortality
Underdrain & inlet/outlet inspection	Quarterly	Clear debris from sock, flush if clogged
Vegetation pruning (dead stalk removal)	Late Winter	Prevent debris buildup in spring runoff
Long-term monitoring report	Annual (January)	Summarize infiltration rate, plant health, sediment accumulation

10. Conclusions

In summary, the final design meets Hartland’s ordinance and Wisconsin DNR standards for post-construction stormwater management. It provides the required water quality treatment (infiltrating the target runoff volume and achieving high TSS and TP removal) and controls peak discharges. Key standards are satisfied as follows:

Stormwater Management Compliance Summary

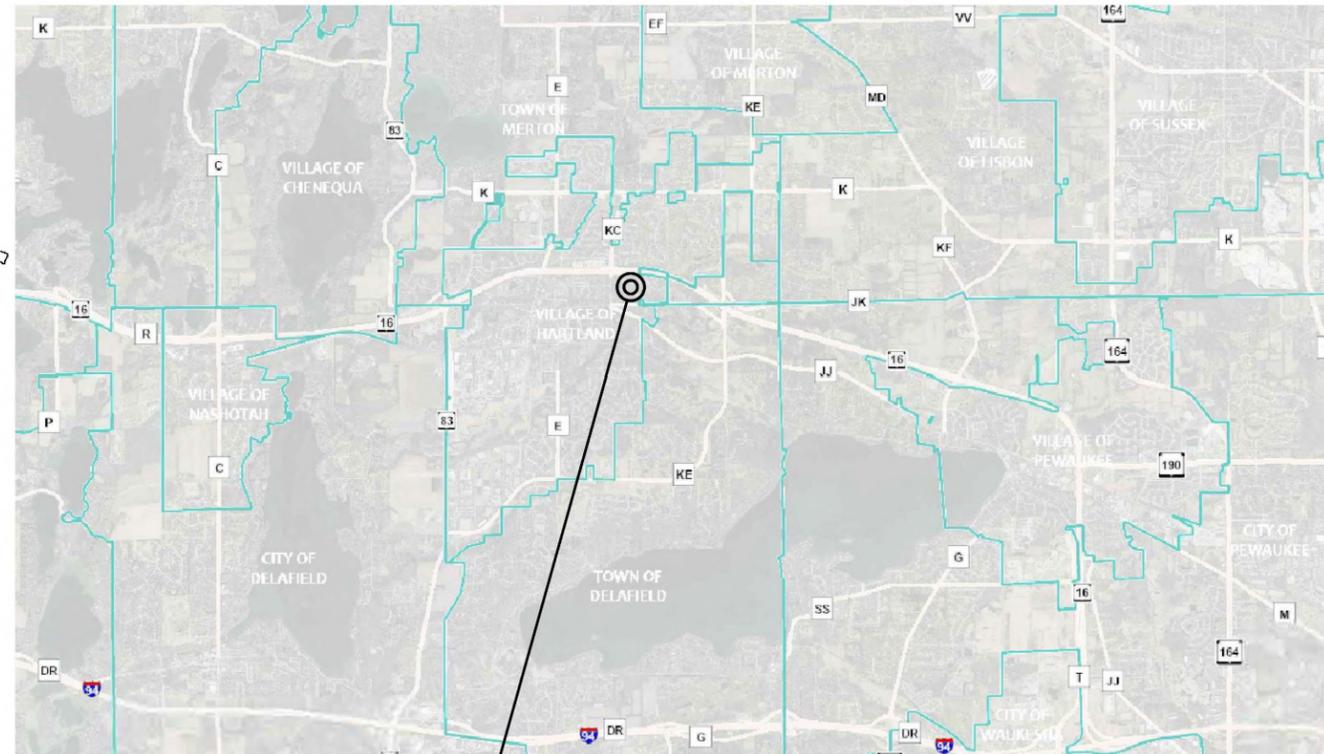
Requirement	Regulatory Standard	Final Design Performance	Compliant?
Peak Discharge – 100-year control (Village Ordinance)	Post-dev 100-yr peak ≤ Pre-dev 10-yr peak	100-yr post = 0.0 cfs, 10-yr pre = 3.5 cfs (0.0<3.5)	Yes
Peak Discharge – 10-year control (Village Ordinance)	Post-dev 10-yr peak ≤ Pre-dev 2-yr peak	10-yr post = 0.0 cfs, 2-yr pre = 0.3 cfs (0.0 < 0.3)	Yes
Water Quality – TSS Reduction (NR 151 & Village)	≥ 80% TSS removal	99.7% TSS removal	Yes
Water Quality – Phosphorus Reduction (Village)	≥ 30% TP reduction	97.9% TP removal	Yes
Infiltration Volume (Village)	Retain ≥ 90% of pre-dev infiltration volume on-site; drawdown in ≤ 72 hrs.	99% of pre-dev infiltration volume retained – Basin infiltrates water quality volume (draws down ~24 hrs).	Yes
Infiltration Basin Ponding Depth (WDNR Std. 1003)	Max 24 inches for effective infiltration storage	Basin infiltration depth = 24" for design storm (meets). Note: Frozen 100-yr storm causes 39" temporary depth	To Maximum Extent
Pretreatment for Infiltration (NR 151 & Tech. Std.)	Required for runoff from parking & roads (e.g. 80% TSS removal prior to infiltration)	Provided – Biofiltration forebay treats all paved area runoff from Eagle (engineered soil filter); vegetated swale pretreats other areas.	Yes
Protective Area (NR 151)	50 ft buffer from navigable water / wetland (if present)	Not applicable – No surface water resources on or adjacent to site. All infiltration facilities >50 ft from any wetland or stream.	N/A
Facility Side Slopes (Village & WDNR Std.)	4:1 or flatter side slopes for basins and swales	Designed – Basin interior and exterior slopes = 4:1; swale side slopes 4:1, ensuring stability and safety.	Yes
Maintenance Plan (Village & WDNR)	O&M plan needed; Ensure quarterly inspections & upkeep	O&M Plan prepared - Provides schedule of inspections (quarterly) and maintenance tasks per WDNR guidance.	Yes

Therefore, aside from the minor 100-yr exceedance which is mitigated by the overflow design, all standards are met or exceeded. The infiltration basin, combined with pretreatment, provides effective water quality treatment and flood protection. This meets both the Village of Hartland stormwater requirements and the Wisconsin DNR Stormwater Technical Standards. The detailed calculations and model outputs confirm that no downstream flooding will occur and that water will be returned to groundwater as required. The system is robust and will function as intended for both routine and extreme storms. The storm sewer structures and piping were sized according to the 25 year storm. The design details and calculations can be found in Appendix C.

APPENDIX A – CONSTRUCTION PLANS

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 DRIVE PLAN & PROFILE
C 3.1	EAGLE PASS PLAN & PROFILE
C 3.2	POND & HYDRAULIC SECTION
C 3.3	DRAINAGE PLAN
C 3.4	OUTLOT PLAN & PROFILE
C 3.5	SWALE PLAN & PROFILE
C 4.0	EROSION CONTROL PLAN
C 4.1	LANDSCAPE PLAN
C 5.0	CUL-DE-SAC GRADING 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

TITLE SHEET
HARTLAND SUBDIVISION
DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
09/05/2025



OWNER:
SERVI INVESTMENTS LLC
KEN SERVI
1007 N PINEGROVE CT
HARTLAND, WI 53029
kservi43@gmail.com
(262)369-5886

ENGINEER / DESIGNER:
ROTH PROFESSIONAL SOLUTIONS
KALVIN KLIMECK, PE
317 DEWITT, ST.
PORTAGE, WI 53901
kal@rpsprofessionalsolutions.com
(414)651-0490

ELECTRIC & GAS:
WE ENERGIES
231 W MICHIGAN ST.
MILWAUKEE, WI 53203
contactwe@mail.we-energies.com
(800)242-9137

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

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

MUNICIPAL INFORMATION:
210 COTTONWOOD AVE
HARTLAND, WI 53029
CLERK, (262)367-2714
DPW, (262)367-2714
WATER & SEWER, (262)367-2714

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

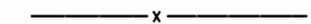
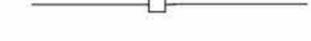
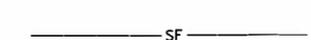
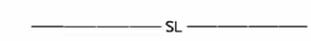
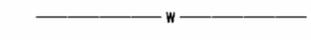
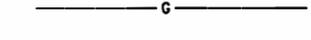
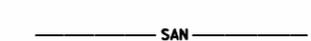
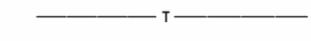
GENERAL NOTES:

- OWNER/CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY AND SAFETY COMPLIANCE.
- 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).
- 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.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- 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.
- 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		EXISTING FENCE
	GAS VALVE		PROPOSED FENCE
	WATER VALVE		SILT FENCE
	LIGHT POLE		SILT LOG
	TELEPHONE PEDESTAL		WATER LINE
	TEST HOLE		GAS LINE
	EXISTING MANHOLE		FORCE MAIN
	PROPOSED MANHOLE		SANITARY SEWER
	POLE		STORM SEWER
	GUY WIRE		TELEPHONE LINE
	WATER HYDRANT		OVERHEAD ELECTRIC
	WATER BOX		UNDERGROUND ELECTRIC
	DECIDUOUS TREES		FIBER OPTICS
	CONIFEROUS TREES		GRADING LIMITS
	CONCRETE SURFACE		GUARD RAIL
	GRAVEL SURFACE		COMMUNICATION LINE
	ASPHALT SURFACE		
	POND		
	SAND/BEACH		
	BUFFER		
	RV SITES 12-18 PAVING		
	DRAINFIELD		
	WETLAND		
	DRAINAGE DIRECTION		
	TRAFFIC FLOW		



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NOTES, ABBREVIATIONS, LEGEND

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
09/05/2025

PROJECT NO: 2025-106 (A)

DATE: 06/30/2025

DESIGNED BY: RJR

DRAWN BY: OCZ

SHEET: TP 1.1

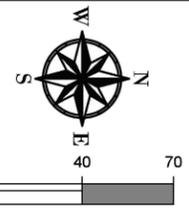
GRADING PLAN

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
09/05/2025



SCALE: 1" = 70' FEET
(PRINTED AT 11" X 17")

PROJECT NO: 2025-106(A)

DATE: 06/30/2025

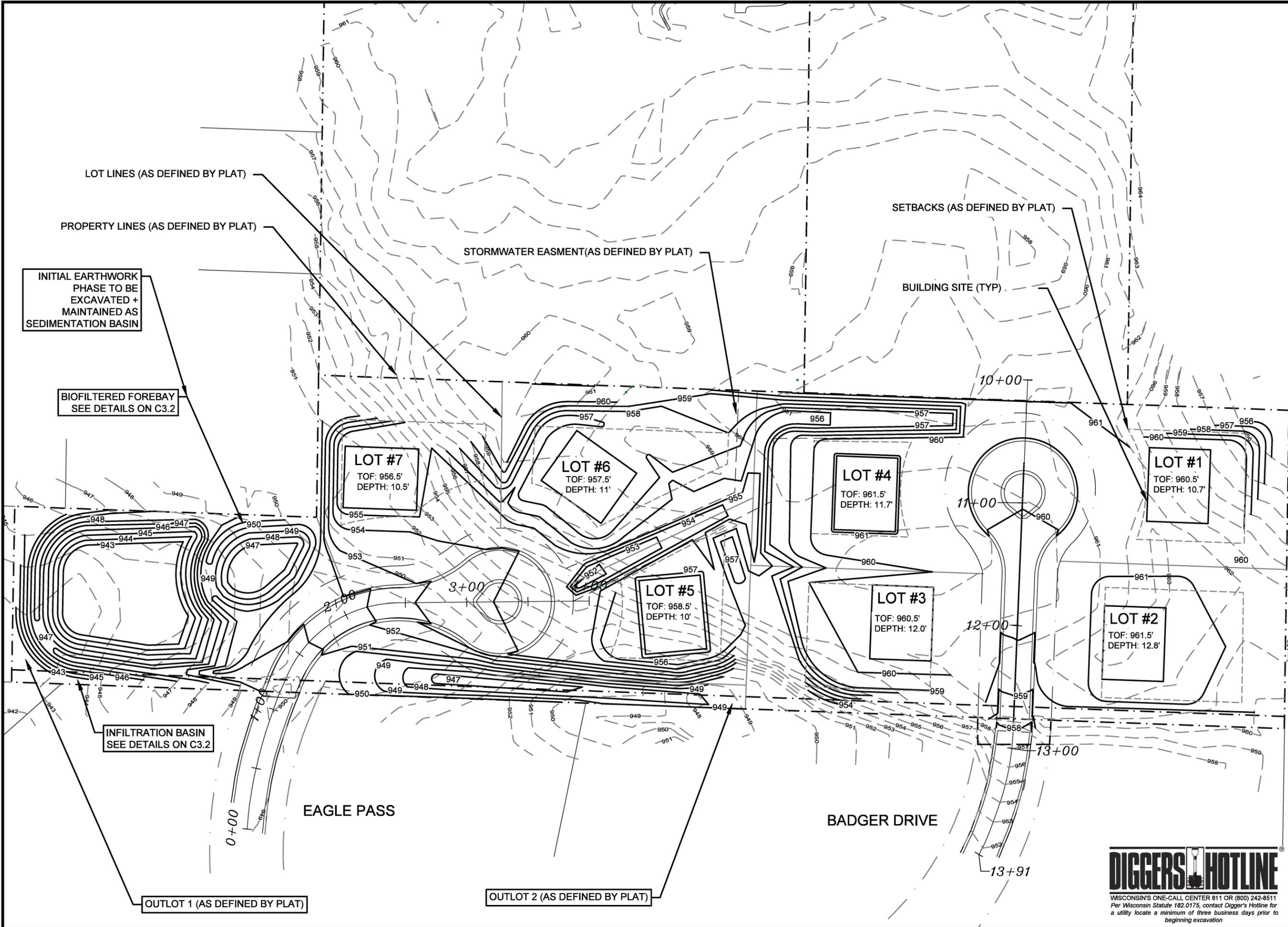
DESIGNED BY: RJR

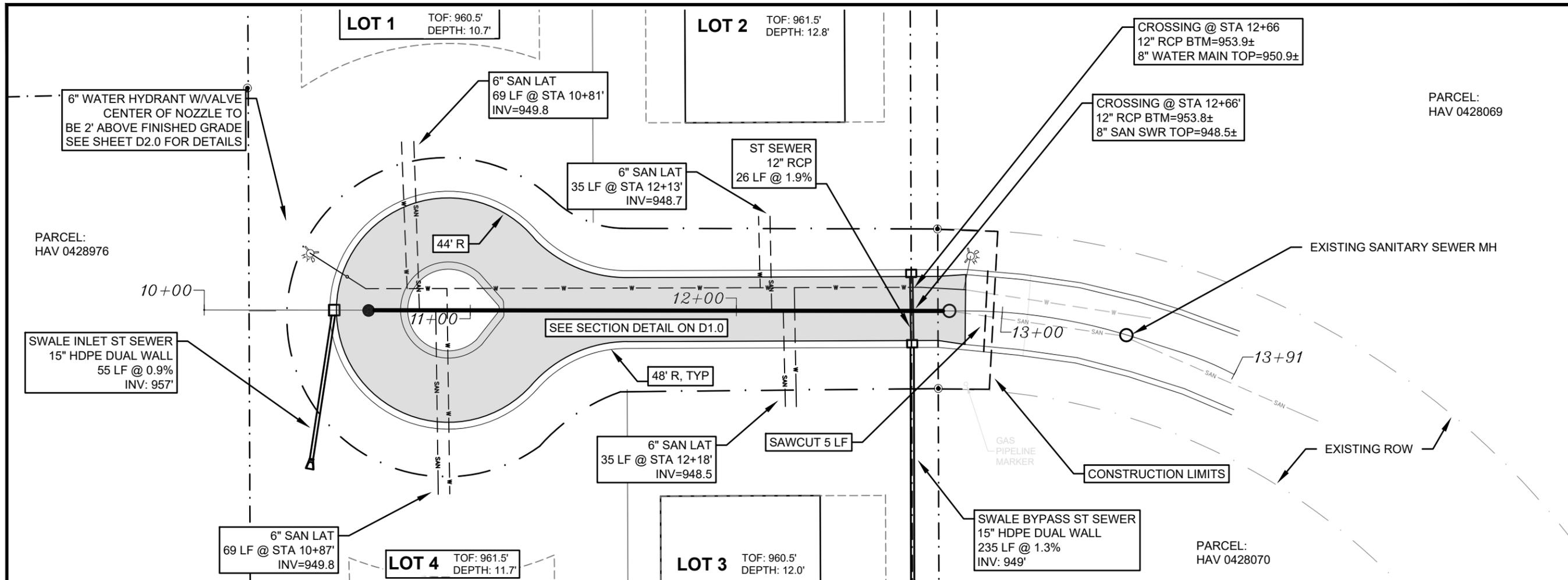
DRAWN BY: OCZ

SHEET: C 2.0



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



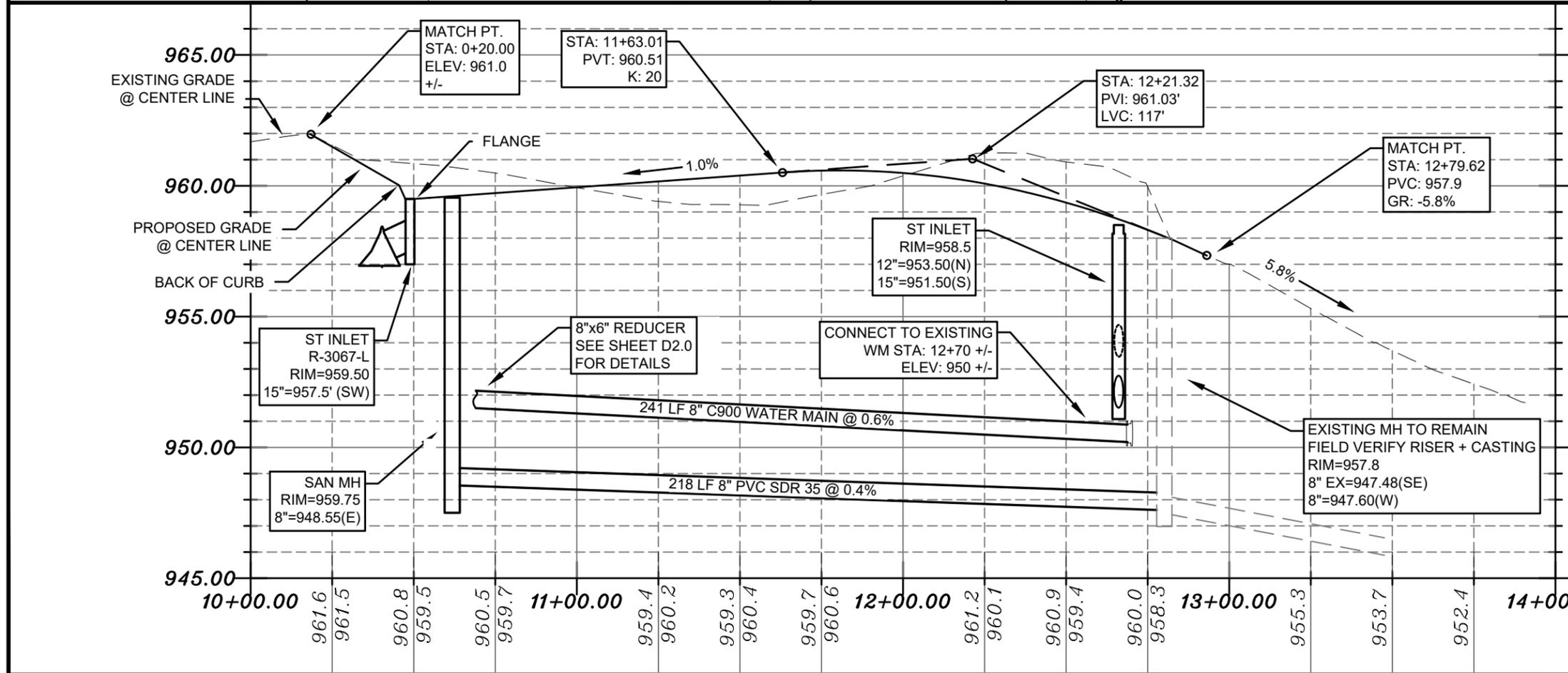


BADGER DRIVE PLAN & PROFILE

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN



- GENERAL NOTES:
1. MARK ALL SANITARY LATERAL WITH 2X4 POST EXTENDED ABOVE GRADE MIN OF 2'. PAINT GREEN
 2. MARK ALL WATER LATERALS WITH 2X4 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.
 7. ALL INLETS WILL INCLUDE A 2' SUMP
 8. ALL PIPING OUTSIDE OF ROAD FOOTPRINT WILL BE PRIVATELY OWNED
 9. WATER AND SANITARY MAIN TO INCLUDE 8' MIN HORIZONTAL SEPARATION

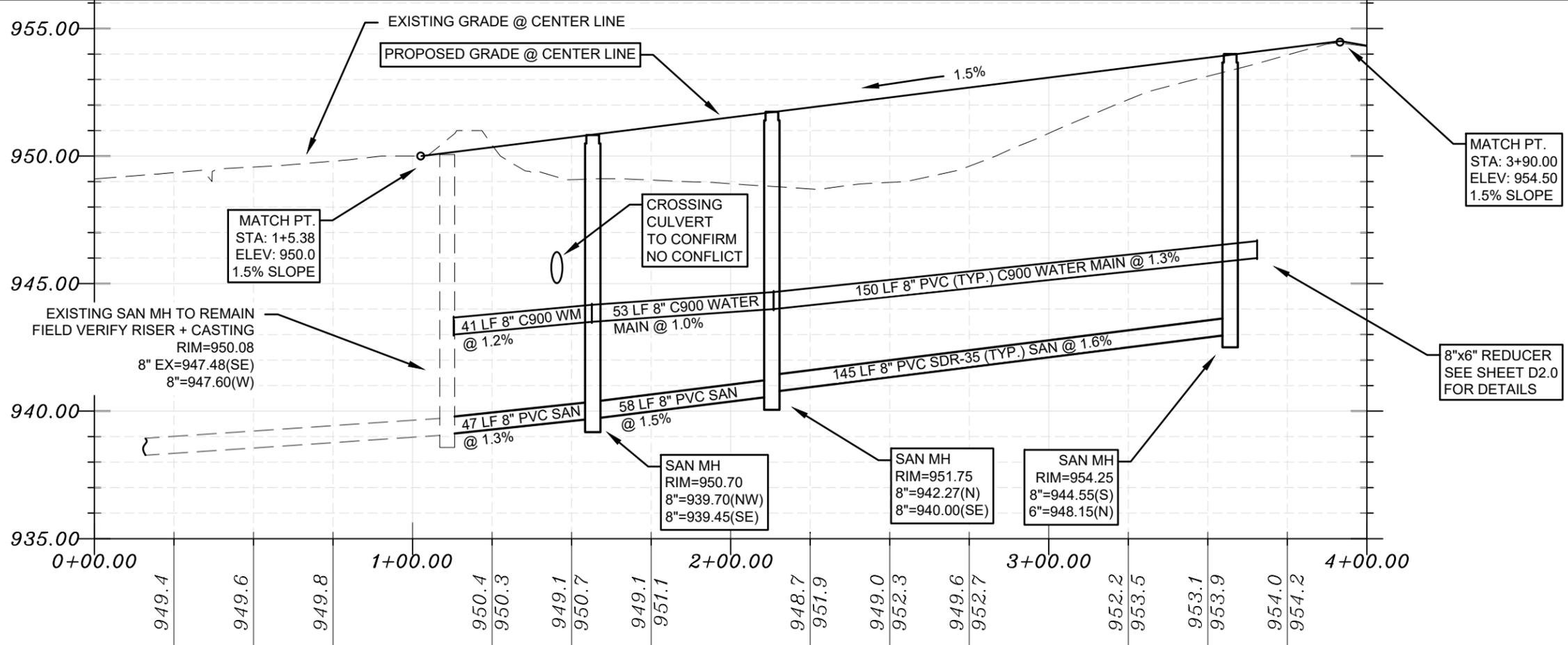
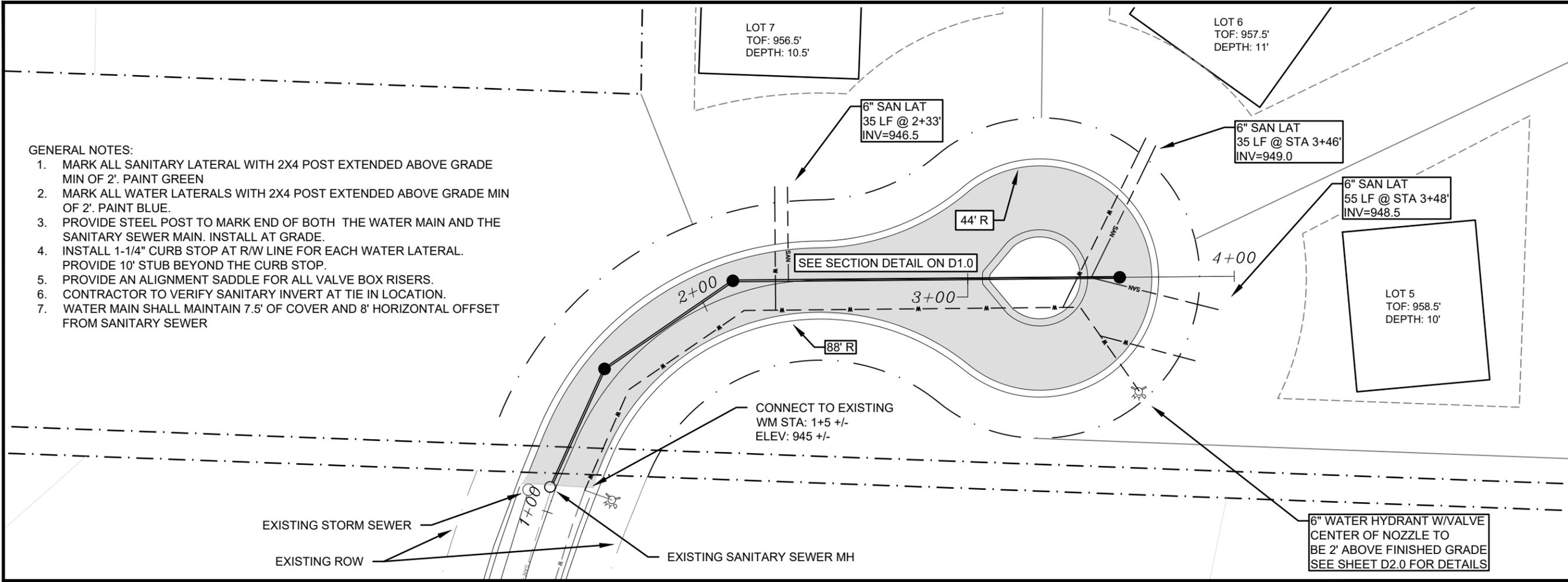
REVISION SET 09/05/2025

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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 2X4 POST EXTENDED ABOVE GRADE MIN OF 2'. PAINT GREEN
2. MARK ALL WATER LATERALS WITH 2X4 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.
7. WATER MAIN SHALL MAINTAIN 7.5' OF COVER AND 8' HORIZONTAL OFFSET FROM SANITARY SEWER



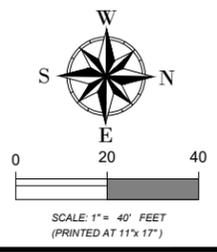
EAGLE PASS PLAN & PROFILE

HARTLAND SUBDIVISION

DEVELOPMENT

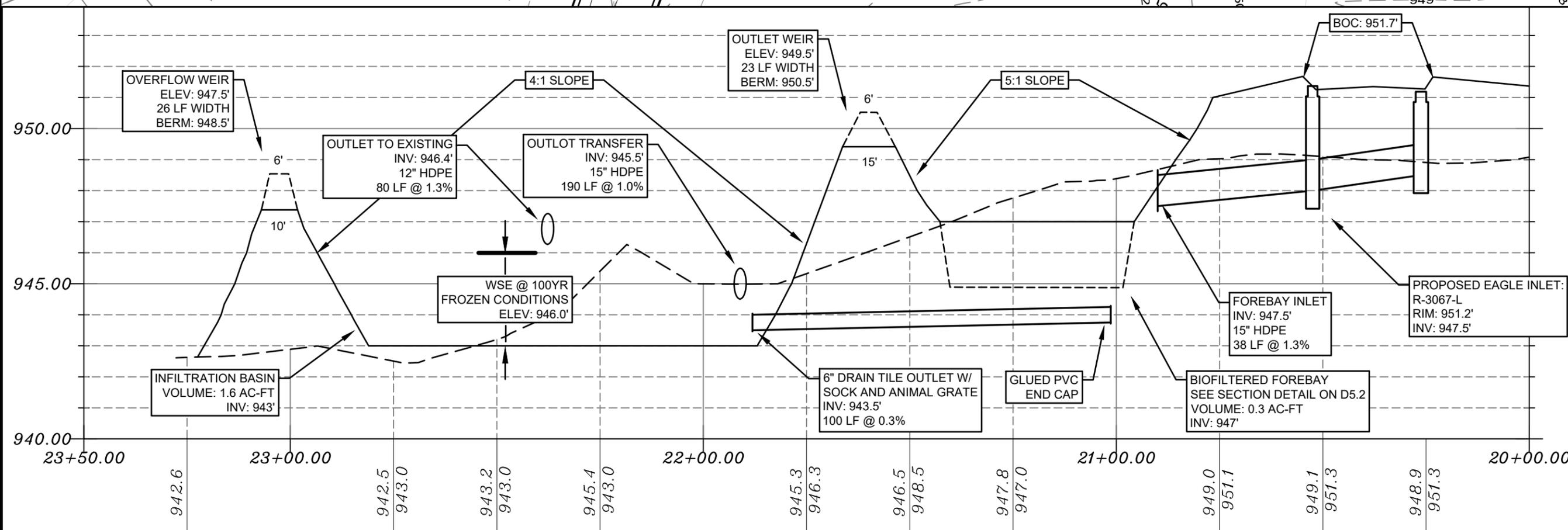
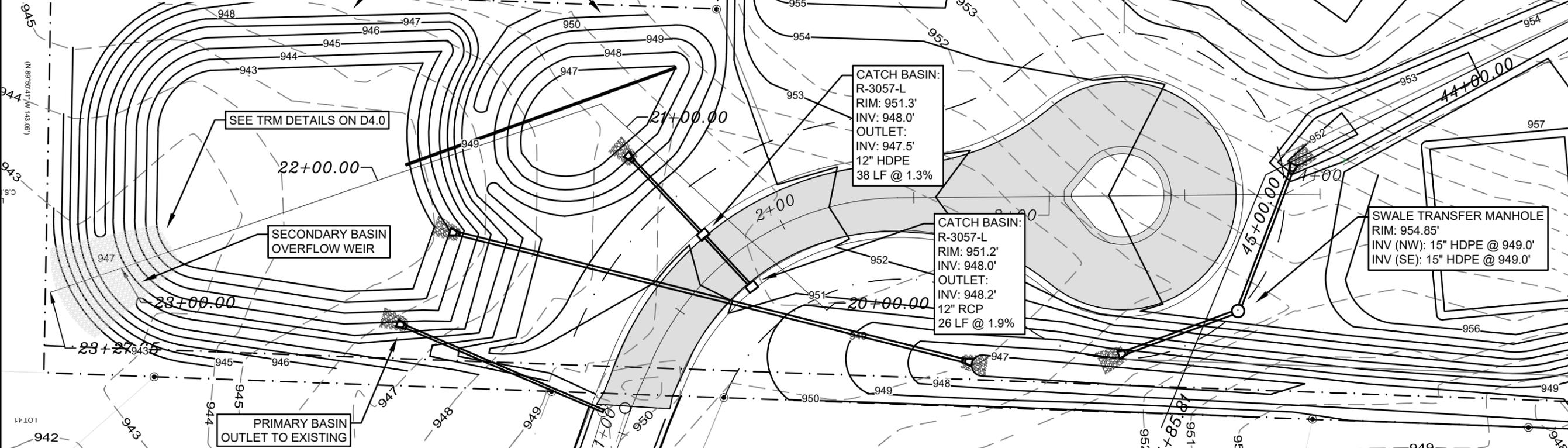
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
09/05/2025



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

- 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



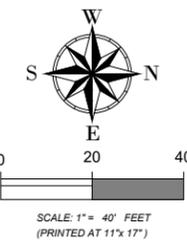
POND & HYDRAULIC SECTION

HARTLAND SUBDIVISION

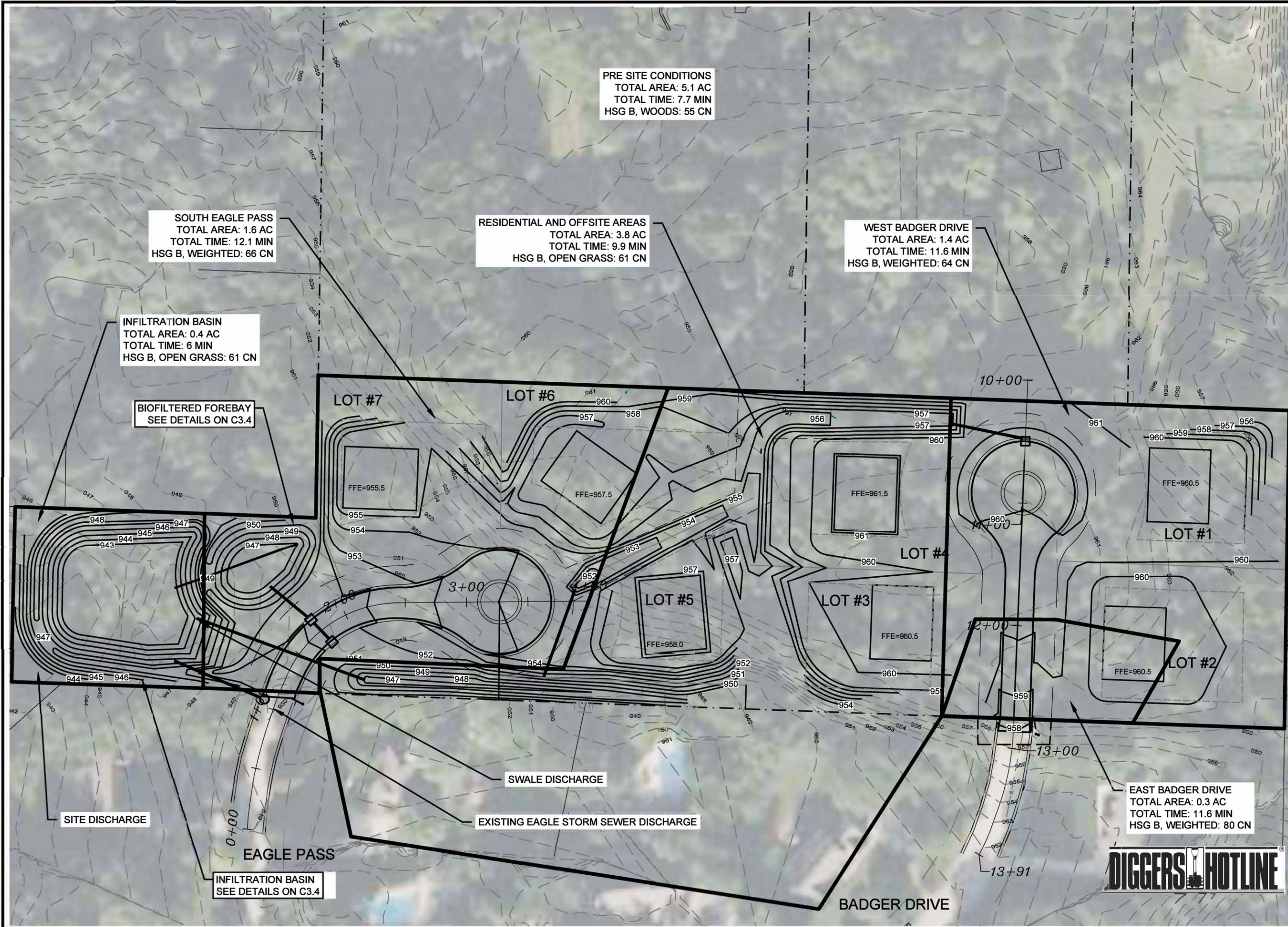
DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
09/05/2025

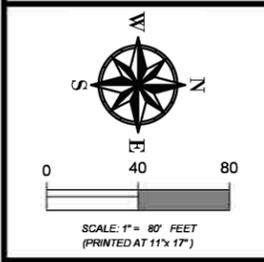


PROJECT NO:	2025-106(A)
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DRAWN BY:	OCZ
SHEET:	C 3.2



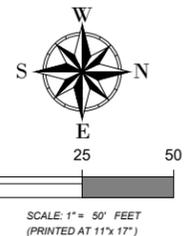
DRAINAGE PLAN
 HARTLAND SUBDIVISION
 DEVELOPMENT
 VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
 09/05/2025

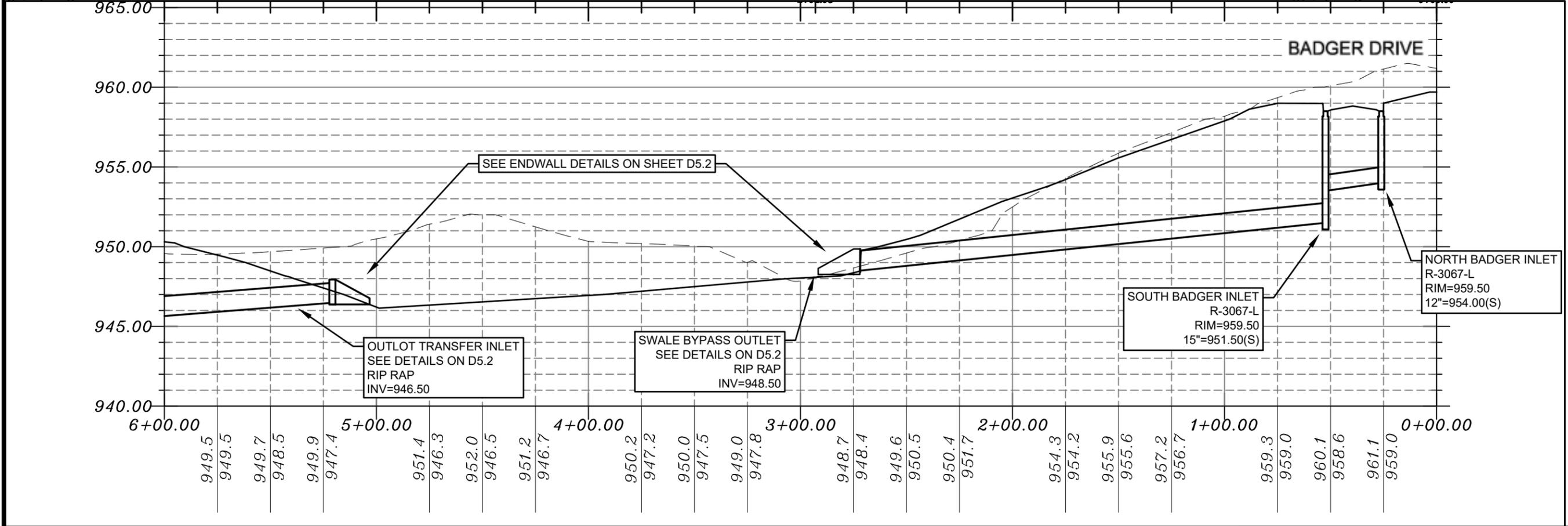
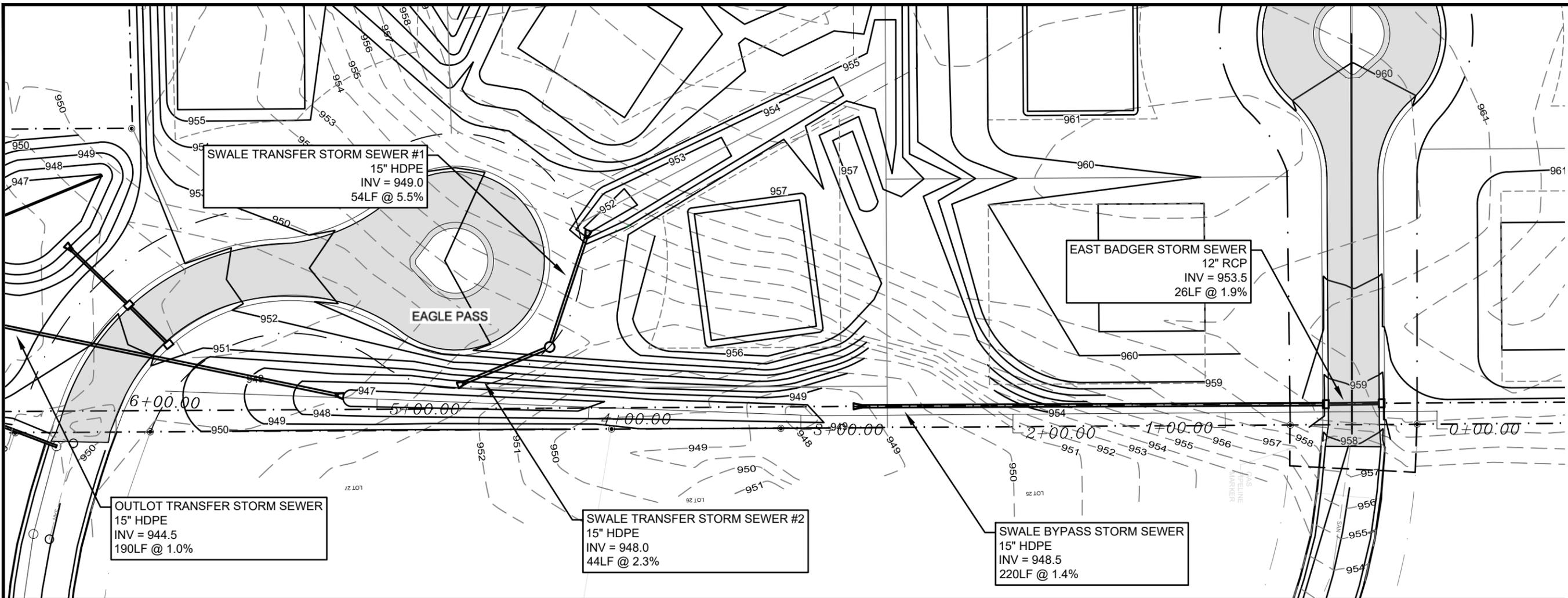


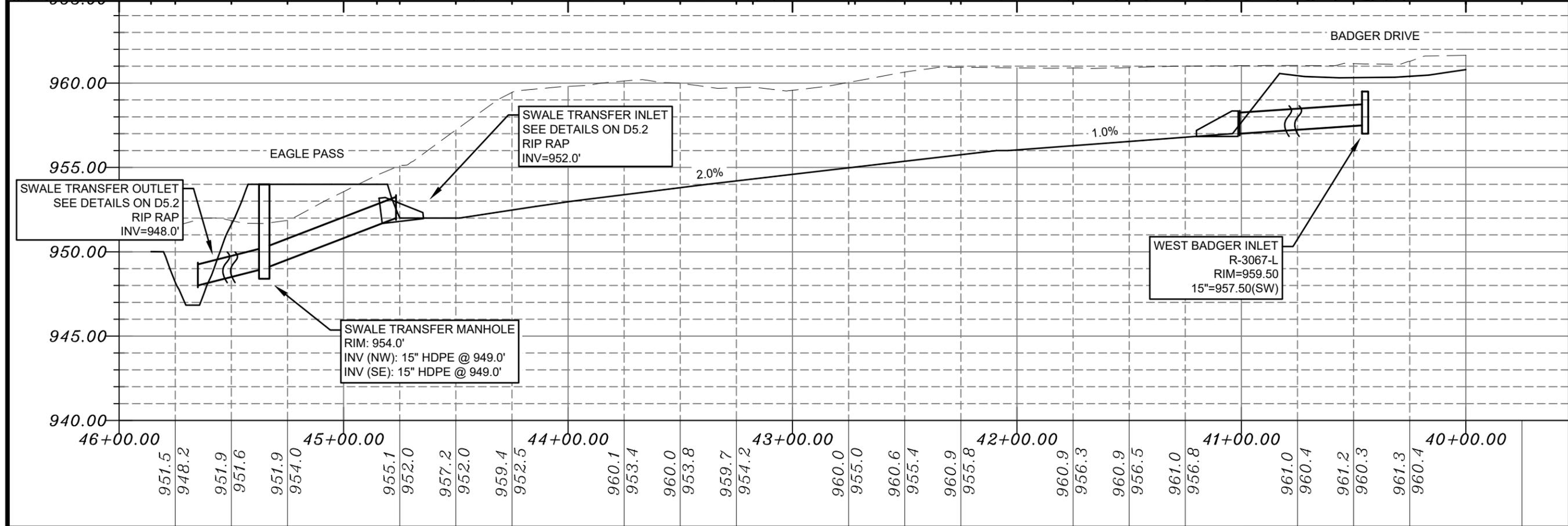
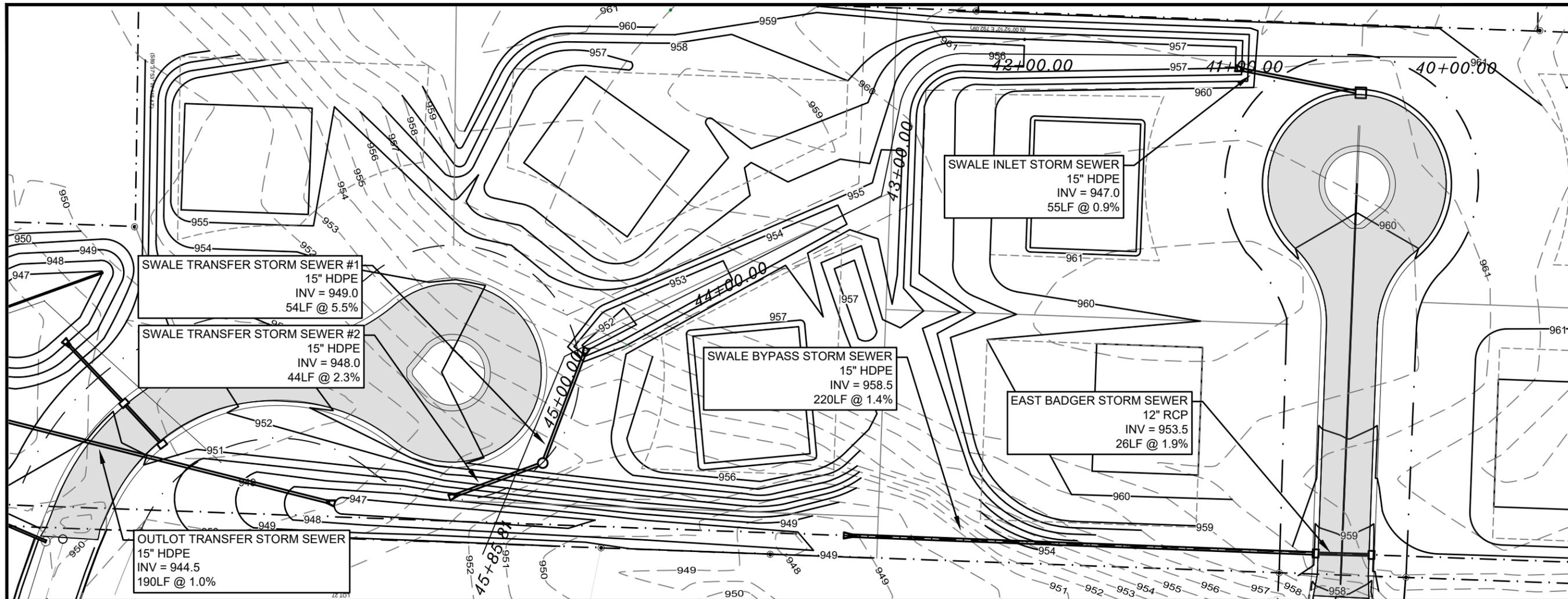
PROJECT NO:	2025-106(A)
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DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	C 3.3

REVISION SET
 09/05/2025



PROJECT NO: 2025-106(A)
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 DESIGNED BY: RJR
 DRAWN BY: OCZ
 SHEET: C 3.4





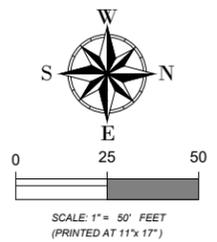
SWALE PLAN

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
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DESIGNED BY: RJR

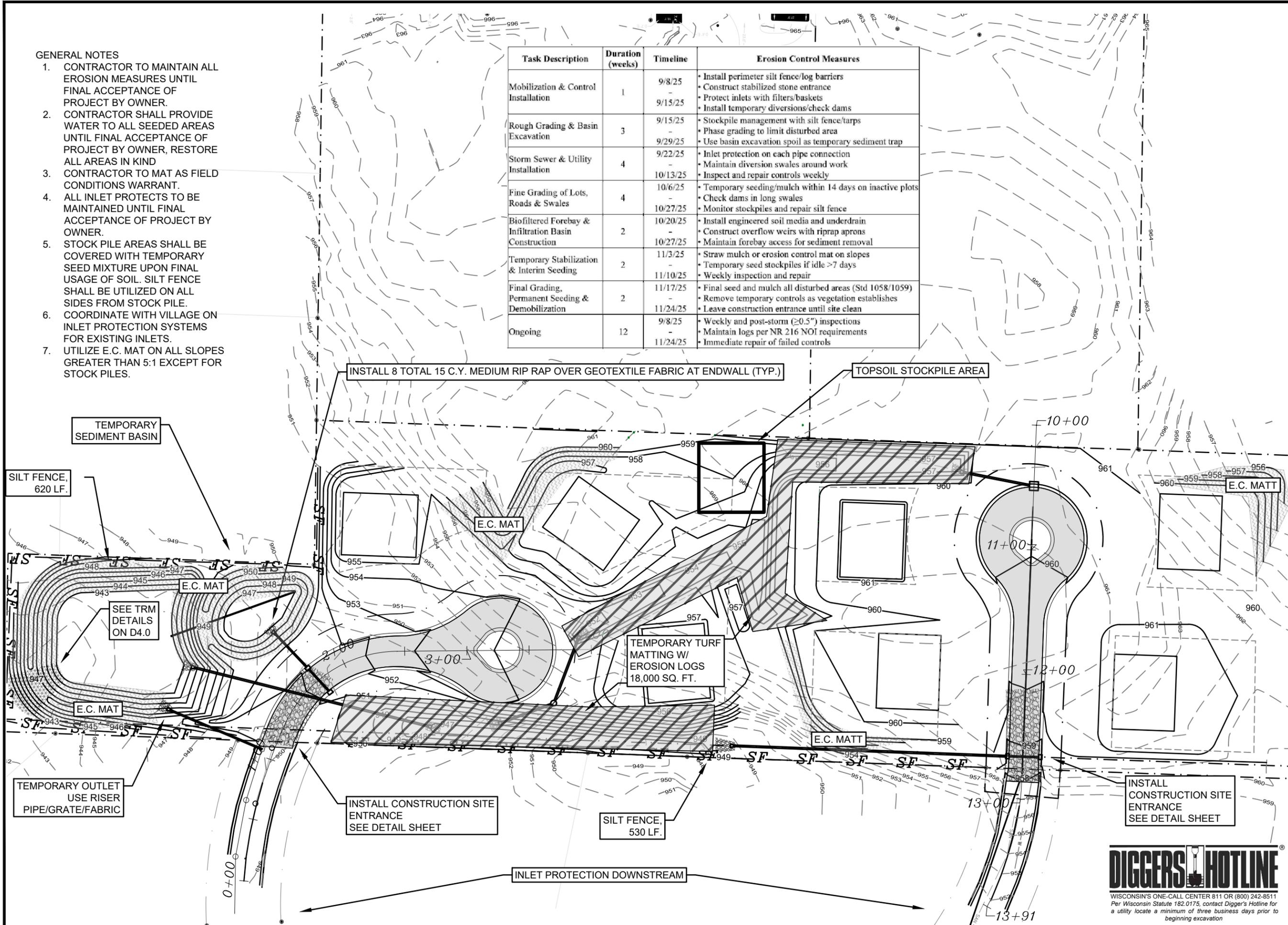
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GENERAL NOTES

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

Task Description	Duration (weeks)	Timeline	Erosion Control Measures
Mobilization & Control Installation	1	9/8/25 - 9/15/25	<ul style="list-style-type: none"> • Install perimeter silt fence/log barriers • Construct stabilized stone entrance • Protect inlets with filters/baskets • Install temporary diversions/check dams
Rough Grading & Basin Excavation	3	9/15/25 - 9/29/25	<ul style="list-style-type: none"> • Stockpile management with silt fence/tarps • Phase grading to limit disturbed area • Use basin excavation spoil as temporary sediment trap
Storm Sewer & Utility Installation	4	9/22/25 - 10/13/25	<ul style="list-style-type: none"> • Inlet protection on each pipe connection • Maintain diversion swales around work • Inspect and repair controls weekly
Fine Grading of Lots, Roads & Swales	4	10/6/25 - 10/27/25	<ul style="list-style-type: none"> • Temporary seeding/mulch within 14 days on inactive plots • Check dams in long swales • Monitor stockpiles and repair silt fence
Biofiltered Forebay & Infiltration Basin Construction	2	10/20/25 - 10/27/25	<ul style="list-style-type: none"> • Install engineered soil media and underdrain • Construct overflow weirs with riprap aprons • Maintain forebay access for sediment removal
Temporary Stabilization & Interim Seeding	2	11/3/25 - 11/10/25	<ul style="list-style-type: none"> • Straw mulch or erosion control mat on slopes • Temporary seed stockpiles if idle >7 days • Weekly inspection and repair
Final Grading, Permanent Seeding & Demobilization	2	11/17/25 - 11/24/25	<ul style="list-style-type: none"> • Final seed and mulch all disturbed areas (Std 1058/1059) • Remove temporary controls as vegetation establishes • Leave construction entrance until site clean
Ongoing	12	9/8/25 - 11/24/25	<ul style="list-style-type: none"> • Weekly and post-storm (≥0.5") inspections • Maintain logs per NR 216 NOI requirements • Immediate repair of failed controls



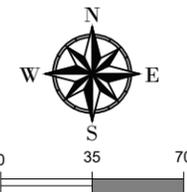
EROSION CONTROL PLAN

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
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SHEET: C 4.0

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

RPS ROTH PROFESSIONAL SOLUTIONS
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GENERAL NOTES:

1. EVERY EFFORT SHALL BE MADE TO PROTECT AND RETAIN ALL EXISTING NONINVASIVE TREES, SHRUBS, VINES, GRASSES AND GROUNDCOVERS
2. CONTRACTOR SHALL NOT EXCEED GRADING LIMITS AREA.
3. STOCK PILE AREAS ARE SHOWN ON THE EROSION PLAN.
4. AT LEAST ONE TREE OF AN APPROVED SPECIES SHALL BE PLANTED AS RECOMMENDED IN THE STREET TERRACE
5. PLANTINGS MUST TAKE PLACE WITHIN ONE YEAR OF COMPLETION

Planting Options:

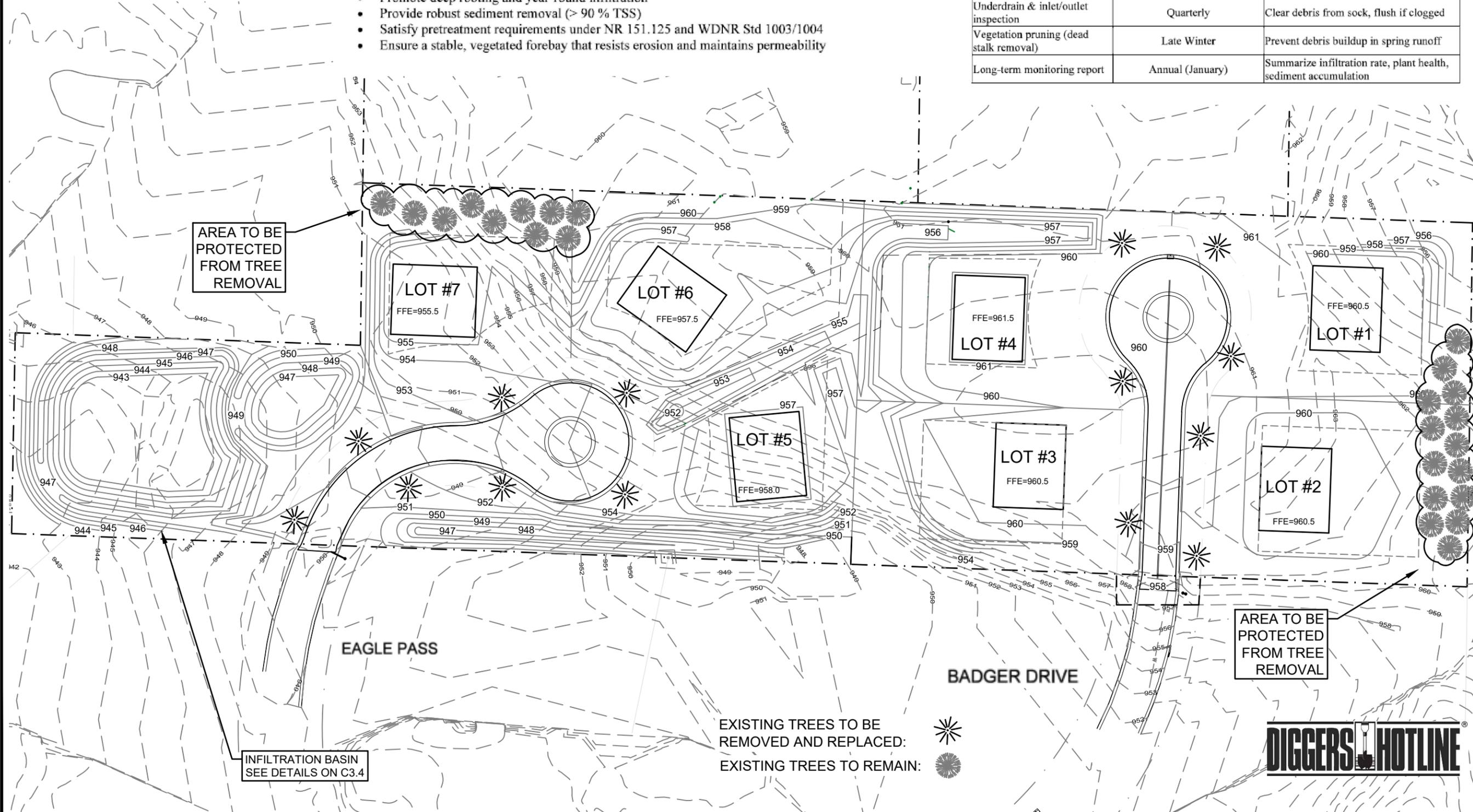
Plant Type	Species	Spacing	Bloom Period	Notes
Sedges (Grasses)	Carex stipata (Awl-fruit sedge)	12"	Jun-Jul	Good root mass
Rushes	Juncus effusus (Soft rush)	12"	Jun-Aug	Tolerates wet/dry
Wildflowers (Perennial)	Asclepias incarnata (Swamp milkweed)	18"	Jul-Sep	Pollinator habitat
Wildflowers (Perennial)	Rudbeckia fulgida (Black-eyed Susan)	18"	Jul-Sep	Stabilizes surface
Grasses (Ornamental)	Panicum virgatum (Switchgrass)	24"	Aug-Sep	Deep roots enhance infiltration
Groundcover	Lobelia cardinalis (Cardinal flower)	12"	Jul-Sep	Moisture-loving underplant

This planting approach and surface-type specification will:

- Promote deep rooting and year-round infiltration
- Provide robust sediment removal (> 90 % TSS)
- Satisfy pretreatment requirements under NR 151.125 and WDNR Std 1003/1004
- Ensure a stable, vegetated forebay that resists erosion and maintains permeability

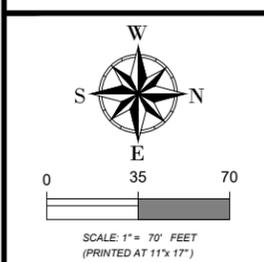
Planting Schedule & Maintenance

Activity	Timing	Notes
Final grading and media installation	Weeks 7-8	Compact subgrade, verify elevations (+6-inch media thickness)
Soil media blend placement	Week 8	Blend on-site or deliver pre-mixed
Mulch installation	Immediately after planting	Use shredded hardwood, avoid over-application (< 2 inch)
Plant installation	Early Spring (Apr-May) or Late Fall (Sep-Oct)	Plant plugs/small-pots; water-in thoroughly
Monthly inspections (Year 1)	May-Oct	Check for settling, replace failed plants, weed control
Seasonal weeding and mulching (Years 2-5)	Spring & Fall	Replenish 1-inch mulch; remove woody volunteers
Perennial replanting (as needed)	Year 2 Spring	Replace > 20 % mortality
Underdrain & inlet/outlet inspection	Quarterly	Clear debris from sock, flush if clogged
Vegetation pruning (dead stalk removal)	Late Winter	Prevent debris buildup in spring runoff
Long-term monitoring report	Annual (January)	Summarize infiltration rate, plant health, sediment accumulation



LANDSCAPE PLAN
 HARTLAND SUBDIVISION
 DEVELOPMENT

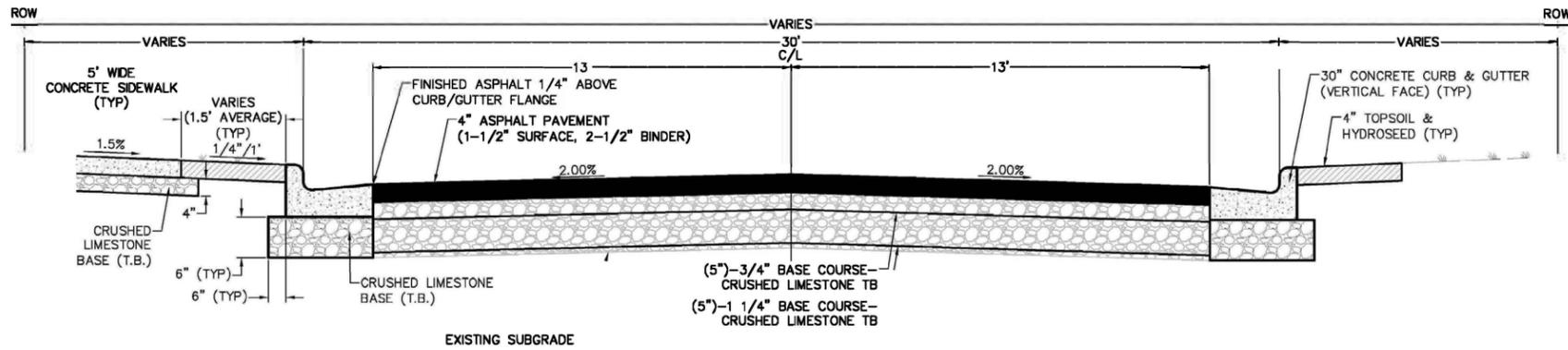
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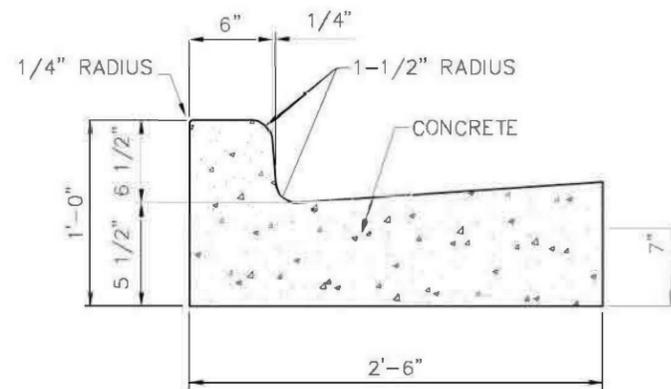


ASPHALT MIX SPECIFICATION			
COURSE	RESIDENTIAL	COLLECTORS	ARTERIAL/INDUSTRIAL
BINDER	3LT 58-28S	3LT 58-28S	3MT 58-28S
SURFACE	5LT 58-28S	5LT 58-28S	5MT 58-28H

NOTES:

- ADJUST MH FRAMES, AND VALVE BOXES TO 1/4-INCH TO 1/2-INCH LOWER THAN FINISH GRADE.
- 4" THICK CONCRETE SIDEWALK, EXCEPT 6" THICK THROUGH DRIVEWAY APPROACH..
- COMPACT BASE TO 95%.

TYPICAL NEW URBAN SECTION-RESIDENTIAL NO SCALE



30" VERTICAL FACE CURB & GUTTER NO SCALE

1.05 REGULATORY REQUIREMENTS

- A. Pay for local, county or state permits for Work on right-of-ways. Damage to pavements and to all property, public and private, due to this Work shall be repaired to same condition before construction by Contractor.

1.06 UNIT PRICES

- A. Follow 01 22 00.

1.07 QUALITY MANAGEMENT PROGRAM

- A. As a condition of acceptance, arrange, conduct, and pay for tests necessary to demonstrate satisfactory compliance with Contract Documents. Make adjustments at the plant necessary to meet requirements of Specifications including the instructions.

B. Lab testing:

- Test material from the plant at least once a day.
- Meet the following parameters:
 - Air voids (VA): Follow State Specifications 460.2.8.3.1.6 and follow State Specification-Additional Special Provision 460.2.1 issued under ASP-6.
 - Voids in the mineral aggregate (VMA): Follow State Specifications Table 460-1.
 - Gradations: Job mix formula (JMF): Follow Paragraph 1 of State Specification-Additional Special Provision 460.2.8.2.1.5 issued under ASP-6.

C. Density testing:

- Take a minimum one test per location and one test per 250 tons.
 - Use nuclear method.
 - Targets specified hereinafter.
- Locations will be at Engineer's request.

D. Results and reports:

- Make field adjustments to keep material within specified tolerances. If test results fall out of tolerance, increase testing frequency until material is within specification.
- Submit test reports within 48 hours to Engineer.

3.01 EARTHWORK

- A. Removing miscellaneous structures. Follow State Specifications 204.3 for:
- Curb and gutter.
 - Asphaltic concrete pavement.
 - Sidewalk.
 - Driveways.
- B. Roadway and drainage excavation. Follow State Specifications 205.3 for:
- Common excavation. No organic material or stones larger than 3-inches allowed within upper 12-inches of subgrade in a cut section. No organic material or stones larger than 3-inches allowed within entire subgrade layer in a fill section.
 - Rock excavation.
 - Excavation below subgrade.
 - Overhaul: No allowance for overhaul.
- C. Preparation of roadway foundation: Follow State Specifications 211.3.
- D. Subgrade proof roll: Allow Engineer to inspect prepared subgrade and to witness proof roll test by a fully loaded quad axle dump truck. Reconstruct where deflection is greater than 1/2 inch. Additional proof roll tests will be performed until entire subgrade passes.

3.02 BASE COURSE

- A. Crushed aggregate base course: Follow State Specifications 301 and 305.
- Compaction: Standard compaction.
 - 95 percent of maximum density determined by Modified Proctor.
 - Allow Engineer to inspect prepared base course and to witness proof roll test by a fully loaded quad axle dump truck. Reconstruct where deflection is greater than 1/2 inch. Additional proof roll tests will be performed until entire base course passes.
 - Allowable deviation from design grade: 1/2 inch

2.03 BACKFILL

- A. A. Granular: Follow SWS 8.43.4. Limestone screenings not allowed. Sand and gravel structural backfill material meeting gradation requirements of SWS 8.43.4 and specifically, Table 37. Limestone screenings and crushed concrete not allowed.
- B. Spoil: Follow SWS 8.43.5. Maximum particle size 3-inches.
- C. Aggregate slurry: Follow SWS 8.43.8.
- D. Crushed road gravel: Follow State Specifications 305.2.2.1 3/4-inch crushed road gravel SWS 8.43.7.
- E. Graded aggregate: Follow SWS 8.43.7 Use 3/4-inch.

3.03 PAVEMENT PULVERIZING, SHAPING AND GRADING

- A. Follow State Specification 325 and:
- Remove and stockpile excess pulverized materials to Owner approved location.
 - At completion of each working day, ramp ends of pulverized material flush to adjacent pavement for all traffic lanes.
 - Excavate and remove topsoil and unstable subgrade materials and replace with on-site sound material.
 - Grade, shape, and compact pulverized materials.
 - Redistribute materials as needed within project to fill areas with insufficient materials, low areas, and settled utility trenches.
 - Move excess material to other areas within the project.
 - Use new crushed stone base material only when existing materials are depleted and Engineer approves.
 - Allow Engineer to inspect new base course before paving.
 - Allowable deviation from design grade: 1/2 inch.
 - Utility structures: Set to finish course elevation.
 - Compaction: Standard compaction.
 - Allow Engineer to inspect prepared base course and to witness proof roll test by a fully loaded quad axle dump truck. Reconstruct where deflection is greater than 1/2 inch. Additional proof roll tests will be performed until entire base course passes.
- B. Abutting existing pavement:
- Provide full depth saw cut at match lines.
 - Provide butt joint at locations specified in field. Anticipate full width.
 - Pulverize existing pavement within construction limits.
 - Stockpile pulverized materials at location secured by Contractor.
 - Over-excavate, remove and dispose of earth material over butt joint length. Taper thickness of removed materials from 4 inches at match line to 0 inches at opposite end of butt joint.
 - Respread pulverized materials over excavated area.
 - Remove sufficient material to maintain minimum pavement and base thickness as specified herein at saw cut.

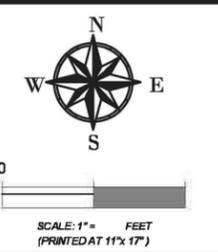
3.04 PAVEMENT AND SURFACE COURSES

- A. Tack coat: Follow State Specification 455.3.2.
- Apply between each layer of asphaltic concrete.
 - Allow to cure before paving.
- B. Asphaltic concrete pavement: Follow State Specifications 450, 460 and 465.
- Do not use 460.2.8.3 Department Testing.
 - Maximum variations:
 - 1/8 inch across a 5 foot straight edge.
 - Thickness: Within 1/4 inch of design.
 - Finish elevation: Within 1/4 inch of design.
 - Temperatures:
 - Asphaltic concrete at placement: Between 236 and 330 degrees Fahrenheit.
 - Air temperature: Follow State Specifications 450.3.2.1.2.3.
 - Subgrade: Above 32 degrees Fahrenheit.
 - Contractor may submit cold weather paving plan for review if air temperature falls below specified limits. Engineer reserves the right to reject plan without cause. If implemented, plan shall be at no additional cost to Owner.
 - Layer thickness: Shown on Drawings.
 - Compaction: Follow State Specifications 460.3.3 Maximum Density Method and follow Paragraph 1 of State Specification-Additional Special Provision 460.3.2.1 issued under ASP-6.
 - Saw cut, excavate and remove unstable binder course, base course and subgrade materials. Replace removed materials. Clean binder pavement by sweeping or flushing before applying surface pavement.
 - Allow Owner or Owner Representative to inspect binder course before applying surface course.
 - Joints: All longitudinal joints shall be hot seams.

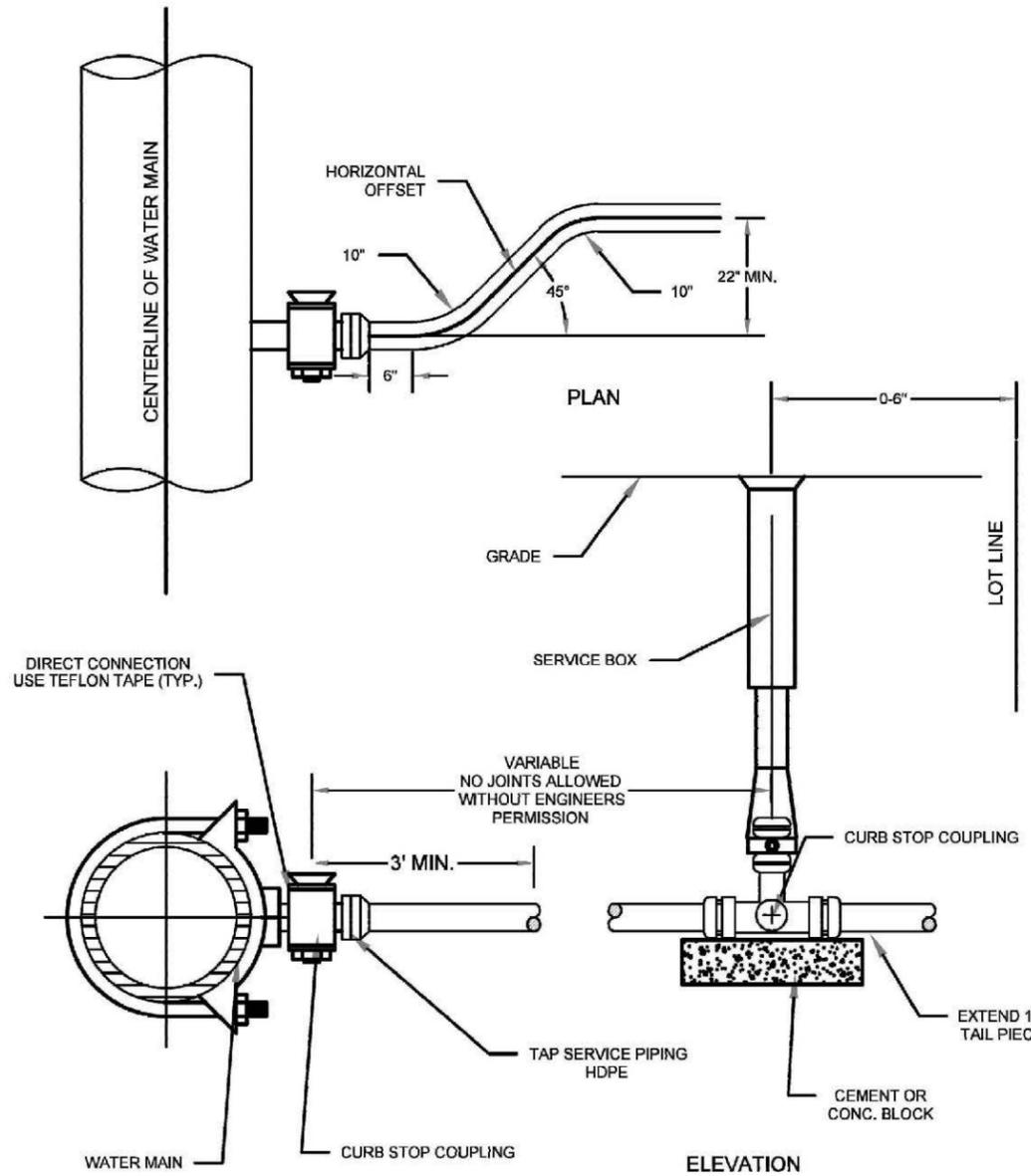


GENERAL DETAILS
 HARTLAND SUBDIVISION
 DEVELOPMENT
 VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
 09/05/2025



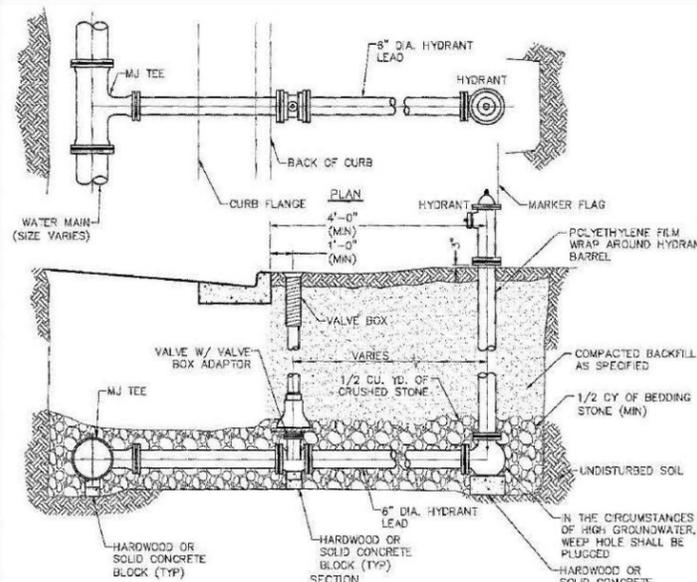
PROJECT NO:	2025-006 (A)
DATE:	06/30/2025
DESIGNED BY:	RJR
DRAWN BY:	OCZ
SHEET:	D 1.0



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.

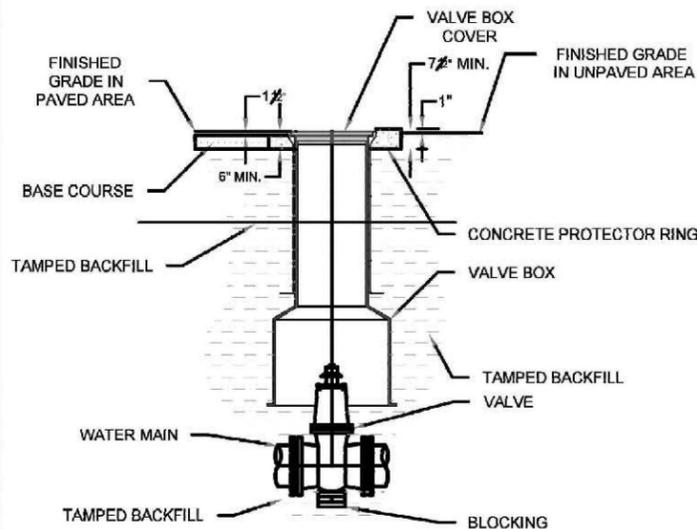
TAP SERVICE PIPING (HDPE)



- NOTE:
- REFER TO FILE NO. 38 OF THE 'STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN' FOR FURTHER INFORMATION.
 - ALL JOINTS ON HYDRANT LEADS SHALL HAVE MEGALUG RESTRAINTS.
 - BURY DEPTH OF HYDRANT AND LEAD SHALL BE 7.5 FEET FOR NEW CONSTRUCTION AND SHALL BE FIELD VERIFIED BY CONTRACTOR FOR REPLACEMENT.
 - CONTRACTOR TO VERIFY EXISTING DEPTHS IN FIELD PRIOR TO ORDERING ANY NEW HYDRANTS. (MISC. UTILITY AREAS)

HYDRANT SETTING DETAIL

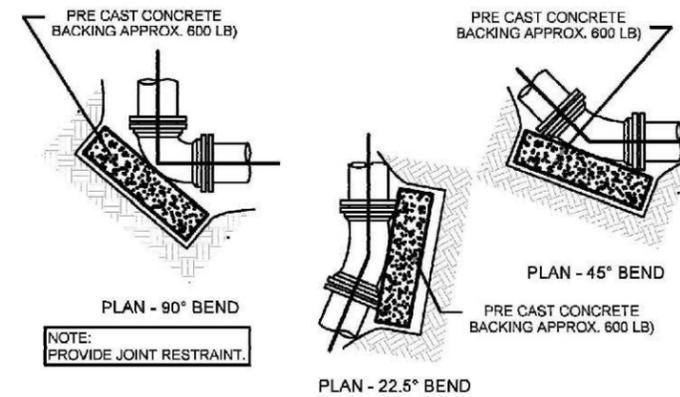
FOR USE IN PAVED AREAS FOR USE IN UNPAVED AREAS



SECTION
NOT TO SCALE

- NOTES:
- D.I.P. MAY BE USED FOR VALVE BOX EXTENSIONS.
 - VALVE BOX SHOULD NOT CONTACT WATER MAIN OR VALVE.
 - CONCRETE PROTECTOR RING SHALL BE USED IN ALL UNPAVED AREAS.
 - 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



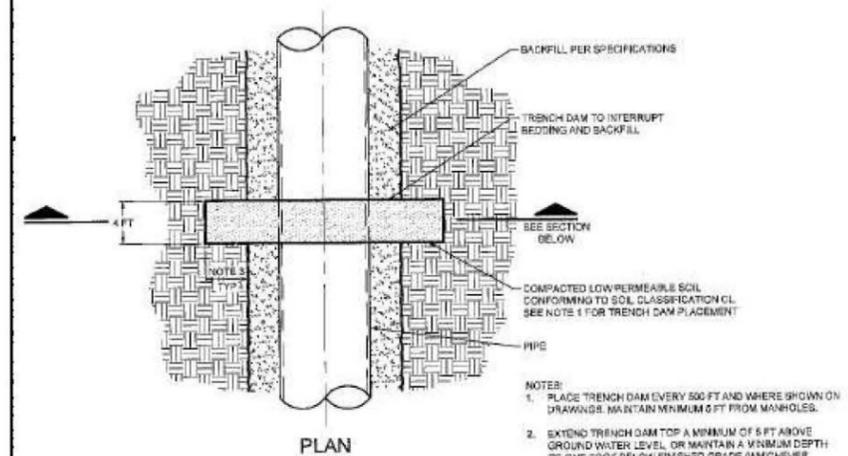
CONCRETE BACKING FOR BENDS

NOTES:

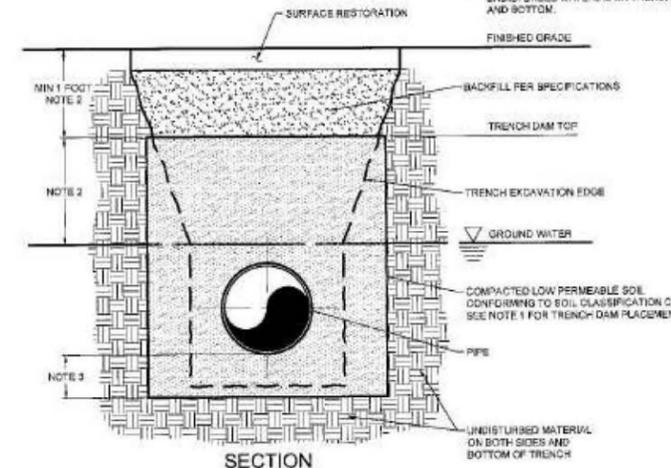
- CONCRETE SHALL BE 3,000 PSI MIN.
- CONCRETE FOR THRUST BLOCKING SHALL BE KEPT FAIRLY DRY, THUS MAKING THE CONCRETE WEDGE SHAPE MORE EASILY FORMED WITH THE WIDEST PART (BLOCKING AREA) AGAINST UNDISTURBED SOIL.
- NO CONCRETE SHALL COVER ANY BOLTS OR GLANDS.
- ALL FITTING AND ACCESSORIES TO BE WRAPPED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

PIPE SIZE	90° BEND	45° BEND	22.5° BEND	11.25° BEND	180°	PLUS
4"	8"	12"	8"	8"	8"	8"
6"	10"	15"	10"	10"	10"	10"
8"	12"	18"	12"	12"	12"	12"
10"	14"	21"	14"	14"	14"	14"
12"	16"	24"	16"	16"	16"	16"
14"	18"	27"	18"	18"	18"	18"
16"	20"	30"	20"	20"	20"	20"
18"	22"	33"	22"	22"	22"	22"
20"	24"	36"	24"	24"	24"	24"
24"	28"	42"	28"	28"	28"	28"

NOTE: PROVIDE JOINT RESTRAINT.



- NOTES:
- PLACE TRENCH DAM EVERY 500 FT AND WHERE SHOWN ON DRAWINGS. MAINTAIN MINIMUM 6 FT FROM MANHOLES.
 - EXTEND TRENCH DAM TOP A MINIMUM OF 5 FT ABOVE GROUND WATER LEVEL, OR MAINTAIN A MINIMUM DEPTH OF ONE FOOT BELOW FINISHED GRADE (WHICHEVER ELEVATION IS LOWER). GROUND WATER DETERMINED BY NEAREST BORING OR BY ENGINEER.
 - NOTCH TRENCH DAM A MINIMUM OF 2 FT BEYOND UNDISTURBED MATERIAL ON TRENCH EXCAVATION SIDES AND BOTTOM.

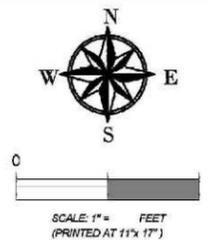


SECTION

WATER MAIN DETAILS
HARTLAND SUBDIVISION
DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
09/05/2025



PROJECT NO: 2025-106 (A)

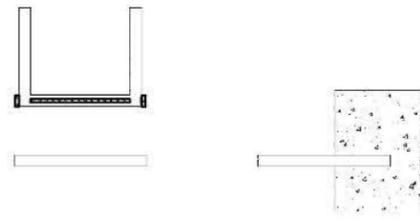
DATE: 06/30/2025

DESIGNED BY: RJR

DRAWN BY: OCZ

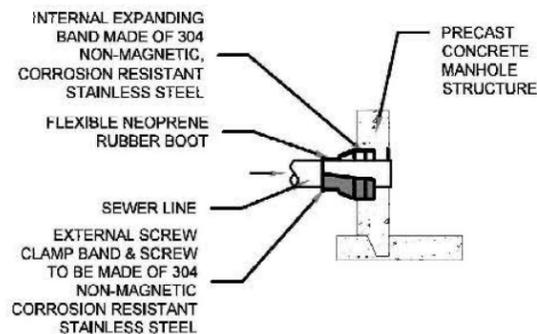
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WISCONSIN'S ONE-CALL CENTER 811 OR (800) 242-8511
Per Wisconsin Statute 182.0175, contact Digger's Hotline for a utility locate a minimum of three business days prior to beginning excavation

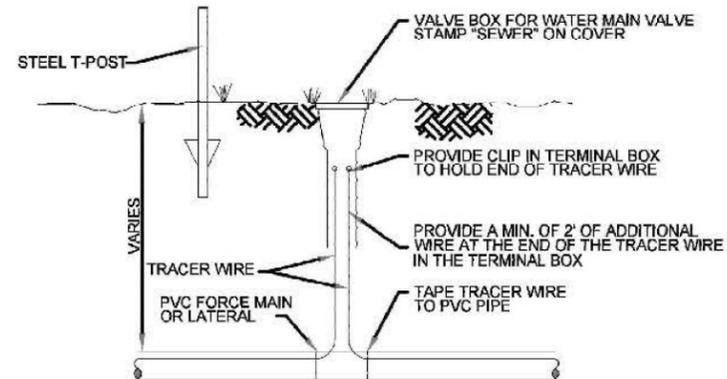


- NOTES:
1. MINIMUM DESIGN LIVE LOAD SHALL BE A SINGLE CONCENTRATED LOAD OF 300 LBS. VERTICALLY AND 200 LBS. PULL OUT.
 2. STEPS MUST BE EQUALLY SPACED VERTICALLY IN THE ASSEMBLED MANHOLE AT A MAXIMUM DESIGN DISTANCE OF 16" APART.
 3. STEPS SHALL BE FABRICATED OF COPOLYMER POLYPROPYLENE THAT ENCAPSULATES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

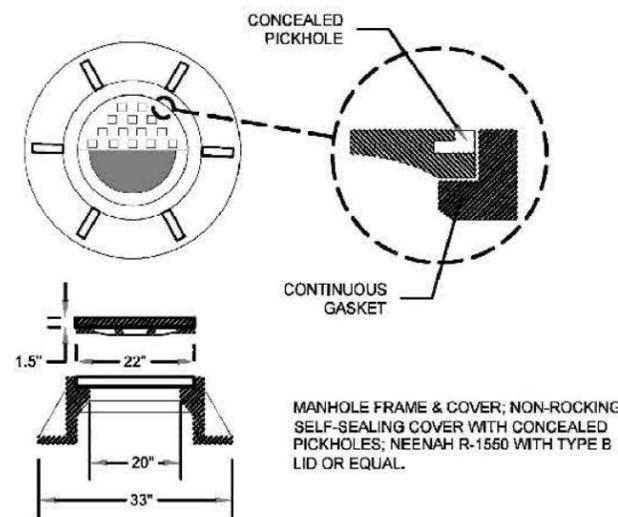
TYPICAL STEP DETAIL



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

- NOTE:
1. USE SINGLE LAYER MONOLITHIC RING AND TWO 2-INCH ADJUSTING RINGS IN CHIMNEY.
 2. SET ADJUSTING RINGS AND FRAME IN MASTIC.
 3. BACKPLASTER OUTSIDE OF STRUCTURE, NO BACKPLASTER ALLOWED INSIDE MANHOLE.
 4. ALL NEW SANITARY MANHOLES SHALL BE MINIMUM 48-INCH DIAMETER.

TYPE I FRAME/CHIMNEY JOINT REQUIRED ON ALL SANITARY MANHOLES UNLESS OTHERWISE SPECIFIED. TYPE II JOINT REQUIRED ON ALL STORM MANHOLES.

FLAT TOP SLAB MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

ADJUST FRAME TO GRADE WITH BRICK OR CONCRETE RINGS OF VARIABLE THICKNESS, MAXIMUM RING HEIGHT=8", MINIMUM RING HEIGHT=2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING, WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.

CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-475 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR OR BUTYL RUBBER GASKETS FOR STORM AND BUTYL RUBBER GASKETS FOR SANITARY MANHOLES.

AREA OF CIRCUMFERENTIAL STEEL=0.12 SQ. INCH PER LINEAL FOOT.

SPACE BETWEEN PIPE AND PRECAST MANHOLE WALL TO BE FILLED WITH BRICK AND MORTARED IN PLACE EXCEPT THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE.

3" STONE CUSHION UNDER BASE IS REQUIRED ONLY ON WET SUB-GRADE.

PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2" ABOVE LOWEST PIPE.

BENCH SLOPE: STORM MANHOLE 1" PER FOOT
SANITARY MANHOLE 2" PER FOOT

CLASS "D" CONCRETE

REF: CHAP. 3.5.0

PIPE DIA.	MANHOLE DIA.	WALL THICKNESS
8" THRU 27"	3'-6"	4 1/2"
30"	4'-0"	5"
36"	5'-0"	6"
42"	6'-0"	7"

PRECAST MANHOLE

NOT TO SCALE
JAN. 2, 1992

FILE NO. 12



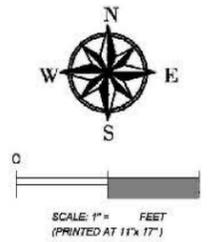
SANITARY SEWER DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
09/05/2025



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

WISCONSIN'S ONE-CALL CENTER 811 OR (800) 242-8511
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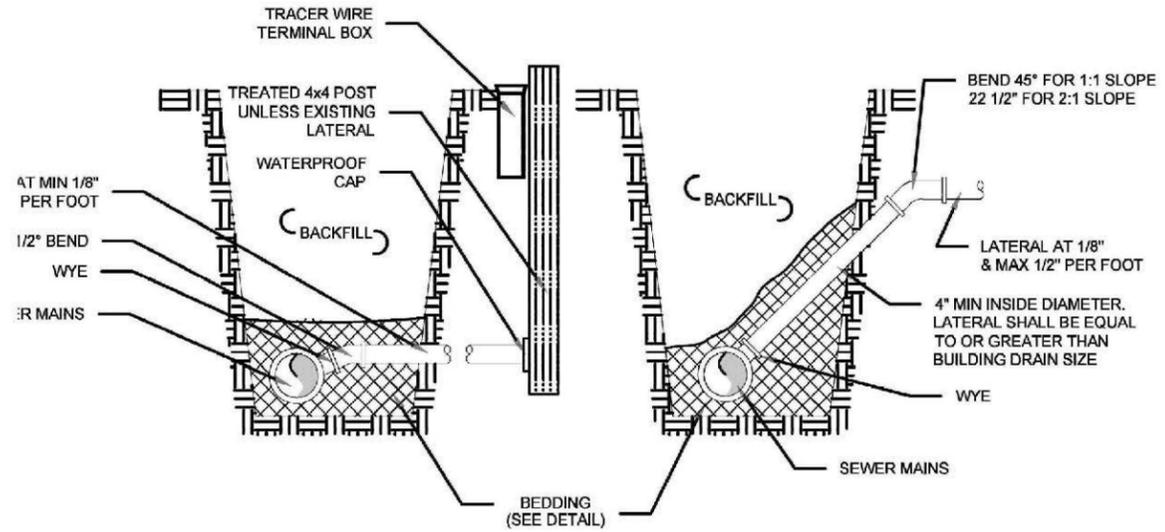
2.01 UTILITY PIPE AND APPURTENANCE MATERIALS

- A. Water Utility Distribution Piping: Follow 33 11 00.
- B. Sanitary Sewerage: Follow 33 30 00.
- C. Storm Drainage: Follow 33 40 00.

2.02 BEDDING AND COVER MATERIALS

- A. Crushed stone chips: Follow SWS 8.43.2.
- B. Around and over Underground Facilities: Follow respective owner's requirements.
- C. Polyethylene pipe embedment: 3/8-inch crushed stone chips. Follow SWS 8.43.2.
- D. Cover: Same material as bedding.

- A. Tracer wire
 - 1. Follow SWS 2.11.0.
 - 2. For open-cut: Direct-burial-rated insulated #10 AWG solid copper conductor.
 - 3. For trenchless installation:
 - a. Duratrace DD, Copperhead, Pro-Trace.
 - b. Extra high-strength directional tracer wire.
 - 1. Provide wire with break load greater than expected drilling loads.
 - 2. Minimum #12 AWG copper clad solid steel core.
 - 3. Minimum 867 lbs. average tensile break load.
 - 4. 45 mil. high density polyethylene jacket.
 - 5. 30 volt rating.
 - 4. Splices: Copperhead Industries DryConn® 3-Way Direct Bury Lug Connector 3WB-01 or approved equal.
 - 5. Color:
 - a. Water: Blue.
 - b. Sanitary: Green.
 - c. Storm: Brown.
- B. Location boxes for tracer wire access.
 - 1. Buried
 - a. SnakePit Test Station, by Copperhead Industries, or approved equal.
- C. Grounding anode rod to have a minimum of 1 pound of magnesium and #10 AWG wire.
- D. Marker flag
 - 1. "HYDRAFINDER".
 - 2. 5 feet long.
 - 3. Fiberglass, red and white.
 - 4. Spring load action.



- 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

2.05 SURFACE RESTORATION

- A. Pavement: Follow 34 71 00.
 - 1. Asphalt pavement: Full depth pavement repair matching existing cross section. Follow SWS 2.7.3 Type D, except 3-inch thickness one course.
 - 2. Concrete pavement: Follow SWS 2.7.3 Type B. Do not add calcium chloride.
- B. Lawn: Follow SWS 2.7.4 Type C. Follow 32 90 00.
- C. Curb and gutter: Follow SWS 2.7.3. Do not add calcium chloride. Follow 34 71 00.
- D. Concrete sidewalk: Follow SWS 2.7.3. Follow 34 71 00.
- E. Temporary seeding: Follow 01 57 13.



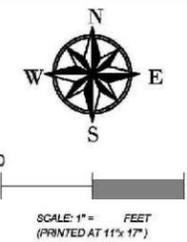
SANITARY SEWER DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

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PROJECT NO:	2025-106 (A)
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SHEET:	D 3.1

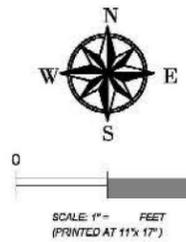
STORM SEWER DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
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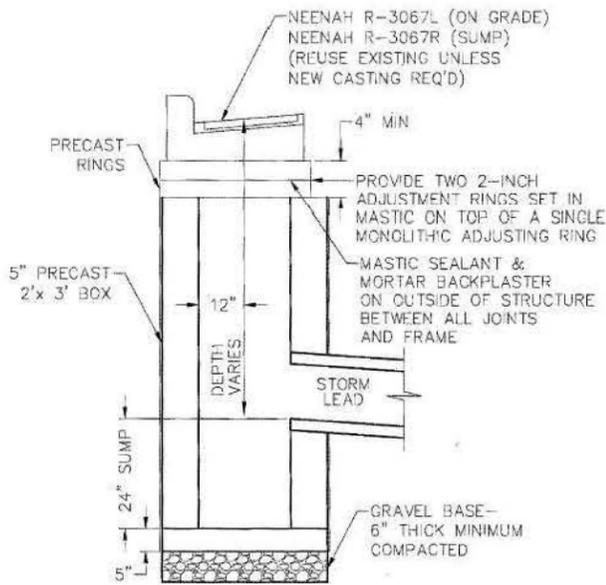
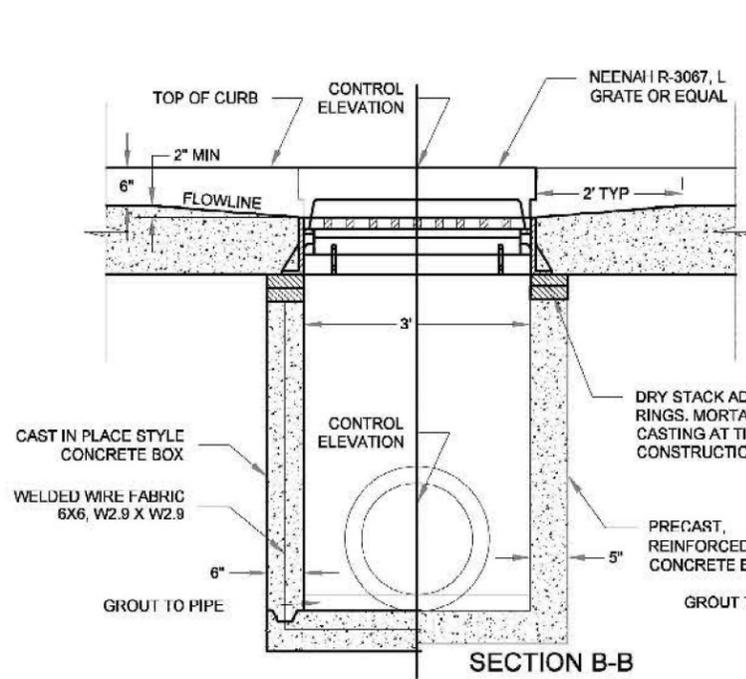
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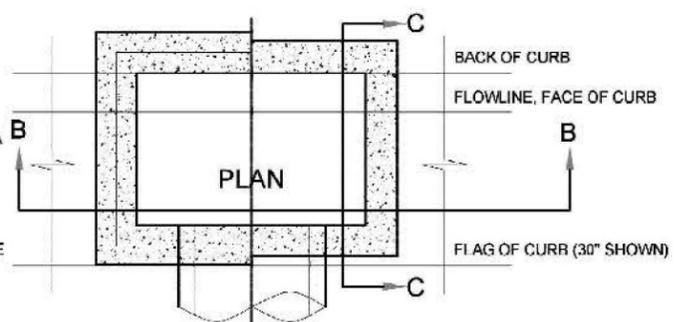
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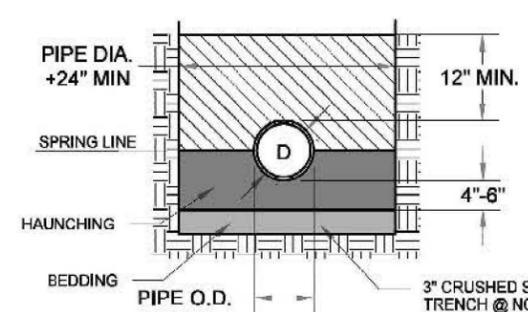
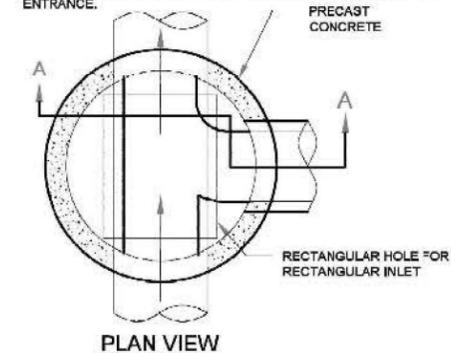


- CATCH BASIN DETAIL**
NO SCALE
1. INLET TO BE PROTECTED WITH GEOTEXTILE FABRIC BETWEEN THE GRATE AND FRAME. PROTECTION TO REMAIN IN PLACE UNTIL SITE VEGETATION IS ESTABLISHED.
 2. IN AREAS WITH ROLL FACE CURB, REPLACEMENT CURB SHALL TRANSITION TO VERTICAL FACE CURB & GUTTER AT INLET FRAME.

- 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.



- 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. SOLID COVER: NEENAH R-1550-B WITH TYPE B NON-ROCKING LID MARKED "SICRM."
 3. WHEN MH CASTING IS USED, AN ECCENTRIC GONE 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. DOWNSTREAM PIPE END SHALL NOT PROTRUDE BEYOND INTERIOR MANHOLE WALL. ADD GROUT AROUND PIPE TO CREATE MITERED ENTRANCE.



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

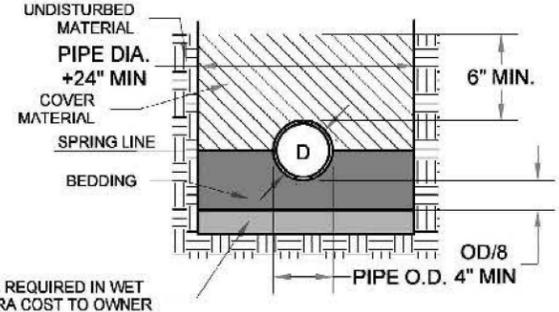
SIEVE SIZE	%PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 6	0-5

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:

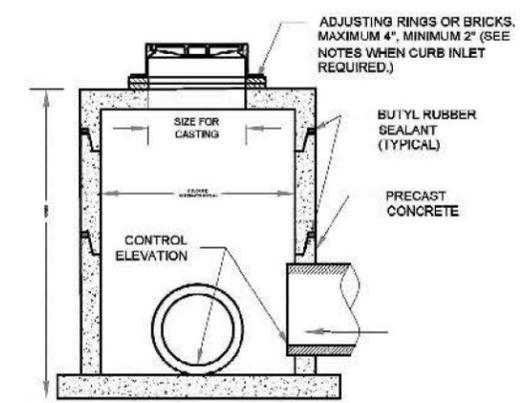
SIEVE SIZE	%PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 6	0-5

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)

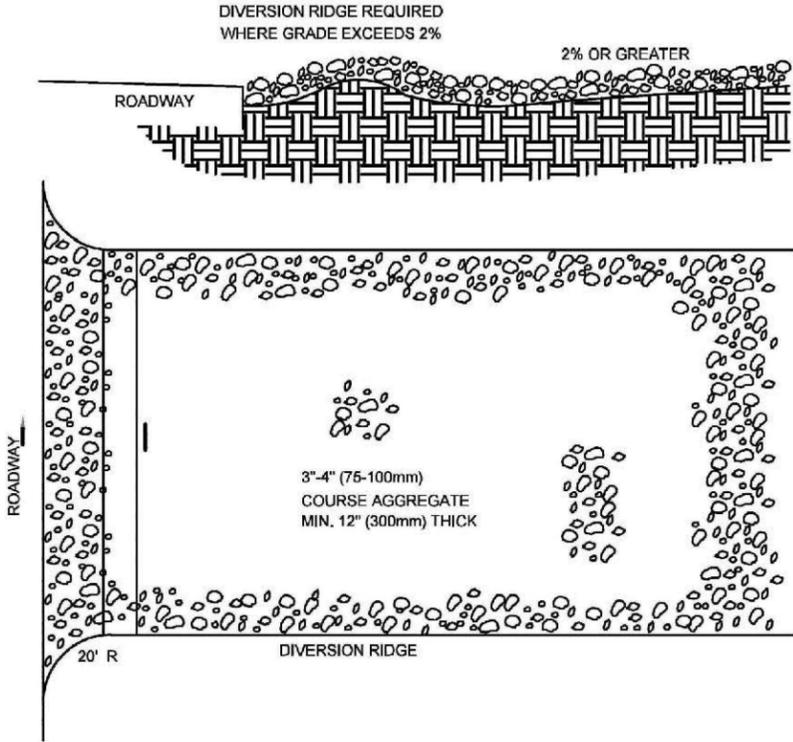


SECTION A - A
STORM SEWER MANHOLE/INLET

EROSION CONTROL NOTES

- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- 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.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- 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.
- 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).
- 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.
- 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.
- 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.
- 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.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- 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.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE 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.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- 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 SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Task Description	Duration (weeks)	Timeline	Erosion Control Measures
Mobilization & Control Installation	1	9/8/25 - 9/15/25	- Install perimeter silt fence/log barriers - Construct stabilized stone entrance - Protect inlets with filters/baskets - Install temporary diversions/check dams
Rough Grading & Basin Excavation	3	9/15/25 - 9/29/25	- Stockpile management with silt fence/tarps - Phase grading to limit disturbed area - Use basin excavation spoil as temporary sediment trap
Storm Sewer & Utility Installation	4	9/22/25 - 10/13/25	- Inlet protection on each pipe connection - Maintain diversion swales around work - Inspect and repair controls weekly
Fine Grading of Lots, Roads & Swales	4	10/6/25 - 10/27/25	- Temporary seeding/mulch within 14 days on inactive plots - Check dams in long swales - Monitor stockpiles and repair silt fence
Biofiltered Forebay & Infiltration Basin Construction	2	10/20/25 - 10/27/25	- Install engineered soil media and underdrain - Construct overflow weirs with riprap aprons - Maintain forebay access for sediment removal
Temporary Stabilization & Interim Seeding	2	11/3/25 - 11/10/25	- Straw mulch or erosion control mat on slopes - Temporary seed stockpiles if idle >7 days - Weekly inspection and repair
Final Grading, Permanent Seeding & Demobilization	2	11/17/25 - 11/24/25	- Final seed and mulch all disturbed areas (Std 1058/1059) - Remove temporary controls as vegetation establishes - Leave construction entrance until site clean
Ongoing	12	9/8/25 - 11/24/25	- Weekly and post-storm (≥0.5") inspections - Maintain logs per NR 216 NOI requirements - Immediate repair of failed controls



- NOTES:
- 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.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - 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.
 - IF TRACKING PAD IS FILLED WITH SEDIMENT REMOVE AND REPLACE COURSE AGGREGATE.

ROCK CONSTRUCTION ENTRANCE



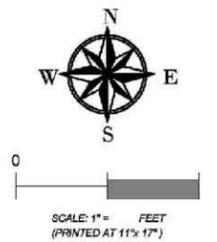
EROSION CONTROL DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
09/05/2025



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

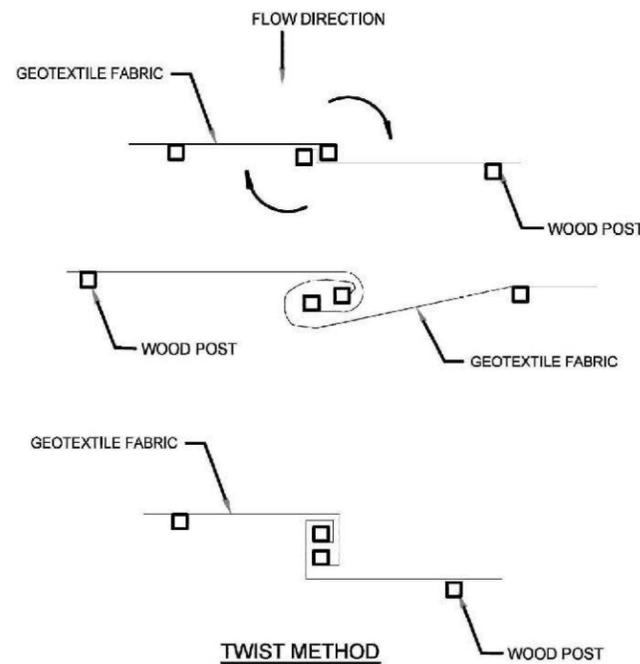
WISCONSIN'S ONE-CALL CENTER 811 OR (800) 242-8511
Per Wisconsin Statute 182.0175, contact Digger's Hotline for a utility locate a minimum of three business days prior to beginning excavation

GENERAL NOTES

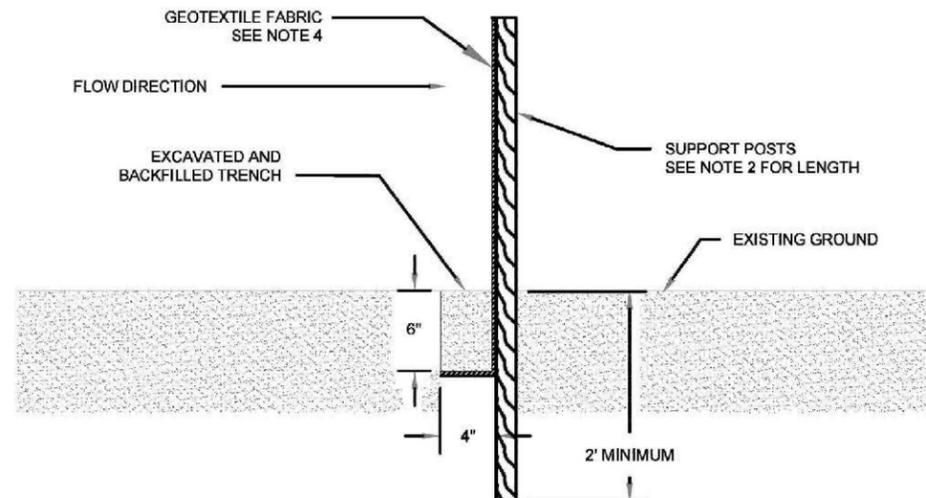
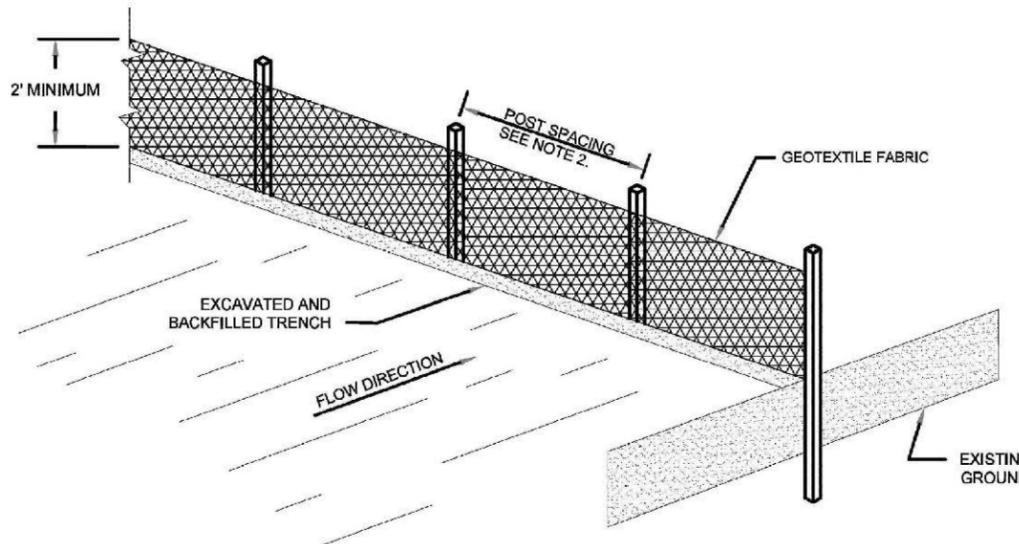
TEST REQUIREMENT	METHOD	VALUE *
MINIMUM GRAB TENSILE STRENGTH IN THE MACHINE DIRECTION	ASTM D 4632	120 LBS.
MINIMUM GRAB TENSILE STRENGTH IN THE CROSS MACHINE DIRECTION	ASTM D 4632	100 LBS.
MAXIMUM APPARENT OPENING SIZE EQUIVALENT STANDARD SIEVE	ASTM D 4751	NO. 30
MINIMUM PERMITTIVITY	ASTM D 4491	0.05 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.)

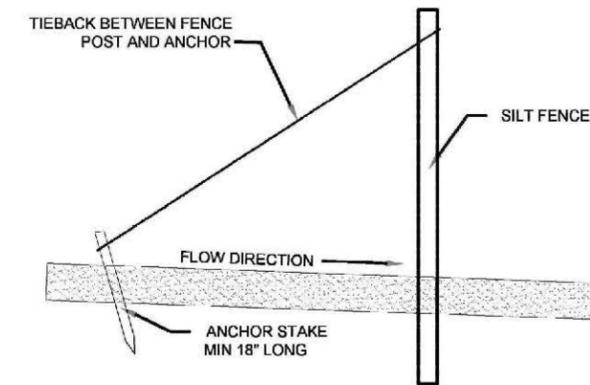
1. THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED, AND COMPACTED TO THE EXISTING GROUND SURFACE.
2. WOODEN SUPPORT POSTS SHALL BE A MINIMUM DIMENSION OF 1-1/8" x 1-1/8" AIR OR KILN DRIED OF HICKORY OR OAK AND 4 FEET LONG. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH 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:



JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TYPICAL INSTALLATION



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)

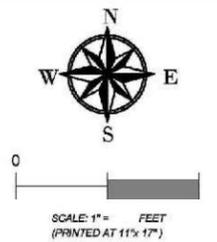
EROSION CONTROL DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET
09/05/2025



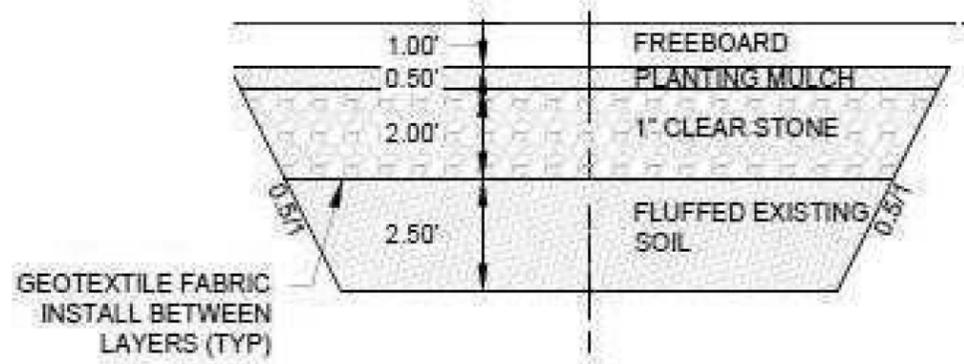
PROJECT NO: 2025-106 (A)

DATE: 06/30/2025

DESIGNED BY: RJR

DRAWN BY: OCZ

SHEET: D 5.1

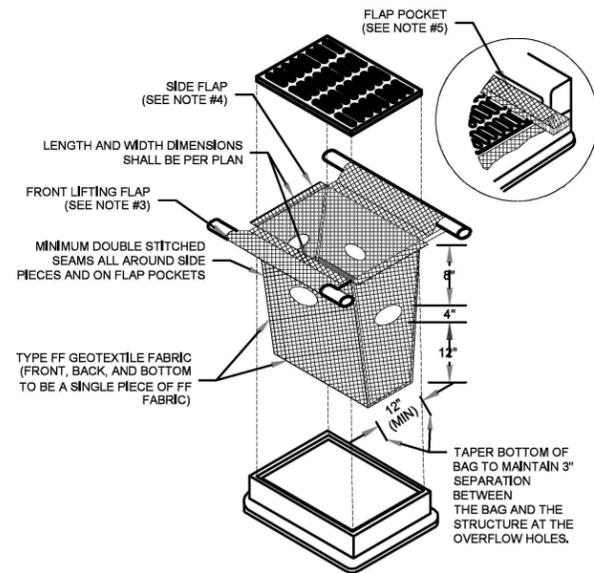


BIOFILTERED FOREBAY CROSS SECTION

ENDWALL SIZE	BAR DIAMETER	ANCHOR DIAMETER	H HEIGHT
12"	3/4"	3/4"	2 1/2"
15"	3/4"	3/4"	3"
18"	3/4"	3/4"	4"
21"	3/4"	3/4"	4"
24"	3/4"	3/4"	4"
27"	1"	3/4"	5"
30"	1"	3/4"	5"
36"	1"	3/4"	5"
42"	1"	3/4"	6"
48"	1"	3/4"	6"
54"	1 1/4"	3/4"	6"
60"	1 1/4"	3/4"	7"
66"	1 1/4"	3/4"	7"
72"	1 1/4"	3/4"	7"
84"	1 1/2"	3/4"	8"

MAINTENANCE NOTES:

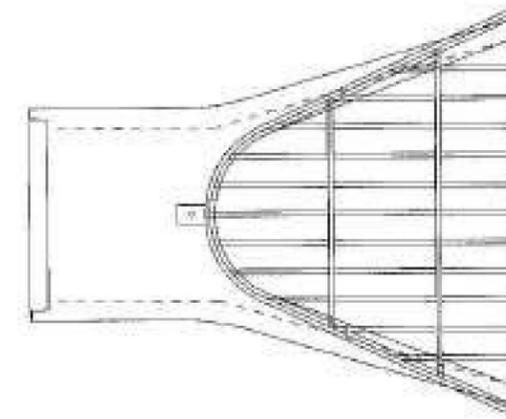
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



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

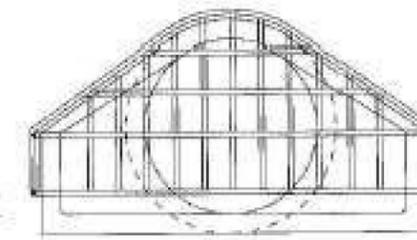
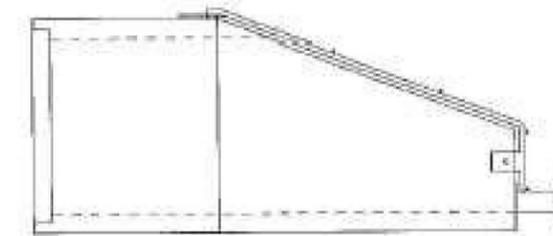
NOTES:

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.



* 6" SPACING MAX.

* HINGED CONNECTOR PLATE w/ ANCHOR ATTACHED AT THREE POINTS TO ENDWALL



- NOTES:
1. TRASH RACK BARS TO BE GALVANIZED.
 2. CONNECTOR PLATE WITH BOLD ATTACHED AT THREE POINTS TO ENDWALL.

TRASH RACK

STO-GRATE-04 96

NO SCALE

EROSION CONTROL DETAILS

HARTLAND SUBDIVISION

DEVELOPMENT

VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

REVISION SET 09/05/2025



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 5.2

INLET PROTECTION TYPE D



**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address <u>163 E Capitol Dr Hartland, WI</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Mike Moen</u>		EMAIL <u>Moen1978@gmail.com</u>	Phone <u>262-510-1896</u>
Address <u>163 E Capitol Dr</u>		City <u>Hartland</u>	State _____ Zip _____
Contractor <u>Black Earth</u>		Phone _____ FAX _____	EMAIL _____
Address _____		City _____	State _____ Zip _____

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: Sept 3rd Date of Meeting: Sept. 15th Item No. _____



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) Add parking space, parking lot Add or widen the street approach Added parking to be asphalt			
Proposed Use Business			
Project Location 163 E Capitol Dr			
Project Name			
Owner Mike Moen		Phone 262-510-1096	
Address 163 E Capitol Dr		City Hartland	State WI
Engineer/Architect		Phone	Zip 53029
Address		FAX	
City		State	Zip
Contact Person	Phone	FAX	E-mail

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.

163 E Capitol Dr – Parking Addition Summary

Project Intent

The proposed parking lot addition at 163 E Capitol Dr is designed to meet functional parking needs while maintaining compliance with municipal standards and respecting neighboring properties.

Site Grading and Drainage

- The parking lot will follow the existing Waukesha County GIS-mapped geographical contours.
- Water flow will remain consistent with current conditions and will **not** be redirected or altered.

Parking Layout and Dimensions

- Parking stalls will be constructed at **9 ft wide by 18 ft long**.
- Drive aisles will provide a minimum of **24 ft of open clearance** between opposing spaces or at the lot's center.
- Layout is intended to maximize efficiency while ensuring safe vehicle movement.

Setbacks and Neighbor Coordination

- The proposed lot will be constructed with a **3 ft setback** from the property line.
- For any work within the 3 ft setback along the east lot line, **permission from the neighboring property owner will be sought** prior to installation.

Accessibility Compliance

- The stalls located closest to the building will be designated as **handicap-accessible** and marked accordingly to comply with ADA requirements.

Conclusion

This parking addition proposal is designed to:

- Align with local zoning and setback requirements.
- Ensure proper water flow and drainage.
- Provide safe, accessible, and efficient parking for tenants and visitors.

- Respect neighboring properties through communication and coordination.

Parking Lot Lighting Plan – 90 ft × 52 ft Section

Lot Dimensions

- Size: **90 ft long × 52 ft wide**
-

Pole Placement

- **Pole 1**
 - Located **20 ft in from the west end** of the lot
 - Placed **8 ft outside the south edge**
 - **Pole 2**
 - Located **20 ft in from the east end** of the lot
 - Placed **8 ft outside the north edge**
-

Fixtures

- Each pole has **2 LED lights** (total of 4 lights)
 - **20 ft mounting height**
 - **Full-cutoff, shielded fixtures** (no upward light)
 - **4000K max color temperature** for comfortable visibility
-

Lighting Coverage

- Lights shine **inward toward the lot center**
 - Average brightness: **~1.4 footcandles** (meets code range of 0.2–2.0 fc)
 - **Property line brightness ≤ 0.5 footcandles**, preventing glare to neighbors
-

Operating Hours

- Lights on **from dusk until 30 minutes after closing**
 - Lights then **dimmed to 50%** for overnight security
-

 **This plan meets Hartland Sec. 46-955:**

- Correct fixture type (shielded, no upward glare)
- Proper aiming (no spillover to streets or neighbors)
- Correct illumination range and limits
- Height under 25 ft
- Clear photometric compliance

What the labels show:

- Lot size = **90 ft long × 52 ft wide**
-  **Pole 1:** placed **20 ft from the west end, 8 ft outside the south edge**
-  **Pole 2:** placed **20 ft from the east end, 8 ft outside the north edge**
-  **Arrows** = how lights shine inward to cover the lot evenly
- Black text marks overall **lot length (90 ft)** and **width (52 ft)**



Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K

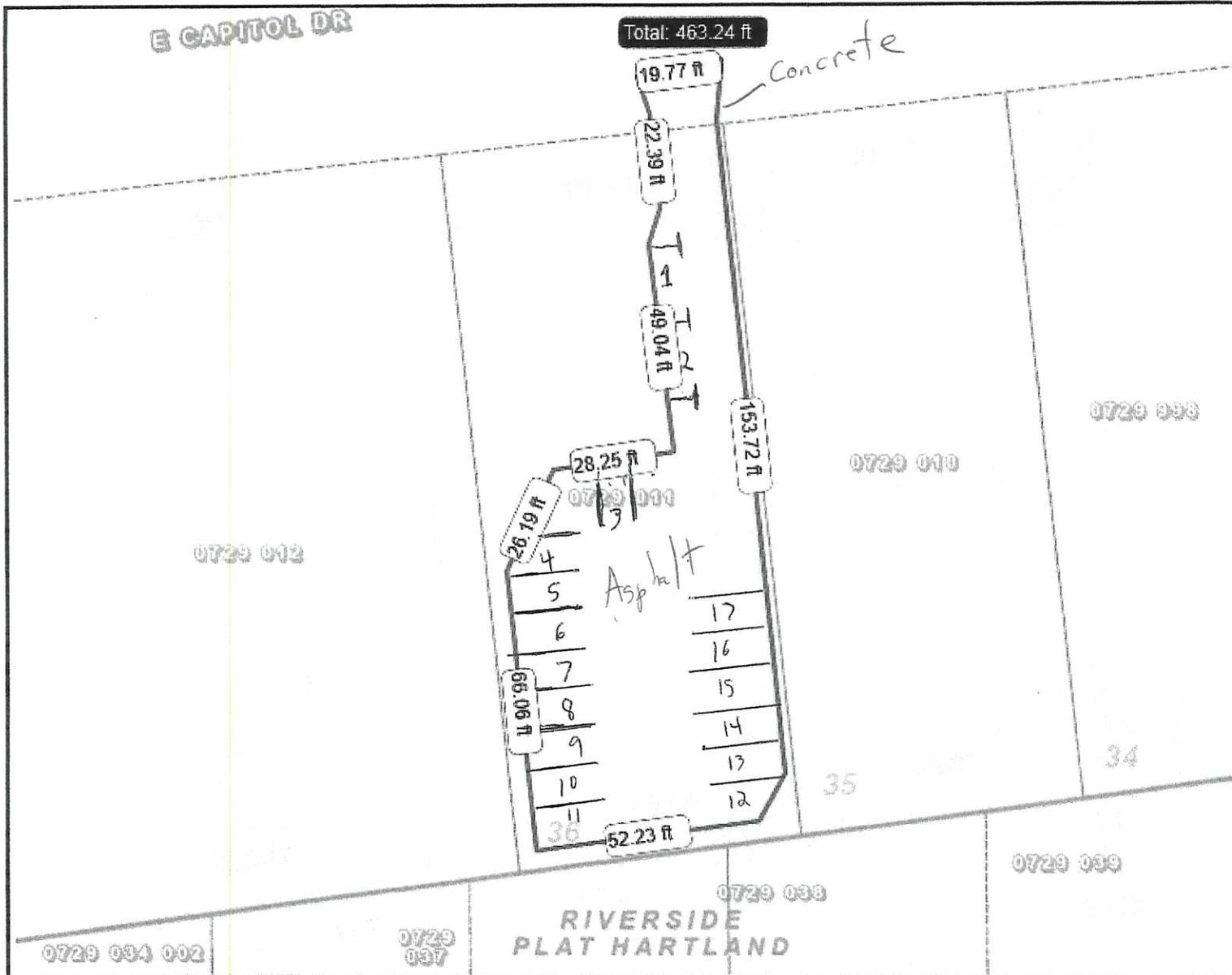
0 36.25 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 9/3/2025





- Legend**
- Municipal Boundary_2K
 - Parcel_Dimension_2K
 - Note_Text_2K
 - Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
 - SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
 - Railroad_2K

0 36.25 Feet

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Notes:

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Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
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Notes:

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Legend

- Intermediate Contours
 - Intermediate Contour
 - Intermediate Depression
- Index Contours
 - Index Contour
 - Index Depression
- Corporate Limit Boundary
- PLSS Corners
 - Center of Section
 - Closing Corner
 - Ghost Corner
 - Meander Corner
 - Quarter Corner
 - Section Corner
 - Standard Corner
 - Township Corner
 - Witness Corner
- PLSS Line
 - PLSS Township
 - PLSS Section
 - PLSS Quarter Section
- Notes
- Parcel Dimensions
- Conveyance Doc Type
 - Assessor's Plat
 - Condominium Plat
 - Certified Survey Map (CSM)
 - Subdivision Plat
- Tax Parcel
- Misc Lines
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-IA
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 - RW_Radius

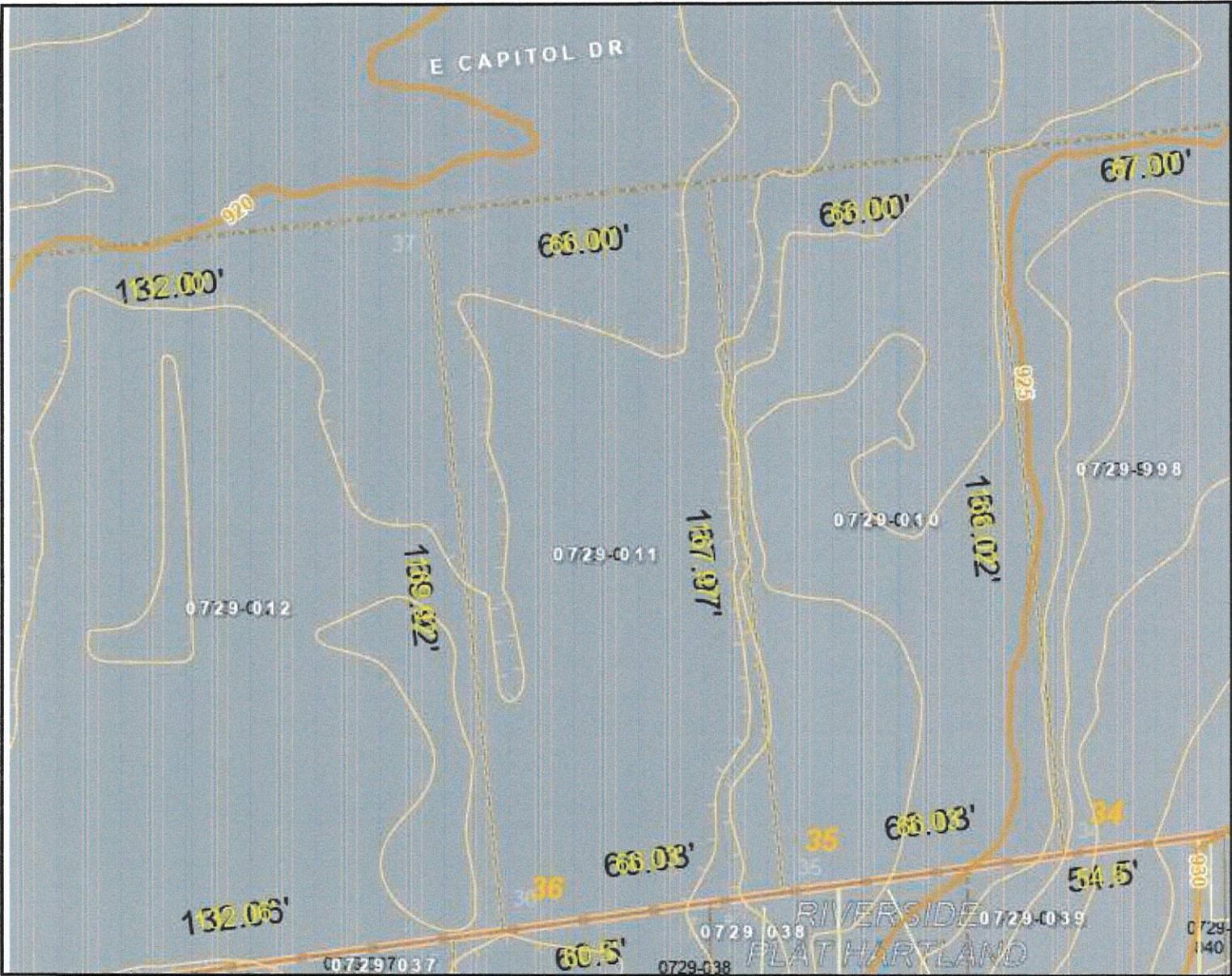
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 - Witness Corner
- PLSS Line

0 36.25 Feet

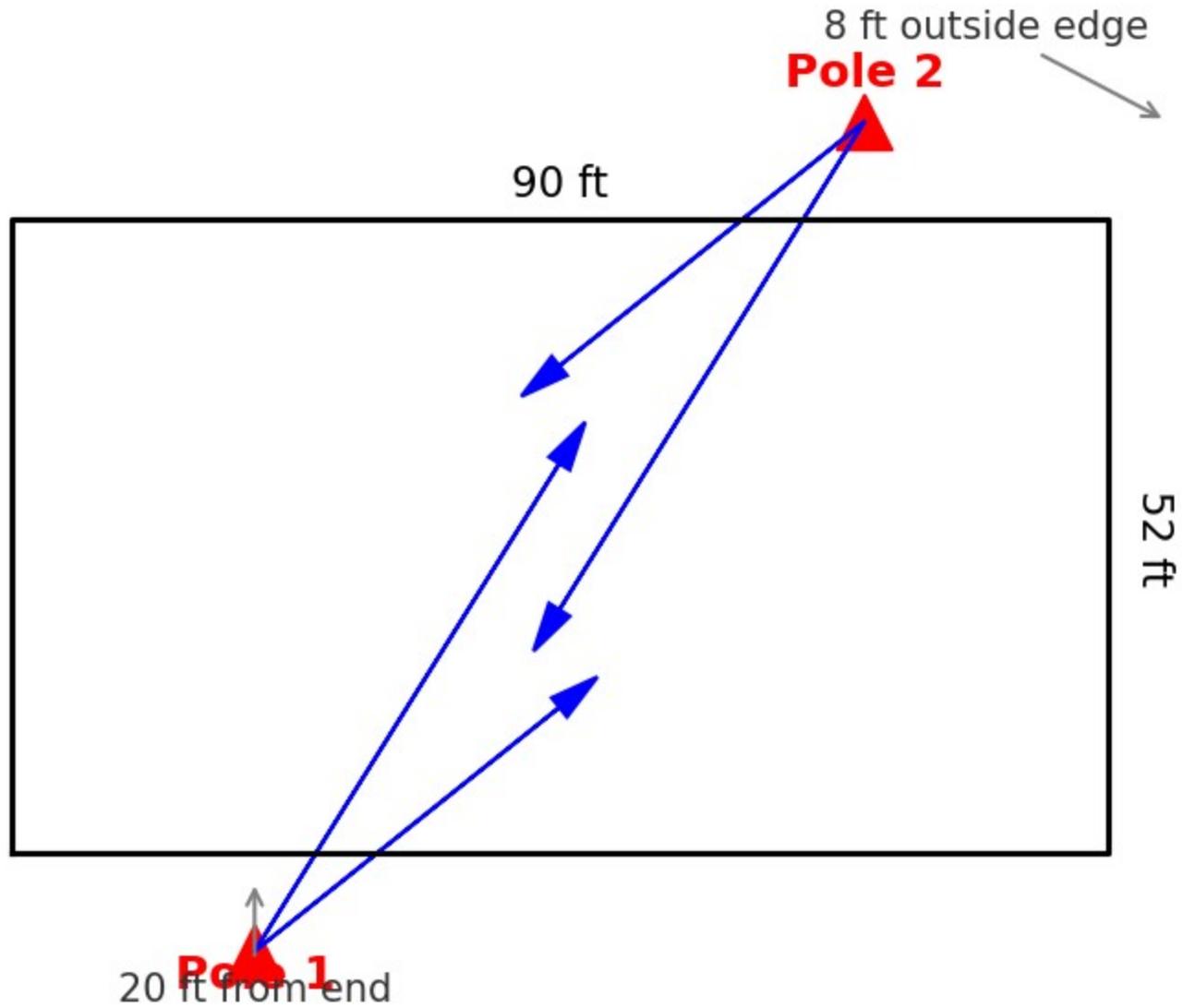
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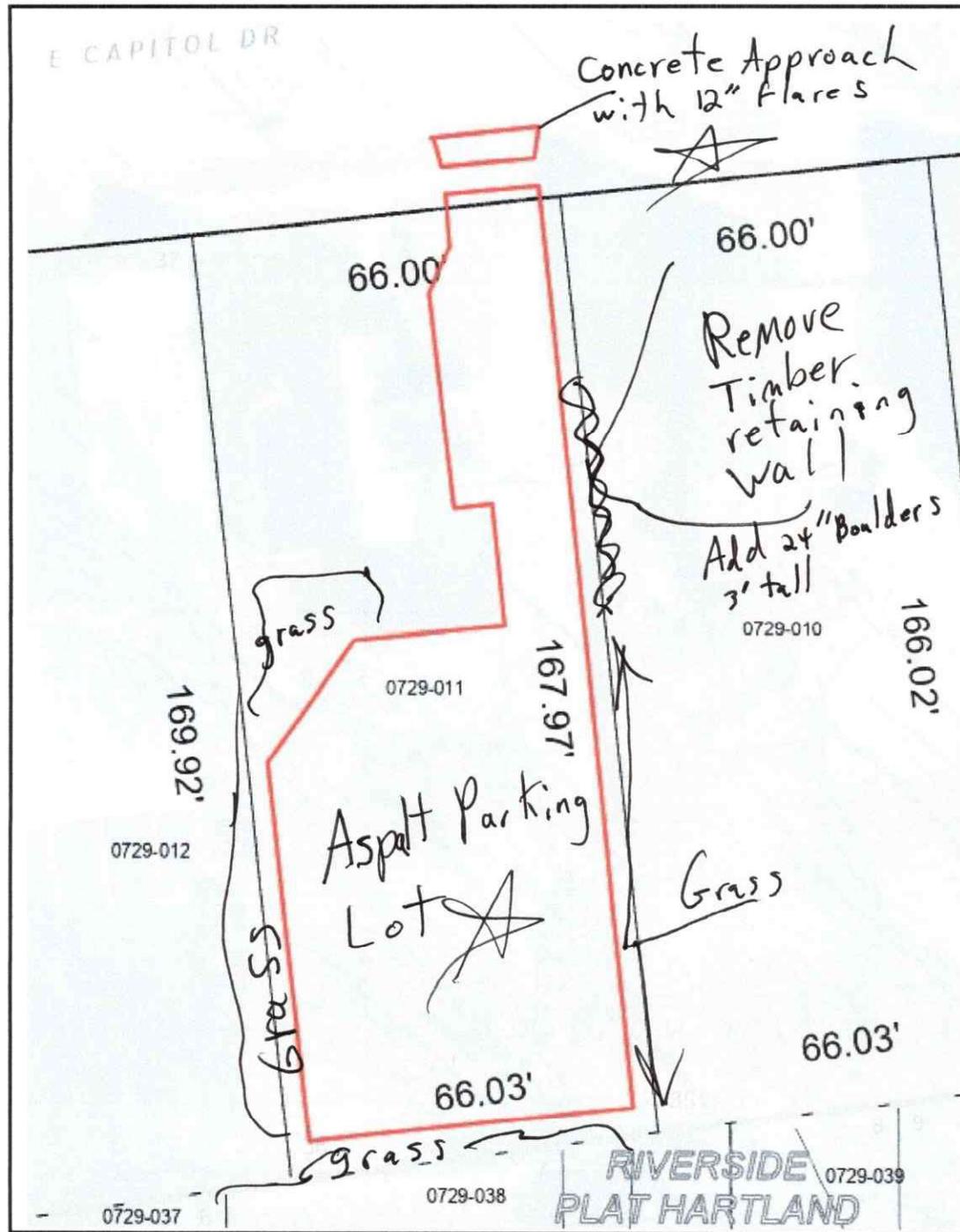
Notes:

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Lighting Diagram - 90 ft x 52 ft Lot with Distances





Legend

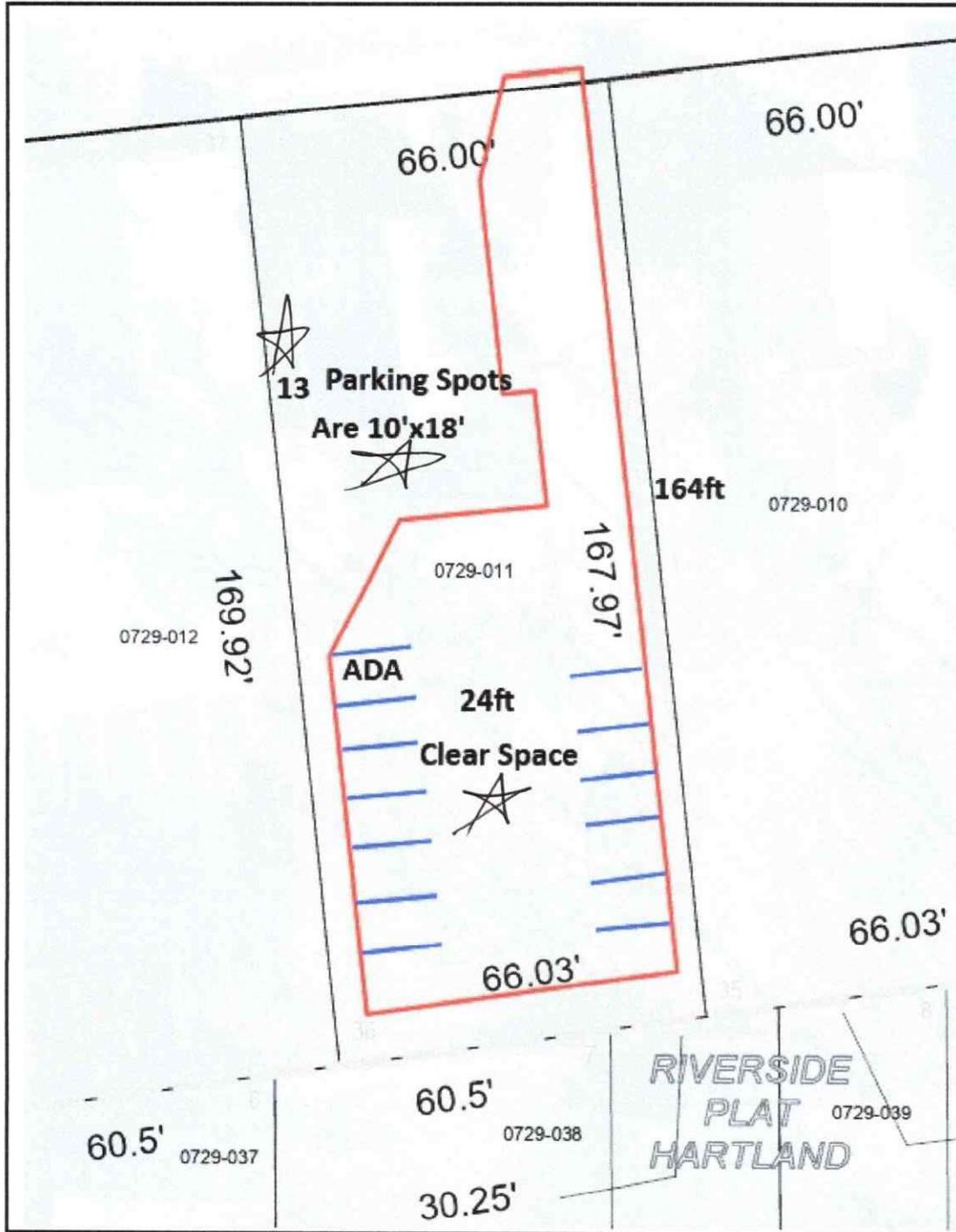
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 - Vacated
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0 30.00 Feet

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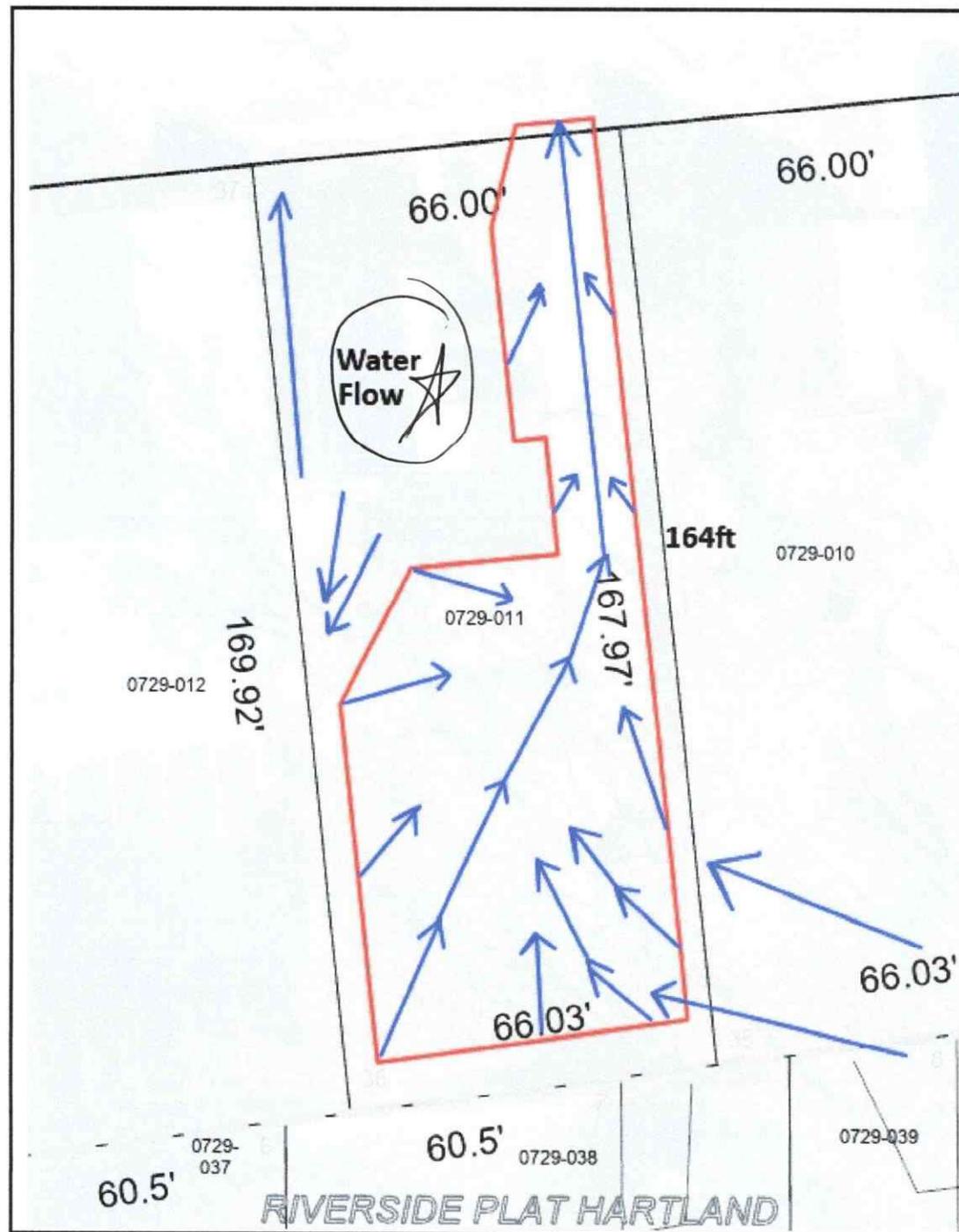
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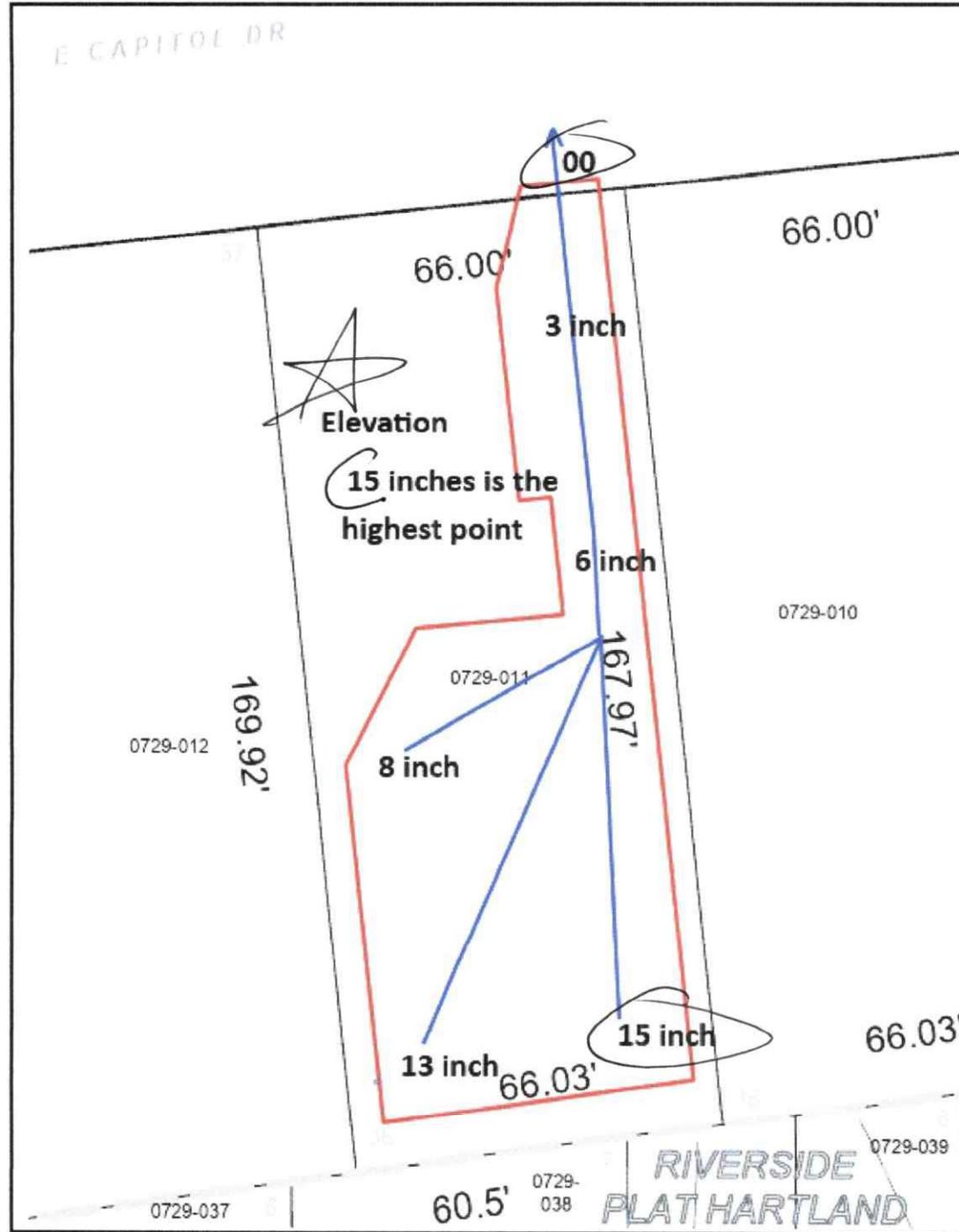
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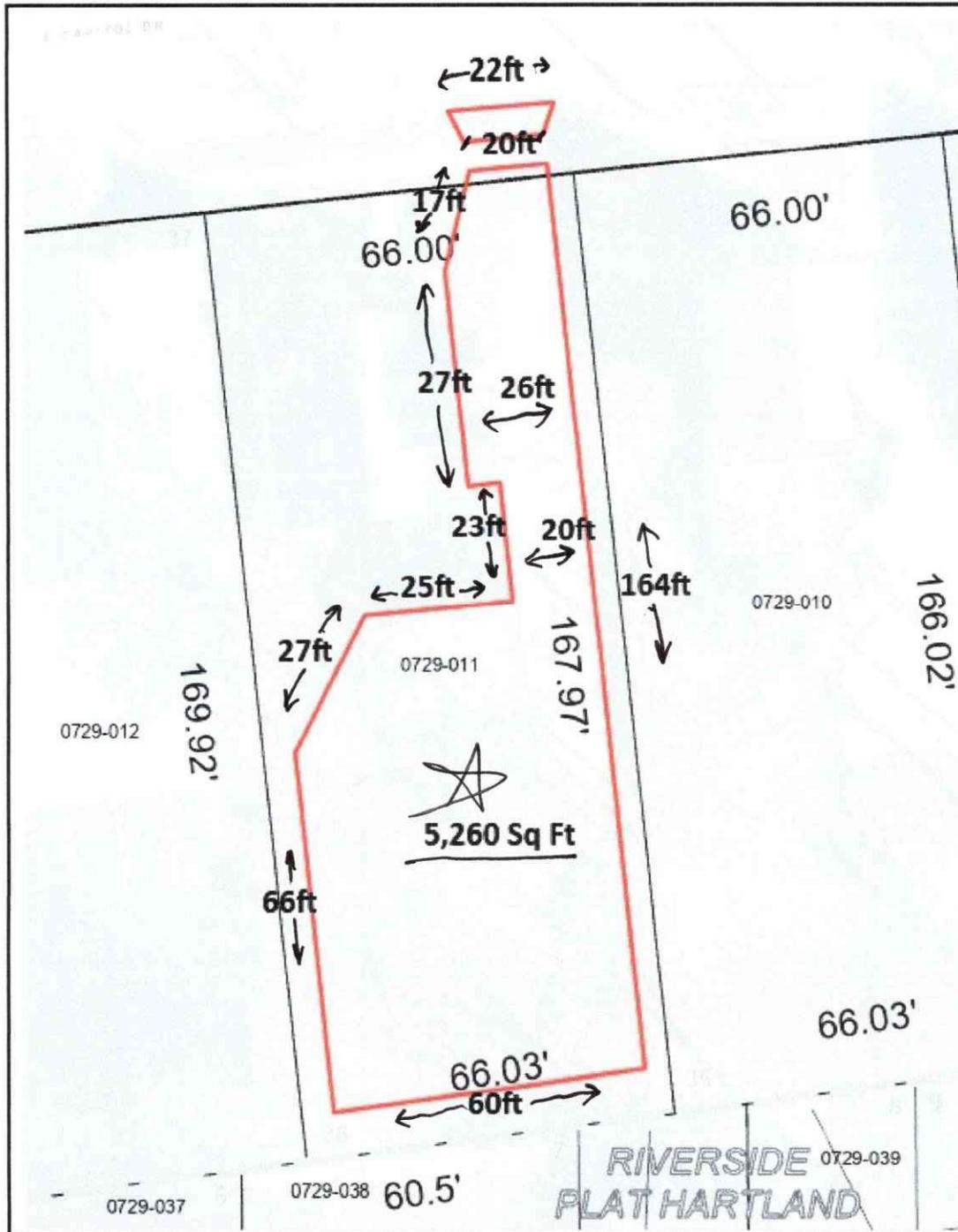
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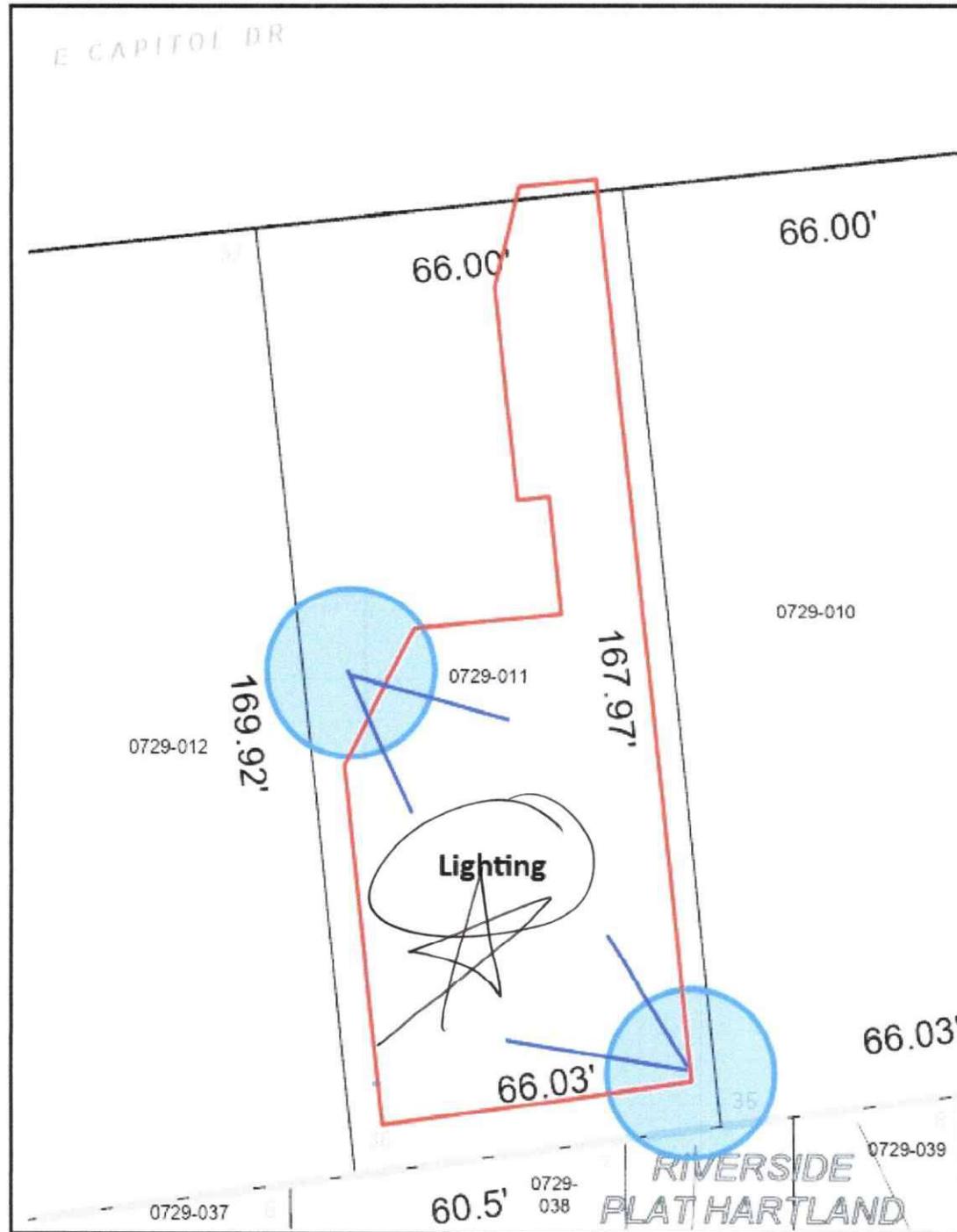
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