

KENOSHA COUNTY PATIO PROJECT PLANNER

What to decide before you call a contractor · the factors that move a quote · the WI build season. No prices, no pressure.

Print this and take notes on site. Check the boxes as you settle each decision. When you have worked through it, a free on-site consultation turns it into a real plan and quote for your yard.

1. DECIDE HOW YOU'LL USE THE SPACE

Before layout or materials, get clear on the job the space has to do.

- ☐ **Set the primary use**
dining, lounging, a fire-pit hangout, cooking - or a mix
- ☐ **Decide how many people it should seat comfortably**
- ☐ **Note what it must connect to**
a door, the driveway, a garden, or the house
- ☐ **Check sun and shade at the times you would actually use it**

2. LOOK HONESTLY AT THE YARD

The site drives the plan more than the brochure does.

- ☐ **Grade**
flat or sloped? A slope may mean a retaining wall or terracing
- ☐ **Drainage**
where does water go after a storm? Pooling now is a problem to solve, not pave over
- ☐ **Access**
can equipment reach the area, or is it behind a narrow gate?
- ☐ **Existing structures**
downspouts, utilities, trees, and the house foundation all factor in

3. UNDERSTAND THE BASE (THE PART THAT LASTS)

In southeast Wisconsin the base matters more than the paver on top - frost heave lifts anything on a thin or poorly drained base.

Element	Why it matters
Deep compacted aggregate base	Carries the load and resists heaving.
Proper grading to drain	Moves water away from the house and out of the base.
Edge restraint	Keeps pavers from spreading and migrating over time.
Joint sand	Locks the units together so they act as one surface.

- ☐ **Confirm each quote spells out base depth and drainage**
the cheaper number is often a thinner base
- ☐ **Ask how water will be graded away from the house and structures**

4. KNOW WHAT MOVES A QUOTE

No honest number without seeing the yard - but these are the levers.

- ☐ **Size and shape**
the biggest lever - more area and perimeter means more of everything
- ☐ **Material**
concrete pavers, premium pavers, natural stone, or poured concrete
- ☐ **Base and grading the site needs**
- ☐ **Access for equipment**
- ☐ **Any walls, steps, fire features, or an outdoor kitchen**
- ☐ **Drainage work the lot needs**

5. PLAN AROUND THE BUILD SEASON

The southeast Wisconsin build window runs roughly April through November.

When you plan	What tends to happen
Winter (Dec-Feb)	Design and quote now, build in spring, enjoy by late spring.
Spring (Mar-May)	Build within weeks, enjoy early-to-mid summer. Slots book fast.
Summer (Jun-Aug)	Build this summer or early fall depending on the queue.
Fall (Sep-Oct)	Build this fall, or lock in next spring's early slot.

- ☐ **Pick your target season and work backward from it**
- ☐ **Get on the schedule early for a spring or early-summer build**

6. QUESTIONS TO ASK ANY CONTRACTOR

Bring these to every consultation

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- ☐ **How deep is the base you build, and how do you handle drainage?**
- ☐ **Are you licensed and insured, and can you share local references?**
- ☐ **What is included - and what is excluded - in the quote?**
- ☐ **Who handles permits if a wall or the project needs one?**
- ☐ **What does the timeline look like from approval to finish?**