VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

NOTICE

PLAN COMMISSION MEETING

WEDNESDAY, FEBRUARY 19, 2025 AT 6:30 PM

WILLIAMS BAY SCHOOL - ELEMENTARY GYM
(EAST BUILDING ENTRANCE & PARKING LOT)
250 THEATRE ROAD, WILLIAMS BAY, WI 53191

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Meeting Decorum

A. Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*

V. Meeting Sequence Summary - Plan Commission Chair Bill Duncan

A. Presentations - Williams Bay Support Staff, Topography Representatives.

B. Village Plan Commission Discussion Concerning Presentations.

C. Public Hearing (For Rezone Application - Agenda Item X2) Opened.

1. Acknowledgment of written comments received to date and made part of the meeting record.
2. Those wishing to make public comment, please sign up on the sign-in sheet with your name and address.
3. Village Clerk Tina Kolls will announce who is up now and on-deck for public comments from the sign-in sheet.
4. Individual public comments will be limited to two (2) minutes maximum. If your comments align with other comments before you, please consider stating that you are in agreement with those comments.
5. This is an opportunity to provide comments to the Plan Commission (not a discussion).
6. Courteous manner is expected by all attendees and speakers.

D. Public Hearing Closed.

E. Village Plan Commission Discussion.

F. Plan Commission Vote - Consideration of the Following for Recommendation to the Village Board of Trustees:

1. Annexation Petitions and Temporary Zoning Upon Annexation of the "South 40" EW 200020 and "North 40" EW 200019, West of N. Lakeshore Drive; and
2. Rezoning of the "South 40" EW 20020 to P & I Public Institutional District (upon annexation) and Rezoning of Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002, and EW 200020 (after annexation) to Add a PDO Planned Development OVerlay District/General Development Plan (GDP).

G. Next Steps (contingent upon approval of the preceding applications by the Village Board). Plan Commission and Village Board Consideration of the Following at future public meetings:

1. Certified Survey Map (CSM); and
2. Final Development Plan (FDP)

VI. Presentations - Williams Bay Support Staff, Topography Representatives

A. Village Zoning Administrator Bonnie Schaeffer - Consistency of Application with Zoning Code

B. Village Planner Sonja Kruesel, Vandewalle Associates - Consistency of Applications with Comprehensive Plan

C. Village Engineer Doug Snyder - Review of Project Inprovements

D. Village Tree Commissioner Allison Schwark - Review of Tree Preservation Plan

E. Applicant Topography - Presentation of Applications

VII. Village Plan Commission Discussion Concerning Presentations

VIII. Open Public Hearing. Village Plan Commission Chair Bill Duncan Announcement of Opening the Public Hearing for the Rezone Application (Agenda Item X2) of Topography for The Preserve Development

A. Village Clerk Tina Kolls will announce each speaker's turn from the sign-in sheet.

B. Individual public comments are limited to two (2) minutes maximum.

C. If your comments align with other comments before you, please consider stating that you are in agreement with those comments.

IX. Close Public Hearing. Village Plan Commission Chair Bill Duncan Announcement of Closing of the Public Hearing

X. Plan Commission - Discussion and Consideration of Motions Recommending The Topography Applications for The Preserve Development to the Village Board of Trustees

A. Resolution Recommending [Approval] [Denial] Annexation Petitions and Temporary Zoning Upon Annexation of the "South 40" EW 200020 and "North 40" EW 200019, West of N. Lakeshore Drive; and

B. Resolution Recommending [Approval] [Denial] Rezoning of the "South 40" EW 200020 to P & I Public Institutional District (upon annexation) and Rezoning of Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 (after annexation) to Add a PDO Planned Development Overlay District/General Development Plan (GDP).

XI. Adjournment

Bill Duncan
Chairman

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 02/07/2025 5:00 PM
Amended: 02/10/2025 4:00 PM
Posted: 02/10/2025 5:00 PM
Amended: 02/14/2025 2:00 PM
Posted: 02/14/2025 PM

OFFICIAL PUBLICATION

FOR THE

VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING

FOR A

ZONING MAP AMENDMENT

BEFORE THE

PLANNING COMMISSION

February 19, 2025 at 6:30 PM

Williams Bay School

250 Theatre Road

APPLICANTS: Aurora University (Owner), Topography Hospitality, LLC (Applicant), Attorney Nicholas Egert (Agent)

TAX KEY: WWUP 00011, WGT 00010, WGT 00009, WA499800002, and EW 200020 (after annexation)

STREET ADDRESS: Aurora University-George Williams Campus, Williams Bay, Wisconsin 53191

The applicant requests a Zoning Map Amendment per 390-1205, *Zoning Map Amendments* to rezone Tax Key EW 200020 (after annexation) from AH Agricultural Holding District to P & I Public and Institutional District and a add a PDO Planned Development Overlay District to all five tax keys listed above.

All interested in the above matter are invited to attend. Copies of the application are on file at the Village Hall and are available for public inspection during regular office hours on Monday, Tuesday, Wednesday, Friday from 8:30 am – 5:00 pm and Thursday 8:30 am – 12:00 pm.

Tina Kolls
Municipal Clerk
Published January 30, 2025 and February 6, 2025 Lake Geneva Regional News

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Please do not print contents below the line!

VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report
Plan Commission Meeting
February 19, 2025

February 14, 2025

APPLICANTS: Aurora University (Owner), Topography Hospitality, LLC (Applicant), Attorney Nicholas Egert (Agent)

TAX KEY: WWUP 00011, WGT 00010, WGT 00009, WA499800002, and EW 200020 (after annexation)
STREET ADDRESS: Aurora University-George Williams Campus, Williams Bay, Wisconsin 53191

Item #1: Zoning Map Amendment.
The applicant requests a Zoning Map Amendment per 390-1205, *Zoning Map Amendments* to rezone Tax Key EW 200020 (after annexation) from AH Agricultural Holding District to P & I Public and Institutional District and add a PDO Planned Development Overlay District to all five tax keys listed above.

Item #2: General Development Plan (GDP).
Applicant is also requesting approval of a General Development Plan (GDP) per zoning code section 390-0709 to develop The Preserve including a resort complex. Please note that if the GDP is approved, a Final Development Plan (FDP) will be submitted for review as the final step in the PDO Planned Development process.

Relevant Code Sections:

A. Description and purpose. The Planned Development Overlay District is intended to promote improved design and innovative land uses in the Village in accordance with the Village Comprehensive Plan. This Overlay District allows variations from the typical base zoning district requirements in developments that are conceived and implemented as cohesive, unified projects. In exchange, these unified projects must be developed in accordance with detailed site plans approved only following a careful review process. Areas that may be deemed appropriate for the Planned Development Overlay District include: land use transitional areas, areas where a mix of land uses already exists, infill or redevelopment areas, and established or planned commercial areas.

B. Provision of flexible development standards for planned developments.

(1) Permitted location. Planned developments shall only be allowed following the adoption of a Planned Development Overlay Zoning District, specific to the approved final development plan described in Subsection H below.

(2) Flexible development standards. The following exemptions to the development standards of the underlying base zoning district may be provided as part of the approval of a planned development:

(a) Land use requirements. All residential, institutional, and business land uses listed in Article 2 may be allowed by right or by conditional use within a planned development. Uses proposed for a planned development are not limited to those allowed within the underlying base zoning district.
(b) Density and intensity requirements. All requirements listed in Articles 2 and 4 for residential density and nonresidential intensity may be varied within a planned development.
(c) Bulk requirements. All requirements listed in Articles 2 and 5 may be varied within a planned development.
(d) Landscaping requirements. All requirements listed in Article 9 may be varied within a planned development.
(e) Parking and loading requirements. All requirements listed in § 390-0805 and 390-0806 may be varied within a planned development.

(3) Requirement to depict all aspects of development. Only improvements that are explicitly depicted on the required site plan approved by the Village Board as part of the approved planned development shall be allowed, even if such improvement (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading) is otherwise listed as allowable in Subsection B. Requested exemptions from and variations in these standards shall be made explicit by the applicant in the planned development application, and shall be recommended by the Plan Commission and approved explicitly by the Village Board. If not so requested and approved, such exemptions or variations shall not be allowed.

Zoning Administrator Review of the Zoning Map Amendments.

I have reviewed the application and determined that the proposed amendments meet the following criteria:

(a) Advances the purposes of this chapter as outlined in § 390-0103 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency (FEMA). [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]
(b) Is in harmony with the recommendations of the Comprehensive Plan.
(c) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning district(s).
(d) The amendment may also address any of the following situations that may not be properly addressed on the current Official Zoning Map:
[1] The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan and the amendment is being requested to make the zoning district consistent with the Comprehensive Plan. **Not applicable**
[2] A mapping mistake was made. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from spreading. **Not applicable**
[3] Factors have changed (such as new data, infrastructure, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district. **Applicable**
[4] Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map. **Not applicable**

Zoning Administrator General Development Plan (GDP) Determination of Completeness.

I have reviewed the submitted materials and determined that all the following items are included, and the GDP application is complete.

(1) The GDP submittal shall include the following items:

(a) A map of the subject site (at a minimum scale of one inch equals 800 feet) showing all lands for which the planned development is proposed, and all other lands within 300 feet of the boundaries of the subject site, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds. Said map shall clearly indicate the current zoning of the subject site and its environs, and the jurisdiction(s) that maintains that control. All lot dimensions of the subject site, a graphic scale, and a North arrow shall be provided.

(b) A general written description of the proposed planned development, including:

[1] General project themes and images.

[2] The general mix of dwelling unit types and/or land uses.

[3] Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface area ratio, and/or other appropriate measures of density and intensity.

[4] General treatment of natural features.

[5] General relationship to nearby properties and public streets.

[6] General relationship of the project to the Comprehensive Plan.

[7] A statement of rationale as to why Planned Development Overlay zoning is proposed. This statement shall list the standard base zoning district requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed planned development project.

[8] A written description of potentially requested exemptions or variations from the requirements of the underlying base zoning district. The purpose of this information shall be to provide the Plan Commission with information necessary to determine the relative merits of the project with respect to private versus public benefit, and to evaluate the potential adverse impacts created by making exemptions to standard zoning district requirements.

[9] A GDP map (at a minimum scale of one inch equals 100 feet) of the proposed project showing at least the following information in sufficient detail to evaluate the project against the criteria for approval listed in Subsection G(2) below:

[a] Location of recreational and open space areas and facilities, specifically indicating those areas that would be reserved or dedicated for public acquisition and use.

[b] Statistical data on the minimum lot sizes in the development; the approximate areas of all development lots and pads; density/intensity of various parts of the development; building coverage, landscaping surface area ratio of all land uses; expected staging; and any other plans required by the Plan Commission.

[c] Notations relating the written information provided in Subsection G(1)(b)[9][b] above to specific areas on the GDP map.

[d] A conceptual landscaping plan, noting approximate locations of foundation, street, yard, and paving landscaping, and comparing the proposed landscaping plan to the standard landscaping requirements in this chapter.

[e] A general signage plan for the project, including all project identification signs and concepts for public fixtures and signs (such as streetlight fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from Village standards or common practices.

[f] Written justification for the proposed planned development.

(2) Approval of a GDP shall involve the same procedures necessary for the adoption of a Zoning Map amendment, as described under § 390-1205D through F of this chapter.

(3) All portions of an approved GDP not fully developed within five years of final Village Board approval shall expire, and no additional development shall be allowed. The Village Board may extend this five-year period an additional five years via a majority vote following a public hearing and recommendation by the Plan Commission.

ZA Comments on Requested Flexibilities:

(1) Existing buildings within the designated Lake Setback may be rebuilt with the same habitable square footage as the existing buildings. The new buildings may be constructed in a different location, provided they are not situated any closer to the lake than the original non-conforming location. (See page 69)

The recommendation by the Plan Commission is to be specific to the General Development Plan (GDP) "The Preserve at Williams Bay, Geneva, Lake, WI" dated 01-13-2025. All building locations will be consistent with the GDP, including specifically page 10 of the GDP titled "Proposed Site Plan". The location and details for any non-conforming structure proposed to be rebuilt and/or relocated as provided for in the Final Development Plan (FDP) is required to be in substantial conformance with the approved GDP.

(2) New pathways are allowed within the designated Lake Setback as long as the square footage of impervious surface within the setback remains the same.

Per Section 390-0822.A Paths and trails shall not exceed 10 feet in width and shall be so designed and constructed as to result in the least removal and disruption of natural ground cover and the minimum impairment of natural beauty. The pathways identified in the GDP (page 34) as "Public Access" and "Grass Walking Paths" are to be clearly identified in the FDP as allowing public access and to be included in easements as public access as part of the Certified Survey Map (CSM) when the FDP is presented. It is recommended that the FDP pathways plan include future planned pathway connections to the North 40 acres.

(3) Minor grading and landscape work is allowed within the Lake Setback, particularly where needed to enhance erosion control, upgrade utilities as required by the Village, and better manage water runoff.

Per Section 390-0822. A Tree cutting, shrubbery clearing, and earth movements shall require a zoning permit and a conservation plan. In addition, tree cutting and shrubbery removal shall require a tree removal permit issued by the Tree Commissioner. The Tree Commissioner has provided their written review of the GDP.

(4) Existing non-conforming conditions within setbacks and buffer yards will be allowed to remain.

This is standard practice per Sections 390-0603 and 390-0605.

(5) The maximum height of the Lodge shall not exceed 55' as measured from average grade. The primary horizontal eave height shall be no more than 30' measured from grade on the street elevation. This height limitation is exclusive of architectural elements such as chimneys and dormers. (See pages 62 - 63)

The standard maximum height for principal buildings in the P & I District is 35 feet (45 feet with a conditional use permit). Building height is a matter of perspective, and whether this is excessive or not given the location of the building is a question that should be considered by the Plan Commission.

(6) The maximum height of Principal Buildings shall not exceed 40' as measured from average grade. This height limitation is exclusive of architectural elements such as chimneys and dormers. (See pages 61 - 66)

The standard maximum height for principal buildings in the P & I District is 35 feet (45 feet with a conditional use permit). Principal buildings include the retreat center, racquet pavilion, and spa.

(7) The maximum height of Accessory Buildings shall not exceed 30' as measured from average grade. This height limitation is exclusive of architectural elements such as chimneys and dormers. (See pages 61 - 66)

The standard maximum height for accessory buildings in the P & I District is 15 feet. Accessory buildings include cabins, cart barn, boathouse guest rooms, amphitheater, and a few other minor buildings.

(8) There is no limit of Accessory Buildings allowed on the site as long as the maximum building coverage is maintained for the site.

The maximum building coverage in the P & I district is 30% of lot area. This is too open-ended and should not be allowed as a flexibility. As noted previously, the recommendation is for the FDP to be in substantial compliance with the approved GDP, including the maximum building coverage.

(9) Parking flexibility will be required for Special Event Parking at the amphitheater.

Per Section 390-0805.D Each and every on-site parking space designed to serve as required parking shall not be located farther than 400 feet, except as permitted by a conditional use permit, of shortest walking distance from the access to all of the various areas it is designated to serve. Details will need to be included with the Final Development Plan (FDP).

(10) The Village Street sections specified in Section 375, Article 3 of the Zoning ordinance is redefined to be as shown in this document to allow for less intrusive regrading along these new ROW's while keeping as much of the existing tree canopy as possible.

Approved by the Village Engineer and Public Works Director.

(11) Landscape flexibilities for foundation planting and internal screening are requested to be in keeping with the character of the existing site and not required to meet the standards set forth in Article 9. The overall site will meet the requirements of the point system outlined in Article 9 but the plantings will be dispersed throughout the site instead of concentrated around buildings. Supplemental feature planting in the form of specialty gardens, will compensate for foundation requirements. Landscape planting for service areas, utility areas and mechanical equipment will be addressed with evergreen and deciduous shrub plantings.

The code requires a certain amount of total points which are calculated based on different components of the development such as paved area, building footprint, etc. The Code also requires that once those points are calculated, they must be placed in certain locations to ensure for reasonable distribution across the site and to enhance appropriate locations. In a typical stand-alone single-building development, for example, it may make sense to require foundation plantings to soften the edges of a building which then may be surrounded by paving and parking surfaces.

Topography appears to be asking for flexibility on where the plantings go but will still meet the total points requirement. In this case, they have explained that they are intending to preserve the campus-like nature of the property, even though they are proposing a change from institutional to limited-resort. Because all the buildings work together on one parcel it seems reasonable to allow the plantings to be distributed differently than the standard landscaping code requires. In addition, Topography has stated that they are attempting to incorporate historically appropriate design, and that a country inn type resort or campus-like lawns, would not necessarily have the same foundation heavy plantings that you would see in a modern commercial district along an

urban street. They have also stated that their proposed approach is more like properties you would see around Geneva Lake (again attempting to be context sensitive rather than adhering to landscaping standards that might more typically fit a commercial corridor).

Environmental Corridor and Conservation:

Southeastern Wisconsin Regional Planning Commission (SEWRPC) – Primary Environmental Corridor.
The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has mapped key elements of the natural resource base of the Southeastern Wisconsin Region, including lakes, streams, and associated shorelands and flood lands; wetlands; woodlands; wildlife habitat areas; areas of rugged terrain and high-relief topography; wet, poorly drained, and organic soils; and remnant prairies. These inventories have resulted in the delineation of environmental corridors, which are broadly defined as linear areas in the landscape containing concentrations of these significant natural resource and resource-related features. Depending on their size and connectivity, these corridors are defined in regional plans as primary environmental corridors, secondary environmental corridors, or isolated natural resource areas. Primary environmental corridors are concentrations of significant natural resources at least 400 acres in area, at least two miles in length, and at least 200 feet in width.

Regional plans recommended that the upland portions of Primary Environmental Corridors (PEC) be preserved and protected, ensuring that the lands are not developed for urban purposes except for residential use at a density no greater than one unit per five acres. However, consistent with State Statutes, the Commission and its plans are advisory guidelines, and local units of government generally hold the authority to make land use decisions.

Portions of the subject property are mapped as having Primary Environmental Corridor. These areas include the area referred to as "Vision Hill". The GDP states that "less than 10% of PED will be impacted by impervious surface" however the SEWRPC standard is "disturbed".

Topography The Preserve GDP Excerpt:

General Treatment of Natural Features

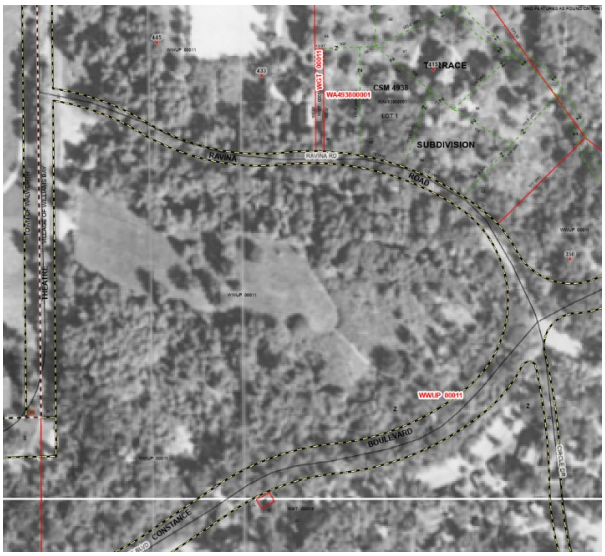
The proposed Preserve development spans approximately 98 acres, featuring substantial frontage along Geneva Lake. The property includes 8.4 acres of Primary Environmental Corridor (PEC) and areas of steep terrain with slopes exceeding 12%. The PEC primarily lies between N. Lakeshore Drive, Ravina Road, and Constance Boulevard, where steep slopes are prevalent throughout the site. The development concept focuses on preserving the natural landscape, including key view corridors and steep slopes, while minimizing disturbances within the PEC. Less than 10% of the PEC will be impacted by impervious surfaces, ensuring that over 90% remains permeable. A proposed amphitheater thoughtfully integrates into the existing topography, using natural down slopes for seating while preserving mature trees within the surrounding area. This "soft touch" approach is a hallmark of the development strategy, exemplified by the identification, health evaluation, and mapping of 1,224 trees on the property. This meticulous information will guide the design process, enhancing the site's natural beauty and ecological integrity.

Topography is working closely with SEWRPC and will be performing a field delineation of these areas to confirm the exact areas that meet with SEWRPC definition for PEC. Based upon aerials going back to 1940, significant area in the middle of the "Vision Hill" area are large open areas without trees in the area of the proposed amphitheater and within the area referred to as "Vision Hill". These large open areas coincide with the large light blue 2.51 acres irregularly shaped area from the SEWRPC GIS land uses mapping is classified as Government & Institutional. It may be that a portion of the area where the amphitheater is proposed does not meet the SEWRPC criteria for environmental corridor and would be excluded.

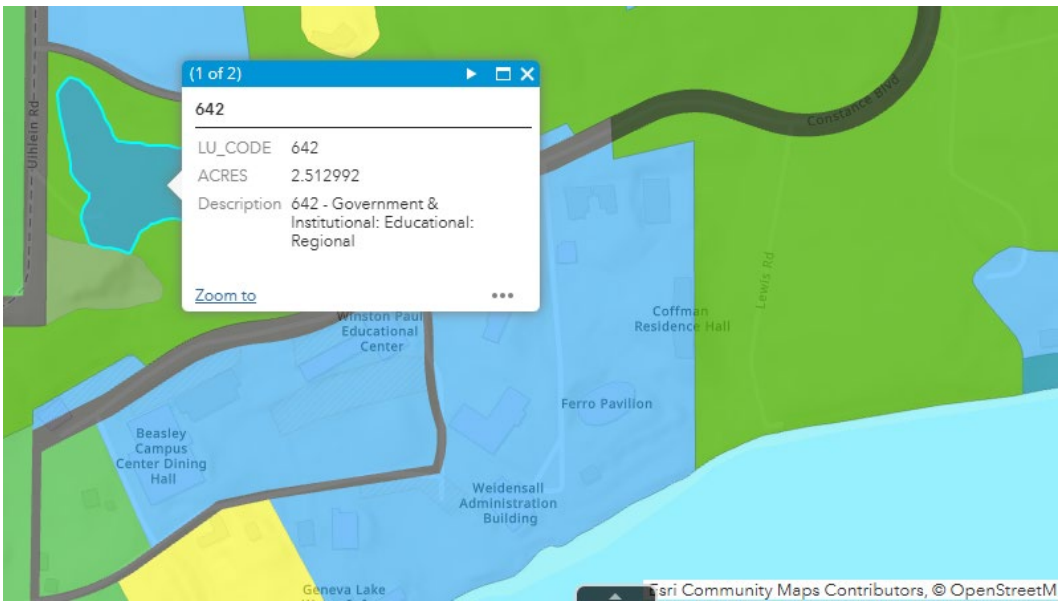
Walworth GIS Mapping – Aerial (2022):



Walworth GIS Mapping – Aerial (1940)



SEWRPC GIS Mapping – Land Uses:



SEWRPC guidelines limit tree removal to 30% of trees located within a primary environmental corridor. The submitted tree survey indicates that 30% (190) of the trees located in the primary environmental corridor will be removed. However, 83 of these 190 trees are classified as either dead or in poor condition. Village Code does not require the replacement of trees that are verified as dead or in poor condition. Excluding these 83 trees results in the removal of 107 trees, or 17%, of the existing trees located in primary environmental corridor. There is also a note stating that the 21 trees classified as excellent condition and marked for removal will be field evaluated in advance of final development plan design stage. It is recommended that the 50 trees classified as being in good condition also be field evaluated prior to final development plan design stage, and every effort is made to preserve these trees. It is further recommended that the boundaries of the primary environmental corridor area be field located by SEWRPC or an approved environmental professional prior to submittal of the Final Development Plan (FDP) to ensure accuracy of the mapping. As SEWRPC PEC are guidelines for municipalities to consider, compliance with the SEWRPC guidelines is a policy decision for the Plan Commission and Village Board. For comparison, while nearly 12% (8.4 acres of the 98 acres) of the subject property is mapped as PEC, 100% of the Women's Leadership Center (WLC) property is mapped as PEC and more than 50% of the site was disturbed for the approved development.

Village Zoning Ordinance – Environmental Conservation Overlay District.

The Village Zoning Ordinance has an EC Environmental Conservation Overlay District. No portion of the subject property or the proposed Preserve Development is designated as Village EC Overlay District. The only areas designated as lowland/wetland on the Village Zoning Map are Kishwauketoe and part of Conference Point Camp. The stated purpose of this District is to preserve, protect, and enhance lakes, ponds, wetlands, woodlands, wildlife habitat areas, areas of rough topography, and related scenic areas. The preservation, protection, and enhancement of these areas will serve to maintain safe and healthful conditions; maintain and improve water quality, both ground and surface; prevent flood damage; protect wildlife habitat; protect native plant communities; avoid location of structures on soils that are generally not suitable for such use; control erosion and sedimentation; and maintain the natural beauty of the Village of Williams Bay. Upland woodlands and other upland primary environmental corridor areas were not mapped as being protected by the EC Overlay District. Therefore, as previously stated, SEWRPC's recommendations regarding development in the upland primary environmental corridors are advisory only, and the Village holds the authority to make land use decisions.

In addition to the powers held by local units of government related to land use, the Wisconsin Department of Natural Resources and the Wisconsin Department of Safety and Professional Services do have a role in the protection of the primary environmental corridors as part of their responsibilities related to public and private sanitary sewer extension approvals. Essentially, the operational rules of those Departments require that the primary environmental corridor protection and development density recommendations, as set forth· in the Commission's regional land use plan, be met before the State will approve public sanitary sewer extensions or private sanitary sewer extensions serving structures containing three or more dwelling units. This State policy can have the effect of imposing more stringent development limitations than set forth in local zoning regulations for corridors. The SEWRPC Guidelines for Corridor Use provides that "*Utility facilities such as sanitary sewers may be located in or under such resources*." **The proposed public sanitary sewer extension located in the primary environmental corridor will need to be approved by these state departments. A portion of the site in the area of the proposed amphitheater, retreat center, and associated parking is designated as primary environmental corridor on the Village Comprehensive Plan Future Land Use Map. See area cross-hatched in green on the screenshot of the Future Land Use Map below.**

Village Comprehensive Plan – Future Land Use Map (green cross-thatched area is Village EC).



KEY:	
P–Protect	Tree to be protected.
X–Remove	Tree to be removed.
RM–Remain	Tree to remain.
PEC–PEC Removal	Tree in primary enviromental coridor to be removed.
Z–ROW Removal	Tree in public right–of–way tp be removed.
PEC+Z Removal	Tree in both the primary enviromental coridor and public right–of–way to be removed.

NOTES:

* Field verify if trees can be removed without adverse effects to other living vegetation.

**Site plan conflict with "Excellent" category trees noted to be removed will be field evaluated in advance of final precise development plan design stage

Tree Count								
Action >	P–Protect	X–Remove	RM–Remain	PEC–PEC Removal	Z–ROW Removal	PEC+Z Removal	Blank	Total
Condition Class v								
Dead	60*	3	51	24	2	6	7	153
Poor	97	51	261	50	4	3	61	527
Fair	231	80	483	30	4	6	64	898
Good	299	71	201	40	5	10	18	644
Excellent	91	8**	26	14**	2**	7**	1	149
Blank	0	0	1	0	0	0	0	1
Total	778	213	1023	158	17	32	151	2372

DBH Sum (Inches)								
Action >	P–Protect	X–Remove	RM–Remain	PEC–PEC Removal	Z–ROW Removal	PEC+Z Removal	Blank	Total
Condition Class v								
Dead	733	67	792	338	21	97	90	2138
Poor	1629	1023	4578	795	50	55	895	9025
Fair	3942	1364	7521	513	73	97	985	14495
Good	5398	1271	4110	586	63	170	299	11897
Excellent	1723	139	504	227	42	82	53	2770
Blank	0	0	8	0	0	0	0	8
Total	13425	3864	17513	2459	249	501	2322	40333

PEC TREE REMOVAL %	
Total Trees in PEC	636
PEC–PEC Removal	158
PEC+Z Removal	32
Total # of Trees Removed	190
Total % of Trees Removed	30%

1 TREE SURVEY TABULATIONS
SCALE: NTS

Actions:

Item #1:
Motion Approving a Resolution Recommending [Approval] [Denial] Annexation Petitions and Temporary Zoning Upon Annexation of the "South 40" EW 200020 and "North 40" EW 200019, West of N. Lakeshore Drive.

Item #2:
Motion Approving a Resolution Recommending [Approval] [Denial] Rezoning of the "South 40" EW 200020 to P & I Public Institutional District (upon annexation) and Rezoning of Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW 200020 (after annexation) to add a PDO Planned Development Overlay District\General Development Plan (GDP).

Respectfully submitted,

Bonnie Schaeffer
Zoning Administrator

PROPOSED PRESERVE DEVELOPMENT (TOPOGRAPHY) - REVIEW PROCESS SUMMARY

2/4/2025

ITEMS TO BE DEVELOPED/NEGOTIATED/AGREED. ***Before any permit(s) are issued, before any dirt is moved***

Development Agreement: ***This document spells out the obligations of both parties (Village and Developer). The document may include:***

- ***Description of the project: hotel, guest amenities, the Preserve***
- ***Legal description of the property***
- ***Development steps including annexation***
- ***Project financing for development***
- ***Public works projects financed by TID1***
- ***Tax increment guaranty***
- ***Default provisions***

It is a contract. More specifics follow in other documents.

Annexation - ***80 Acres Total West of N. Lakeshore Drive (Former Golf Course)***

- ***South 40 (site of racquet center)***
- ***North 40***

Certified Survey Map (CSM). ***A change to the official survey map to show the consolidated properties. This could incorporate very specific easements as well as dedications to the public***

Planned Development Overlay (PDO) or General Development Plan (GDP) (Zoning): ***Special documents used due to the scope and complexity of the project. This is called for by Village Ordinance and is useful in setting site-specific standards such as setbacks, density, roads and parking and more.***

Final Development Plan (FDP): ***Finalizes all the details from the PDO/General Development Plan***

MEETINGS TO CONSIDER THESE ITEMS

Plan Commission: ***Propose changes to Comprehensive Plan and recommend to the Village Board: Done***

Village Board: ***Approve changes to Comprehensive Plan: Done***

Village Board

Negotiate/Agree to Development Agreement – in process
Draft General Development Plan (GDP) and forward to the Plan Commission

Plan Commission

Consider/recommend annexation and temporary zoning provisions to the Village Board
Consider/recommend Certified Survey Map (CSM) for parcel consolidation, rights of way (streets) easements and dedications to the public to the Village Board
Consider/recommend Planned Development Overlay (PDO) - General Development Plan (GDP) to the Village Board

Village Board - *consideration of Plan Commission recommendations*

Annexation and temporary zoning
Certfied Survey Map (CSM)
Zoning/Planned Development Overlay (PDO)/General Development Plan (GDP)

Plan Commission

Consider/recommend a Final Development Plan (FDP) to the Village Board
Consider Development Agreement and recommend to the Village Board

Village Board

Consider/Approve Final Development Plan (FDP)
Development Agreement

Control Points/Memorialization

DA = Development Agreeent; **GDP** = General Development Plan; **FDP** = Final Development Plan, **CSM** = Certified Survey Map, **DC** = Declaration of Covenants

The GDP and FDP will serve as the mechanism(s) to immortalize a number of zoning-related items including but not limited to the maximum number of rooms/keys, approved flexibilities, and building placement and specifications.

Section 390-0709.B(3): Requirement to depict all aspects of development. Only improvements that are explicitly depicted on the required site plan approved by the Village Board as part of the approved planned development shall be allowed, even if such improvement (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading) is otherwise listed as allowable in Subsection B. Requested exemptions from and variations in these standards shall be made explicit by the applicant in the planned development application, and shall be recommended by the Plan Commission and approved explicitly by the Village Board. If not so requested and approved, such exemptions or variations shall not be allowed.

Note : Topography's plans will require approval of numerous exemptions/variations including: building setbacks, building height, etc. as part of the GDP and FDP. These requests will be considered by the Plan Commission for recommendation to the Village Board as part of the application review process.

Zoning	**DA**	**GDP**	**FDP**	**CSM**	**DC**
Minimum Lot Size (50 acres)		**X**	**X**		**X**
Maximum Density (# of units/rooms/keys per acre maximum 0.75)		**X**	**X**		**X**
Maximum # of Beds		**X**	**X**		**X**
Maximum Building Coverage		**X**	**X**		**X**
Maximum Building Height		**X**	**X**		**X**
Minimum Setbacks		**X**	**X**	**X**	**X**
Maximum Total Impervious Coverage		**X**	**X**	**X**	**X**
Exterior Lighting		**X**	**X**		**X**
Dark Sky certified fixtures - shielded, downward lighting,		**X**	**X**		**X**
Photometrics plan		**X**	**X**		**X**
Limit latest hours for site lighting - automated to security level lighting		**X**	**X**		**X**
Tree preservation and replacement		**X**	**X**		**X**
Compliance with Overlay District		**X**	**X**		**X**
Minimum replacement 1 tree for 1 tree (per Village tree ordinance)		**X**	**X**		**X**
Easements					
Conservation		**X**	**X**	**X**	**X**
Access		**X**	**X**	**X**	**X**
Environmental		**X**	**X**	**X**	**X**

Control Points/Memorialization

DA = Development Agreeent; **GDP** = General Development Plan; **FDP** = Final Development Plan, **CSM** = Certified Survey Map, **DC** = Declaration of Covenants

The Preserve (Former Golf Course - North 40, South 40 and East side of N. Lakeshore Drive	**DA**	**GDP**	**FDP**	**CSM**	**DC**
North 40 - Pre-annexation Agreement		X	X		X
Conservation Easement on the entire (except for approved raquet club, public bathrooms, parking?) annexed property (former golf course)		X	X	X	X
Public access easement		X	X	X	X
Public access hours (sunrise to sunset?)		X	X		X
Deeded protection		X	X		X
No manmade structures beyond those on final site plan		X	X	X	X
Trails - public access		X	X	X	X
Maintenance Plan		X	X		X
Annual prescribed burn and/or High mow		X	X		X
Annual review by certified arborist/certified naturalist		X	X		X
Annual trail maintenance/repairs		X	X		X
Include public restroom, building, parking, drinking fountain		X	X		X
Dog, on leash, permitted		X	X		X
Lakefront					
Shore path public access easement		X	X	X	X
Access path easement connecting Constance ROW to Shore Path		X	X	X	X
Maximum number of piers/slips/buoys/boats limited to guests (no private board launch or commerical business)		X	X		X
Amphitheater & Conference Center					
Maximum size (sq. ft.)		X	X		X
Maxiumum number of events per year and per week		X	X		X
Maximum occupancy (amphithater seating, lawn, etc.) 3,500		X	X		X
Maximum hours and latest hours for events		X	X		X
Historical Artifacts: Preservation	Protections and requirements by Fed and State				
Village oversight of excavation sites to ensure no Indigenous artifacts are disturbed		X	X		
Emergency Services					
Emergency services access		X	X	X	X
24-7 - Private security		X	X		X
Special Events/Amplitheater		X	X		X
Ticket surcharge for Williams Bay Police Department		X	X		X
Security by WB PD or Walworth County Sheriff or otherwise approved by the WB PD		X	X		X
WB PD and EMS costs reimbursed (100%)		X	X		X

Control Points/Memorialization

DA = Development Agreeent; **GDP** = General Development Plan; **FDP** = Final Development Plan, **CSM** = Certified Survey Map, **DC** = Declaration of Covenants

	DA	GDP	FDP	CSM	DC
Racquet Center					
Use limitations		X	X		X
Hours Limitations		X	X		X
User Limitations		X	X		X
Lighting limitations (Dark sky, latest hour)		X	X		X
Engineering Requirements					
Stormwater/Flood Control					
Detention/retention		X	X	X	X
Drainage easements		X	X	X	X
Ability to drain the Village right of way onto their property between Constance Blvd and Geneva Lake		X	X	X	X
Drainage downstream of the bend in Lakeshore Drive – no water added to Holiday Homes		X	X	X	X
Roads/parking					
Right of Way - Roads		X	X	X	X
Easements - Paths		X	X	X	X
Easement for multi-use path between West Geneva Street and Ravina Road.		X	X	X	X
Access rights to properties west of the intersection of Constance/Ravina and maintenance of this access to the individual homes. Verify that these residents will not have legal survey issues when they sell their property.		X	X	X	X
Restaurant Use - William Bay Residents		X	X		X
Finances					
Reimbursement of fair share of Village Costs for N. Lakeshore Drive Sanitary Sewer ($100K?) - Historical Agreement between GWC and Village		X			
TID Borrowing Increment Guarantee		X			
TID Annual Administrative Fees ($10K- 1st Increment to Administrative Costs)		X			
Performance Guarantees		X			
Bonding		X			
Line of Credit assignable to Village		X			
Cash in Escrow Account		X			
Prohibitiion Against Non-for profit		X			
Development/project timing		X			
Developer's Agreement - No use of the word "approximately" e.g. "approximaely 65 keys" should read "shall not exceed…"		X			

VANDEWALLE & ASSOCIATES INC.

To: Village of Williams Bay

From: Sonja Kruesel, AICP, Village Planner

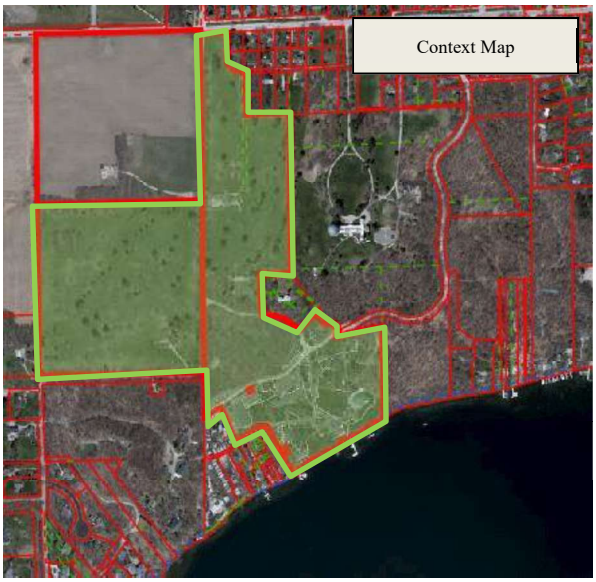
Date: January 20, 2025

Re: Review of "The Preserve" General Development Plan Zoning Application (Dated January 13, 2025) for Consistency with the Comprehensive Plan

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Current Application Request

Topography Hospitality, LLC ("Topography") submitted a Rezoning Application to the Village of Williams Bay requesting to rezone parcels to a Planned Development Overlay (PDO) – General Development Plan (GDP) with a base zoning district of Public & Institutional (P&I). The request involves two parcels: WWUP00011 (former George Williams College) and EW200020 (southern 40-acre parcel currently located in the township).



The rezoning application follows a recent Comprehensive Plan Amendment that was recommended for approval by the Plan Commission and adopted by Ordinance by the Village Board on December 16, 2024.

This memo provides a baseline analysis of potential consistency of the zoning request with the Comprehensive Plan. The Village Zoning Administrator will be completing a full review of the proposed zoning application. The Zoning Administrator's review will contain detailed review regarding compliance with the zoning ordinance.

Consistency Requirement

Wis. Stat. Sec. 66.1001 (3) requires that Village zoning ordinances (including zoning map amendment, or "rezone," requests) must be consistent with the Comprehensive Plan. Wis. Stat. Sec. 66.1001 (1) (am) defines the term "consistent with" as it applies to the requirements of subsection (3) referred to above. Based on that definition, for a zoning ordinance to be consistent with the comprehensive plan, it must further or not contradict the objectives of the comprehensive plan, its goals or policies.

Comprehensive Plan Consistency

The Village must review whether the proposed General Development Plan of the Planned Development Overlay complies with the statutory requirements for consistency.

Following Comprehensive Plan Amendment actions by the Plan Commission and Village Board at the joint meeting on December 9, 2024, and a Village Board meeting on December 16, 2025, for a second reading, the subject parcels are designated as "Institutional Campus and Limited Resort".
The "Institutional Campus and Limited Resort" category is described as:

> This future land use category is intended to encompass large-scale campuses for George Williams College, Women's Leadership Center, and Yerkes Observatory. Institutional Campus uses have been shown on Map 5 in areas of the Village where these uses existed at the time this Plan was written. This category also includes potential for limited resort and resort-related incidental uses.

Recommended zoning districts that may be used to implement this category include:

> The existing Village zoning district most appropriate to implement this future land use category includes the P&I Public and Institutional district and the P&R Parks and Recreation Zoning District. A Planned Development Overlay zoning district may be used to enable limited resort and resort-related land uses consistent with the policies and programs listed below.

There are eight (8) policies and programs that are recommended for this future land use category. In the attached table, these policies and programs are listed along with staff analysis regarding potential consistency.

Plan Commission Action

The Plan Commission does not need to act on a determination regarding Comprehensive Plan consistency separately from its action on the submitted zoning application. This memo may be used in reviewing the zoning application, concurrently with the Zoning Administrator's review.

Consistency Review

	Policy or Program from the "Institutional Campus and Limited Resort" Land Use Category Description in the Comprehensive Plan	Review of the Submitted GDP Application for Consistency with the Comprehensive Plan Land Use Category Policies
Zoning	Allows P&I, P&R, and PDO zoning districts	Applicant proposes a base zoning district of P&I with a PDO Overlay
1	Preserve key campuses to advance the Village's image as place for education, tourism, and outdoor recreation.	While the Institutional Land Use is defunct, the application proposes to retain the land area as a unified campus for a Limited Resort Land Use and discusses providing tourism and outdoor recreation benefits.
2	Minimize the potential negative effect on existing traffic flows and volumes in the surrounding neighborhood by requiring all parking needs for campus uses to be met on site, except parking for special events, which may be specifically served by remote parking sites.	A parking study has been submitted as part of the submitted GDP. The Zoning Administrator's Staff Analysis will provide additional commentary on the proposed parking. Conditions may be added to the GDP action, as appropriate, if the Village determines that conditions are needed to ensure consistency with the Comprehensive Plan.
3	Encourage campus uses to be designed to be easily served by bicycle routes and pedestrian paths and to connect with existing or planned future bike and pedestrian facilities.	Exhibits are provided in the submitted GDP showing proposed walking paths through the development site. In addition, the Geneva Shore Path is proposed to be preserved, certain landscaping improvements are proposed nearby, and the Shore Path is proposed to be connected to the public roadways by improved path connections.
4	Leverage these uses long-term to promote tourism in Williams Bay. See the Economic Development Chapter for more information.	The proposed lodging land use will provide room tax dollars which may be used to promote tourism in Williams Bay.
5	Limited resort land uses may include visitor accommodations such as hotels, motels, cottages, cabins, and similar uses made available for short term commercial indoor lodging. The overall density shall not exceed a density of 0.75 commercial indoor lodging units per acre.	The proposed use complies with this policy. Parcel WWUP00011(Former George Williams College) totals 57.59 acres and Parcel EW200020 (southern 40 acres in Township) totals 40.53 acres. The total of these two parcels is 98.12 acres. 68 keys divided by 98.12 acres = 0.693 units per acre, which complies with the maximum of 0.75 units per acre.
6	Resort-related incidental uses may include indoor and/or outdoor recreational facilities, and commercial, professional, or conference facilities and activities that support and are integrated with the resort in a setting of significant natural amenities. These facilities shall be	The land uses proposed do not contradict this policy. The land uses are proposed in setting of natural amenities including a large natural open space and landscaped gardens. The facilities are primarily designed to serve visitors with special events and special programming and pedestrian access available to the

	primarily designed to serve the resort visitors, either day visitors or overnight visitors, but may provide some goods and services for the public. Related facilities shall be incidental to the resort itself and may not be established without a resort facility as the primary land use.	public. The limited resort facility is the primary land use with incidental related uses.
6a	Indoor and outdoor recreational facilities may include, but are not necessarily limited to, tennis and other sport courts, swimming pools, hiking and nature trails, and other limited impact recreational facilities. Waterfront related facilities may be limited through establishment of the Planned Development Overlay zoning district.	The proposed zoning application does not contradict this policy.
6b	Visitor-oriented commercial, professional, or conference facilities may include eating and drinking establishments, meeting facilities, on-site retail business and services, and cultural and educational facilities including but not limited to indoor and outdoor theaters and entertainment facilities.	The proposed zoning application does not contradict this policy.
6c	Outdoor recreational facilities, theaters, or entertainment may have limited development and/or operational parameters established through the Planned Development Overlay zoning district to ensure compatibility with the surrounding area.	Operational parameters may be defined through the zoning review and action by the Village. This review should be used concurrently with the Village Zoning Administrator's review.

7	A limited resort campus should include significant natural amenities and open space, with the overall character reflecting a low-intensity development compatible with nearby institutional uses, with the natural environment, and with Geneva Lake. In order to ensure the proposed land use has a limited intensity and potential for significant natural amenities and open space, this land use category shall apply only to parcels of record totaling at least 50 acres (this may be achieved by combining or referencing separate parcels that are contiguous and held in common ownership).	The total property size subject to the rezone request is approximately 68 acres, meeting the minimum size requirement. The proposed density furthers the density recommendations of this land use category. Significant areas of natural amenities and open space are proposed in the submitted application and described in further detail in the submitted "Landscape Narrative" including a keyed map identifying different open space areas and proposed natural treatments.
8	Pedestrian access to the Geneva Shore Path shall be preserved. Public pedestrian access through the property to on-site natural amenities that are available to the public and to the Geneva Shore Path is encouraged.	The submitted Landscape Narrative states that "the Lakeshore gravel path will remain accessible and feature a border of low height perennials and grasses to define the Spa and Boat House grounds. A public access path is planned to connect the lakeshore path to upland areas and public road right of ways. The upland public access walks will be landscaped with shade and canopy trees for passive walking connections."

Engineer's Review Comments

The Preserve at Williams Bay – 01-13-24 GDP Submittal
February 5, 2025

We reviewed the following exhibits from the GDP submittal dated 01-13-2025; they are enclosed unless noted otherwise:

- Landscape enlargement- North Natural Open Space – Marked with Comment Numbers
- Landscape enlargement- South Natural Open Space – Marked with Comment Numbers
- Walking Path Diagram – Marked with Comment Numbers
- Proposed Utilities Diagram – Marked with Comment Numbers
- Proposed Stormwater and Storm Sewer Diagram – Marked with Comment Numbers
- Proposed Right-of Ways and Easements Diagram – Marked with Comment Numbers
- Lake Shore Drive Street Sections Diagram – Marked with Comment Numbers
- Ravina Road Street Section Diagram
- Constance Boulevard Street Sections Diagram
- Street Section & Detail Diagrams – Marked with Comment Numbers
- Regular Use Parking Diagram – Marked with Comment Numbers
- Special Events Parking Diagram - Marked with Comment Numbers
- Environmental Corridor and Steep Slopes Diagram - Marked with Comment Numbers
- EMS Access Diagram - Marked with Comment Numbers
- Internal Road Slopes Diagram
- Traffic Impact Analysis dated 01-13-2025 by TADI, Inc. Not included.
- Preliminary Tree Inventory, Protection, and Removal Analysis, 01-17-2025 by TESKA, not included.

We have the following comments – See the marked exhibits for the comment location:

1. Traffic Impact Analysis— See the attached recommended plan from TADI.

2. There is little storm water management presented; there is dry detention shown west of Lakeshore Drive without routing from proposed courts and parking lots from the north; this same dry detention basin is not shown on the remaining sketches; the submittal lacks calculations and soil borings to verify the concept shown. There are proposed parking lots that may drain to public right of way without detail. The overland flow route from the west side of Lakeshore Drive to the proposed development area on the east side and to Geneva Lake is not shown; this can't drain into Holiday Homes Camp. Future submittals should include onsite impervious area for the full capacity parking of the Amphitheater. The plan should also address sediment removal prior to lake discharge and the overland flow route crossings of the Lakeshore Path. The Village either needs easements over the overland flow routes or protection from liability for the areas downstream of public roadways. There are two proposed buildings with the potential to be in the overland flow route.

BAXTER & WOODMAN

3. Provide sanitary service to Parcel WWUP00007 and Parcel WA49380001. In addition, make provision for the Village to be able to extend sanitary sewer and water service to Parcel EW2000017 by providing a 30-foot-wide easement on the south side of EW2000020 and a 30-foot-wide easement (snip below) on the west side of EW2000020 where it is adjacent to Parcel EW2000018. Extend a 10-inch gravity sewer (deep enough for gravity basement service to Parcel WWUP00007 from the Lakeshore Sewer. Also make provision to extend the sanitary sewer from to the north end of Parcel EW2000020 at a depth to provide first floor service at the north end of EW2000020. The planned eastern sanitary sewer connection to the Lakeshore sewer appears to be on the adjacent property. Sanitary sewers that do not extend to public rights-of-way and serve only this development may be 8-inch and regulated by Wisconsin DSPS. Some of the proposed sewers are in the Primary Environmental Corridors (PEC).



4. Make provision to extend water main to Parcel EW 2000017; see Comment 3 above. Extend private water services to the buildings west of Lakeshore Drive from the water main on Lakeshore Drive. Provide an easement for the proposed water transfer station.

5. Constance Boulevard west of Ravina Road may be vacated if the utility and access easements are extended to the west property line. Provide a water main easement where Grandview Avenue is vacated. Provide an easement for the multi-path between the intersection of Ravina and Lakeshore Drive and the intersection of W. Geneva Street and Lakeshore Drive.

6. Multi-use paths are proposed on Ravina Road and Constance Boulevard rather than bike lanes. Construct the multi-path between the intersection of Ravina and Lakeshore Drive and the intersection of W. Geneva Street and Lakeshore Drive. Remove the parking and provide

room the entire pavement width between the current west end of Constance Boulevard and the driveway for the Water Safety Patrol.

7. Define the all-weather driving surface and show the location of all utilities on the street section & detail diagrams.

8. Relocate proposed trees outside of proposed Right-of-Way to allow room for public facilities.

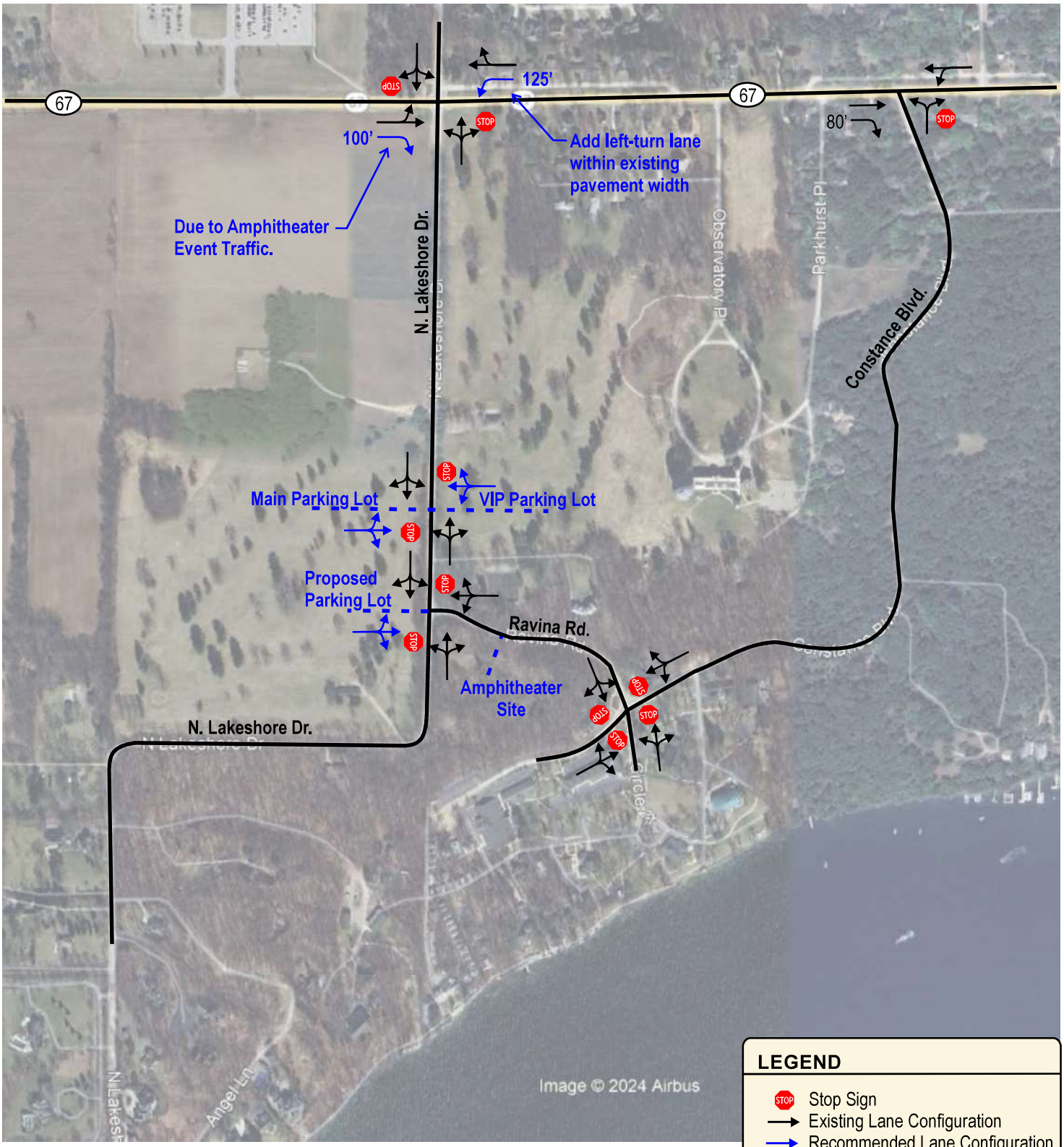
Please call if you have any questions.

Douglas R. Snyder, P.E.

C: w/Encl via Email:

Bonnie Schaeffer, Zoning Administrator
Planning Commission Members

BAXTER & WOODMAN



TRAFFIC ANALYSIS & DESIGN, INC.
3336; 9/19/24

NOT TO SCALE

EXHIBIT 1-3
RECOMMENDED MODIFICATIONS

WILLIAMS BAY, WISCONSIN



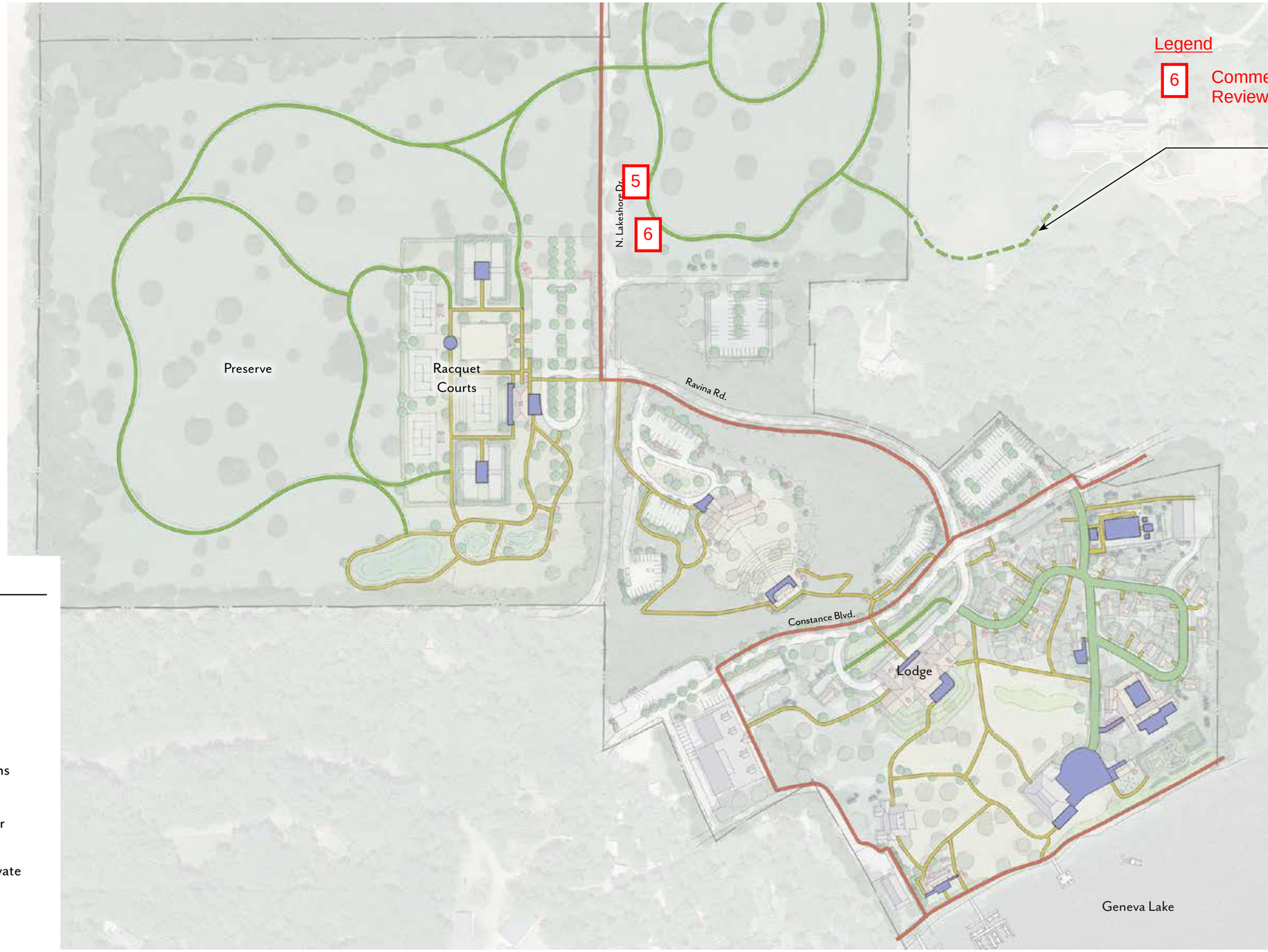
LANDSCAPE ENLARGEMENT - NORTH NATURAL OPENS PACE



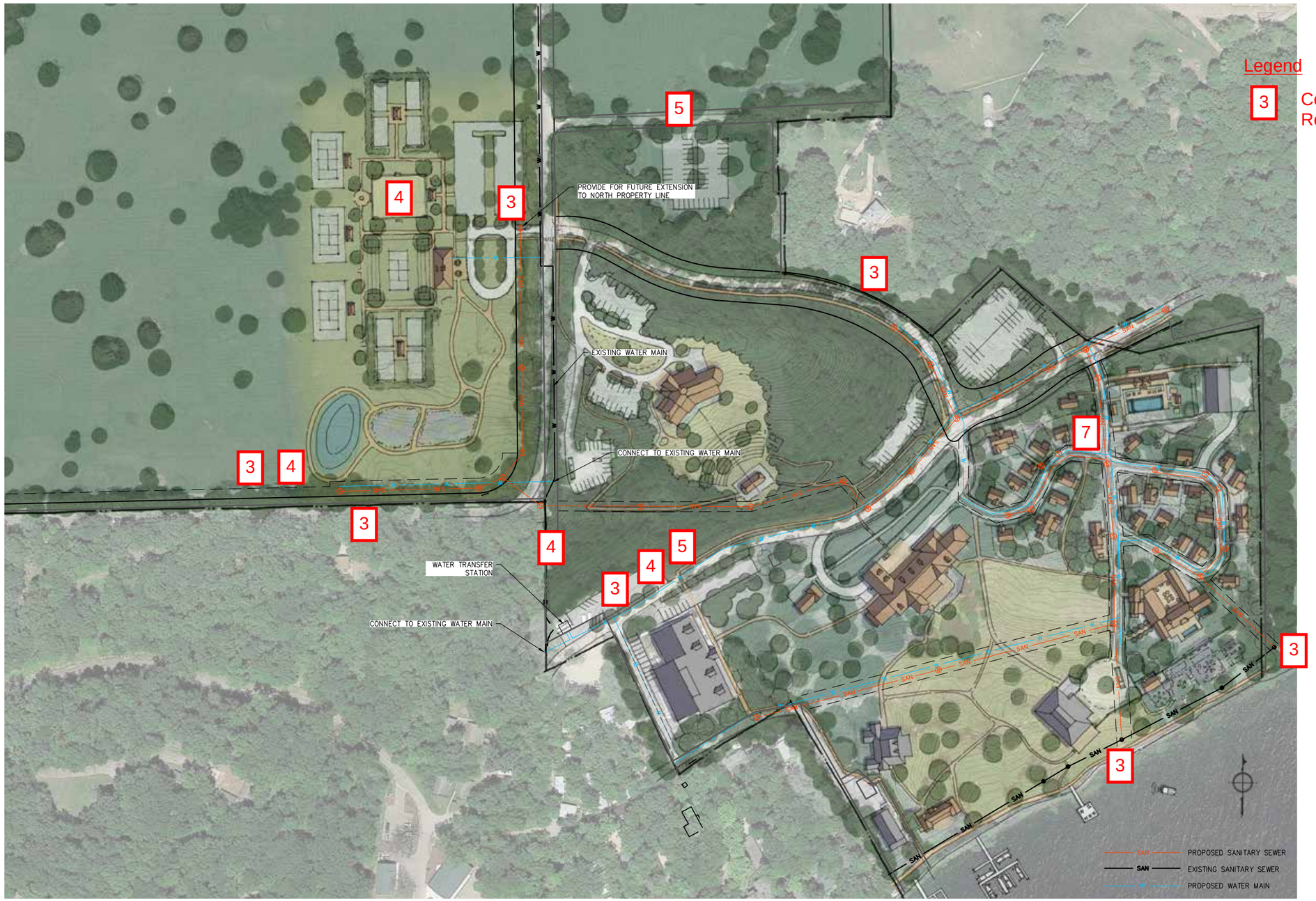
Plant Legend

- Canopy Tree
- Ornamental Tree
- Evergreens
- Shrubs
- Perennials & Groundcover
- Foundation Shrubs & Perennials

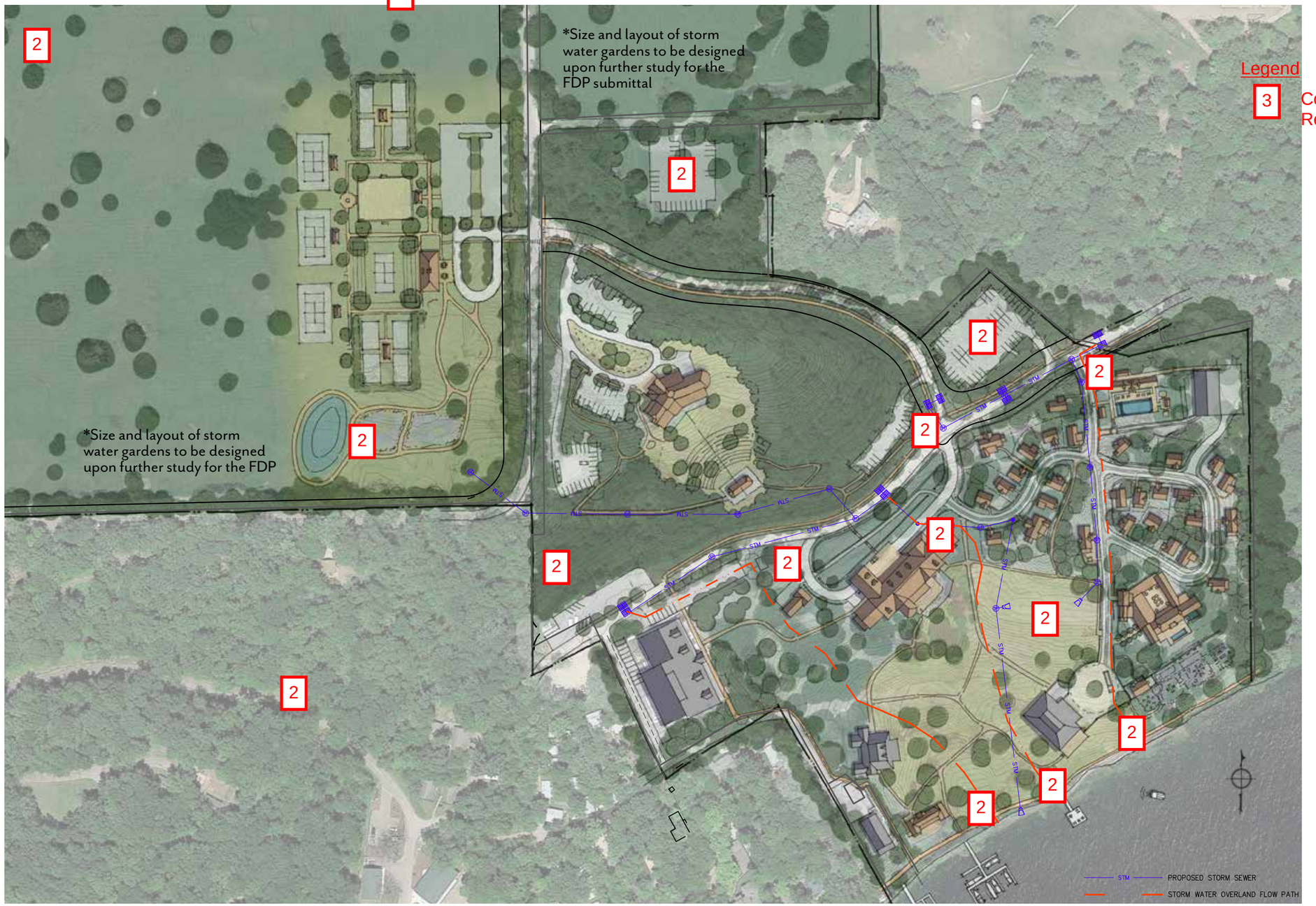
LANDSCAPE ENLARGEMENT - SOUTH NATURAL OPENSPACE



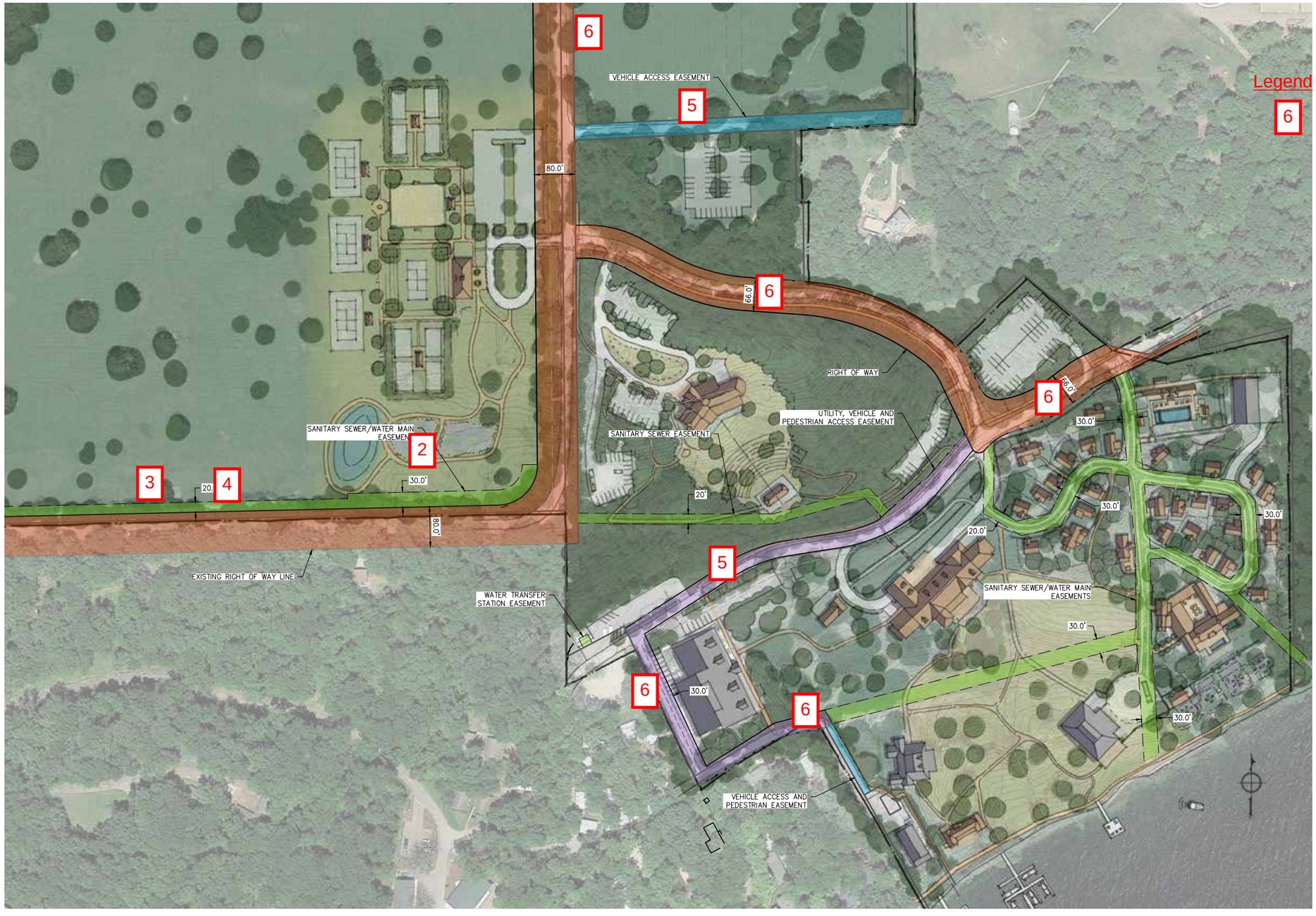
WALKING PATH DIAGRAM



PROPOSED UTILITIES DIAGRAM



PROPOSED STORM WATER AND STORM SEWER DIAGRAM



Legend

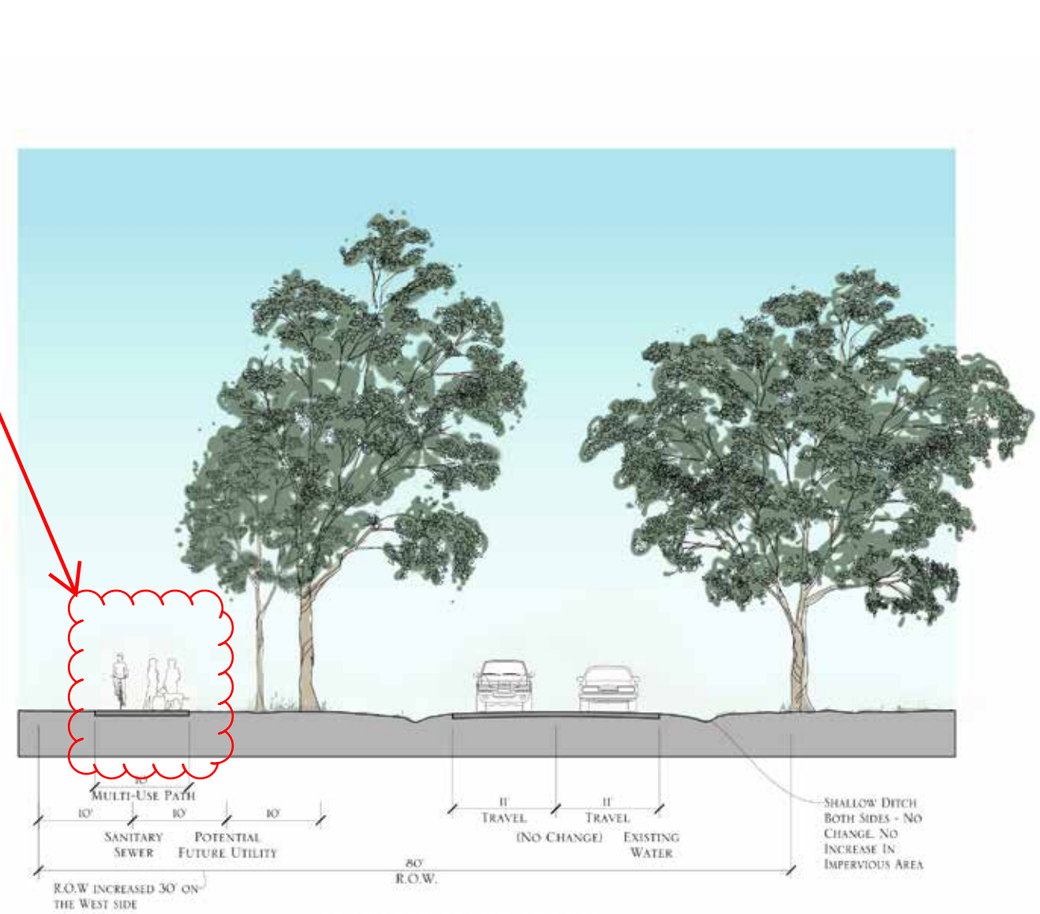
6

Comment; See 02-05-2025 Review

PROPOSED RIGHT OF WAYS AND EASEMENTS DIAGRAM



EXISTING RIGHT OF WAY

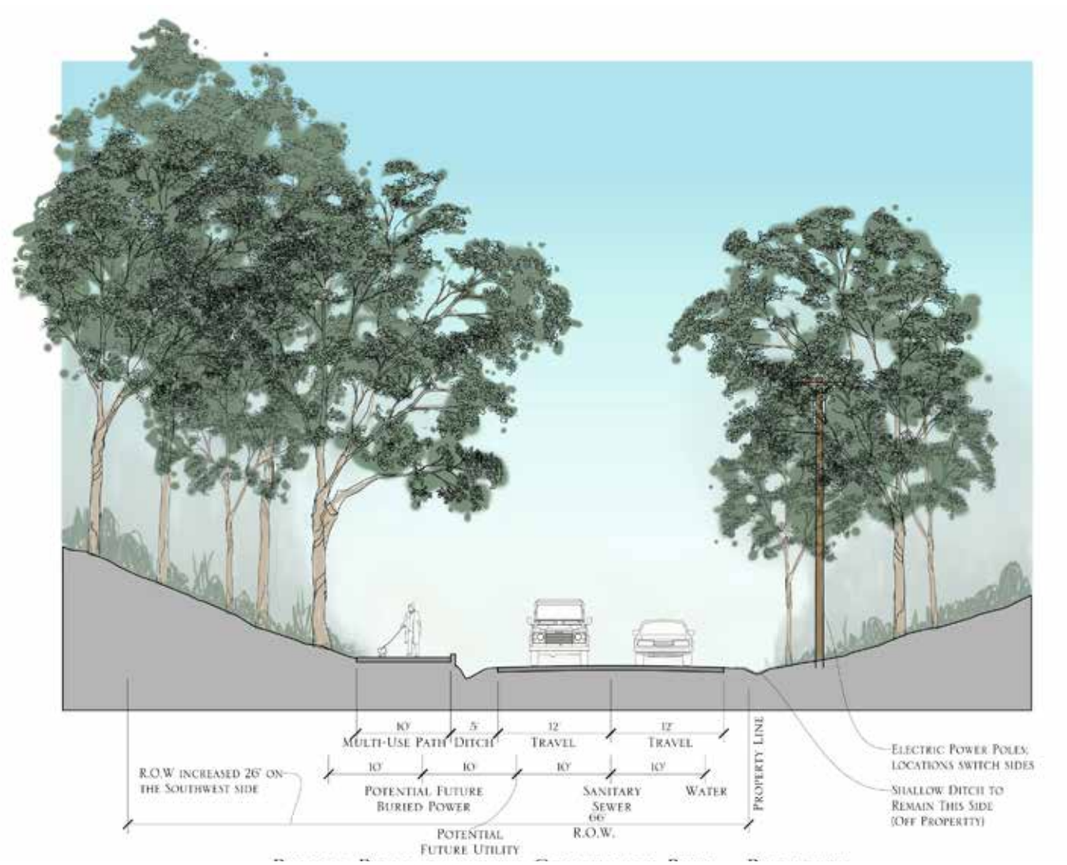


PROPOSED RIGHT OF WAY

LAKE SHORE DRIVE
STREET SECTION DIAGRAMS

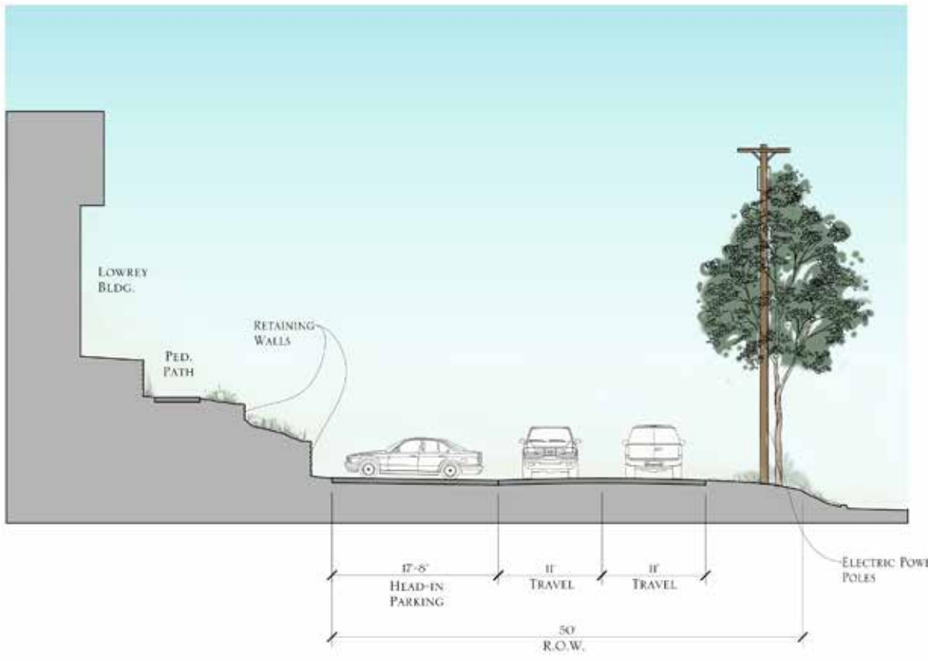


EXISTING RIGHT OF WAY

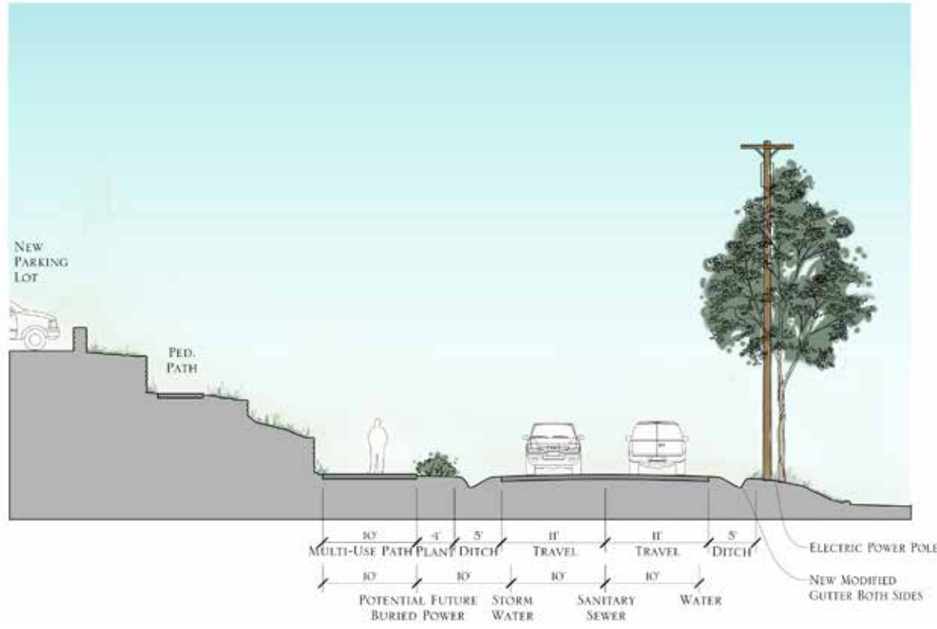


PROPOSED RIGHT OF WAY

RAVINA ROAD
STREET SECTION DIAGRAMS



EXISTING SECTION



PROPOSED SECTION

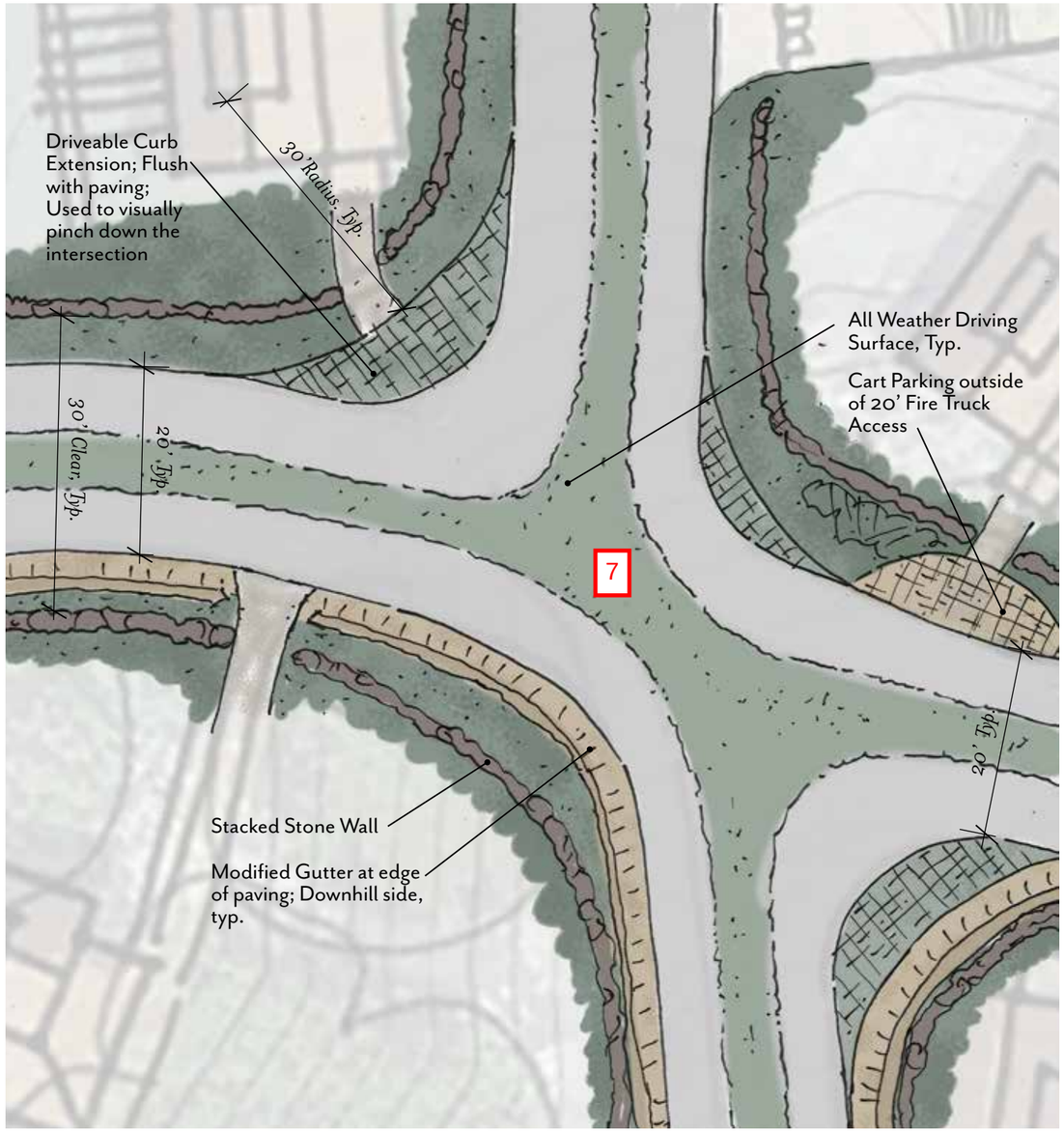
CONSTANCE BOULEVARD
STREET SECTION DIAGRAMS

Legend

3 Comment; See 02-05-2025 Review



PROPOSED CROSS SECTION



PROPOSED PLAN DETAIL

TWO TRACK WALKING LANES & EMERGENCY SERVICES ACCESS
STREET SECTION & DETAIL DIAGRAMS

PARKING COUNTS

Existing:	**315 spaces**
Proposed:	**300 spaces**
Required per code	**255 spaces** (see table below)

NOTES:

- Proposed parking spaces (300) is 45 spaces more than required by code (255).
- Parking calculated per use with code sections shown in table below.
- No “shared” parking is assumed between uses.
- “Proposed” and “Existing” parking diagrams shown right, with parking lots highlighted in pink.

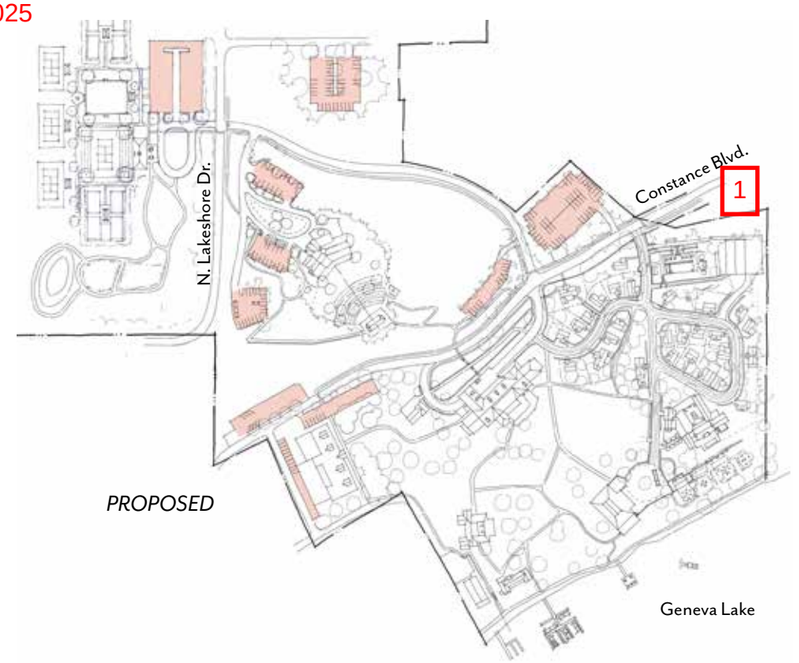
PARKING CODE CALCULATION

	# Rooms/Patrons	PATRON PARKING	Notes	Parking Code
TOTAL	**68**	**195**		
INN	**37**	**37**	Commercial Indoor Lodging	390-0310 K (4)
Rooms	21		1/bedroom + 1/employee + 1/ 3ppl meeting halls (assume none)	https://ecode360.com/34300889
Suites	16			
CABIN (1 BED)	24	**24**	1 space per cabin	
CABIN (2 BED)	4	**8**	2 spaces per cabin	
BOATHOUSE	2	**2**	1 space per unit	
RENO SPA CABIN	1	**1**	1 space per unit	
SPA	42	**14**	2 double + 8 single treatment rooms	https://ecode360.com/34300748
			1 space per 3 ppl of max capacity	390-0310 G (3)
WEIDENSALL RESTAURANT	120	**40**	1 space / 3 patron seats or 1 per 3 of maximum capacity whichever is greater	https://ecode360.com/34300849
			2400 sf seating area / 20sf per person = 120 ppl	
CABEL CRATTY WORKSHOP	20	**5**	1 space per 4 expected patrons	
POOL	40	**10**	1 space per 4 expected patrons	
RETREAT CENTER	120	**30**	1 space per 4 patrons or 1 per 300sf	390-0309
RACQUET CENTER		**24**	2 spaces per court	https://ecode360.com/34300748#34300804
		EMPLOYEE PARKING		
TOTAL		**60**	Provided by hotel operator	

PATRON PARKING	***195***
EMPLOYEE PARKING	***60***
GRAND TOTAL	**255**

Legend

3 Comment; See 02-05-2025 Review





REGULAR USE PARKING

Legend

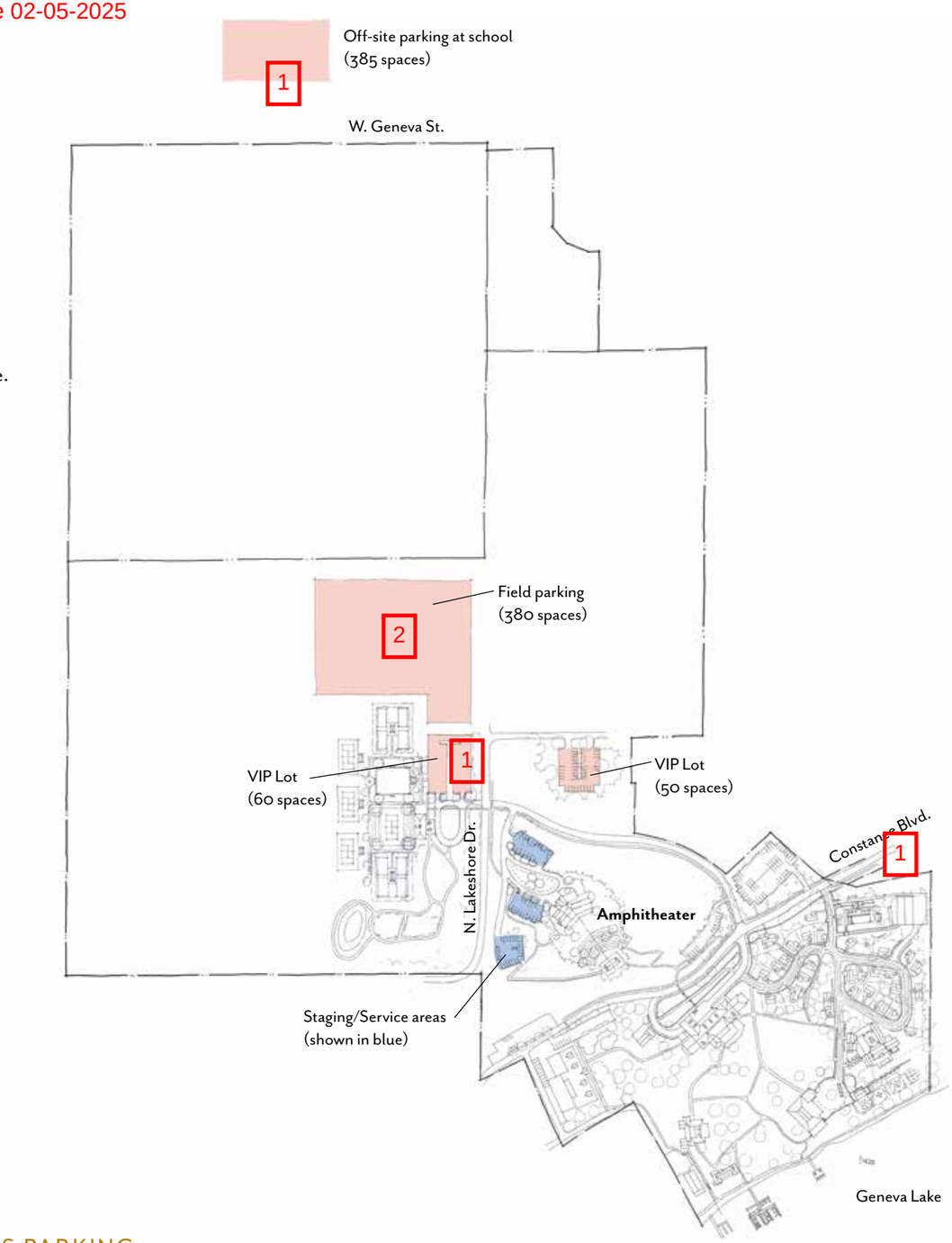
6 Comment; See 02-05-2025 Review

PARKING COUNTS

Amphitheater Capacity:	**3,500 people(max ticketed)**
Parking Ratio (per zoning):	**4 people per space**
Parking Required:	**875 spaces**
Parking Provided:	**875 spaces**

NOTES:

- 1,000 spaces provided is the sum of 385 spaces at the school, 110 spaces VIP lots, and 380 spaces field parking.
- Shuttle service provided to/from off-site school parking.
- See parking diagram at right. Special events parking highlighted in pink; staging/services areas highlighted in blue.
- Zoning reference for parking ratio: 390-0309 C (4)
- Assumed 10 live performance days per year with eligible hours from 12pm to 10pm.
- Traffic control and pedestrian crossing assistance will be provided at events.
- Amphitheater capacity of 3,500 people is comparable to other rural venues, including:
  - Chautauqua Amphitheater, Chautauqua, NY (4,400 seats)
  - Cushing Memorial Amphitheater, Mill Valley, CA (4,000 seats)
  - Millennium Amphitheater, Arcadia, WI (4,500 seats)
- Example performances:
  - Lake Geneva Symphony Orchestra
  - Musicians and bands
  - Comedians
  - Thought leaders



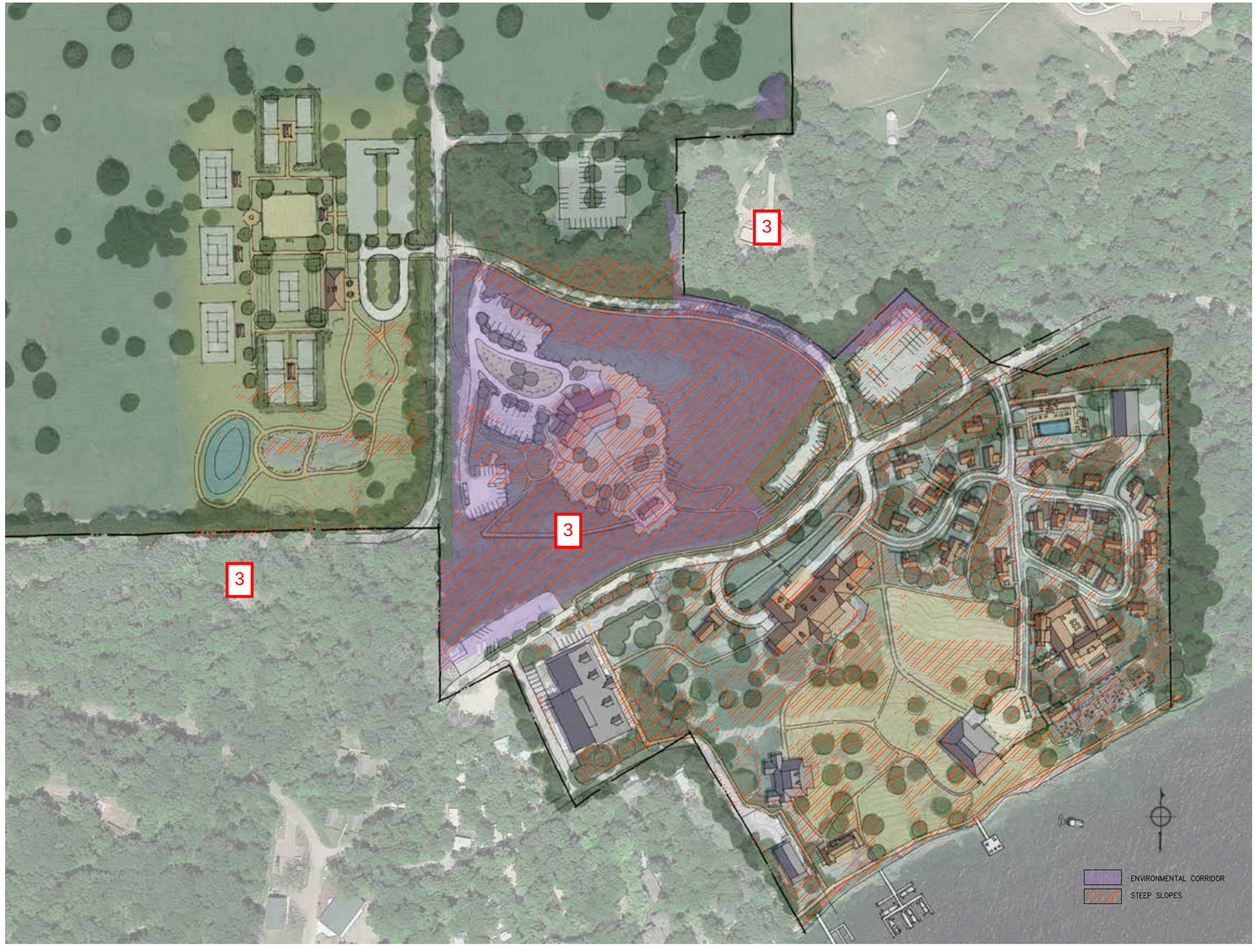
SPECIAL EVENTS PARKING

Legend

6 Comment; See 02-05-2025 Review

General Treatment of Natural Features

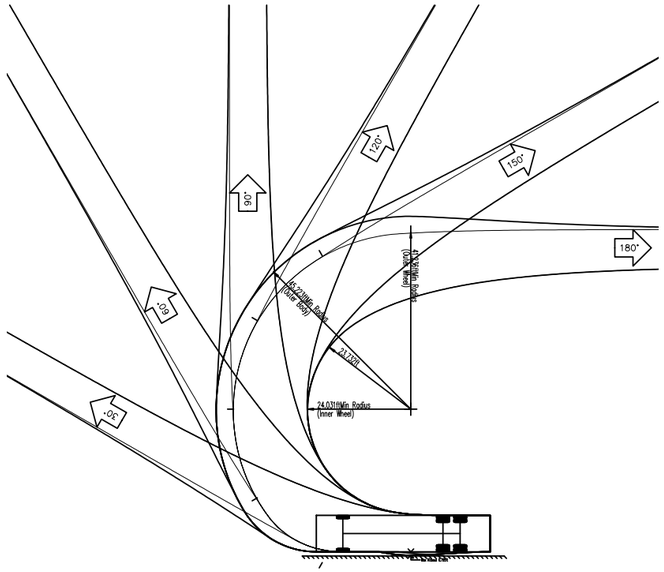
The proposed Preserve development spans approximately 98 acres, featuring substantial frontage along Geneva Lake. The property includes 8.4 acres of Primary Environmental Corridor (PEC) and areas of steep terrain with slopes exceeding 12%. The PEC primarily lies between N. Lakeshore Drive, Ravina Road, and Constance Boulevard, where steep slopes are prevalent throughout the site. The development concept focuses on preserving the natural landscape, including key view corridors and steep slopes, while minimizing disturbances within the PEC. Less than 10% of the PEC will be impacted by impervious surfaces, ensuring that over 90% remains permeable. A proposed amphitheater thoughtfully integrates into the existing topography, using natural down slopes for seating while preserving mature trees within the surrounding area. This "soft touch" approach is a hallmark of the development strategy, exemplified by the identification, health evaluation, and mapping of 1,224 trees on the property. This meticulous information will guide the design process, enhancing the site's natural beauty and ecological integrity.



ENVIRONMENTAL CORRIDOR AND STEEP SLOPES

Legend

6 Comment; See 02-05-2025 Review





EMS ACCESS DIAGRAM

VANDEWALLE & ASSOCIATES INC.

To: Village of Williams Bay

From: Sonja Kruesel, AICP, Village Planner

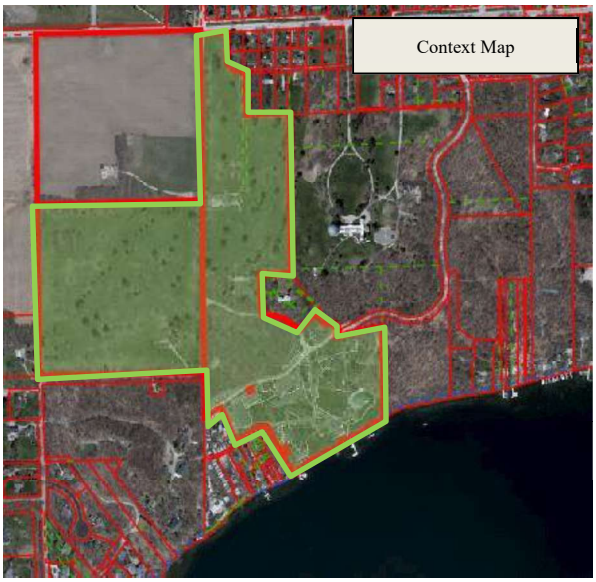
Date: January 20, 2025

Re: Review of "The Preserve" General Development Plan Zoning Application (Dated January 13, 2025) for Consistency with the Comprehensive Plan

---

Current Application Request

Topography Hospitality, LLC ("Topography") submitted a Rezoning Application to the Village of Williams Bay requesting to rezone parcels to a Planned Development Overlay (PDO) – General Development Plan (GDP) with a base zoning district of Public & Institutional (P&I). The request involves two parcels: WWUP00011 (former George Williams College) and EW200020 (southern 40-acre parcel currently located in the township).



The rezoning application follows a recent Comprehensive Plan Amendment that was recommended for approval by the Plan Commission and adopted by Ordinance by the Village Board on December 16, 2024.

This memo provides a baseline analysis of potential consistency of the zoning request with the Comprehensive Plan. The Village Zoning Administrator will be completing a full review of the proposed zoning application. The Zoning Administrator's review will contain detailed review regarding compliance with the zoning ordinance.

Consistency Requirement

Wis. Stat. Sec. 66.1001 (3) requires that Village zoning ordinances (including zoning map amendment, or "rezone," requests) must be consistent with the Comprehensive Plan. Wis. Stat. Sec. 66.1001 (1) (am) defines the term "consistent with" as it applies to the requirements of subsection (3) referred to above. Based on that definition, for a zoning ordinance to be consistent with the comprehensive plan, it must further or not contradict the objectives of the comprehensive plan, its goals or policies.

Comprehensive Plan Consistency

The Village must review whether the proposed General Development Plan of the Planned Development Overlay complies with the statutory requirements for consistency.

Following Comprehensive Plan Amendment actions by the Plan Commission and Village Board at the joint meeting on December 9, 2024, and a Village Board meeting on December 16, 2025, for a second reading, the subject parcels are designated as "Institutional Campus and Limited Resort".
The "Institutional Campus and Limited Resort" category is described as:

> This future land use category is intended to encompass large-scale campuses for George Williams College, Women's Leadership Center, and Yerkes Observatory. Institutional Campus uses have been shown on Map 5 in areas of the Village where these uses existed at the time this Plan was written. This category also includes potential for limited resort and resort-related incidental uses.

Recommended zoning districts that may be used to implement this category include:

> The existing Village zoning district most appropriate to implement this future land use category includes the P&I Public and Institutional district and the P&R Parks and Recreation Zoning District. A Planned Development Overlay zoning district may be used to enable limited resort and resort-related land uses consistent with the policies and programs listed below.

There are eight (8) policies and programs that are recommended for this future land use category. In the attached table, these policies and programs are listed along with staff analysis regarding potential consistency.

Plan Commission Action

The Plan Commission does not need to act on a determination regarding Comprehensive Plan consistency separately from its action on the submitted zoning application. This memo may be used in reviewing the zoning application, concurrently with the Zoning Administrator's review.

Consistency Review

	Policy or Program from the "Institutional Campus and Limited Resort" Land Use Category Description in the Comprehensive Plan	Review of the Submitted GDP Application for Consistency with the Comprehensive Plan Land Use Category Policies
Zoning	Allows P&I, P&R, and PDO zoning districts	Applicant proposes a base zoning district of P&I with a PDO Overlay
1	Preserve key campuses to advance the Village's image as place for education, tourism, and outdoor recreation.	While the Institutional Land Use is defunct, the application proposes to retain the land area as a unified campus for a Limited Resort Land Use and discusses providing tourism and outdoor recreation benefits.
2	Minimize the potential negative effect on existing traffic flows and volumes in the surrounding neighborhood by requiring all parking needs for campus uses to be met on site, except parking for special events, which may be specifically served by remote parking sites.	A parking study has been submitted as part of the submitted GDP. The Zoning Administrator's Staff Analysis will provide additional commentary on the proposed parking. Conditions may be added to the GDP action, as appropriate, if the Village determines that conditions are needed to ensure consistency with the Comprehensive Plan.
3	Encourage campus uses to be designed to be easily served by bicycle routes and pedestrian paths and to connect with existing or planned future bike and pedestrian facilities.	Exhibits are provided in the submitted GDP showing proposed walking paths through the development site. In addition, the Geneva Shore Path is proposed to be preserved, certain landscaping improvements are proposed nearby, and the Shore Path is proposed to be connected to the public roadways by improved path connections.
4	Leverage these uses long-term to promote tourism in Williams Bay. See the Economic Development Chapter for more information.	The proposed lodging land use will provide room tax dollars which may be used to promote tourism in Williams Bay.
5	Limited resort land uses may include visitor accommodations such as hotels, motels, cottages, cabins, and similar uses made available for short term commercial indoor lodging. The overall density shall not exceed a density of 0.75 commercial indoor lodging units per acre.	The proposed use complies with this policy. Parcel WWUP00011(Former George Williams College) totals 57.59 acres and Parcel EW200020 (southern 40 acres in Township) totals 40.53 acres. The total of these two parcels is 98.12 acres. 68 keys divided by 98.12 acres = 0.693 units per acre, which complies with the maximum of 0.75 units per acre.
6	Resort-related incidental uses may include indoor and/or outdoor recreational facilities, and commercial, professional, or conference facilities and activities that support and are integrated with the resort in a setting of significant natural amenities. These facilities shall be	The land uses proposed do not contradict this policy. The land uses are proposed in setting of natural amenities including a large natural open space and landscaped gardens. The facilities are primarily designed to serve visitors with special events and special programming and pedestrian access available to the

	primarily designed to serve the resort visitors, either day visitors or overnight visitors, but may provide some goods and services for the public. Related facilities shall be incidental to the resort itself and may not be established without a resort facility as the primary land use.	public. The limited resort facility is the primary land use with incidental related uses.
6a	Indoor and outdoor recreational facilities may include, but are not necessarily limited to, tennis and other sport courts, swimming pools, hiking and nature trails, and other limited impact recreational facilities. Waterfront related facilities may be limited through establishment of the Planned Development Overlay zoning district.	The proposed zoning application does not contradict this policy.
6b	Visitor-oriented commercial, professional, or conference facilities may include eating and drinking establishments, meeting facilities, on-site retail business and services, and cultural and educational facilities including but not limited to indoor and outdoor theaters and entertainment facilities.	The proposed zoning application does not contradict this policy.
6c	Outdoor recreational facilities, theaters, or entertainment may have limited development and/or operational parameters established through the Planned Development Overlay zoning district to ensure compatibility with the surrounding area.	Operational parameters may be defined through the zoning review and action by the Village. This review should be used concurrently with the Village Zoning Administrator's review.

7	A limited resort campus should include significant natural amenities and open space, with the overall character reflecting a low-intensity development compatible with nearby institutional uses, with the natural environment, and with Geneva Lake. In order to ensure the proposed land use has a limited intensity and potential for significant natural amenities and open space, this land use category shall apply only to parcels of record totaling at least 50 acres (this may be achieved by combining or referencing separate parcels that are contiguous and held in common ownership).	The total property size subject to the rezone request is approximately 68 acres, meeting the minimum size requirement. The proposed density furthers the density recommendations of this land use category. Significant areas of natural amenities and open space are proposed in the submitted application and described in further detail in the submitted "Landscape Narrative" including a keyed map identifying different open space areas and proposed natural treatments.
8	Pedestrian access to the Geneva Shore Path shall be preserved. Public pedestrian access through the property to on-site natural amenities that are available to the public and to the Geneva Shore Path is encouraged.	The submitted Landscape Narrative states that "the Lakeshore gravel path will remain accessible and feature a border of low height perennials and grasses to define the Spa and Boat House grounds. A public access path is planned to connect the lakeshore path to upland areas and public road right of ways. The upland public access walks will be landscaped with shade and canopy trees for passive walking connections."

Planning Request Application
Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
Phone: 262-245-2700 • Fax: 262-245-2705

Request:
Please check all that apply.

- ☐ **Site Plan** [§390.1206] - $200.00 plus $.04/sf floor area
- ☐ **Conditional Use Permit (CUP)** [§390.1207] - $500.00
- ☐ **Certificate of Compliance** [§390.1211] - $200.00
- ☐ **Temporary Use Permit** [§390.1208] - $200.00
- ☐ **Preliminary Plat** - $200.00 plus $20.00 per lot
- ☐ **Certified Survey Map (CSM)** - $200.00 plus $20.00 per lot
- ☐ **Final Plat** - $100.00 plus $10.00 per lot
- ☒ **Planned Development Overlay (PDO)** [§390.0709] - $500.00
- ☐ **Planned Development Amendment** - $500.00
- ☐ **Zoning Text or Map Amendment** [§390.1204] - $500.00
- ☐ **Project Concept Review** - $200.00
- ☐ **Land Use Plan Amendment** - $500.00
- ☐ **Interpretation** [§390.1216] - $200.00
- ☐ **Appeal** [§390.1217] - $500.00
- ☐ **Other:** _____ Fee: _____

Date application was received:

Fee Paid:

Physical Address of Site: Aurora University - George WIlliams College Campus

Tax Parcel Number: WWUP 00011, WGT 00010, WGT 00009, WA119800002, WA222400001, WA499800002, and E W 200020

Project or Development Name: The Preserve at Williams Bay

Applicant
Name: Topography Hospitality, LLC
Mailing Address: 444 W. Lake St. Suite 3450
Chicago, IL60606
eMail: dslomiany@topography.com
Phone: 312-833-1308

Owner of Site
Name: Aurora Univerisity
Mailing Address: PO Box 210
Williams Bay, WI 53191
eMail: smaxwell@aurora.edu
Phone: 630-844-5630

Legal Representative
Name: Attorney Nicholas A. Egert, Egert Law, S.C.
Mailing Address: 835 Geneva Parway North, Suite 1
Lake Geneva, WI 53147
eMail: nick@egertlawfirm.com
Phone: 262-248-6600

Architect, Engineer, Contractor
Name: Kevin P. Clark, Historical Concepts
Mailing Address: 414 Bill Kennedy Way SE, Suite 301
Atlanta, GA 30316
eMail: kevin.clark@historicalconcepts.com
Phone: 678-325-6665

Legal Description of Site (Attach separate sheet if additional space is needed):
See attached Exhibit A.

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: P & I **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: PDO

Proposed type of structure of use: See attached Conceptual Plan.

Proposed use of structure or site: See attached Conceptual Plan.

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):
See attached Conceptual Plan.

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)
See attached Conceptual Plan.

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):
See attached Conceptual Plan.

Print Applicant's Name: Topography Hospitality, LLC **Date:** July 26, 2024

Signature of Applicant: Darrell Slomiany
Darrell Slomiany (Jul 26, 2024 14:40 CDT)
By: Darrell Slomiany

EXHIBIT "A"

Legal Description

Parcel 1:

A parcel of land located in the SW 1/4 of Section 1, T1N, R16E, and the NW 1/4 of Section 12, T1N, R16E, Village of Williams Bay, Walworth County, Wisconsin, described as follows:

> Beginning on the Easterly line of the Williams Bay-Fontana Road at a point located 40.00 feet South of the North line of said Southwest 1/4 of Section 1; thence N 44° 52' E 21.63 feet to a point on the South line of State Trunk Highway No. "36" (now Highway "67"/ West Geneva Street) located 40.00 feet East of the West line of said Southwest 1/4 of Section 1; thence N 88° 45' E along the South line of said highway 169.91 feet to the Northwest corner of Lot 14 of Observatory Subdivision as recorded in Volume 5 of Plats on Page 102, at the Office of the Register of Deeds in Elkhorn, Wisconsin; thence S 1° 00' W along the West line of said Lot 14, 302.32 feet; thence N 88° 45' E along the South line of said Lots 14 and 13, 135.76 feet to the centerline of Observatory Place as shown on the recorded plat of Observatory Subdivision; thence S 1° 00' W along the centerline of said road 352.00 feet; thence N 88° 45' E 360.00 feet to the Southeast corner of Lot 28 of Observatory Subdivision; thence S 1° 03' W along the East line of said subdivision 591.00 feet; thence S 88° 45' W 15.00 feet; thence S 1° 03' W along the centerline of Tennis Avenue, (now vacated) as shown on the plat of Grand Terrace Subdivision as recorded in Volume 5, Page 15 and 16 of Plats at the Office of the Register of Deeds in Elkhorn, Wisconsin, 615.00 feet to the North line of Grand View Avenue; thence S 88° 45' W along the North line of said Grand View Avenue 664.18 feet to the East line of the Williams Bay-Fontana Road; thence N 1° 00' E along said East line 1845.18 feet to the place of beginning.

ALSO beginning at the intersection of the East line of said Williams Bay-Fontana Road and the South line of Grand View Avenue; thence N 88° 45' E along the South line of said Grand View Avenue 440.45 feet to the Northwest corner of Lot 65 of Grand Terrace Subdivision; thence S 1° 00' W along the West line of said Lot 65, 141.14 feet; thence N 88° 45' E 14.00 feet to a point on the North line of Lot 56 of Grand Terrace Subdivision located 25.00 feet East of the Northwest corner of said Lot 56; thence S 1° 00' W 162.38 feet to a concrete monument located on the South line of said Lot 56; thence Southeasterly along the Southerly line of Lots 56, 55, 54, and 53 of Grand Terrace Subdivision to a concrete monument located on the most Southerly corner of said Lot 53 and located S 65° 55' E 324.07 feet from the last mentioned concrete monument; thence N 46° 56' E along the Southeasterly line of said Lot 53 and the Northeasterly extension of said line 195.49 feet to the centerline of Tennis Avenue (now vacated) and a concrete monument; thence South-Southeasterly along the centerline of said Tennis Avenue (now vacated) to a concrete monument on the Northerly line of Constance Boulevard located S 49° 02' E 223.13 feet from the last mentioned concrete monument; thence S 76° 05' E 113.63 feet to a point on the Southerly line of said Constance Boulevard; thence N 77° 40' E 256.30 feet; thence S 1° 02' W 707.59 feet more or less to the shore of Geneva Lake; thence Southwesterly along the shore of Geneva Lake 856 feet more or less to the most Easterly corner of Lot 8, Grand Terrace Subdivision; thence N 27° 59' W along the Easterly line of said Lot 8, 401.16 feet to the Southerly line of Outing Street; thence N 13° 48' W 20.00 feet to a concrete monument on the Northerly line of said Outing Street; thence Westerly and Southwesterly along the Northerly line of said Outing Street 288.12 feet more or less to the most Easterly corner of the Southwesterly 30.00 feet of Lot 26, Grand Terrace Subdivision; thence N 23° 32' W along the Northeasterly line of said Southwesterly 30.00 feet and the Northwesterly extension thereof 345.78 feet to the Northerly line of Constance Boulevard; thence S 63° 41' W along the Northerly line of said Constance Boulevard 131.57 feet to the West line of said Section 12; thence N 1° 25' E along the said West line 225.51 feet; thence S 89° 48' E 25.00 feet; thence N 1° 25' E along the East line of Williams Bay-Fontana Road 66.00 feet; thence N 1° 00' E along the East line of said road 736.93 feet to the place of beginning.

ALSO a parcel of land located in Lot 14; Observatory Subdivision, located in the Village of Williams Bay, Walworth County, Wisconsin, described as follows:

EXHIBIT "A"

Legal Description

Beginning at the southwest corner of said Lot 14; thence East along the south line of said lot 45.29 feet; thence N 40° 59' 30" W 66.18 feet to a point on the west line of said Lot 14; thence S 2° 09' 30" W along the west line of said Lot 14, 50.00 feet to the place of beginning.

EXCEPTING THEREFROM a parcel of land located in the Southwest 1/4 of Section 1, TIN, R16E, Village of Williams Bay, Walworth County, Wisconsin, described as follows:

Commencing at the southwest corner of Lot 14, Observatory Subdivision located in said Southwest 1/4; thence East along the south line of said Lot 14, 45.29 feet to the place of beginning; thence S 68° 02' 00" E 80.12 feet; thence N 2° 15' 06" E along the west end of Observatory Place, (a street located in said subdivision), 30.00 feet to the south line of said Lot 14; thence West along the south line of said Lot 14, 75.47 feet to the place of beginning.

ALSO EXCEPTING THEREFROM a parcel of land being part of Lot 9 in Grand Terrace Subdivision, Town of Walworth, Walworth County, Wisconsin, described as:

Beginning on the Eastern boundary of the W 1/2 of Lot 9 in Grand Terrace Subdivision of Town of Walworth, Walworth County, Wisconsin, at the SE corner of land deeded by Catharine V. Albert, to G. Q. Dunlop, thence running a NW direction along the South boundary line of said land owned by G. Q. Dunlop to NE corner of land formerly sold by Catharine V. Albert and Mrs. Demon, about 25 feet thence Southernly in a direction parallel to Western boundary of said Lot 9 and along the Eastern boundary of land owned by Mrs. Demon 40 feet, thence in SE direction to E boundary of said W 1/2 of Lot 9 thence Northerly along said East boundary 40 feet, to place of beginning.

FURTHER EXCEPTING THEREFROM a parcel of land being part of Lot 23 in Grand Terrace Subdivision, Town of Walworth, Walworth County, Wisconsin, described as follows:

Beginning at the northeast corner of lot number twenty three (23) in Grand Terrace Subdivision of a portion of sections one (1) and twelve (12), Town one (1) north, range sixteen (16) east according to a plat of said subdivision recorded March 28, 1892 in Volume five (5) of Plats on page 15; thence running southeasterly along the east line of said lot twenty five (25) feet; thence southwesterly seventeen (17) feet on a line parallel with the northwest line of said lot; thence northwesterly twenty five (25) feet on a line parallel with the east line of said lot; thence northeasterly along the northwest line of said lot to the place of beginning.

Tax Key No: WWUP 00011

Parcel 2:

A parcel of land being part of Lot 9 in Grand Terrace Subdivision at Lake Geneva Wis., Village of Williams Bay, Walworth County, Wisconsin.

Beginning on the Eastern boundary of the W 1/2 of Lot 9 in Grand Terrace Subdivision of Town of Walworth, Walworth County, Wisconsin, at the SE corner of land deeded by Catharine V. Albert, to G. Q. Dunlop, thence running a NW direction along the South boundary line of said land owned by G. Q. Dunlop to NE corner of land formerly sold by Catharine V. Albert and Mrs. Demon, about 25 feet thence Southernly in a direction parallel to Western boundary of said Lot 9 and along the Eastern boundary of land owned by Mrs. Demon 40 feet, thence in SE direction to E boundary of said W 1/2 of Lot 9 thence Northerly along said East boundary 40 feet, to place of beginning.

Tax Key No: WGT 00010

EXHIBIT "A"
Legal Description

Parcel 3:

A parcel of land being part of Lot 23 in Grand Terrace Subdivision, Town of Walworth, Walworth County, Wisconsin, described as follows:

> Beginning at the northeast corner of lot number twenty three (23) in Grand Terrace Subdivision of a portion of sections one (1) and twelve (12), Town one (1) North, Range Sixteen (16) East according to a plat of said subdivision recorded March 28, 1892 in Volume five (5) of Plats on page 15; thence running southeasterly along the east line of said lot twenty five (25) feet; thence southwesterly seventeen (17) feet on a line parallel with the northwest line of said lot; thence northwesterly twenty five (25) feet on a line parallel with the east line of said lot; thence northeasterly along the northwest line of said lot to the place of beginning.

Tax Key No: WGT 00009

Parcel 4:

Lot 2 of Certified Survey No. 1198 recorded in Volume 5 of Certified Surveys on Page 278 as Document No. 73877 and located in the SW 1/4 of Section 1, T1N, R16E, Village of Williams Bay, Walworth County, Wisconsin.

Tax Key No. WA 119800002

Parcel 5:

Lot 1 of Certified Survey Map No. 2224, according to the recorded plat thereof recorded in Volume 10 of Certified Surveys on page 348 as Document No. 244340, located in the NW 1/4 of the SW 1/4 of Section 1, T1N, R16E, Village of Williams Bay, Walworth County, Wisconsin.

EXCEPTING THEREFROM all that portion thereof as is set forth in the Plat of Certified Survey Map No. 3510, recorded December 17, 2002, in Volume 20 of Certified Surveys on Page 248, as Document No. 536289.

Tax Key No. WA222400001

Parcel 6:

Outlet 1 of Certified Survey Map No. 4998, recorded December 20, 2021, as Document No. 1053121, and being part of Block A and part of Block C of Assessor's Subdivision, being a part of the SE. 1/4 of the SW. 1/4 of Section 1 and the NE. 1/4 of the NW. 1/4 of Section 12, T.01N., R.16E., Village of Williams Bay, Walworth County, Wisconsin.

Tax Parcel No. WA499800002

Parcel 7:

The Southeast quarter of the Southeast quarter of Section 2 in Township 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin.

Tax Key No. E W 200020



THE PRESERVE AT WILLIAMS BAY

Geneva Lake, Wisconsin

GDP Application ~ 01.13.2025

HISTORICAL CONCEPTS
ARCHITECTURE & PLANNING

teska

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONTENTS

BASED ON SECTION 390-0709 G OF THE WILLIAMS BAY ZONING ORDINANCE

- A location map of the subject property and its vicinity.....Page 3
- A map of current records of the Registrar of Deeds showing zoning.....Page 4
- A general written description of the proposed planned development, including general project themes.....Page 9
- General project images.....Pages 13-15, 30-33, and 36-37
- The general mix of land uses.....Pages 9-10
- Density and surface area ratio diagrams.....Pages 11-12
- General treatment of natural features.....Pages 53
- General Relationship to nearby properties and public streets.....Pages 3 and 46
- General Relationship to the Comprehensive Plan.....Page 3
- Statement of rationale for PDO zoning.....Page 57
- Written description of design flexibilities.....Pages 57-60
- Conceptual Landscaping Plan .....Pages 17-34
- General signage and lighting concepts.....Page 33
- Written justification for the proposed planned development.....Page 3

EXISTING SITE INFORMATION

General Relationship to Nearby Properties and Public Streets

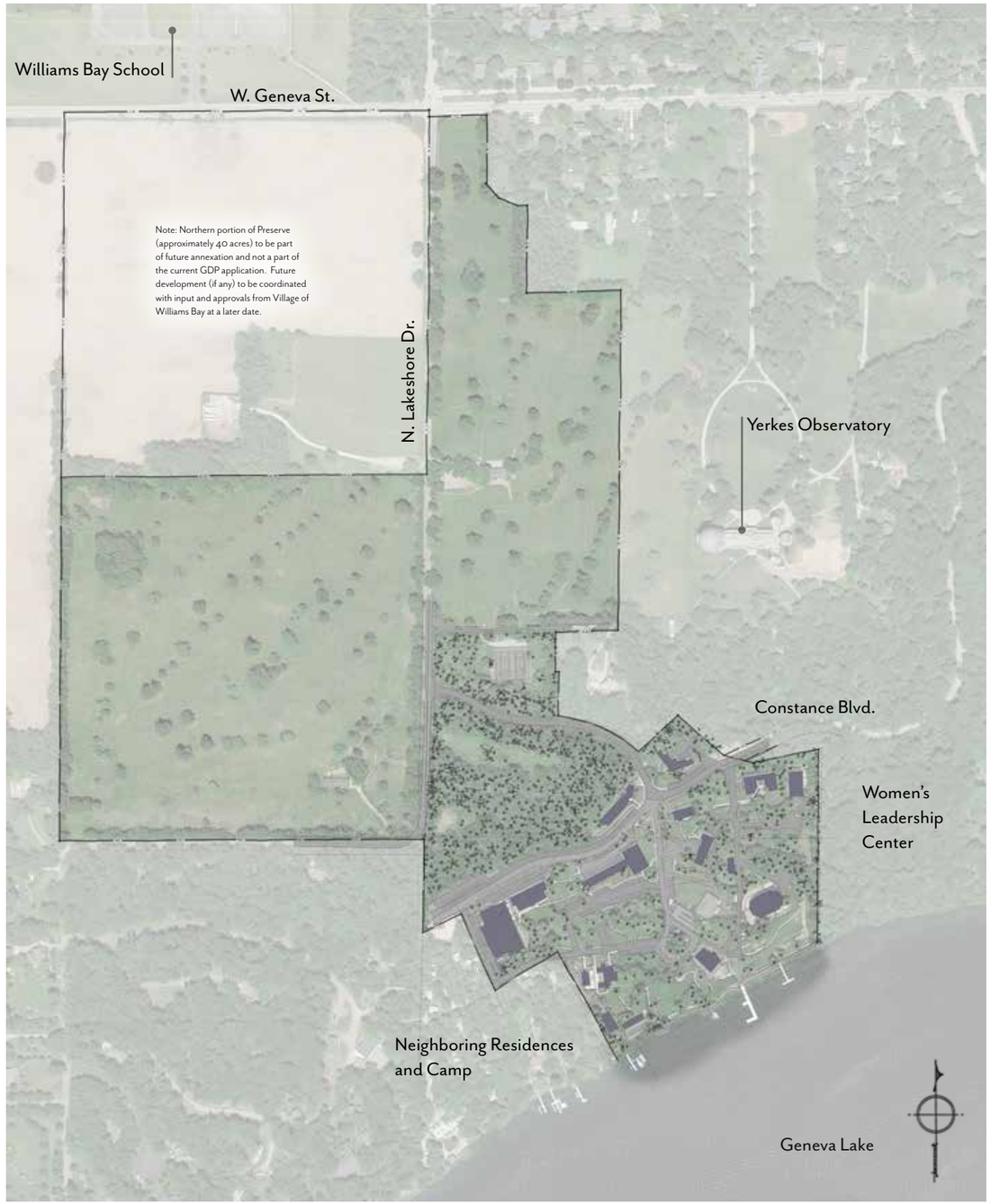
The Preserve development is designed to enhance the Williams Bay community while harmonizing with the surrounding Geneva Lake area. Existing public street connections will be preserved, ensuring seamless integration with the local infrastructure. The extension of public sanitary sewer and water main systems will not only serve the development but also strengthen the broader utility network by alleviating the low-pressure zone through backfeeding from the upper pressure zone. Additionally, pedestrian pathways will be added, providing continuous access from Lakeshore Drive and Constance Boulevard to the Geneva Lakeshore path, further promoting connectivity and accessibility for residents and visitors.

Justification for proposed Planned Development

The Preserve is a significant boost for the Village of Williams Bay, addressing the issue of an abandoned school campus struggling to find new purpose. By transforming this underutilized property, the development not only revitalizes a once-beloved site but also aligns with the village's goals of enhancing local infrastructure and fostering community growth. This project ensures the site continues to serve the community in meaningful ways, reinforcing Williams Bay's commitment to sustainable and dynamic development.

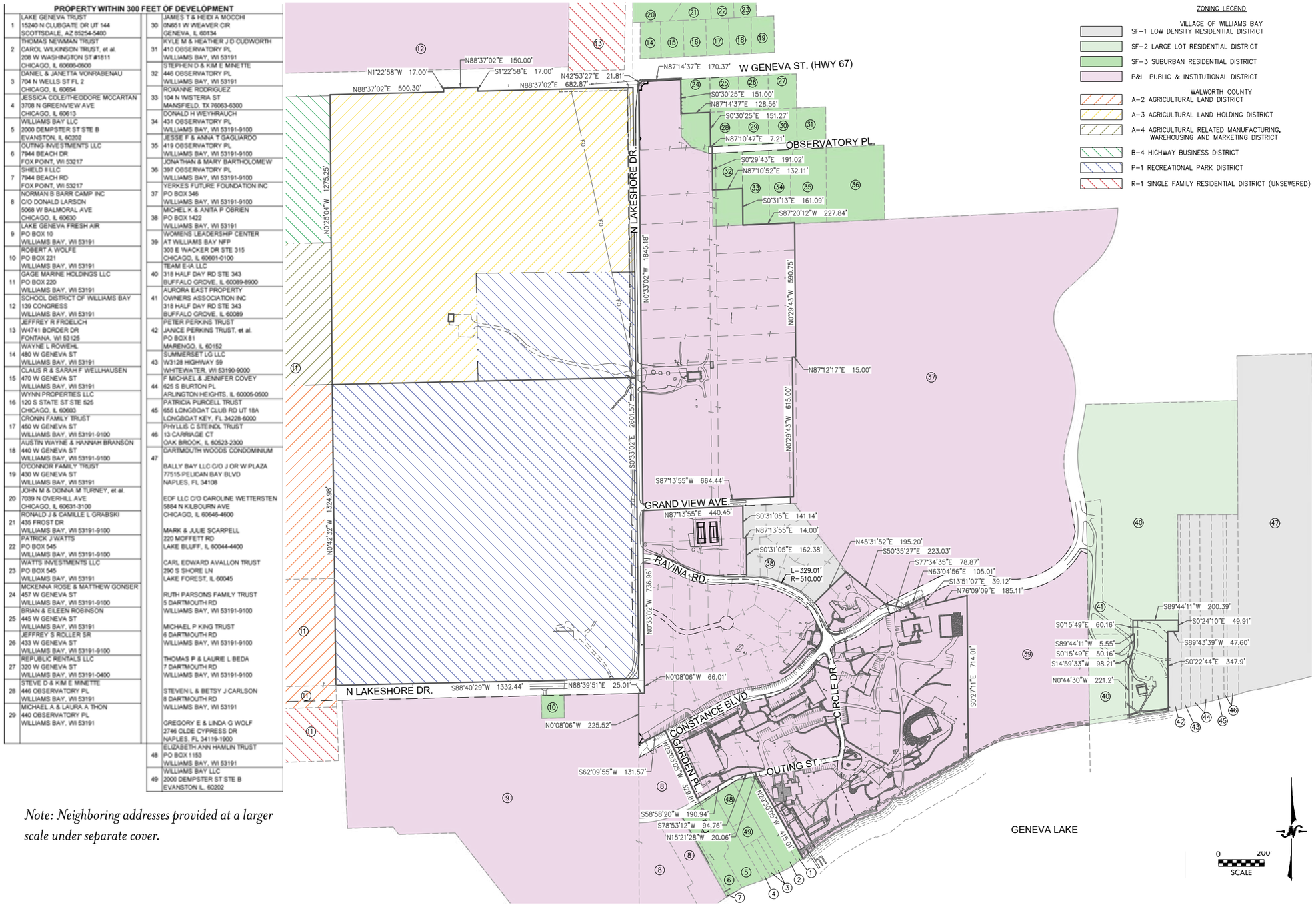
The Preserve will contribute to the Village of Williams Bay by executing several of the Village goals laid out in the William's Bay Comprehensive Plan:

- Promote a land use pattern that is economically and environmentally sustainable, with a mix of high quality, harmonious, and complementary land uses.
- Strengthen and diversify the job base and tax base by capitalizing on William's Bay unique assets and opportunities.
- Promote appropriate economic development that complements and helps support the Village's predominately residential character, relates to the Village's focus on outdoor recreation and education, helps serve the daily needs of residents, and enhances the Village as a desirable place to live and visit.



EXISTING OVERALL SITE

SCALE: 1" = 500'



ZONING LEGEND

VILLAGE OF WILLIAMS BAY
- SF–1 LOW DENSITY RESIDENTIAL DISTRICT
- SF–2 LARGE LOT RESIDENTIAL DISTRICT
- SF–3 SUBURBAN RESIDENTIAL DISTRICT
- P&I PUBLIC & INSTITUTIONAL DISTRICT

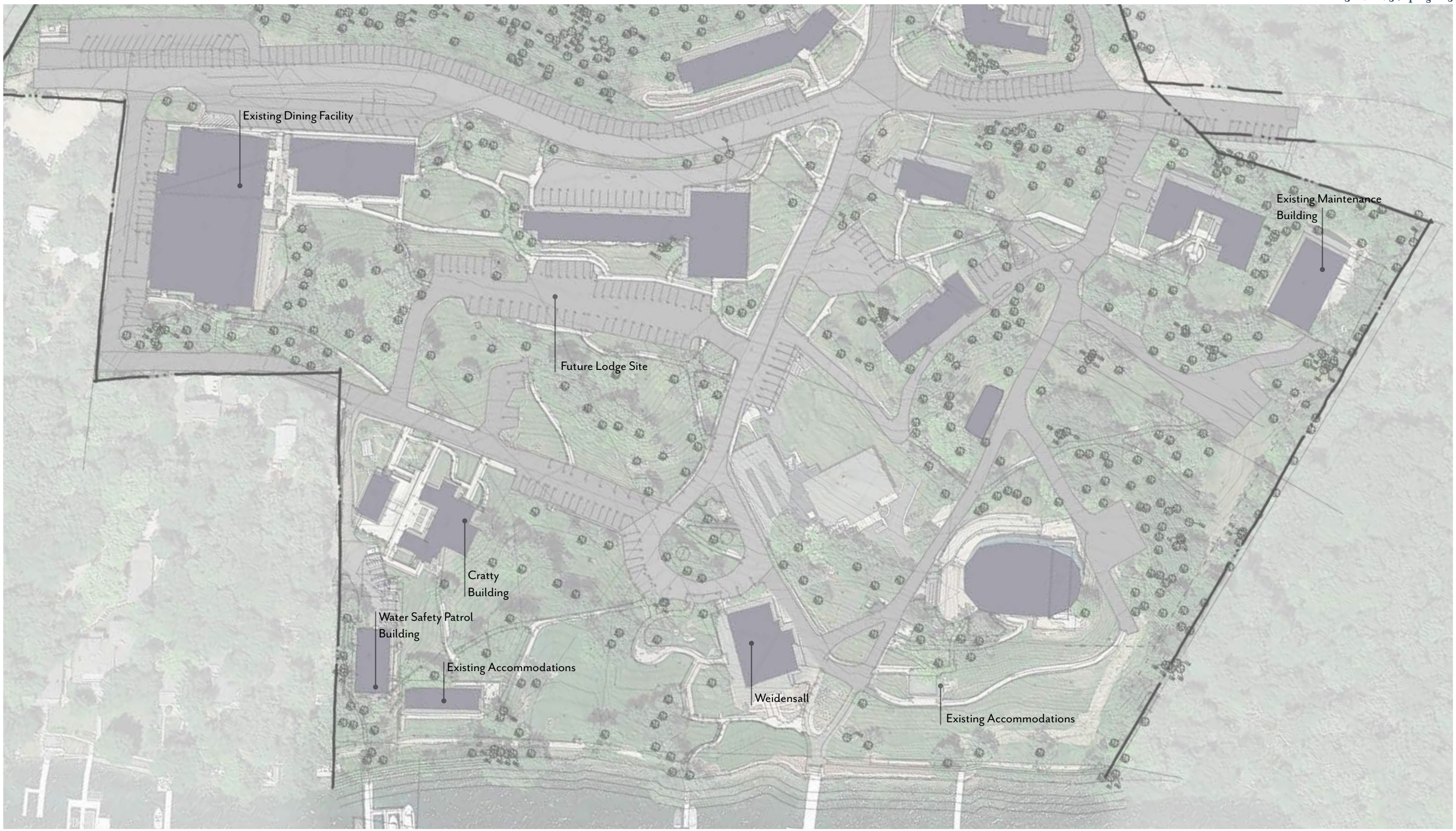
WALWORTH COUNTY
- A–2 AGRICULTURAL LAND DISTRICT
- A–3 AGRICULTURAL LAND HOLDING DISTRICT
- A–4 AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING AND MARKETING DISTRICT
- B–4 HIGHWAY BUSINESS DISTRICT
- P–1 RECREATIONAL PARK DISTRICT
- R–1 SINGLE FAMILY RESIDENTIAL DISTRICT (UNSEWERED)

PROPERTY WITHIN 300 FEET OF DEVELOPMENT

1	LAKE GENEVA TRUST 15240 N CLUBGATE DR UT 144 SCOTTSDALE, AZ 85254-5400
2	THOMAS NEWMAN TRUST CAROL WILKINSON TRUST, et al. 208 W WASHINGTON ST #1811 CHICAGO, IL 60606-0600
3	DANIEL & JANETTA VONRABENAU 704 N WELLS ST FL 2 CHICAGO, IL 60654
4	JESSICA COLE/THEODORE MCCARTAN 3708 N GREENVIEW AVE CHICAGO, IL 60613
5	WILLIAMS BAY LLC 2000 DEMPSTER ST STE B EVANSTON, IL 60202
6	OUTING INVESTMENTS LLC 7944 BEACH DR FOX POINT, WI 53217
7	SHIELD II LLC 7944 BEACH RD FOX POINT, WI 53217
8	NORMAN B BARR CAMP INC C/O DONALD LARSON 5068 W BALMORAL AVE CHICAGO, IL 60630
9	LAKE GENEVA FRESH AIR PO BOX 10 WILLIAMS BAY, WI 53191
10	ROBERT A WOLFE PO BOX 221 WILLIAMS BAY, WI 53191
11	GAGE MARINE HOLDINGS LLC PO BOX 220 WILLIAMS BAY, WI 53191
12	SCHOOL DISTRICT OF WILLIAMS BAY 139 CONGRESS WILLIAMS BAY, WI 53191
13	JEFFREY R FROELICH W4741 BORDER DR FONTANA, WI 53125
14	WAYNE L ROWEHL 480 W GENEVA ST WILLIAMS BAY, WI 53191
15	CLAUS R & SARAH F WELLHAUSEN 470 W GENEVA ST WILLIAMS BAY, WI 53191
16	WYNN PROPERTIES LLC 120 S STATE ST STE 525 CHICAGO, IL 60603
17	CRONIN FAMILY TRUST 450 W GENEVA ST WILLIAMS BAY, WI 53191-9100
18	AUSTIN WAYNE & HANNAH BRANSON 440 W GENEVA ST WILLIAMS BAY, WI 53191-9100
19	O'CONNOR FAMILY TRUST 430 W GENEVA ST WILLIAMS BAY, WI 53191
20	JOHN M & DONNA M TURNEY, et al. 7039 N OVERHILL AVE CHICAGO, IL 60631-3100
21	RONALD J & CAMILLE L GRABSKI 435 FROST DR WILLIAMS BAY, WI 53191-9100
22	PATRICK J WATTS PO BOX 545 WILLIAMS BAY, WI 53191-9100
23	WATTS INVESTMENTS LLC PO BOX 545 WILLIAMS BAY, WI 53191
24	MCKENNA ROSE & MATTHEW GONSER 457 W GENEVA ST WILLIAMS BAY, WI 53191-9100
25	BRIAN & EILEEN ROBINSON 445 W GENEVA ST WILLIAMS BAY, WI 53191
26	JEFFREY S ROLLER SR 433 W GENEVA ST WILLIAMS BAY, WI 53191-9100
27	REPUBLIC RENTALS LLC 320 W GENEVA ST WILLIAMS BAY, WI 53191-0400
28	STEVE D & KIM E MINETTE 446 OBSERVATORY PL WILLIAMS BAY, WI 53191
29	MICHAEL A & LAURA A THON 440 OBSERVATORY PL WILLIAMS BAY, WI 53191
30	JAMES T & HEIDI A MOCCHI ON651 W WEAVER CIR GENEVA, IL 60134
31	KYLE M & HEATHER J D CUDWORTH 410 OBSERVATORY PL WILLIAMS BAY, WI 53191
32	STEPHEN D & KIM E MINETTE 446 OBSERVATORY PL WILLIAMS BAY, WI 53191
33	ROXANNE RODRIGUEZ 104 N WISTERIA ST MANSFIELD, TX 76063-6300
34	DONALD H WEYHRAUCH 431 OBSERVATORY PL WILLIAMS BAY, WI 53191-9100
35	JESSE F & ANNA T GAGLIARDO 419 OBSERVATORY PL WILLIAMS BAY, WI 53191-9100
36	JONATHAN & MARY BARTHOLOMEW 397 OBSERVATORY PL WILLIAMS BAY, WI 53191-9100
37	YERKES FUTURE FOUNDATION INC PO BOX 346 WILLIAMS BAY, WI 53191-9100
38	MICHEL K & ANITA P OBRIEN PO BOX 1422 WILLIAMS BAY, WI 53191
39	WOMENS LEADERSHIP CENTER AT WILLIAMS BAY NFP 303 E WACKER DR STE 315 CHICAGO, IL 60601-0100
40	TEAM E-IA LLC 318 HALF DAY RD STE 343 BUFFALO GROVE, IL 60089-8900
41	AURORA EAST PROPERTY OWNERS ASSOCIATION INC 318 HALF DAY RD STE 343 BUFFALO GROVE, IL 60089
42	PETER PERKINS TRUST JANICE PERKINS TRUST, et al. PO BOX 81 MARENGO, IL 60152
43	SUMMERSET LG LLC W3128 HIGHWAY 59 WHITEWATER, WI 53190-9000
44	F MICHAEL & JENNIFER COVEY 625 S BURTON PL ARLINGTON HEIGHTS, IL 60005-0500
45	PATRICIA PURCELL TRUST 555 LONGBOAT CLUB RD UT 18A LONGBOAT KEY, FL 34228-6000
46	PHYLLIS C STEINDL TRUST 13 CARRIAGE CT OAK BROOK, IL 60523-2300
47	DARTMOUTH WOODS CONDOMINIUM BALLY BAY LLC C/O J OR W PLAZA 77515 PELICAN BAY BLVD NAPLES, FL 34108 EDF LLC C/O CAROLINE WETTERSTEN 5884 N KILBOURN AVE CHICAGO, IL 60646-4600 MARK & JULIE SCARPELL 220 MOFFETT RD LAKE BLUFF, IL 60044-4400 CARL EDWARD AVALLON TRUST 290 S SHORE LN LAKE FOREST, IL 60045 RUTH PARSONS FAMILY TRUST 5 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100 MICHAEL P KING TRUST 6 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100 THOMAS P & LAURIE L BEDA 7 DARTMOUTH RD WILLIAMS BAY, WI 53191-9100 STEVEN L & BETSY J CARLSON 8 DARTMOUTH RD WILLIAMS BAY, WI 53191 GREGORY E & LINDA G WOLF 2746 OLDE CYPRESS DR NAPLES, FL 34119-1900
48	ELIZABETH ANN HAMLIN TRUST PO BOX 1153 WILLIAMS BAY, WI 53191
49	WILLIAMS BAY LLC 2000 DEMPSTER ST STE B EVANSTON IL, 60202

Note: Neighboring addresses provided at a larger scale under separate cover.

EXISTING SURROUNDING SITE AND ZONING INFORMATION



EXISTING LAKE SITE AND TOPOGRAPHY

SCALE: 1" = 100'



Entrance



Looking West on Ravina



Approach to site from Constance



View from potential future Lodge site



View of Lake



View of Lake

EXISTING SITE IMAGES



Water Safety Patrol Building



Mabel Cratty Building



Weidensall



Existing dining facility and kitchen



Existing Lakefront Accommodations



Weidensall

EXISTING BUILDING IMAGES

PROPOSED CONCEPTUAL PLAN

Project Description

The proposed planned development is a preserve-focused retreat and country lodge that promises to enhance the natural beauty of the area, expand top-notch local tourism options, and provide exceptional recreational opportunities for the community on the previous site of George Williams College.

The project aims to boost local tourism by offering a diverse range of experiences for guests. Central to the development will be a charming country lodge, complemented by an array of one and two-bedroom cabins, providing visitors with the perfect balance of comfort and privacy. The lodge and cabins will be thoughtfully integrated into the landscape, preserving the site's character and stunning vistas of Geneva Lake.

Club members and hotel guests will have access to a wealth of amenities designed to promote relaxation, wellness, and entertainment. The on-site restaurant will serve as a culinary haven, offering gourmet meals and a welcoming atmosphere for both members and visitors. The amphitheater will become the new home of Music by the Lake and be a place where the public can gather for entertainment set in nature. The racquet courts will offer state-of-the-art facilities for tennis, pickle ball, and other racquet sports, promoting an active lifestyle. The activity center will host a range of programs and events, fostering engagement and entertainment. Additionally, a world-class spa and luxurious pool area will provide spaces for relaxation and rejuvenation.

Thoughtfully planned along the beautiful shores of Geneva Lake, the development aims to preserve and celebrate the natural beauty of the existing site, characterized by open rolling hills, mature trees, and breathtaking vistas of the lake. We are committed to maintaining these scenic attributes, ensuring that the development enhances rather than detracts from the cherished landscape.

Recognizing the importance of preserving the natural environment, the project will dedicate a significant portion of the land as a preserve. This preserve will feature well-maintained walking trails that meander through the woodlands and meadows, allowing visitors to immerse themselves in the beauty of the surroundings. The preserve will also provide access to the existing lakeshore path, encouraging exploration and fostering a deep appreciation for the lake's pristine waters.

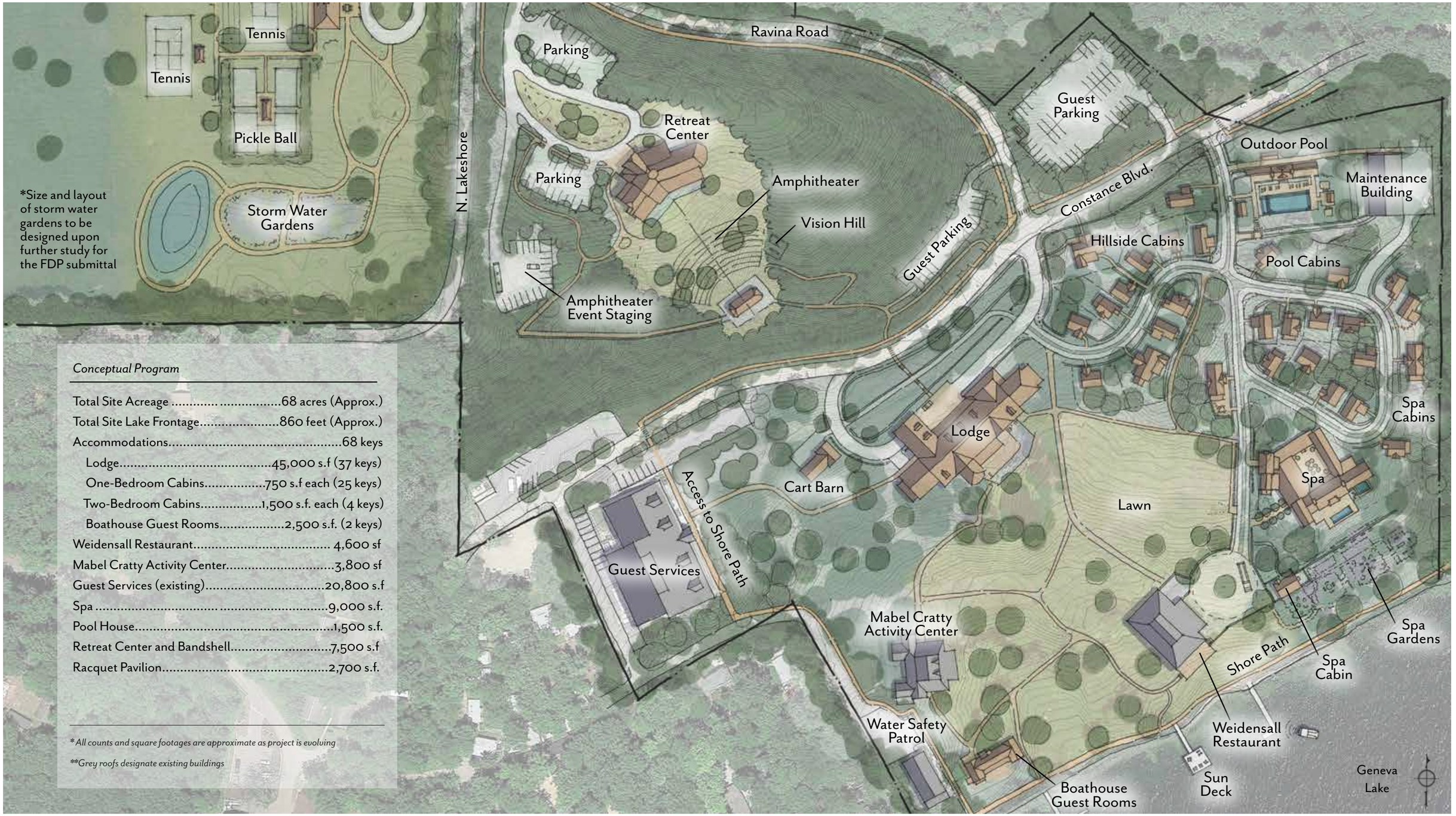
The project is not just a development; it is a commitment to honoring the history of the YMCA camp with a low density country lodge and cabins, continuing the Music by the Lake tradition in a new and improved venue, and boosting local tourism and economic growth while respecting and enhancing our natural environment. As it welcomes guests from near and far, the project will not only enhance the local tourism industry but also create a vibrant hub for the community to gather, explore, and create lasting memories in an idyllic setting.

We are excited about the potential of this concept to become a part of Williams Bay, offering a destination where residents and visitors can enjoy the best of what Williams Bay and Geneva Lake have to offer.



PROPOSED OVERALL SITE PLAN

SCALE: 1" = 500'



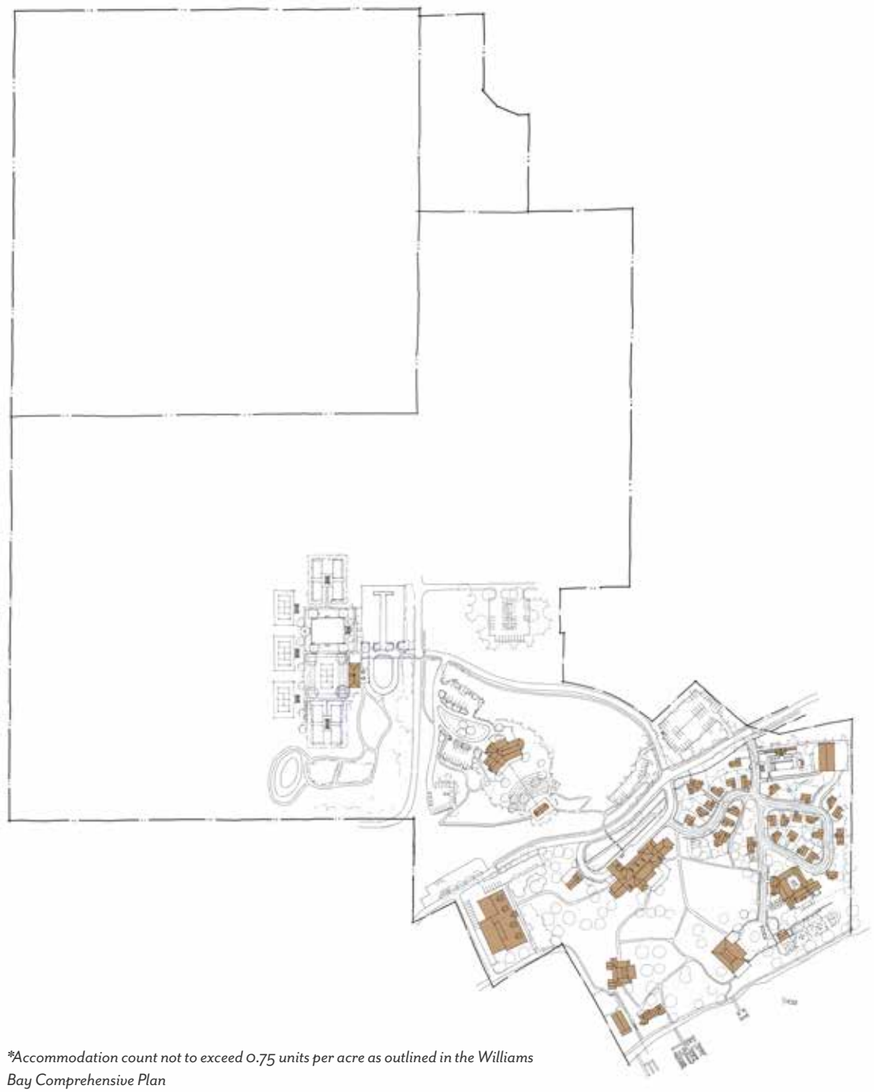
Conceptual Program

Total Site Acreage	68 acres (Approx.)
Total Site Lake Frontage	860 feet (Approx.)
Accommodations	68 keys
Lodge	45,000 s.f (37 keys)
One-Bedroom Cabins	750 s.f each (25 keys)
Two-Bedroom Cabins	1,500 s.f. each (4 keys)
Boathouse Guest Rooms	2,500 s.f. (2 keys)
Weidensall Restaurant	4,600 sf
Mabel Cratty Activity Center	3,800 sf
Guest Services (existing)	20,800 s.f
Spa	9,000 s.f.
Pool House	1,500 s.f.
Retreat Center and Bandshell	7,500 s.f
Racquet Pavilion	2,700 s.f.

** All counts and square footages are approximate as project is evolving*

***Grey roofs designate existing buildings*

PROPOSED SITE PLAN



**Accommodation count not to exceed 0.75 units per acre as outlined in the Williams Bay Comprehensive Plan*

DEVELOPMENT DENSITY DIAGRAM

SCALE: 1" = 500'



EXISTING



PROPOSED

*The proposed design results in a reduction of approximately 15% of road and building impervious surface south of Constance Boulevard. This is equivalant to a reduction of one acre.

BUILDING AND ROAD COVERAGE DIAGRAM



AERIAL PERSPECTIVE VIEW FROM THE LAKE



PERSPECTIVE VIEW FROM THE LAKE



PERSPECTIVE VIEW FROM THE AMPHITHEATER

PROPOSED CONCEPTUAL LANDSCAPING PLANS AND IMAGERY

Landscape Narrative

The conceptual landscape architectural plans for The Preserve are designed to complement the existing character and natural features, as well as the proposed architecture and engineering to create a cohesive and experiential environment. The Preserve enjoys a variety of habitat areas including native meadows, wooded roadway and ravine corridors, upland woods, and the dramatic park-like lakefront lawn leading to the Geneva Lake shoreline. Each of these areas have distinct and inspirational characteristics based on topography, plant materials, views, and proposed activities. The landscape plan acknowledges the unique character of each of these areas, as well as the attractive building architecture, and builds upon the established mood and experience. To keep true to the existing plantings, plant materials that are native to the region will be used whenever possible. An interconnected trail network integrates each area so visitors and guests can experience the property on foot if they choose.

1 – Public Roadway Corridors - The public road right of ways include N. Lakeshore Road, Ravina Road, and Constance Boulevard. Each provides an experience of leaving the upland open-sky meadow and entering the close embrace of a wooded roadway or ravine corridor. The tree canopy and woodland backdrop provides shaded character that is planned to remain as a transition to The Preserve gathering areas.

2 – Native Meadow Landscape -The preserve area encompasses the former George Williams golf course. The low flagstone wall that will greet you at the intersection of N. Lakeshore Dr. and W. Geneva St. provides a hint of natural stone, a material that will be reflected at The Preserve. The tree lined N. Lakeshore Dr. corridor will bring you to a native grassland and meadow with mown grass walking trails between open sky and canopy tree shade. The trails will offer connections to W. Geneva St, Yerkes Observatory, the Racquet Courts, and The Preserve.

3 - The Racquet Courts grounds feature a more distinctly organized landscape reflecting a degree of formality suitable for the courts and pavilion arrangement. Courts and parking will be screened with upright hedges. Guest parking and lawns surrounding the Racquet Courts will transition from mown grass to native meadow. The opportunity for a formal shade tree allee' will provide an arrival foreground to the Center grounds.

4 - The Upland Woods - consist of native Oaks, Maples, Elm, Linden, and understory woodland trees. The landscape for the Retreat and Amphitheater will reflect the native surroundings with informal tree plantings as native woodland edge and understory transition planting. The amphitheater service parking and back of stage will be screened with evergreens and dense native shrubs to block views of vehicles and back of stage. Parking fields will remain as grass parking meadows for event parking. Occasional informal woodland edge native trees will be planted at the parking meadow edges. The perimeter screening utilizes the dense, undisturbed woodland surroundings.

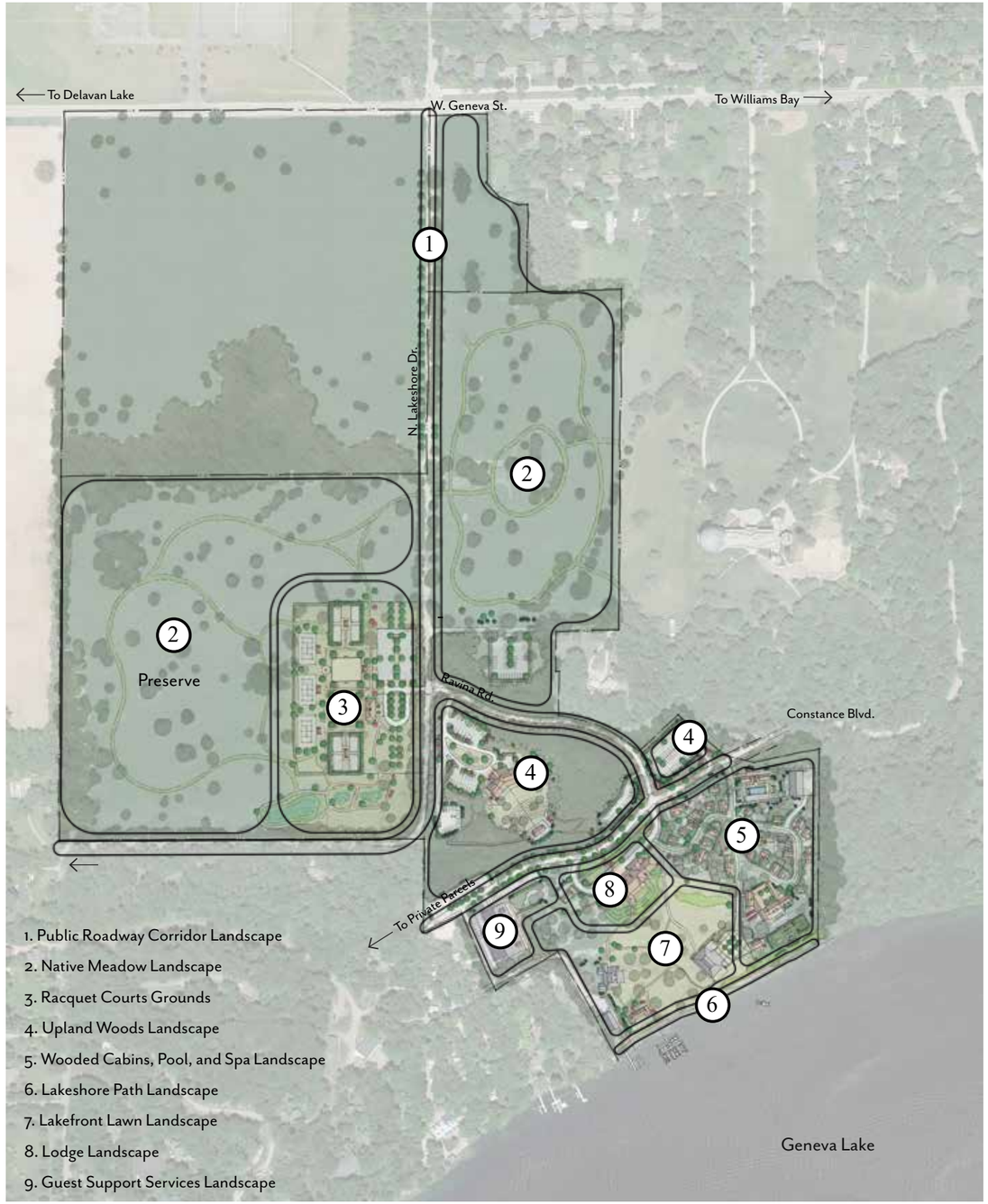
5 – Wooded Cabins, Pool, and Spa - The overhead tree canopy provides shaded areas and sunny lawn openings for the proposed new structures. Landscape for the cabins will feature a walking lane and low flagstone walls around each yard filled with a small lawn, perennials, grasses, and understory type woodland trees. New woodland oak, maple, and linden shade trees and flowering ornamentals, witch hazel, redbud, dogwood and serviceberry trees will be planted to supplement tree removals. Utility and service areas will be screened with dense native shrubs and evergreens. The Pool and Spa will each feature quiet reflective walking gardens planted with lawn, native grasses, perennials and four season interest.

6 - The Lakeshore gravel path will remain accessible and feature a border of low height perennials and grasses to define the Spa and Boat House grounds. A public access path is planned to connect the lakeshore path to upland areas and public road right of ways. The upland public access walks will be landscaped with shade and canopy trees for passive walking connections.

7 - The present Lakefront Lawn will be retained as a signature of the cool quiet nature of The Preserve offering sweeping views of Geneva Lake. Care of the existing mature tree canopy will continue along with selective planting of the next generation of shade and ornamental trees.

8 – Lodge Landscape - On arrival, the remarkable view of Geneva Lake across the shaded lawn greets visitors before turning into the Lodge drive with terraced hillside perennial wandering gardens. The Lodge lake side landscape celebrates indoor / outdoor activities hosted by walled terraces planted with low shrubs and perennials transitioning to lake views across the open lawn. The architecture of the Lodge calls for a light hand with foundation plantings to fit into the existing architectural vernacular. Many of the existing historic buildings are attractive without need for extensive foundation plantings allowing the building features to read as a unified collection. The Lodge, Spa, Pool house, Retreat and Racquet Courts architecture will reflect the same light-handed foundation planting theme allowing a unified appearance. Guest parking areas flanking Ravina Road will be planted with dense screen shrubs and evergreens to obscure parked cars and headlights. Parking lots will include deciduous canopy trees in internal islands to provide shade.

9 – Guest Support Services- the western edge of The Preserve provides guest support services and staff parking. Landscape consisting of shrubs, canopy trees, and evergreens will provide utility and parking screening. Deciduous canopy trees will provide shade in parking areas and the public access path.



PROPOSED OVERALL LANDSCAPE PLAN

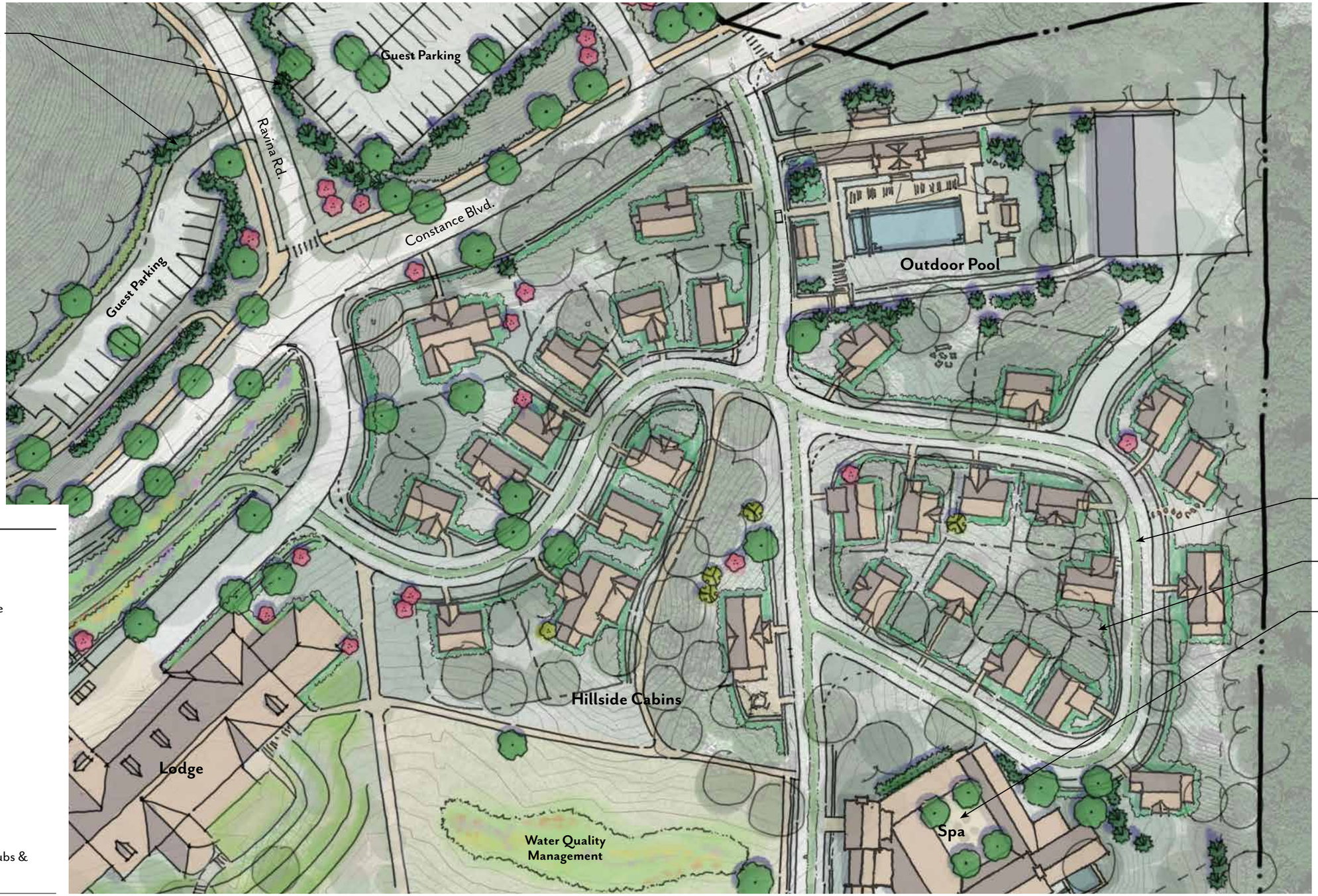
SCALE: 1" = 500'



Plant Legend

- Canopy Tree
- Ornamental Tree
- Evergreens
- Shrubs
- Perennials & Groundcover
- Foundation Shrubs & Perennials

LANDSCAPE ENLARGEMENT - LODGE



LANDSCAPE ENLARGEMENT - CABINS & OUTDOOR POOL



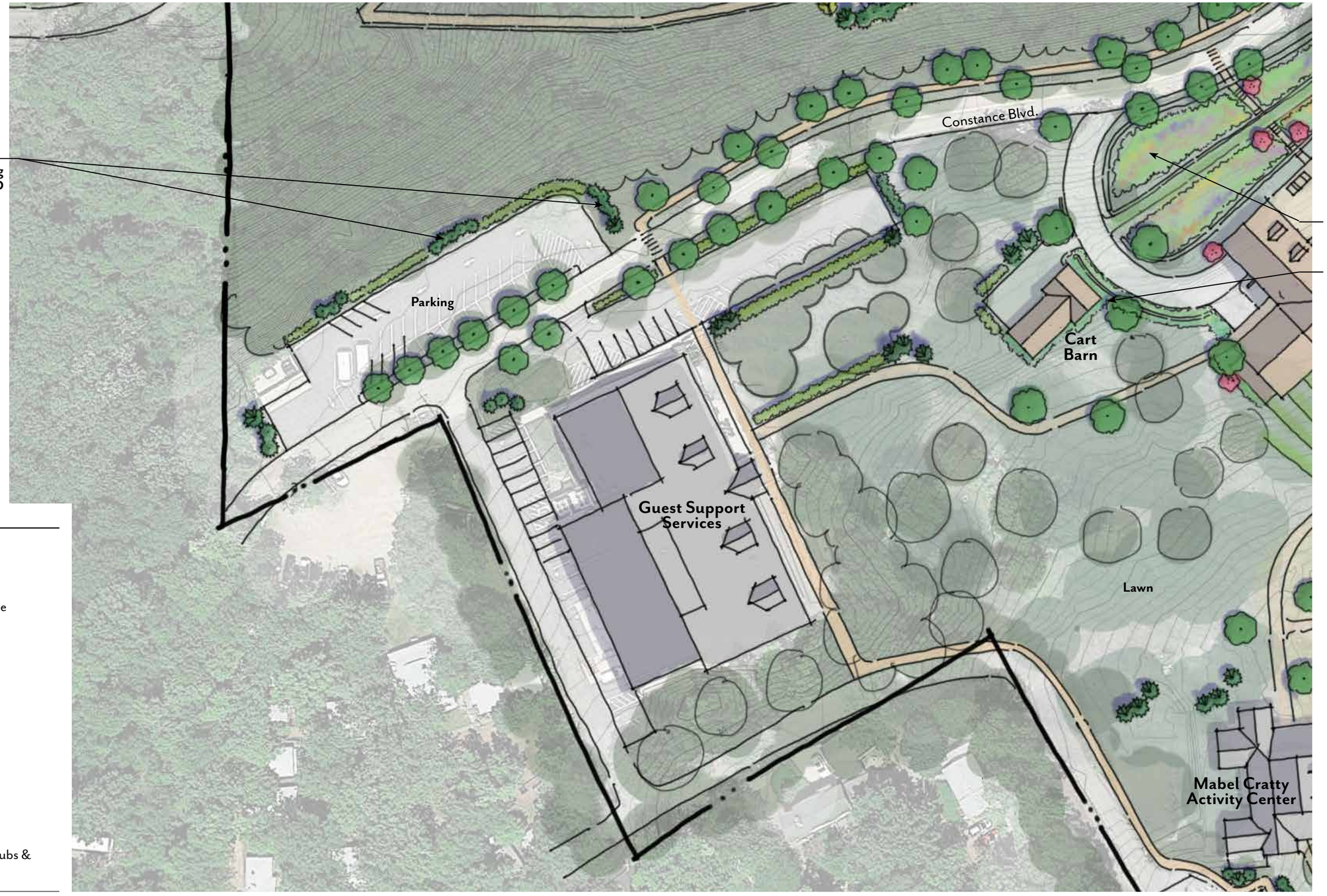
Plant Legend

- Canopy Tree
- Ornamental Tree
- Evergreens
- Shrubs
- Perennials & Groundcover
- Foundation Shrubs & Perennials

LANDSCAPE ENLARGEMENT - SPA & WEIDENSALL RESTAURANT



LANDSCAPE ENLARGEMENT - MABEL CRATTY ACTIVITY CENTER, WATER PATROL & BOATHOUSE



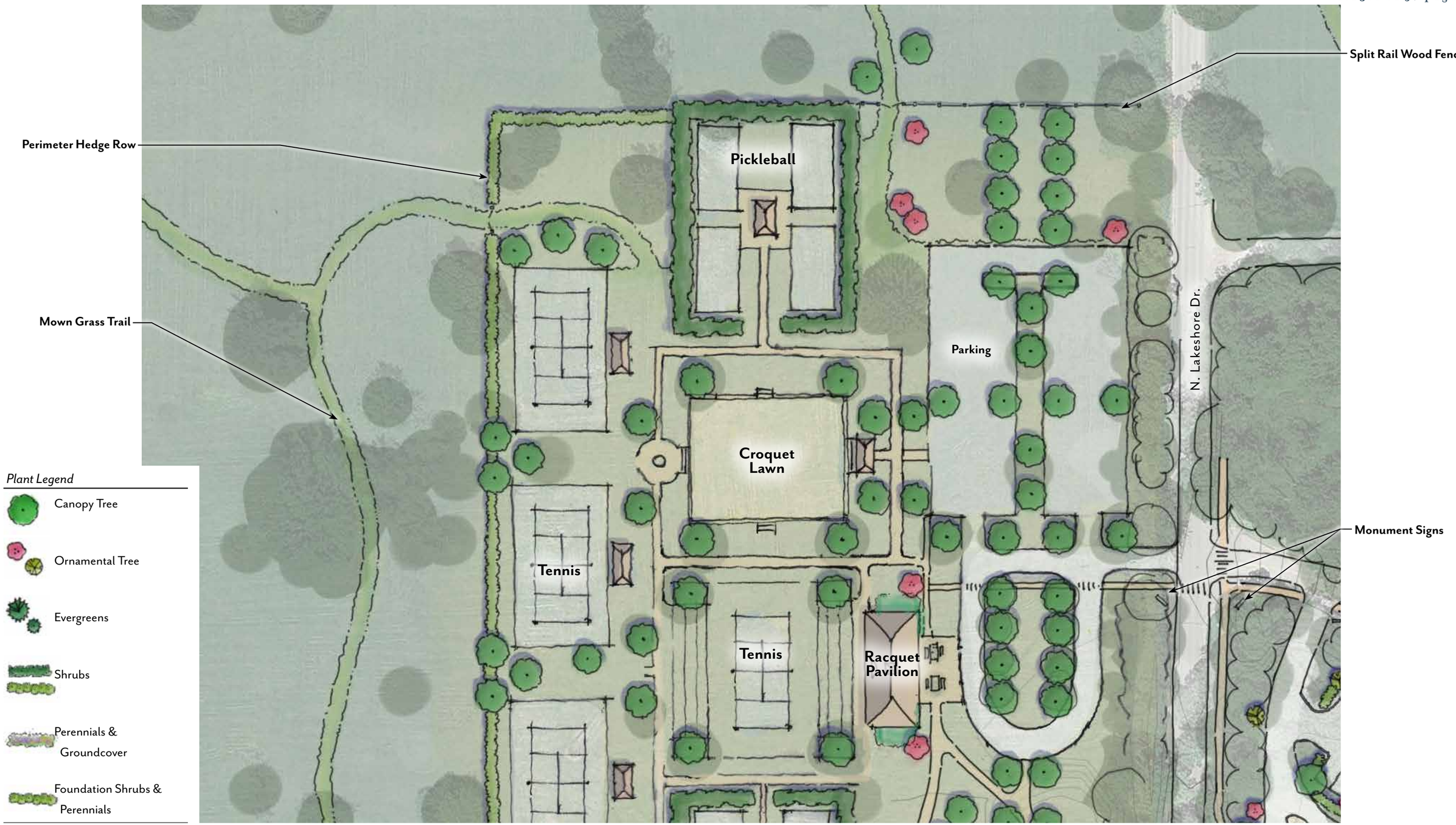
LANDSCAPE ENLARGEMENT - GUEST SUPPORT SERVICES



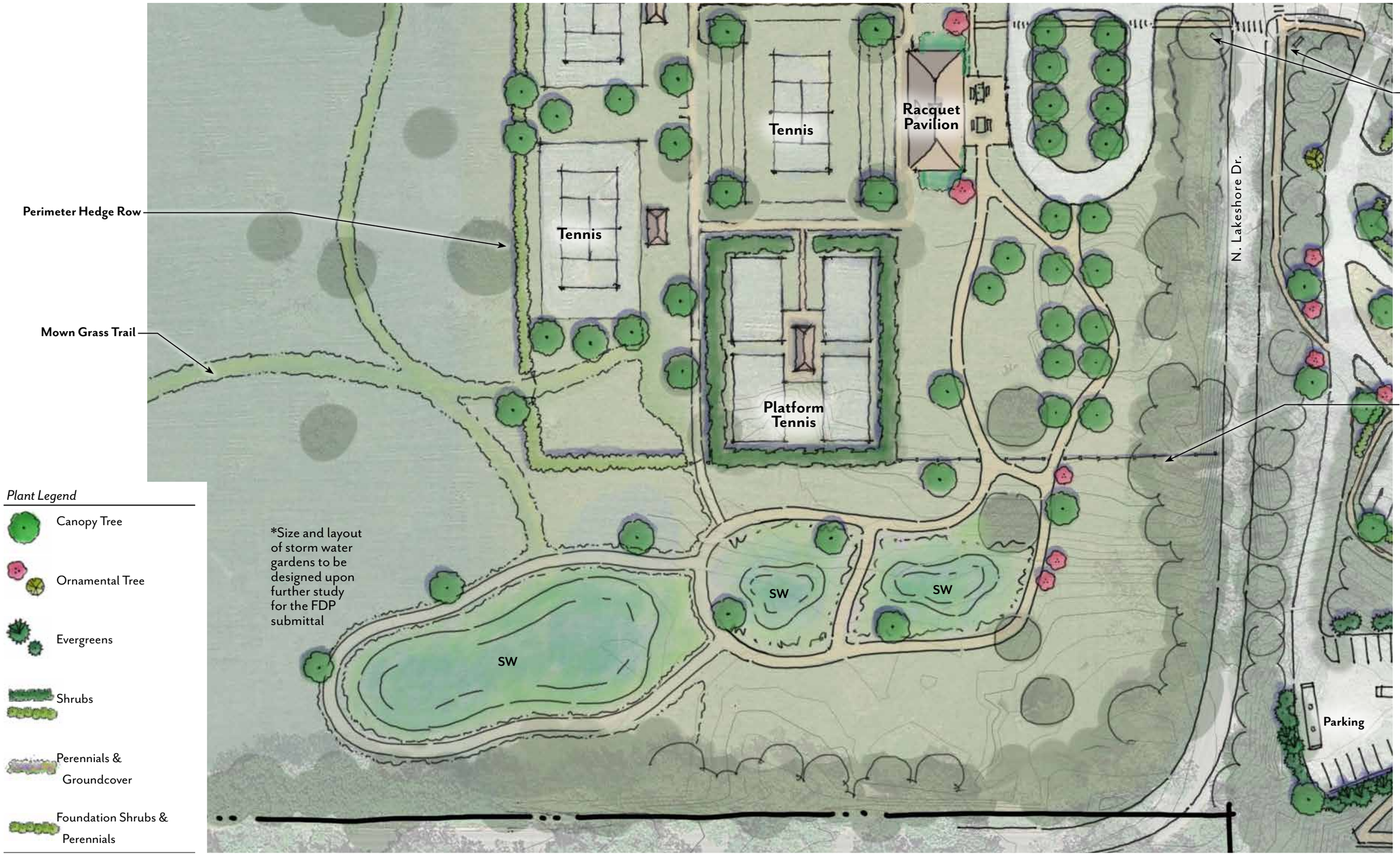
LANDSCAPE ENLARGEMENT - ENTRANCE & RETREAT CENTER



LANDSCAPE ENLARGEMENT - EVENT & GUEST PARKING



LANDSCAPE ENLARGEMENT - NORTH RACQUET COURTS



LANDSCAPE ENLARGEMENT - SOUTH RACQUET COURTS



LANDSCAPE ENLARGEMENT - NORTH NATURAL OPENS PACE



Plant Legend

- Canopy Tree
- Ornamental Tree
- Evergreens
- Shrubs
- Perennials & Groundcover
- Foundation Shrubs & Perennials

LANDSCAPE ENLARGEMENT - SOUTH NATURAL OPENSPACE

Plant Legend



Canopy Trees

Acer rubrum Redpointe 'Frank Jr." / Clump Red Maple
Acer saccharum / Sugar Maple
Celtis occidentalis / Hackberry
Gymnocaldus dioicus / Kentucky Coffeetree
Quercus bicolor / Swamp White Oak
Quercus rubra / Red Oak
Tilia americana / American Linden



Ornamental Trees

Amelanchier arborea / Serviceberry
Cercis canadensis / Red Bud
Cornus alternifolia / Pagoda Dogwood
Crataegus crus-galli / Cockspur Hawthorn
Hamamelis virginiana / Witch Hazel
Malus ioensis / Prairie Crabapple
Rhus typhina / Staghorn Sumac
Viburnum prunifolium / Blackhaw Viburnum



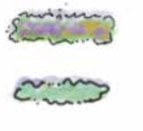
Evergreen Trees

Juniperus virginiana / Eastern Red Cedar
Pinus strobus / White Pine
Thuja occidentalis 'Techny' / Techny Arborvitae
Tsuga canadensis / Canadian Hemlock



Shrubs

Aronia melanocarpa / Chokeberry
Ceanothus americanus / New Jersey Tea
Cornus sericea / Red Twig Dogwood
Fothergilla gardenii / Dwarf Fothergilla
Hypericum perforatum / St. John's Wort
Ilex verticillata / Winterberry
Itea virginica / Virginia Sweetspire
Physocarpus opulifolius / Common Ninebark
Spirea alba / White Meadowsweet



Perennials / Groundcovers/ Ornamental Grasses

Aquilegia canadensis / Wild Columbine
Asclepias tuberosa / Butterflyweed
Bouteloua curtipendula / Sideoats Grama
Caltha palustris / Marsh Marigold
Carex bicknelii / Prairie Sedge
Echinacea purpurea / Purple Coneflower
Geum triflorum / Prairie Smoke
Iris lacustris / Dwarf Lake Iris
Juncus balticus / Baltic Rush
Lobelia cardinalis / Cardinal Flower
Rudbeckia hirta / Black-Eyed Susan
Sporobolus heterolepis / Prairie Dropseed
Symphyotrichum laeve / Smooth Blue Aster

Figure 390-0903: Landscaping Points

Plant Category	Landscaping Points Per Plant	Typical Mature Height (feet)	Minimum Permitted Installation Size
Shade tree	75	> 50	2-inch caliper
Tall deciduous tree	30	30 to 50	1 1/2-inch caliper
Medium deciduous tree	15	20 to 30	6 feet tall
Low deciduous tree	10	< 20	4 feet tall
Tall evergreen tree	40	> 30	5 feet tall
Medium evergreen tree	20	20 to 30	4 feet tall
Low evergreen tree	12	< 20	3 feet tall
Tall deciduous shrub	5	> 10	36 inches tall
Medium deciduous shrub	3	4 to 10	24 inches tall
Low deciduous shrub	1	< 4	18 inches tall
Tall/medium evergreen shrub	5	> 4	18 inches tall/wide
Low evergreen shrub	3	< 4	12 inches tall/wide
Perennial plantings	20/20 square feet	N/A	2 feet tall or 1 gallon pot (generally spaced 2 feet on center)
Rain garden or bioswale	20/20 square feet	N/A	N/A

*All plant material to be sized at or above Minimum Permitted Installation Sizes per The Village of Williams Bay Zoning Ordinance, Figure 390-0903.

GENERAL PLANTING SCHEDULE


Clump Red Maple


Kentucky Coffeetree


Red Oak


American Linden


Red Bud


Hackberry


Blackhaw Viburnum


Witch Hazel


Prairie Crabapple


Serviceberry


Eastern Red Cedar


White Pine


Techny Arborvitae


New Jersey Tea


Red Twig Dogwood


Common Ninebark


Winterberry


St. John's Wort


Purple Coneflower


Black-Eyed Susan


Smooth Blue Aster


Wild Columbine

PRECEDENT PLANT IMAGERY



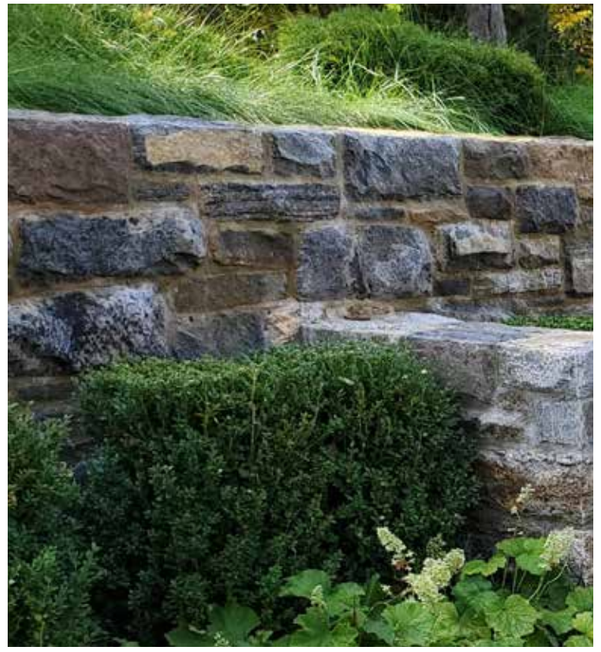
Stone Wall Cabin Garden



Spa Garden Trellis



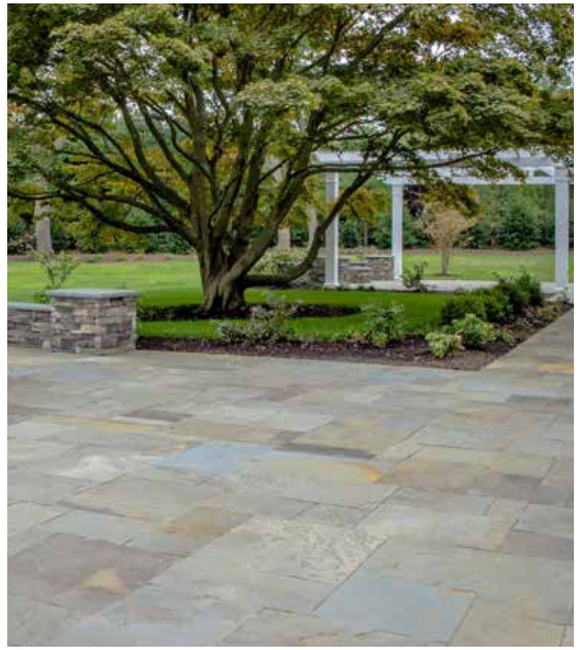
Spa Garden



Lakeshore Path Wall with Evergreen Hedge



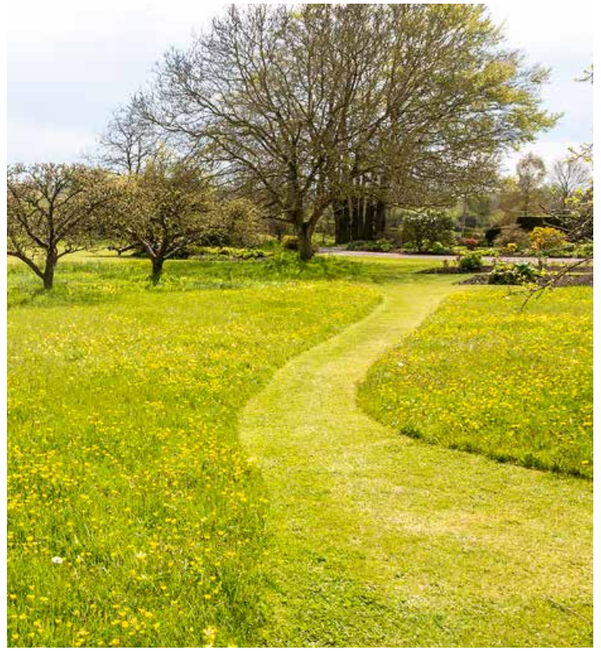
Tree Allee



Terrace Paving



Gravel Paths Throughout The Preserve



Grass Path Through Meadow

PRECEDENT PLANT IMAGERY



Stone Wall Cabin Garden



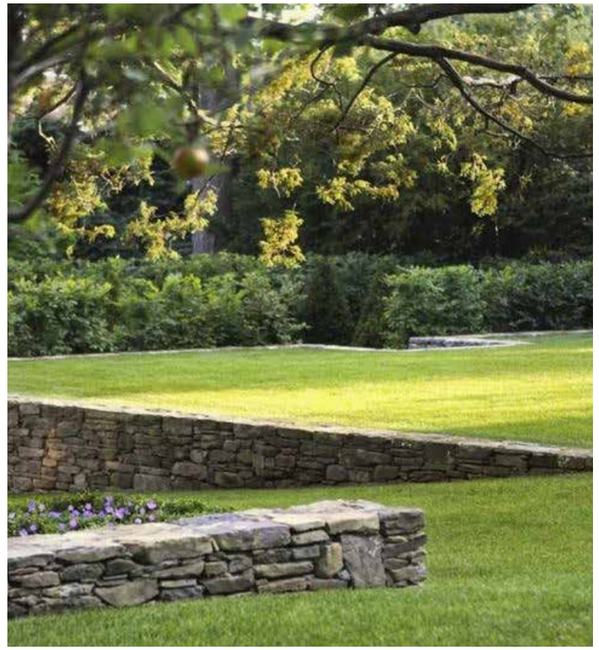
Spa Garden Water Feature



Amphitheater



Two Track Road



Stone Walls and Lawn



Native Plantings



Hillside Perennial Gardens



Lodge Terrace Gardens

PRECEDENT LANDSCAPE AND HARDSCAPE IMAGERY

Lighting Approach

Nighttime lighting throughout the site will be selected to reduce light pollution and spillover while being safe, aesthetically pleasing and integrated with the architectural and landscape vision. All fixtures will be shielded from upward lighting. Color temperatures will be warm and timers or sensors will be incorporated to minimize light durations. Roadway lamps, path lights and building lights will be considered collectively when assigning locations and light intensity.

Signage Approach

All signage to be in compliance with Village ordinances, no variance requests are expected. Signage to be minimally downlit and have no back lighting.











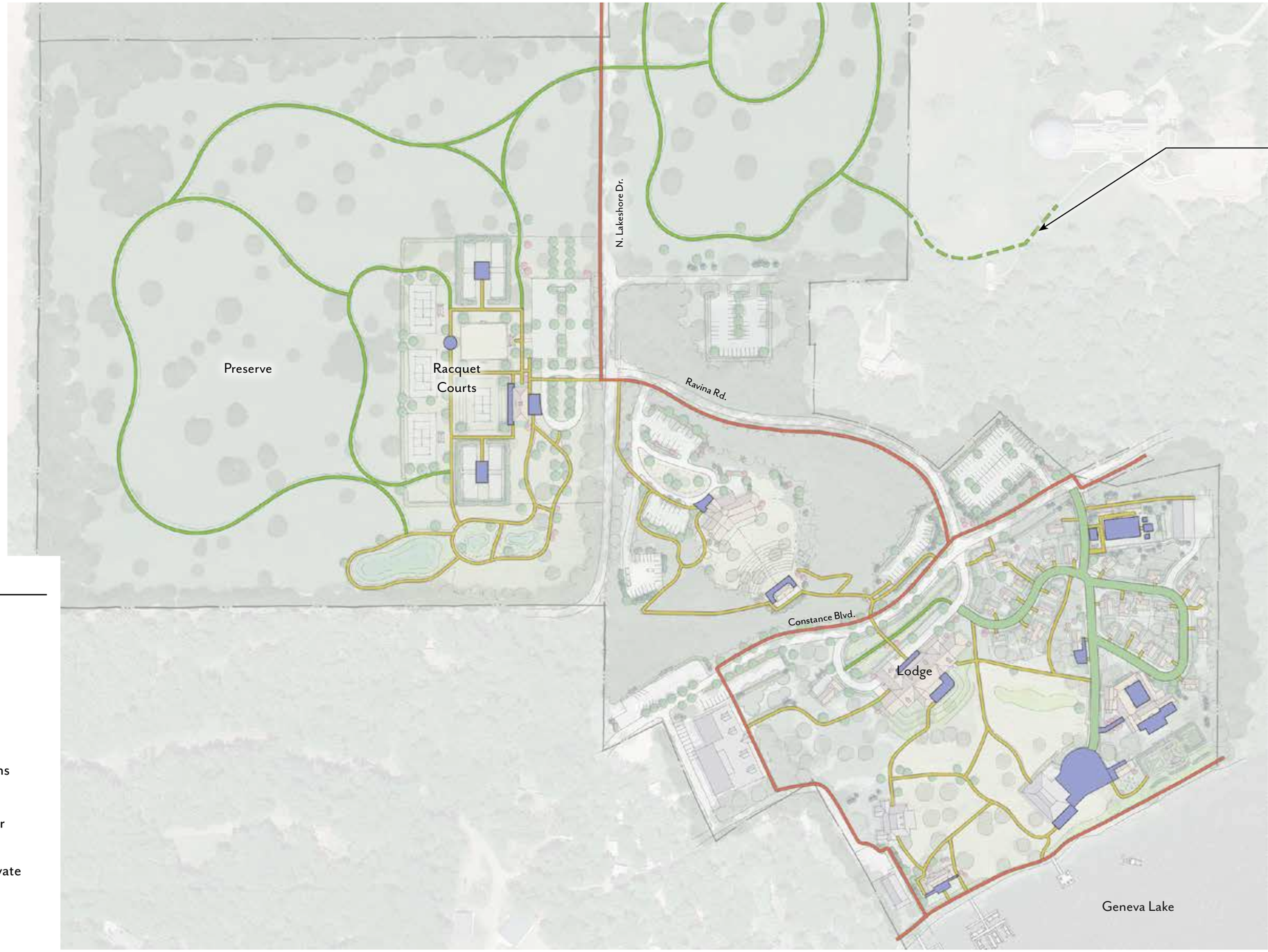









SIGNAGE AND LIGHTING CONCEPTS



WALKING PATH DIAGRAM

PROPOSED CONCEPTUAL BUILDING DESIGN SKETCHES AND IMAGERY



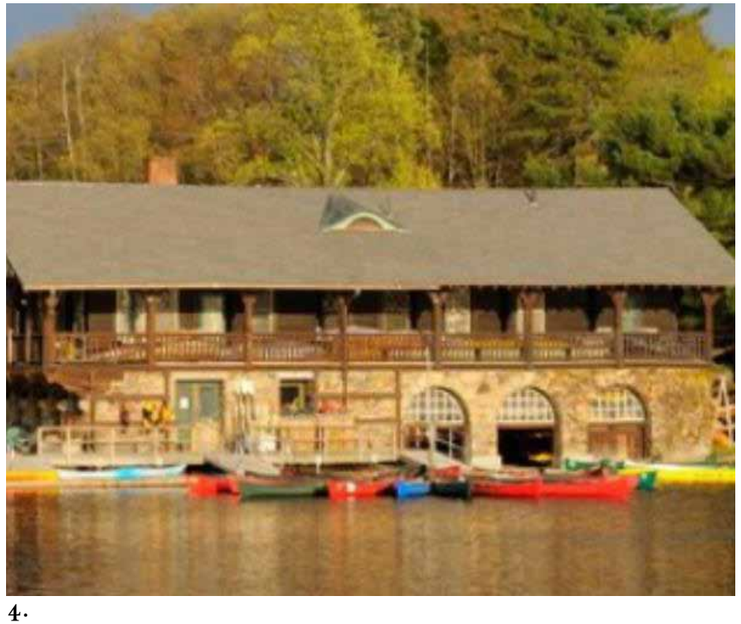
1.



2.



3.



4.



5.



6.

BUILDING PRECEDENT IMAGERY



1.



2.



3.



4.



5.



6.

BUILDING PRECEDENT IMAGERY



VIEW OF LODGE FROM CONSTANCE BOULEVARD



VIEW OF LODGE FROM LAKE SIDE TERRACE

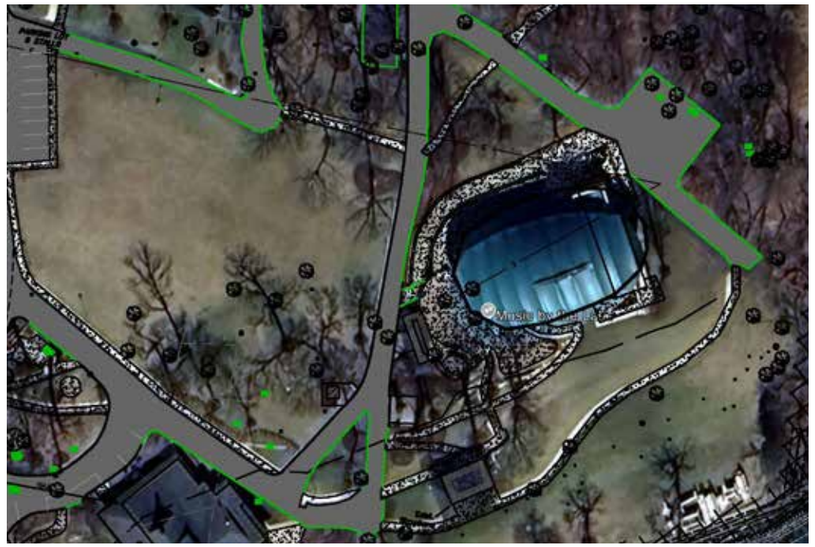


VIEW OF CABINS



VIEW OF RETREAT CENTER

Existing Music by the Lake



SCALE: 1" = 100'

Venue Capacity

- Max audience of 2,600 attendees (1,000 seated in pavilion and 1,600 seated on lawn)

Number of Events

- Approx. 6-8 live performances per season primarily held Saturday nights starting at 7:30p and Sunday afternoons at 4p

Parking

- Limited parking on site
- Off-site parking at school and shuttled to venue

Feedback from Aurora GWC



TYPICAL EVENT AT FERRO PAVILION

- There was strong community support for Music by the Lake
- The smaller capacity limited the artists available to perform
- Some artists equipment could not be supported by the stage further limiting artist availability
- Configuration of lawn and hills made it difficult to view the stage

Proposed Music by the Lake



SCALE: 1" = 100'

Venue Capacity

- Max audience of 3,500 attendees (2,500 seated in amphitheater and 1,000 seated on lawn)

Number of Events

- Approx. 10 live performances per year with eligible hours from 12pm to 10pm

Parking

- Field Parking in Preserve by Racquet Pavilion
- Off-site parking at school and shuttled to venue
- VIP parking at Racquet Pavilion and Grandview Ave

PROPOSED SITE INFORMATION

ROW'S, UTILITIES, EASEMENTS, ENVIRONMENTAL, AND ACCESS



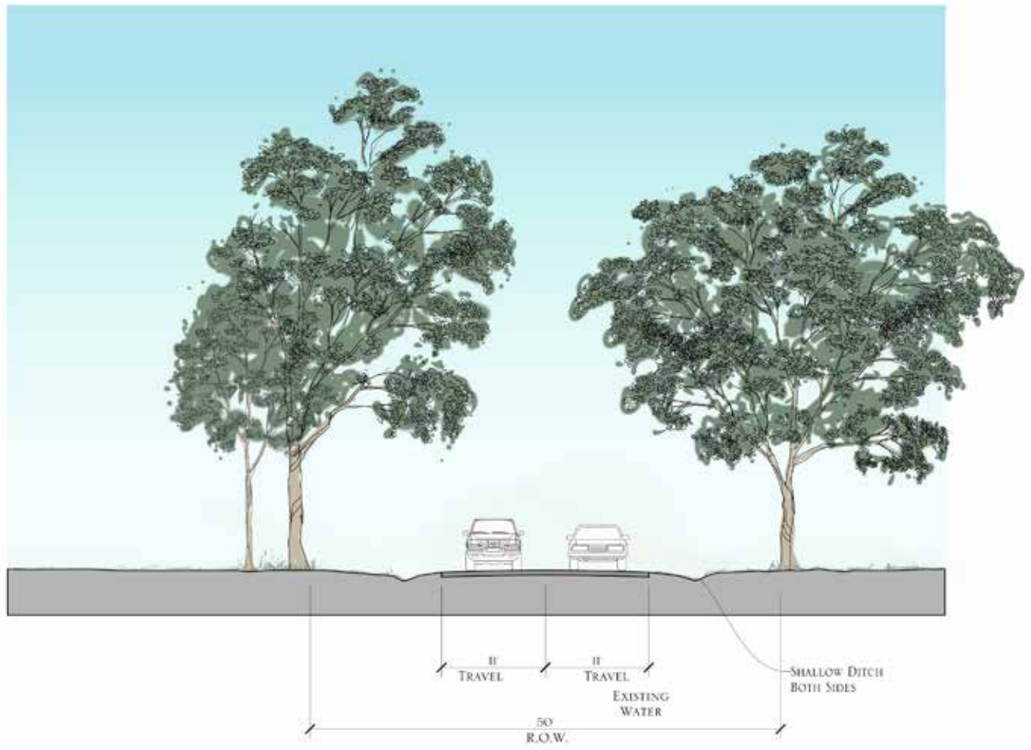
PROPOSED UTILITIES DIAGRAM



PROPOSED STORM WATER AND STORM SEWER DIAGRAM



PROPOSED RIGHT OF WAYS AND EASEMENTS DIAGRAM



EXISTING RIGHT OF WAY

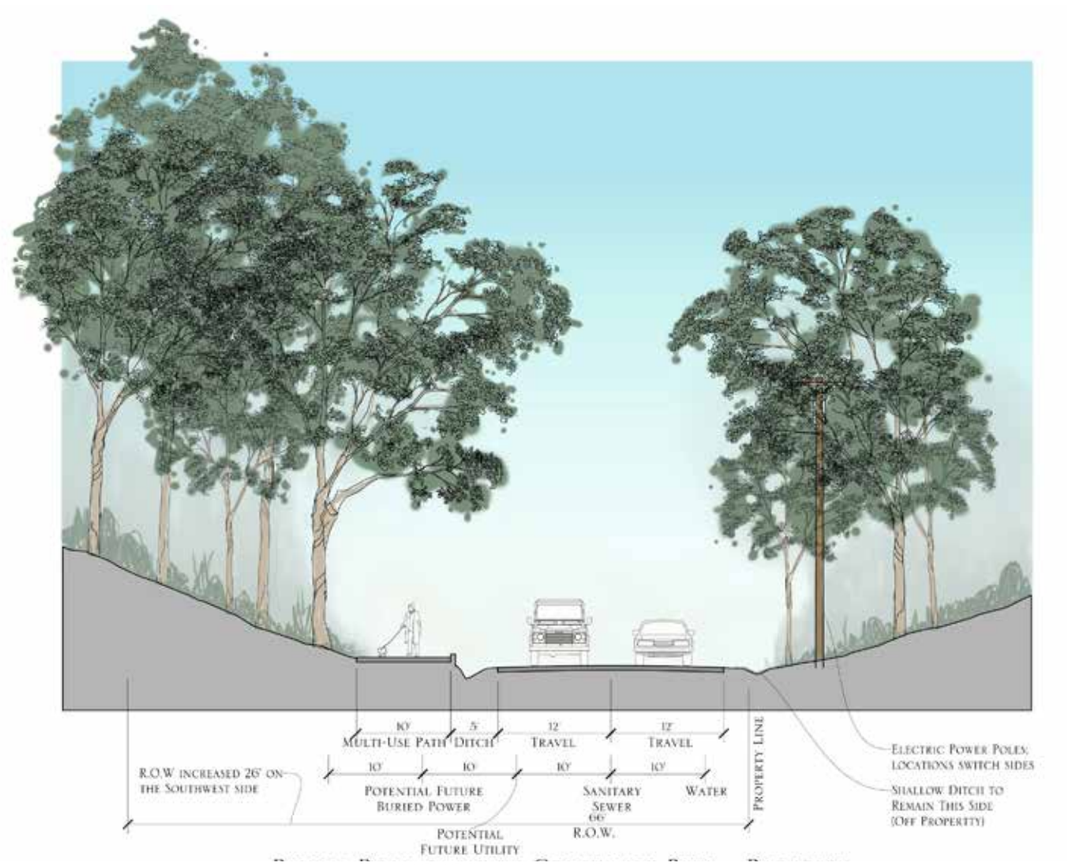


PROPOSED RIGHT OF WAY

LAKE SHORE DRIVE
STREET SECTION DIAGRAMS

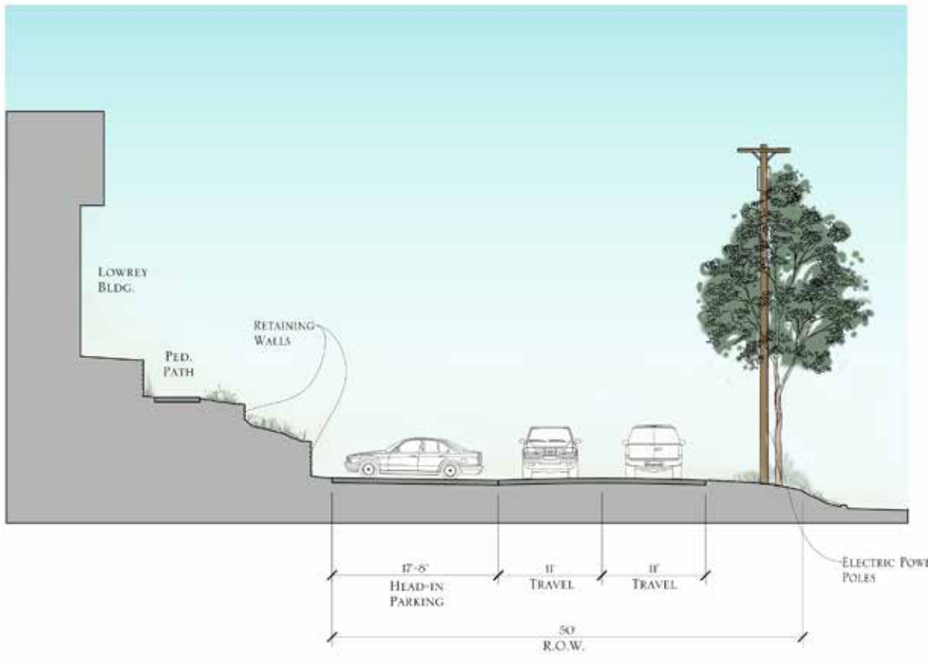


EXISTING RIGHT OF WAY

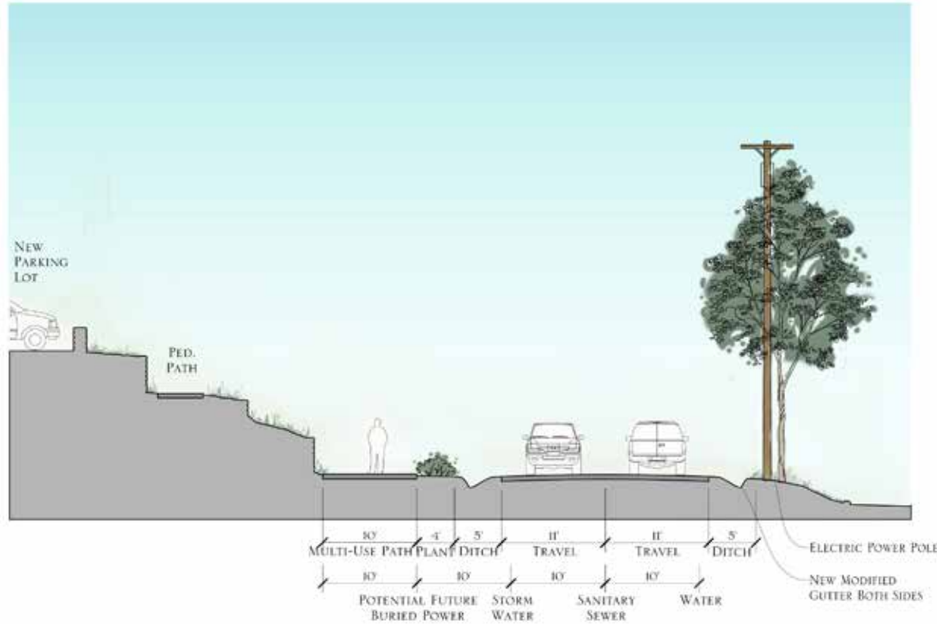


PROPOSED RIGHT OF WAY

RAVINA ROAD
STREET SECTION DIAGRAMS

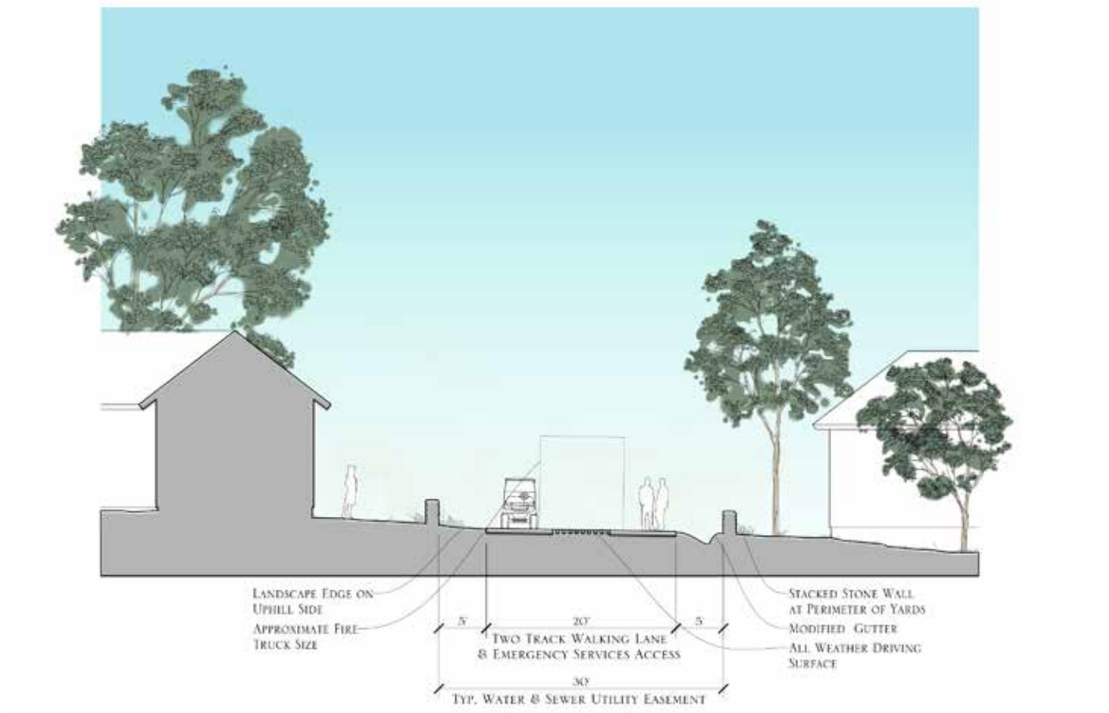


EXISTING SECTION

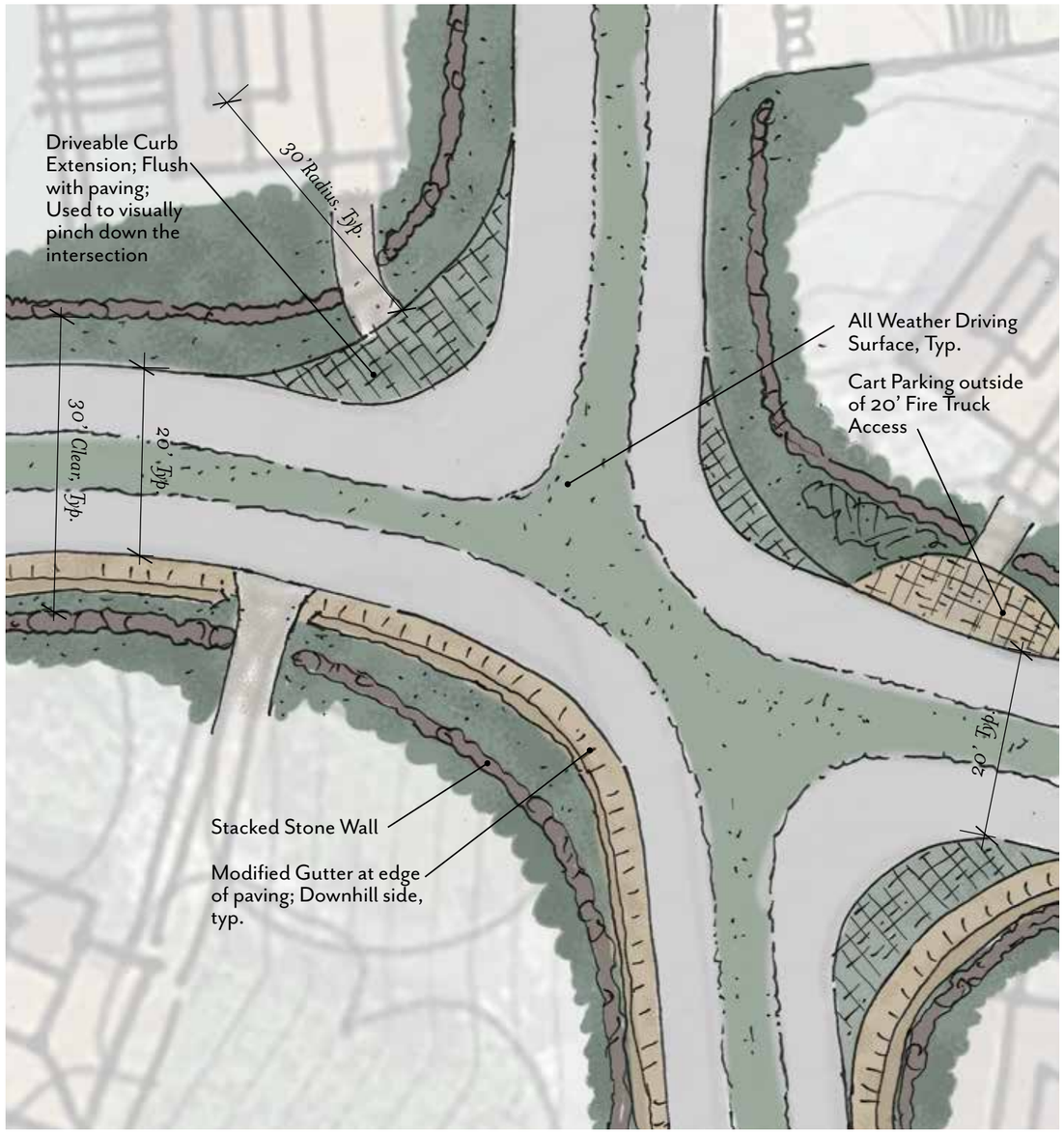


PROPOSED SECTION

CONSTANCE BOULEVARD
STREET SECTION DIAGRAMS



PROPOSED CROSS SECTION



PROPOSED PLAN DETAIL

TWO TRACK WALKING LANES & EMERGENCY SERVICES ACCESS
STREET SECTION & DETAIL DIAGRAMS

PARKING COUNTS

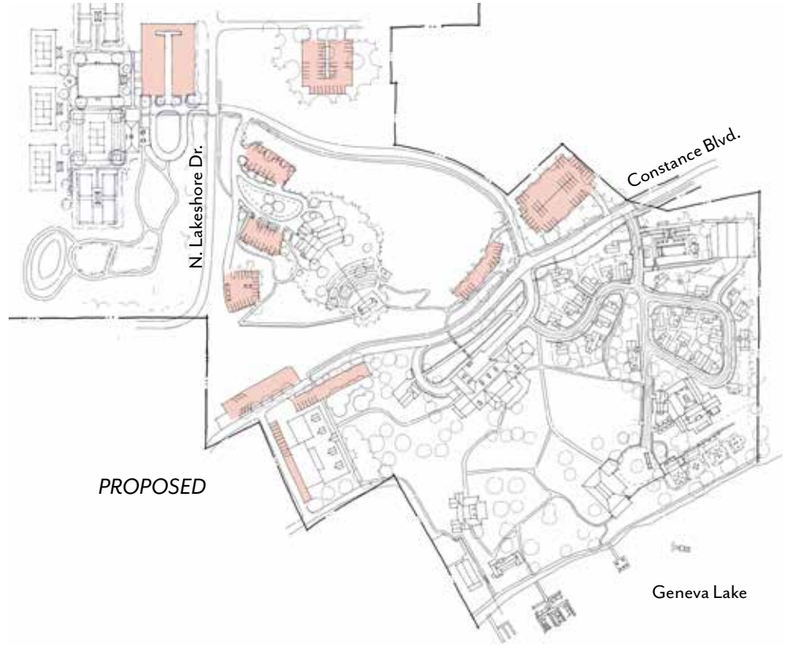
Existing: **315 spaces**
Proposed: **300 spaces**
Required per code **255 spaces** (see table below)

NOTES:

- Proposed parking spaces (300) is 45 spaces more than required by code (255).
- Parking calculated per use with code sections shown in table below.
- No “shared” parking is assumed between uses.
- “Proposed” and “Existing” parking diagrams shown right, with parking lots highlighted in pink.

PARKING CODE CALCULATION

	# Rooms/Patrons	PATRON PARKING	Notes	Parking Code
TOTAL	**68**	**195**		
INN	**37**	**37**	Commercial Indoor Lodging	390-0310 K (4)
Rooms	21		1/bedroom + 1/employee + 1/ 3ppl meeting halls (assume none)	https://ecode360.com/34300889
Suites	16			
CABIN (1 BED)	24	**24**	1 space per cabin	
CABIN (2 BED)	4	**8**	2 spaces per cabin	
BOATHOUSE	2	**2**	1 space per unit	
RENO SPA CABIN	1	**1**	1 space per unit	
SPA	42	**14**	2 double + 8 single treatment rooms	https://ecode360.com/34300748
			1 space per 3 ppl of max capacity	390-0310 G (3)
WEIDENSALL RESTAURANT	120	**40**	1 space / 3 patron seats or 1 per 3 of maximum capacity whichever is greater	https://ecode360.com/34300849
			2400 sf seating area / 20sf per person = 120 ppl	
CABEL CRATTY WORKSHOP	20	**5**	1 space per 4 expected patrons	
POOL	40	**10**	1 space per 4 expected patrons	
RETREAT CENTER	120	**30**	1 space per 4 patrons or 1 per 300sf	390-0309
RACQUET CENTER		**24**	2 spaces per court	https://ecode360.com/34300748#34300804
		EMPLOYEE PARKING		
TOTAL		**60**	Provided by hotel operator	
PATRON PARKING	***195***			
EMPLOYEE PARKING	***60***			
GRAND TOTAL	**255**			





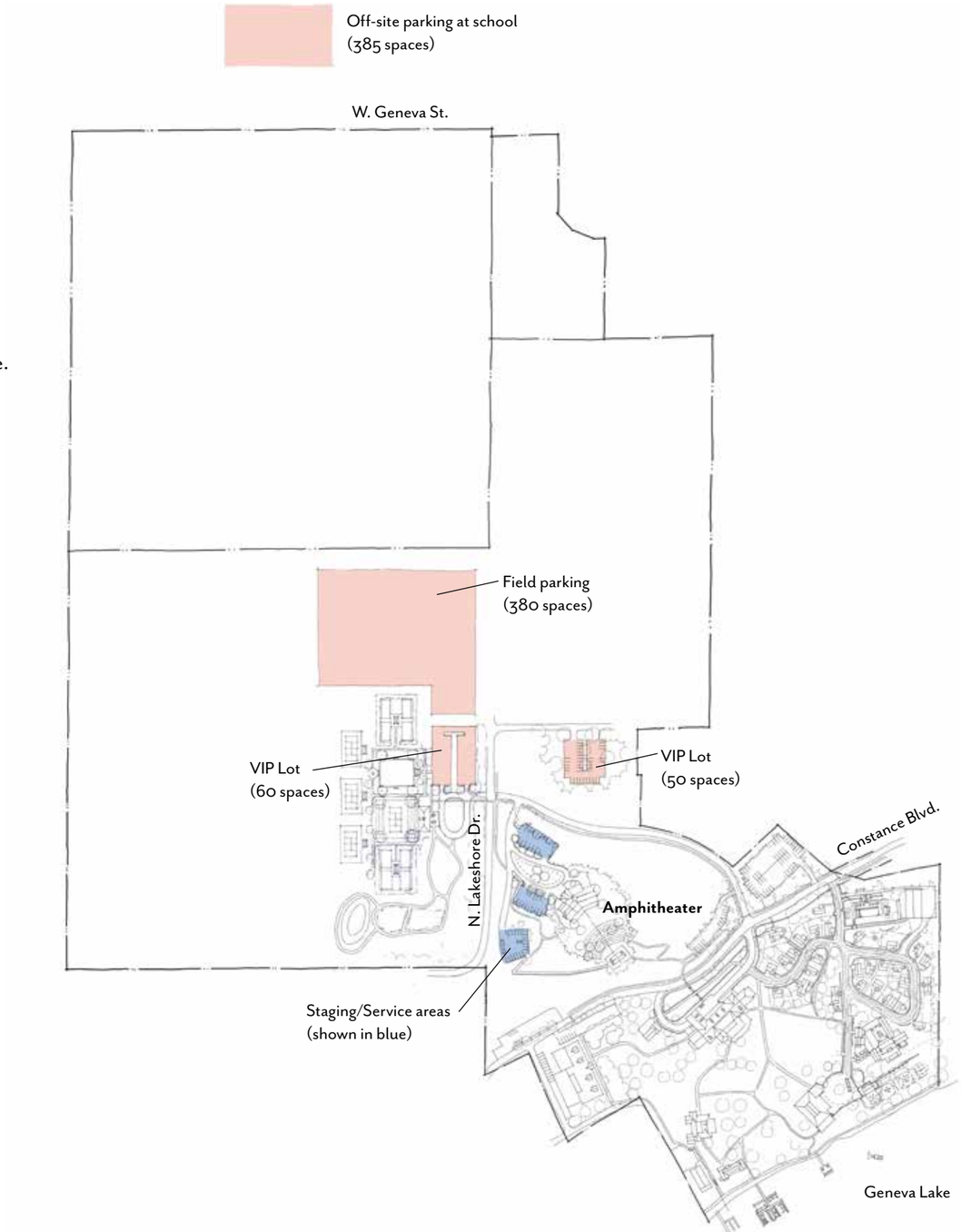
REGULAR USE PARKING

PARKING COUNTS

Amphitheater Capacity:	**3,500 people(max ticketed)**
Parking Ratio (per zoning):	**4 people per space**
Parking Required:	**875 spaces**
Parking Provided:	**875 spaces**

NOTES:

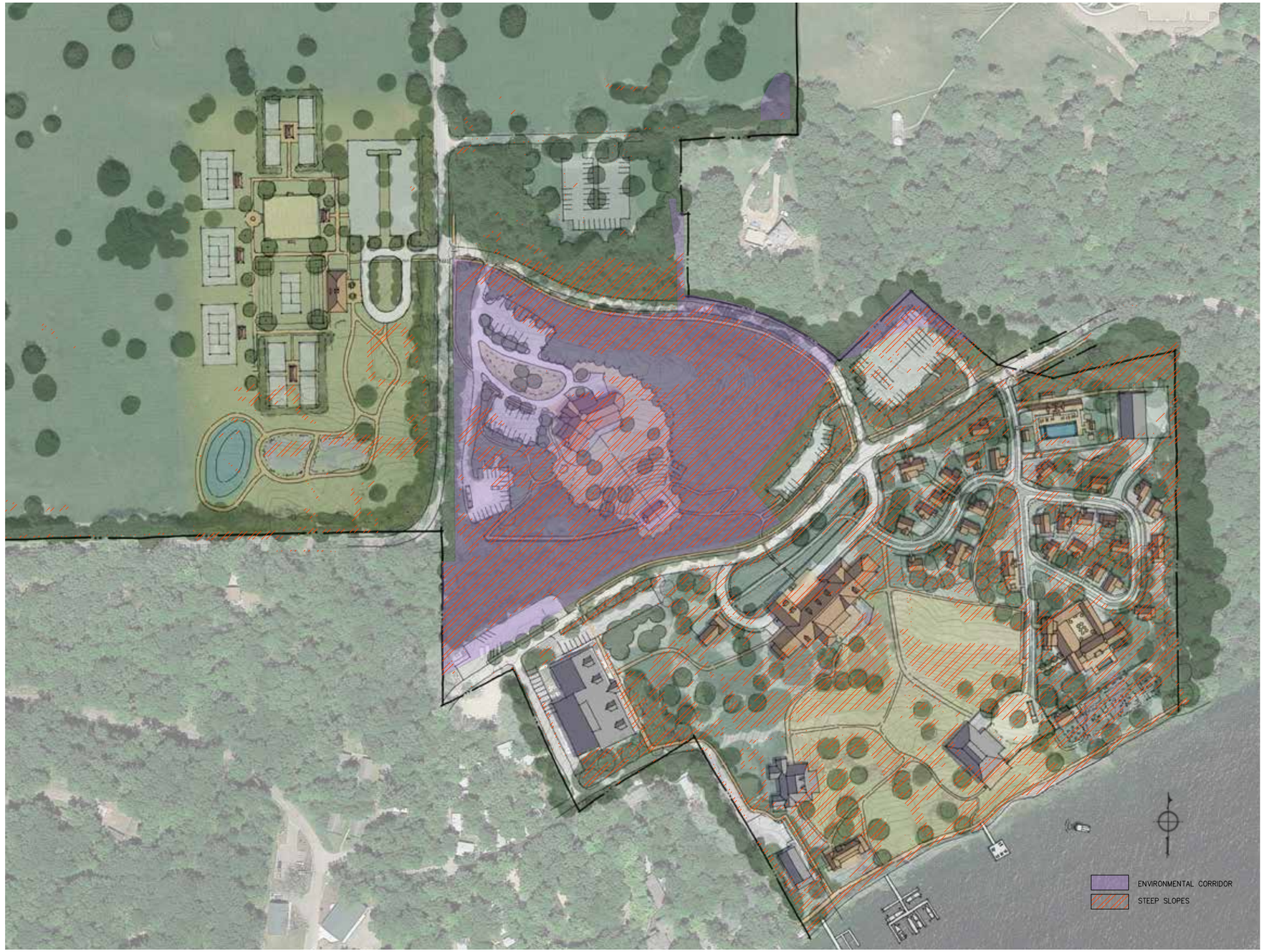
- 1,000 spaces provided is the sum of 385 spaces at the school, 110 spaces VIP lots, and 380 spaces field parking.
- Shuttle service provided to/from off-site school parking.
- See parking diagram at right. Special events parking highlighted in pink; staging/services areas highlighted in blue.
- Zoning reference for parking ratio: 390-0309 C (4)
- Assumed 10 live performance days per year with eligible hours from 12pm to 10pm.
- Traffic control and pedestrian crossing assistance will be provided at events.
- Amphitheater capacity of 3,500 people is comparable to other rural venues, including:
    - Chautauqua Amphitheater, Chautauqua, NY (4,400 seats)
    - Cushing Memorial Amphitheater, Mill Valley, CA (4,000 seats)
    - Millennium Amphitheater, Arcadia, WI (4,500 seats)
- Example performances:
    - Lake Geneva Symphony Orchestra
    - Musicians and bands
    - Comedians
    - Thought leaders



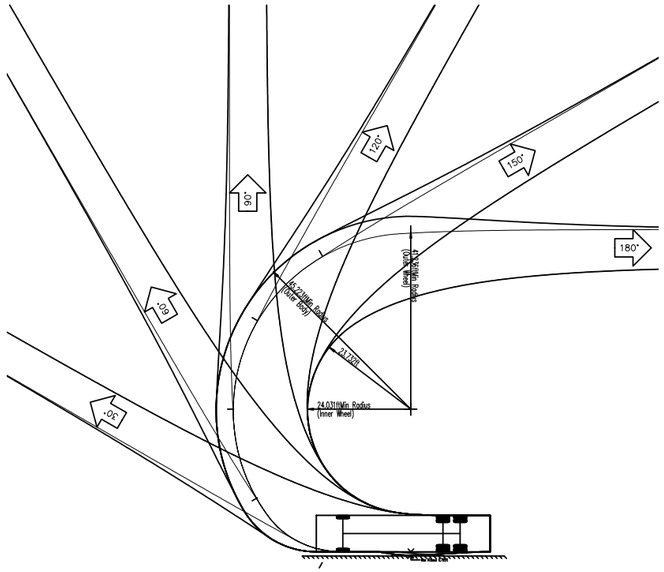
SPECIAL EVENTS PARKING

General Treatment of Natural Features

The proposed Preserve development spans approximately 98 acres, featuring substantial frontage along Geneva Lake. The property includes 8.4 acres of Primary Environmental Corridor (PEC) and areas of steep terrain with slopes exceeding 12%. The PEC primarily lies between N. Lakeshore Drive, Ravina Road, and Constance Boulevard, where steep slopes are prevalent throughout the site. The development concept focuses on preserving the natural landscape, including key view corridors and steep slopes, while minimizing disturbances within the PEC. Less than 10% of the PEC will be impacted by impervious surfaces, ensuring that over 90% remains permeable. A proposed amphitheater thoughtfully integrates into the existing topography, using natural down slopes for seating while preserving mature trees within the surrounding area. This "soft touch" approach is a hallmark of the development strategy, exemplified by the identification, health evaluation, and mapping of 1,224 trees on the property. This meticulous information will guide the design process, enhancing the site's natural beauty and ecological integrity.



ENVIRONMENTAL CORRIDOR AND STEEP SLOPES





EMS ACCESS DIAGRAM



INTERNAL ROAD SLOPES DIAGRAM

REQUESTED DESIGN FLEXIBILITIES

Path to PDO

A Planned Development Overlay (PDO) was applied for at the recommendation of the Village of Williams Bay after several meetings with the Village Staff and Plan Commission.

- January, 2024 – At an informational meeting in front of the Village Plan Commission and in preliminary meetings with Village Staff, the initial concepts for the development were discussed and the Village gave feedback that it was open to further consideration of the development.
- February through April, 2024 – Topography worked to further develop a plan for the property that incorporated feedback from its neighbors, the public, Village officials and staff.
- May, 2024 – At a meeting with the Plan Commission, four options were presented by the Village Planner to the Plan Commission as possible avenues for review and approval of the proposed development. The Plan Commission seemed to consider either (1) amending to a business use (which could lead to broader than desired uses under the Village's zoning code) or (2) amending the text of the Comprehensive Plan and require a Planned Development Overlay (which provided for a narrow, tailored use without disrupting neighboring uses). The Plan Commission voted at that meeting to initiate the Comprehensive Plan Amendment process.
- June through July, 2024 – Topography work continued work on the Comprehensive Plan amendment process, including the creation of specific language for the text amendment portion of the application. Topography also completed the Conceptual Site Plan and began work on the General Development Plan.
- August, 2024 – At separate meetings with both the Plan Commission and the Village Board, Topography presented its proposed Concept Plan as well as the Conceptual Site Plan and proposed Text Amendment to the Comprehensive Plan was presented for comment and feedback. Topography continued work on its General Development Plan in preparation for future public meetings.

Rationale for PDO

After several meetings, it was determined by the Village Staff and Plan Commission that a PDO was the best course of action to limit the scope of development uses and to address any potential design flexibilities this development requires. By using a PDO instead of creating a new zoning district, the Village reserves the right to review, comment on, and refuse any future developments of this nature as the Public and Institutional Zoning District as compared to any those offered under the Village's existing commercial use zoning districts. The current Public and Institutional Zoning does not appear to be written for a property of this size and therefore references only one primary structure with the opportunity for smaller accessory structures (only 15' tall). To meet this requirement, all the major program needs would be included in one large primary building. Not only is this at variance with how the GWC campus currently sits, but it would also result in one large, long building. To break down the scale of the buildings, this development requests to break out many of the primary program elements (such as the Spa and Amphitheater) and placed them in separate primary structures around the site similar to how GWC is conceptually laid out. This design strategy will bring down the overall visual scale of the development and allows the appearance to be more in keeping with the rest of the existing lake frontage.

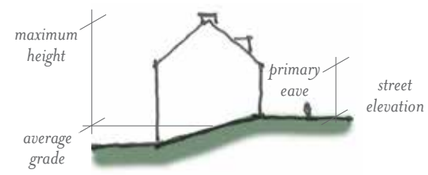
The change in elevation across the property makes the building height requirement a restriction that if adhered to, would negatively impact the existing character of the site. To maintain the building heights outlined in the Ordinance for Public and Institutional Zoning while still meeting the program needs of the development, the structures would be required to have much larger footprints. While allowable from a lot coverage standpoint, this would not be desirable as it would require more invasive regrading and tree removal.

The existing street sections outlined in the Zoning Code are provided as a generic fit for all streets. While providing the requested Right of Way width and needed utilities within these Right of Ways, the development would like to propose an alternate street section that allows for less intrusive grading along these new ROW's while keeping as much of the existing tree canopy as possible to preserve the rural and idyllic character of the streets.

PDO Requested Design Flexibilities:

- Existing buildings within the designated Lake Setback may be rebuilt with the same habitable square footage as the existing buildings. The new buildings may be constructed in a different location, provided they are not situated any closer to the lake than the original non-conforming location. (See page 69)
- New pathways are allowed within the designated Lake Setback as long as the square footage of impervious surface within the setback remains the same.
- Minor grading and landscape work is allowed within the Lake Setback, particularly where needed to enhance erosion control, upgrade utilities as required by the Village, and better manage water runoff.
- Existing non-conforming conditions within setbacks and buffer yards will be allowed to remain.
- The maximum height of the Lodge shall not exeed 55' as measured from average grade. The primary horizontal eave height shall be no more than 30' measured from grade on the street elevation. This height limitation is exclusive of architectural elements such as chimneys and dormers. (See pages 62 - 63)
- The maximum height of Principal Buildings shall not exeed 40' as measured from average grade. This height limitation is exclusive of architectural elements such as chimneys and dormers. (See pages 61 - 66)
- The maximum height of Accessory Buildings shall not exeed 30' as measured from average grade. This height limitation is exclusive of architectural elements such as chimneys and dormers. (See pages 61 - 66)
- There is no limit of Accessory Buildings allowed on the site as long as the maximum building coverage is maintained for the site.
- Parking flexibilities will be required for Special Event Parking at the amphitheater.
- The Village street sections outlined in Section 375 Article 3 of the Zoning ordinance are redefined to be as shown in this document to allow for less intrusive regrading along these new ROW's while keeping as much of the existing tree canopy as possible.
- Landscape flexibilities for foundation planting and internal screening are requested to be in keeping with the character of the existing site and not required to meet the standards set forth in Article 9. The overall site will meet the requirements of the point system outlined in Article 9 but the plantings will be dispersed throughout the site instead of concentrated around buildings. Supplemental feature planting in the form of specialty gardens, will compensate for foundation requirements. Landscape planting for service areas, utility areas and mechanical equipment will be addressed with evergreen and deciduous shrub plantings.

REQUESTED DESIGN FLEXIBILITIES

Existing P&I Zoning (390-0223)	Proposed PDO Zoning	Reasoning/Intent
• The minimum shore yard (lake) setback is 150 feet.	• Existing non-conforming structures (Boathouse Accommodations, Weidensall, and Restrooms/Accommodations next to the Ferro Pavilion) within the designated Lake Shore Yard may be rebuilt/renovated with the same habitable square footage as the existing buildings. The new buildings may be constructed in a different location, provided they are not situated any closer to the lake than the original non-conforming location which range from being 55 feet to 95 feet from the shoreline.	• We would like to retain and replace/renovate the existing non-conforming buildings in the shoreline setback. In addition to this, both Topography and Water Safety feel that the proximity of the Boathouse Accommodations to the Water Safety building (a distance of 19'-4") is so close as to limit the function and access around the buildings. It also is only 7'2" from the property line which does not abide by the assigned side yard setback of 15'. To resolve this issue, we would like to shift the replacement of the Boathouse Accommodations approximately 20-30' to the east. Weidensall would be renovated. Ferro Pavilion Restrooms/Accommodations would be rebuilt in the existing location.
• The minimum shore yard (lake) setback is 150 feet. • The existing side yard setback requirement is 15' and the minimum pavement setback is 3'.	• New pathways and grading will be allowed in the setback as long as the amount of impervious surface within the setback remains the same. • Existing non-conforming Structures shall be given a "Blanket Conforming State per 390-0603.1.b and existing pavement within the setback shall be allowed to remain and maintained.	• We would like to relocate (and in some places completely remove) some of the existing pathways across the site to reduce the amount of impervious surface and create better flow across the site to the shore path. This includes the areas within the shore line setback. We like to bring the existing fire truck turnaround adjacent to Weidensall as close to Code as possible which will require adjusting the impervious surfaces within the setback. • Several existing buildings, roads, parking and loading areas are currently within the P&I assigned setbacks, particularly along the southwestern property line and Garden Place ROW to Water Safety. We would like maintain these existing non-conformances and renovate (though not expand) the existing non-conforming structures.
• The maximum building height for a Principal Building is 35' as measured from average grade. Special conditional use permit allows for 45'. The maximum building height for an Accessory Building is 15' as measured from average grade.	• The maximum height of the Lodge is to be 55' as measured from average grade, so long as the primary horizontal eave does not exceed 30' as measured from the street facing elevation. • The maximum height of all other Principal Buildings is to be 40' as measured from average grade. (see page 61) • The maximum height of Accessory Buildings shall be 30' as measured from average grade. (see page 61) • The height of existing buildings to remain are permitted to remain as-is. • All height limitations are exclusive of architectural elements such as chimneys, lookouts, and dormers.	• The change in elevation across the property makes the building height requirement a restriction that if adhered to, would negatively impact the existing character of the site. To maintain the building heights outlined in the Ordinance for Public and Institutional Zoning while still meeting the program needs of the development, the structures would be required to have much larger footprints. While allowable from a lot coverage standpoint, this would not be desirable as it would require more invasive regrading and tree removal. 

Existing P&I Zoning (390-0223)	Proposed PDO Zoning	Reasoning/Intent
• The Village defined street sections are outlined in Section 375 Article 3 of the Zoning ordinace	• The street sections will be redefined to be as shown in this document on pages 47-50 to allow for the requested Village utilities and less intrusive regrading along these new ROW's while keeping as much of the existing tree canopy as possible.	• The existing street sections outlined in the Zoning Code are provided as a generic fit for all streets. While providing the requested Right of Way width and needed utilities within these Right of Ways, the development would like to propose an alternate street section that allows for less intrusive grading along these new ROW's while keeping as much of the existing tree canopy as possible to preserve the rural and idyllic character of the streets.
• Per parking ratio outlined in 390-0309.c.4, 875 spaces are required for special event use of the amphitheater with 3,500 people in attendance.	• Parking for special events will be allowed to use off site parking at the Williams Bay High School. Off site parking and shuttles will be coordinated by the development.	• To allow for events up to 3,500 without creating permanent, impervious parking lots that will have limited use (only 8-10 times a year), parking can be provided by roping off an area of the preserve and using the high school lot north of the property as has been done historically.

Existing Landscape Requirements (390-0906)	Proposed PDO Zoning	Reasoning/Intent
B. Building foundations. Certain buildings or building additions constructed after the effective date of this Chapter are required to be accented by a minimum amount of landscaping placed near the building foundation. (1) Foundation landscaping shall be placed so that at maturity, the plant's drip line is located within 10 feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards. (2) For each 100 feet of building foundation perimeter, the landscaping installed shall at a minimum meet the number of landscaping points specified in Figure 390-0906. The actual number of points required for such landscaping shall be computed on a prorated basis, and installed and permanently maintained. (3) Shade trees and tall trees shall not be used to meet the foundation landscaping requirement. The intent of this Section is to require a visual break in the mass of buildings and to require a visual screen of a minimum of six feet in height for all exterior perimeter appurtenances (such as HVAC/utility boxes, standpipes, stormwater discharge pipes and other pipes). (4) If the officially approved site plan depicts a future building extension, the foundation landscaping requirement shall be calculated by measuring the length of the total perimeter. However, foundation plantings need only be installed based on the landscape points calculated from the portions of the building perimeter that will not be affected by building extension. If this results in a point requirement not met by the initial planting, then the requirement shall be met within five years after the issuance of the building permit, or within such larger time period as established in writing by the Plan Commission.	Relief is requested based on the unique scale and context of this application as a planned unit development. The character of the planting design is composed to create a cohesively considered landscape theme to unify both new and existing structures and to complement the overall campus appearance. The zoning code landscape requirements are targeted at free standing, individual commercial buildings rather than a coordinated collection of designed architectural buildings with a unified landscape design. Present era buildings on the campus do not in all cases have 360-degree foundation landscape plantings which in effect allows the architectural features to express a simplicity and to present those architectural details rather than blanket the buildings uniformly in plantings.	Planting plans will enhance the present landscape with a comprehensive design that will keep the existing sense of place and be complementary to both the current and future buildings and overall planned campus like surroundings. With exception of consistently providing 360-degree foundation plantings, the applicant will include screening of street frontages, paved areas, parking areas, reforestation areas and buffer yards. On a case-by-case basis, landscape of building foundations will still be provided to address expanses of those building foundations where appropriate and include screening for mechanical and/or utility areas. The applicant recognizes *'Section 390-0906, Landscape requirements for regular developments, subsection (B)(2) Foundation Planting - landscape points required for each 100 feet of building foundation perimeter.' T*he final Landscape plans will provide a comprehensive table summarizing equivalent points of the required number of landscape plant materials. This will be partially provided at foundations and supplemented at strategic locations including the overall grounds, specialty gardens, woodland canopy enhancement, lakeshore path area, Spa gardens, Racquet Courts plantings, Cabins, Pool, and Lodge gardens as features that are not otherwise required by code. Overall, plant point numbers will meet the required equivalent quantities within the overall site area.



PROPOSED PRINCIPAL AND ACCESSORY
STRUCTURES DIAGRAM



STREET FACING ELEVATION

CONCEPTUAL BUILDING ELEVATION - LODGE

SCALE: 1/16" = 1'-0"



LAKE ELEVATION

CONCEPTUAL BUILDING ELEVATION - LODGE

SCALE: 1/16" = 1'-0"



STREET FACING ELEVATION

CONCEPTUAL BUILDING ELEVATION - RETREAT CENTER

SCALE: 1/16" = 1'-0"



LAKE ELEVATION

CONCEPTUAL BUILDING ELEVATION - RETREAT CENTER

SCALE: 1/16” = 1’-0”



BOATHOUSE - STREET FACING ELEVATION



1 BEDROOM CABIN - SCHEME 1



2 BEDROOM CABIN



1 BEDROOM CABIN - SCHEME 2

CONCEPTUAL BUILDING ELEVATIONS - GUEST ACCOMMODATIONS

SCALE: 1/16" = 1'-0"



PROPOSED PERSPECTIVE VIEW FROM LAKE



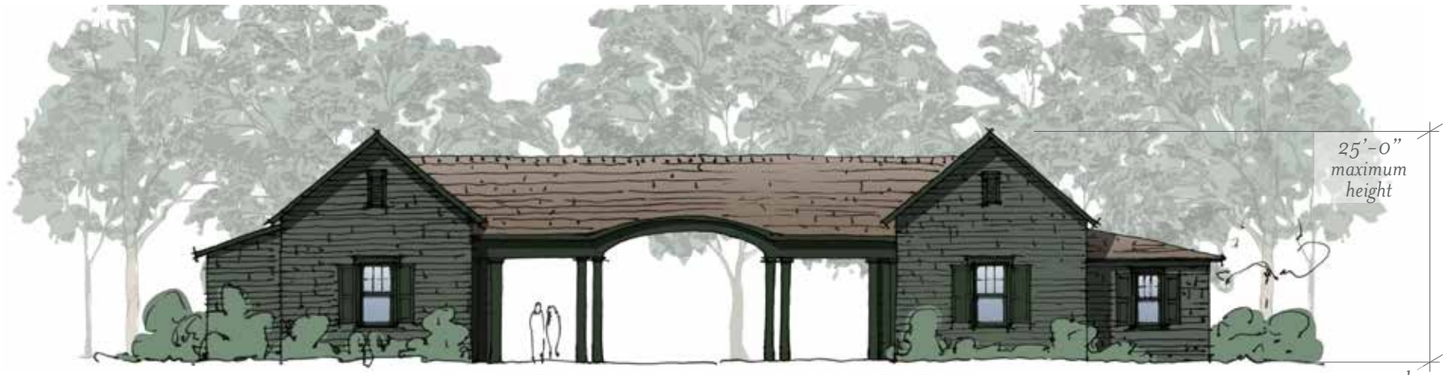
EXISTING BUILDING PHOTO



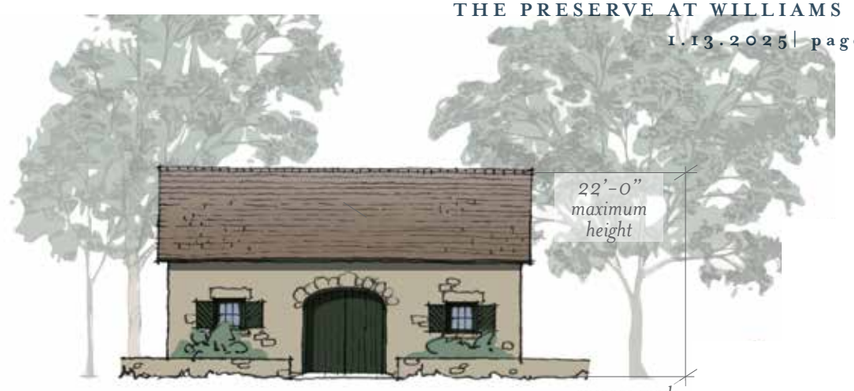
PLAN RELOCATION DIAGRAM

CONCEPTUAL BUILDING DESIGN - BOATHOUSE

SCALE: 1/16" = 1'-0"



RACQUET PAVILION - LAKESHORE RD ELEVATION



CART BARN - LAKE ELEVATION



POOL HOUSE - LAKE ELEVATION



SPA - LAKE ELEVATION

CONCEPTUAL BUILDING ELEVATIONS - GUEST AMENITIES

SCALE: 1/16" = 1'-0"























COMPILED CONCEPTUAL BUILDING ELEVATIONS

SCALE: 1/32" = 1'-0"

THANK YOU

Drawings contained herein are conceptual in nature and are not released for construction.

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THE PRESERVE AT WILLIAMS BAY

PRELIMINARY TREE INVENTORY, PROTECTION, AND REMOVAL ANALYSIS



CONCEPTUAL SITE PLAN FOR THE PRESERVE AT WILLIAMS BAY

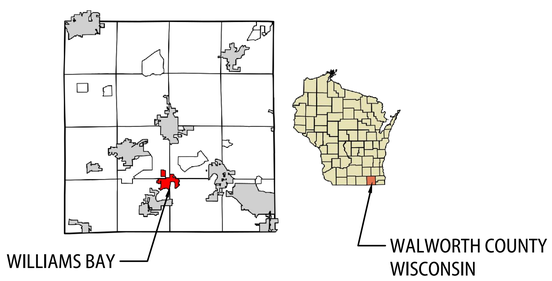
February 6, 2025

Sheet List Table	
Sheet Number	Sheet Title
L-000	COVER SHEET
L-001	TREE PROTECTION NOTES & DETAILS
L-010	TREE SURVEY TABULATIONS
L-011	TREE SURVEY DATA
L-012	TREE SURVEY DATA
L-013	TREE SURVEY DATA
L-014	TREE SURVEY DATA
L-015	TREE SURVEY DATA
L-016	TREE SURVEY DATA
L-017	TREE SURVEY DATA
L-018	TREE SURVEY DATA
L-019	TREE SURVEY DATA
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L-025	TREE SURVEY DATA
L-026	TREE SURVEY DATA
L-027	TREE SURVEY DATA
L-028	TREE SURVEY DATA
L-029	TREE SURVEY DATA
L-030	TREE SURVEY DATA

Sheet List Table	
Sheet Number	Sheet Title
L-100	KEY PLAN
L-101	TREE INVENTORY ENLARGEMENT
L-102	TREE INVENTORY ENLARGEMENT
L-103	TREE INVENTORY ENLARGEMENT
L-104	TREE INVENTORY ENLARGEMENT
L-105	TREE INVENTORY ENLARGEMENT
L-106	TREE INVENTORY ENLARGEMENT
L-107	TREE INVENTORY ENLARGEMENT
L-108	TREE INVENTORY ENLARGEMENT
L-109	TREE INVENTORY ENLARGEMENT
L-110	TREE INVENTORY ENLARGEMENT
L-111	TREE INVENTORY ENLARGEMENT
L-112	TREE INVENTORY ENLARGEMENT
L-113	TREE INVENTORY ENLARGEMENT
L-114	TREE INVENTORY ENLARGEMENT
L-115	TREE INVENTORY ENLARGEMENT
L-116	TREE INVENTORY ENLARGEMENT
L-117	TREE INVENTORY ENLARGEMENT
L-118	TREE INVENTORY ENLARGEMENT

NOTE:

1. LAND SURVEY AND TREE INVENTORY BY LYNCH & ASSOCIATES AND WACHTEL TREE SCIENCE, INC ON 01-13-2025. INITIAL TREE INVENTORY COMPLETED FEBRUARY/MARCH OF 2024; REMAINDER OF SITE TREE INVENTORY COMPLETED DECEMBER OF 2024 BY WACHTEL TREE SCIENCE, INC. & LYNCH ENGINEERING.
2. FINAL PROTECTION & REMOVAL ANALYSIS TO BE DETERMINED WITH THE SUBMITTAL OF THE FINAL DEVELOPMENT PLAN.



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P: 262-402-5040

ARCHITECT:
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TREE INVENTORY:
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LANDSCAPE ARCHITECT:
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DRAWINGS PREPARED BY:

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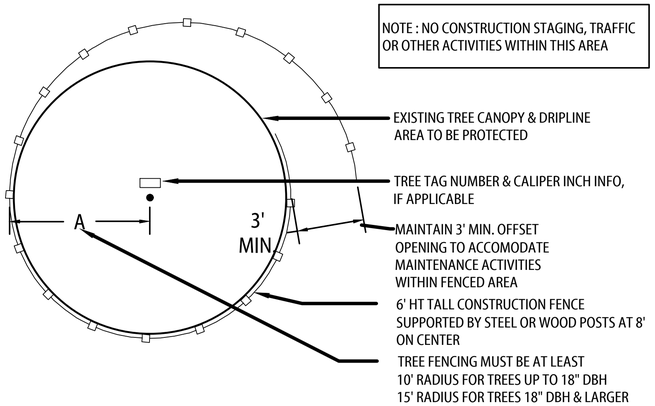
issue / revisiondate description

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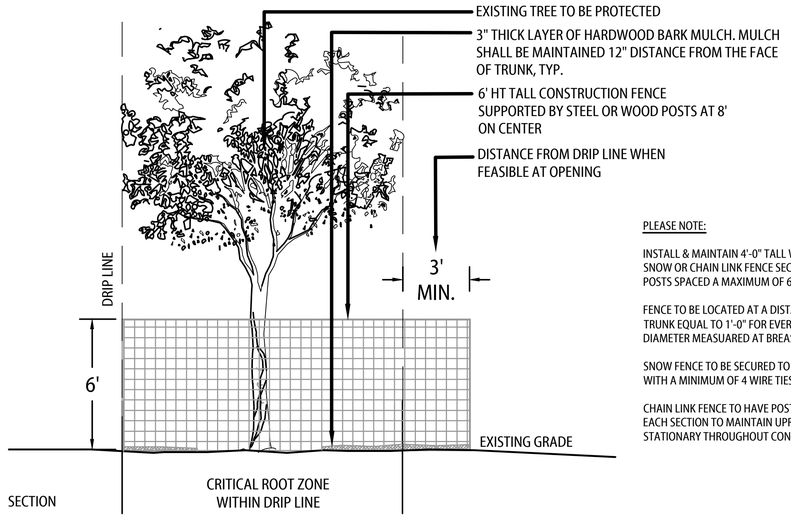
issue date February 6, 2025

sheet name
COVER SHEET

sheet number
L-000



PLAN



SECTION

1 TREE PROTECTION DETAILS

SCALE: NTS

PLEASE NOTE:

INSTALL & MAINTAIN 4'-0" TALL WOODEN SLAT SNOW OR CHAIN LINK FENCE SECURED TO METAL POSTS SPACED A MAXIMUM OF 6' APART.

FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1'-0" FOR EVERY INCH OF DIAMETER MEASUARED AT BREAST HEIGHT.

SNOW FENCE TO BE SECURED TO METAL STAKES WITH A MINIMUM OF 4 WIRE TIES.

CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT AND STATIONARY THROUGHOUT CONSTRUCTION.

TREE PRESERVATION NOTES:

1. PROTECT EXISTING TREES IN ACCORDANCE WITH VILLAGE OF HINSDALE TREE ORDINANCE.
2. CALL J.U.L.I.E. AT (800) 892-0123 FOR UTILITY LOCATIONS BEFORE DIGGING.
3. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN.
4. NO GRADING/FILLING IS ALLOWED WITHIN THE PROTECTED CRITICAL ROOT ZONE.
5. NO VEHICLES OR EQUIPMENT CAN BE DRIVEN OVER OR MATERIAL STORED ON THE CRITICAL ROOT ZONES OF PROTECTED TREES OR ON THE PUBLIC RIGHT-OF-WAY. TREE, SILT, AND PERIMETER FENCING MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION. TREE FENCE FOR UNPROTECTED TREES SHOULD REMAIN IN PLACE THROUGHOUT CONSTRUCTION EXCEPT WHEN DIRECT ACCESS IS NECESSARY. BEFORE ENTERING CRITICAL ROOT ZONE AREA, CHECK WITH FORESTRY CONSULTANT.
6. ALL REQUIRED TREE, SILT, AND PERIMETER FENCING MUST REMAIN IN PLACE UNTIL THE TIME OF FINAL GRADING AND LANDSCAPING AND CAN ONLY BE REMOVED UPON REVIEW AND APPROVAL BY THE FORESTRY CONSULTANT.
7. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING OR WRAPPING MUST NOT BE ATTACHED TO PROTECTED TREES.

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issue / revision date description

pm la cad

issue date February 6, 2025

sheet name
TREE PROTECTION NOTES & DETAILS

sheet number
L-001

KEY:	
P–Protect	Tree to be protected.
X–Remove	Tree to be removed.
RM–Remain	Tree to remain.
PEC–PEC Removal	Tree in primary enviromental coridor to be removed.
Z–ROW Removal	Tree in public right–of–way tp be removed.
PEC+Z Removal	Tree in both the primary enviromental coridor and public right–of–way to be removed.

PEC TREE REMOVAL % ***	
Total Trees in PEC	546
PEC–PEC Removal	134
PEC+Z Removal	26
Total # of Trees Removed	160
Total % of Trees Removed	29%

Tree Count								
Action >	P–Protect	X–Remove	RM–Remain	PEC–PEC Removal	Z–ROW Removal	PEC+Z Removal	Blank	Total
Condition Class v								
Dead	0	50*	0	84*	6*	6*	7	153
Poor	97	51	261	50	4	3	61	527
Fair	231	80	483	30	4	6	64	898
Good	299	71	201	40	5	10	18	644
Excellent	91	8**	26	14**	2**	7**	1	149
Blank	0	0	1	0	0	0	0	1
Total	718	260	972	218	21	32	151	2372

DBH Sum (Inches)								
Action >	P–Protect	X–Remove	RM–Remain	PEC–PEC Removal	Z–ROW Removal	PEC+Z Removal	Blank	Total
Condition Class v								
Dead	0	822	0	1061	68	97	90	2138
Poor	1629	1023	4578	795	50	55	895	9025
Fair	3942	1364	7521	513	73	97	985	14495
Good	5398	1271	4110	586	63	170	299	11897
Excellent	1723	139	504	227	42	82	53	2770
Blank	0	0	8	0	0	0	0	8
Total	12692	4619	16721	3182	296	501	2322	40333

NOTES:

* Field verify if trees can be removed without adverse effects to other living vegetation.

**Site plan conflict with "Excellent" category trees noted to be removed will be field evaluated in advance of final precise development plan design stage

*** Dead trees have been removed from the calculations of the PEC Tree Removal %.

TREE TABULATIONS GENERAL NOTE:

Tree removal and replacement numbers are provided for General Development Plan submittal reference purposes and subject to adjustment based on coordination with the Village of Willams Bay

1 TREE SURVEY TABULATIONS

SCALE: NTS

Table 4.1 Assessment of plant condition considers health, structure, and form. Each may be described in rating categories that can be translated into a percent rating. (Note the plant appraiser can/should weight each condition component and develop the condition rating that best reflects a thoughtful and credible condition rating. (Adapted from CTLA 2019)

Rating category	Condition Components			Percent Rating
	Health	Structure	Form	
Excellent	High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.	Nearly ideal and free of defects.	Nearly ideal for the species. Generally symmetric. Consistent with the intended use.	81% to 100%
Good	Vigor is normal for the species. No significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor.	Well-developed structure. Defects are minor and can be corrected	Minor asymmetries/ deviations from species norm. Mostly consistent with the intended use. Function and aesthetics are not compromised.	61% to 80%
Fair	Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation bur is nor likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the crown.	A single defect of a significant nature or multiple moderate defects. Defects ace not practical to correct or would require multiple treatments over several years.	Major asymmetries/deviations from species norm and/or intended use. Function and/or aesthetics are compromised.	41% to 60%
Poor	Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback.	A single serious defect or multiple significant defects. Recent change in tree orientation. Observed structural problems cannot be corrected. Failure may occur at any rime.	Largely asymmetrical/abnormal. Detracts from intended use and/or aescl1ecics to a significant degree.	21% to40%
Very Poor	Poor vigor. Appears to be dying and in the last stages of life. Little live foliage.	Single or multiple severe defects. Failure is probable or imminent.	Visually unappealing. Provides little or no function in the landscape.	6% to21%
Dead				0% to 5%

2 COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISAL

SCALE: NTS

Tree Replacment					
Action >	Total Trees Removed	6"–20" DBH	20"–30" DBH	30" DBH	Total Replacement Requirement
Condition Class of Tree Removed v					
Dead	146	131	11	4	0
Poor	108	73	27	8	151
Fair	120	84	29	7	163
Good	126	94	26	6	164
Excellent	31	22	7	2	42
Blank	0	0	0	0	0
Total	531	404	100	27	520

Dead Trees were removed from Total Tree Replacement calculation

Based on the submitted GDP landscape drawings:

Proposed Canopy Trees = 255

\+ Proposed Ornamental Trees = 83

Total Proposed Deciduous Trees = 338

\+ Total Proposed Evergreen Trees = 380

Total Proposed Trees = 718

Required Tree Replacements (All Removals - Dead) = 520 trees

Required Tree Replacements (All Removals - Dead - Poor) = 369 trees

Replacement ratio with proposed deciduous:

Deciduous Trees to Trees removed (excluding Dead Trees) = 0.6:1

Deciduous Trees to Trees removed (excluding Poor and Dead Trees) = 0.9:1

Replacement ratio with proposed deciduous + evergreen:

Dec. + Evergreen Trees to Trees removed (excluding Dead Trees) = 1.3:1

Dec. + Evergreen Trees to Trees removed (excluding Poor and Dead Trees) = 1.9:1

Existing tree removal location and quantities my very based on in-field conditions. Proposed trees types, location, and quantities are subject to change with project refinement. Any changes to the above will be done in compliance with governing standards, codes and ordnances of the project area.

3 TREE REPLACEMENT CALCULATIONS

SCALE: NTS

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issue / revisiondate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY TABULATIONS

sheet number
L-010

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
1	Norway Maple	Acer platanoides	Good	22		Alive	X–Remove
2	Freeman Maple	Acer x freemanii	Good	14		Alive	P–Protect
3	Ginkgo	Ginkgo biloba	Fair	8		Alive	P–Protect
4	Ginkgo	Ginkgo biloba	Fair	15		Alive	P–Protect
5	Shagbark Hickory	Carya ovata	Good	20		Alive	P–Protect
6	White Oak	Quercus alba	Good	20		Alive	P–Protect
7	White Oak	Quercus alba	Poor	23		Alive	X–Remove
8	Austrian Pine	Pinus nigra	Good	13		Alive	P–Protect
9	Northern Red Oak	Quercus rubra	Fair	26		Alive	X–Remove
10	White Oak	Quercus alba	Good	28		Alive	P–Protect
11	Black Locust	Robinia pseudoacacia	Good	10		Alive	P–Protect
12	Black Locust	Robinia pseudoacacia	Good	11		Alive	P–Protect
13	Boxelder	Acer negundo	Poor	15	Pink ribbon on trunk	Alive	RM–Remain
14	Freeman Maple	Acer x freemanii	Fair	16		Alive	X–Remove
15	White Oak	Quercus alba	Good	19		Alive	P–Protect
16	Northern Red Oak	Quercus rubra	Fair	28		Alive	P–Protect
17	White Oak	Quercus alba	Good	17		Alive	P–Protect
18	Northern Red Oak	Quercus rubra	Good	35		Alive	P–Protect
19	White Oak	Quercus alba	Fair	16		Alive	P–Protect
20	Northern Red Oak	Quercus rubra	Fair	30		Alive	P–Protect
21	White Oak	Quercus alba	Fair	17		Alive	X–Remove
22	American Hornbeam	Carpinus caroliniana	Good	9		Alive	P–Protect
23	Freeman Maple	Acer x freemanii	Good	18		Alive	P–Protect
24	Eastern Redbud	Cercis canadensis	Fair	12		Alive	P–Protect
25	Eastern Redbud	Cercis canadensis	Fair	8		Alive	P–Protect
26	Eastern Redbud	Cercis canadensis	Fair	11		Alive	P–Protect
27	White Oak	Quercus alba	Good	29		Alive	X–Remove
28	Sugar Maple	Acer saccharum	Excellent	23		Alive	P–Protect
29	Mulberry	Morus spp	Fair	12		Alive	X–Remove
30	Silver Maple	Acer saccharinum	Fair	17		Alive	X–Remove
31	Silver Maple	Acer saccharinum	Fair	17		Alive	X–Remove
32	Freeman Maple	Acer x freemanii	Good	14		Alive	P–Protect
33	Norway Spruce	Picea abies	Good	18		Alive	X–Remove
34	Norway Spruce	Picea abies	Fair	11		Alive	X–Remove
35	Norway Spruce	Picea abies	Good	25		Alive	P–Protect
36	Norway Spruce	Picea abies	Excellent	25		Alive	P–Protect
37	Norway Spruce	Picea abies	Excellent	16		Alive	P–Protect
38	White Oak	Quercus alba	Fair	27		Alive	X–Remove
39	White Oak	Quercus alba	Good	18		Alive	X–Remove
40	White Oak	Quercus alba	Good	22		Alive	P–Protect
41	White Oak	Quercus alba	Good	16		Alive	X–Remove
42	White Oak	Quercus alba	Excellent	26		Alive	X–Remove
43	White Oak	Quercus alba	Fair	19		Alive	X–Remove
44	White Oak	Quercus alba	Good	22		Alive	P–Protect
45	Norway Maple	Acer platanoides	Excellent	12		Alive	P–Protect
46	White Oak	Quercus alba	Good	17		Alive	P–Protect
47	White Oak	Quercus alba	Fair	13		Alive	P–Protect
48	White Oak	Quercus alba	Good	20		Alive	P–Protect
49	White Oak	Quercus alba	Good	13		Alive	P–Protect
50	White Oak	Quercus alba	Fair	13		Alive	P–Protect
51	White Oak	Quercus alba	Good	18		Alive	P–Protect
52	Black Locust	Robinia pseudoacacia	Good	21		Alive	P–Protect
53	White Oak	Quercus alba	Good	20		Alive	X–Remove
54	White Oak	Quercus alba	Good	19		Alive	X–Remove
55	Shagbark Hickory	Carya ovata	Excellent	12		Alive	P–Protect
56	White Oak	Quercus alba	Good	22		Alive	X–Remove
57	Northern Red Oak	Quercus rubra	Fair	27		Alive	P–Protect
58	White Oak	Quercus alba	Good	24		Alive	X–Remove
59	Katsura Tree	Cercidiphyllum japonicum	Fair	8		Alive	
60	White Oak	Quercus alba	Good	20		Alive	P–Protect
61	Black Locust	Robinia pseudoacacia	Good	16		Alive	P–Protect
62	White Oak	Quercus alba	Good	21		Alive	P–Protect
63	White Oak	Quercus alba	Excellent	13		Alive	P–Protect
64	White Oak	Quercus alba	Good	10		Alive	P–Protect
65	White Oak	Quercus alba	Good	18		Alive	RM–Remain
66	White Oak	Quercus alba	Good	19		Alive	P–Protect
67	White Oak	Quercus alba	Good	17		Alive	P–Protect
68	White Oak	Quercus alba	Poor	9		Alive	RM–Remain
69	White Oak	Quercus alba	Good	20		Alive	RM–Remain
70	Northern Red Oak	Quercus rubra	Excellent	26		Alive	RM–Remain
71	White Oak	Quercus alba	Good	11		Alive	RM–Remain
72	White Oak	Quercus alba	Excellent	22		Alive	P–Protect
73	Mulberry	Morus spp	Fair	11	Multi stem 11x11x6	Alive	X–Remove
74	White Oak	Quercus alba	Excellent	33		Alive	P–Protect
75	Black Locust	Robinia pseudoacacia	Good	9		Alive	P–Protect
76	Black Locust	Robinia pseudoacacia	Excellent	9		Alive	P–Protect
77	White Oak	Quercus alba	Excellent	27		Alive	P–Protect
78	American Elm	Ulmus americana	Fair	15		Alive	X–Remove
79	American Elm	Ulmus americana	Fair	12		Alive	X–Remove
80	Black Walnut	Juglans nigra	Fair	13		Alive	P–Protect
81	Black Walnut	Juglans nigra	Good	16		Alive	P–Protect
82	Black Walnut	Juglans nigra	Good	14		Alive	RM–Remain
83	Black Walnut	Juglans nigra	Good	22		Alive	RM–Remain
84	Black Walnut	Juglans nigra	Excellent	11		Alive	RM–Remain
85	Black Walnut	Juglans nigra	Good	22		Alive	RM–Remain
86	Black Walnut	Juglans nigra	Good	12		Alive	RM–Remain
87	Black Locust	Robinia pseudoacacia	Good	25		Alive	RM–Remain
88	Norway Maple	Acer platanoides	Good	18		Alive	RM–Remain
89	Black Locust	Robinia pseudoacacia	Good	17		Alive	RM–Remain
90	Black Locust	Robinia pseudoacacia	Poor	19		Alive	RM–Remain
91	Black Locust	Robinia pseudoacacia	Good	13		Alive	RM–Remain
92	American Elm	Ulmus americana	Fair	17		Alive	RM–Remain
93	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM–Remain
94	Black Locust	Robinia pseudoacacia	Good	19		Alive	RM–Remain
95	Black Locust	Robinia pseudoacacia	Fair	23		Alive	RM–Remain
96	Black Locust	Robinia pseudoacacia	Good	22	Electrical fixtures	Alive	P–Protect
97	Black Locust	Robinia pseudoacacia	Good	16		Alive	P–Protect
98	Black Locust	Robinia pseudoacacia	Good	21		Alive	P–Protect
99	Mulberry	Morus spp	Good	13		Alive	P–Protect
100	Boxelder	Acer negundo	Fair	8		Alive	P–Protect
101	Boxelder	Acer negundo	Fair	8		Alive	X–Remove
102	Boxelder	Acer negundo	Fair	9		Alive	X–Remove
103	Black Locust	Robinia pseudoacacia	Fair	32		Alive	X–Remove
104	Mulberry	Morus spp	Poor	18		Alive	RM–Remain
105	Crabapple	Malus spp	Good	14		Alive	P–Protect
106	Norway Spruce	Picea abies	Good	20		Alive	P–Protect
107	Norway Spruce	Picea abies	Good	14		Alive	P–Protect
108	Norway Maple	Acer platanoides	Fair	10		Alive	RM–Remain
109	Mulberry	Morus spp	Good	17		Alive	RM–Remain
110	Norway Maple	Acer platanoides	Fair	21		Alive	P–Protect
111	Black Walnut	Juglans nigra	Good	16		Alive	RM–Remain
112	Northern Red Oak	Quercus rubra	Good	29		Alive	RM–Remain
113	Mulberry	Morus spp	Fair	14		Alive	RM–Remain
114	Green Ash	Fraxinus pennsylvanica	Dead	16		Alive	X–Remove
115	Mulberry	Morus spp	Poor	11		Alive	RM–Remain
116	Mulberry	Morus spp	Good	12		Alive	RM–Remain
117	Northern Red Oak	Quercus rubra	Dead	17		Alive	X–Remove
118	Mulberry	Morus spp	Fair	8		Alive	RM–Remain
119	Mulberry	Morus spp	Fair	8		Alive	RM–Remain
121	Norway Maple	Acer platanoides	Good	17		Alive	P–Protect

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-011

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
122	American Elm	Ulmus americana	Good	9		Alive	RM–Remain
123	Northern Red Oak	Quercus rubra	Good	26		Alive	RM–Remain
124	White Oak	Quercus alba	Excellent	12		Alive	RM–Remain
125	Northern Red Oak	Quercus rubra	Excellent	28		Alive	RM–Remain
126	White Oak	Quercus alba	Good	12		Alive	RM–Remain
127	Northern Red Oak	Quercus rubra	Good	27		Alive	RM–Remain
128	Norway Maple	Acer platanoides	Fair	11		Alive	RM–Remain
129	Mulberry	Morus spp	Fair	10		Alive	X–Remove
130	American Elm	Ulmus americana	Good	15		Alive	X–Remove
131	American Basswood	Tilia americana	Poor	13		Alive	X–Remove
132	Norway Maple	Acer platanoides	Fair	15		Alive	P–Protect
133	White Oak	Quercus alba	Good	18		Alive	P–Protect
134	White Oak	Quercus alba	Good	15		Alive	P–Protect
135	American Elm	Ulmus americana	Good	12		Alive	P–Protect
136	American Elm	Ulmus americana	Excellent	24		Alive	P–Protect
137	White Oak	Quercus alba	Good	12		Alive	P–Protect
138	Mulberry	Morus spp	Good	10		Alive	X–Remove
139	Black Locust	Robinia pseudoacacia	Excellent	12		Alive	X–Remove
140	Black Locust	Robinia pseudoacacia	Good	14		Alive	P–Protect
141	Black Locust	Robinia pseudoacacia	Good	13		Alive	P–Protect
142	Black Walnut	Juglans nigra	Excellent	16		Alive	P–Protect
143	Mulberry	Morus spp	Good	13		Alive	X–Remove
144	Mulberry	Morus spp	Good	8		Alive	X–Remove
145	Northern Red Oak	Quercus rubra	Good	31		Alive	X–Remove
146	Mulberry	Morus spp	Fair	9		Alive	X–Remove
147	Black Locust	Robinia pseudoacacia	Fair	10		Alive	X–Remove
148	Black Locust	Robinia pseudoacacia	Good	9		Alive	X–Remove
149	Norway Maple	Acer platanoides	Good	14		Alive	X–Remove
150	Norway Maple	Acer platanoides	Fair	16		Alive	P–Protect
151	Black Locust	Robinia pseudoacacia	Good	11		Alive	P–Protect
152	Black Cherry	Prunus serotina	Good	10		Alive	P–Protect
153	Black Locust	Robinia pseudoacacia	Fair	10	Multi stem 10x8	Alive	P–Protect
154	Black Locust	Robinia pseudoacacia	Excellent	11		Alive	X–Remove
155	White Oak	Quercus alba	Good	17		Alive	P–Protect
156	Black Cherry	Prunus serotina	Excellent	19		Alive	P–Protect
157	Black Locust	Robinia pseudoacacia	Good	17		Alive	X–Remove
158	American Elm	Ulmus americana	Good	18		Alive	X–Remove
159	Mulberry	Morus spp	Good	16		Alive	X–Remove
160	American Elm	Ulmus americana	Good	11		Alive	P–Protect
161	American Elm	Ulmus americana	Poor	12		Alive	X–Remove
162	American Elm	Ulmus americana	Fair	21		Alive	X–Remove
163	American Elm	Ulmus americana	Good	13		Alive	X–Remove
164	White Oak	Quercus alba	Good	23		Alive	P–Protect
165	White Oak	Quercus alba	Fair	31		Alive	P–Protect
166	Silver Maple	Acer saccharinum	Good	17		Alive	P–Protect
167	Silver Maple	Acer saccharinum	Good	15		Alive	P–Protect
168	White Oak	Quercus alba	Excellent	27		Alive	P–Protect
169	Mulberry	Morus spp	Fair	23		Alive	X–Remove
170	American Basswood	Tilia americana	Good	19		Alive	X–Remove
171	White Oak	Quercus alba	Good	26		Alive	X–Remove
172	White Oak	Quercus alba	Good	21		Alive	P–Protect
173	White Oak	Quercus alba	Good	23		Alive	P–Protect
174	White Oak	Quercus alba	Good	18		Alive	P–Protect
175	Northern Red Oak	Quercus rubra	Good	26		Alive	P–Protect
176	White Oak	Quercus alba	Good	19		Alive	P–Protect
177	Black Locust	Robinia pseudoacacia	Excellent	18		Alive	P–Protect
178	Norway Spruce	Picea abies	Excellent	11		Alive	P–Protect
179	White Oak	Quercus alba	Good	14		Alive	P–Protect
180	White Oak	Quercus alba	Excellent	17		Alive	P–Protect
181	White Oak	Quercus alba	Fair	22		Alive	X–Remove
182	White Oak	Quercus alba	Excellent	27		Alive	P–Protect
183	Sugar Maple	Acer saccharum	Good	19		Alive	X–Remove
184	White Oak	Quercus alba	Good	20		Alive	P–Protect
185	Red Pine	Pinus resinosa	Good	11		Alive	P–Protect
186	White Oak	Quercus alba	Good	21		Alive	P–Protect
187	White Oak	Quercus alba	Good	23		Alive	P–Protect
188	White Oak	Quercus alba	Good	9		Alive	P–Protect
189	White Oak	Quercus alba	Good	13		Alive	P–Protect
190	White Oak	Quercus alba	Good	18		Alive	P–Protect
191	White Oak	Quercus alba	Good	17		Alive	P–Protect
192	White Oak	Quercus alba	Good	14		Alive	P–Protect
193	White Oak	Quercus alba	Good	16		Alive	P–Protect
194	White Oak	Quercus alba	Excellent	15		Alive	P–Protect
195	White Oak	Quercus alba	Good	15		Alive	X–Remove
196	Northern Red Oak	Quercus rubra	Good	24		Alive	X–Remove
197	White Oak	Quercus alba	Excellent	27		Alive	P–Protect
198	White Oak	Quercus alba	Excellent	23		Alive	P–Protect
199	Crabapple	Malus spp	Good	9		Alive	P–Protect
200	Northern Red Oak	Quercus rubra	Fair	28		Alive	X–Remove
201	White Oak	Quercus alba	Good	20		Alive	P–Protect
202	White Oak	Quercus alba	Excellent	27		Alive	P–Protect
203	White Oak	Quercus alba	Good	20		Alive	P–Protect
204	White Oak	Quercus alba	Good	27		Alive	P–Protect
205	Norway Maple	Acer platanoides	Fair	14		Alive	Z–ROW Removal
206	Black Locust	Robinia pseudoacacia	Poor	13		Alive	P–Protect
207	Northern Red Oak	Quercus rubra	Good	33		Alive	P–Protect
208	White Oak	Quercus alba	Good	17		Alive	X–Remove
209	Black Locust	Robinia pseudoacacia	Poor	8		Alive	X–Remove
210	Black Locust	Robinia pseudoacacia	Good	13		Alive	P–Protect
211	Black Locust	Robinia pseudoacacia	Poor	10		Alive	P–Protect
212	Northern Red Oak	Quercus rubra	Good	32		Alive	P–Protect
213	Black Locust	Robinia pseudoacacia	Poor	9		Alive	X–Remove
214	Northern Red Oak	Quercus rubra	Fair	23		Alive	P–Protect
215	Black Locust	Robinia pseudoacacia	Poor	9		Alive	P–Protect
216	Black Locust	Robinia pseudoacacia	Poor	10		Alive	P–Protect
217	Black Locust	Robinia pseudoacacia	Good	15		Alive	P–Protect
218	Black Locust	Robinia pseudoacacia	Good	19	Multi stem 19x12	Alive	P–Protect
219	Red Pine	Pinus resinosa	Fair	11		Alive	P–Protect
220	Norway Spruce	Picea abies	Good	16		Alive	P–Protect
221	Eastern White Pine	Pinus strobus	Good	10		Alive	P–Protect
222	Northern Red Oak	Quercus rubra	Poor	25		Alive	X–Remove
223	Northern Red Oak	Quercus rubra	Fair	29		Alive	P–Protect
224	Arborvitae	Thuja occidentalis	Good	12	Multi stem 12x12x3	Alive	X–Remove
225	Arborvitae	Thuja occidentalis	Good	14		Alive	X–Remove
226	Arborvitae	Thuja occidentalis	Good	12	Multi stem 12x6x3	Alive	X–Remove
227	Arborvitae	Thuja occidentalis	Good	10	Multi stem 10x6x7	Alive	X–Remove
228	Northern Red Oak	Quercus rubra	Good	12		Alive	P–Protect
229	Yew	Taxus spp	Good	14		Alive	X–Remove
230	Crabapple	Malus spp	Poor	9		Alive	X–Remove
231	Northern Red Oak	Quercus rubra	Good	11		Alive	P–Protect
232	White Oak	Quercus alba	Excellent	10		Alive	P–Protect
233	White Oak	Quercus alba	Good	18		Alive	P–Protect
234	Northern Red Oak	Quercus rubra	Good	33		Alive	P–Protect
235	Northern Red Oak	Quercus rubra	Fair	34		Alive	X–Remove
236	Northern Red Oak	Quercus rubra	Good	28		Alive	P–Protect
237	Sugar Maple	Acer saccharum	Good	26		Alive	X–Remove
238	Northern Red Oak	Quercus rubra	Fair	28		Alive	X–Remove
239	Hawthorn	Crataegus spp	Fair	18		Alive	P–Protect
240	Honeylocust	Gleditsia triacanthos	Good	18		Alive	P–Protect
241	Honeylocust	Gleditsia triacanthos	Fair	19		Alive	X–Remove

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate | description

pm | la | cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-012

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
242	Norway Maple	Acer platanoides	Good	22		Alive	P–Protect
243	Northern Red Oak	Quercus rubra	Good	28		Alive	P–Protect
244	Northern Red Oak	Quercus rubra	Good	35		Alive	P–Protect
245	Hawthorn	Crataegus spp	Good	13	Multi stem 13x10	Alive	P–Protect
246	Hawthorn	Crataegus spp	Good	8	Multi stem 8x7x6	Alive	P–Protect
247	Shagbark Hickory	Carya ovata	Good	14		Alive	P–Protect
248	American Elm	Ulmus americana	Good	28		Alive	P–Protect
249	White Oak	Quercus alba	Excellent	22		Alive	P–Protect
250	Black Cherry	Prunus serotina	Poor	22		Alive	X–Remove
251	Willow	Salix spp	Poor	17		Alive	X–Remove
252	Willow	Salix spp	Poor	41		Alive	X–Remove
253	White Oak	Quercus alba	Excellent	27		Alive	P–Protect
254	Eastern Redbud	Cercis canadensis	Fair	10	Multi stem 10x9x97	Alive	P–Protect
255	Eastern Redbud	Cercis canadensis	Fair	14	Multi stem 14x8	Alive	P–Protect
256	Eastern Redbud	Cercis canadensis	Fair	8	Multi stem 8x6x5	Alive	X–Remove
257	Shagbark Hickory	Carya ovata	Good	16		Alive	P–Protect
258	Swamp White Oak	Quercus bicolor	Excellent	9		Alive	P–Protect
259	Norway Maple	Acer platanoides	Fair	21		Alive	X–Remove
260	Willow	Salix spp	Fair	19		Alive	P–Protect
261	Willow	Salix spp	Fair	18		Alive	X–Remove
262	Eastern Cottonwood	Populus deltoides	Excellent	10		Alive	X–Remove
263	Eastern Cottonwood	Populus deltoides	Excellent	13		Alive	P–Protect
264	European Black Alder	Alnus glutinosa	Good	13		Alive	X–Remove
265	Eastern Cottonwood	Populus deltoides	Fair	26	Multi stem 26x24	Alive	P–Protect
266	Eastern Cottonwood	Populus deltoides	Good	16		Alive	RM–Remain
267	Shagbark Hickory	Carya ovata	Good	10		Alive	RM–Remain
268	American Basswood	Tilia americana	Excellent	13		Alive	RM–Remain
269	Northern Red Oak	Quercus rubra	Excellent	11		Alive	RM–Remain
270	Northern Red Oak	Quercus rubra	Good	28		Alive	RM–Remain
271	White Oak	Quercus alba	Good	24		Alive	RM–Remain
272	White Oak	Quercus alba	Excellent	25		Alive	RM–Remain
273	White Oak	Quercus alba	Poor	16		Alive	RM–Remain
274	White Oak	Quercus alba	Fair	24		Alive	RM–Remain
275	White Oak	Quercus alba	Good	20		Alive	RM–Remain
276	White Oak	Quercus alba	Good	21		Alive	RM–Remain
277	White Oak	Quercus alba	Good	37		Alive	RM–Remain
278	Red Maple	Acer rubrum	Good	13		Alive	P–Protect
279	Red Maple	Acer rubrum	Poor	24		Alive	X–Remove
280	Horsechestnut	Aesculus hippocastanum	Poor	14		Alive	X–Remove
281	Northern Red Oak	Quercus rubra	Good	34		Alive	P–Protect
282	Northern Red Oak	Quercus rubra	Good	30		Alive	P–Protect
283	Northern Red Oak	Quercus rubra	Excellent	31		Alive	P–Protect
284	Northern Red Oak	Quercus rubra	Good	37		Alive	P–Protect
285	Northern Red Oak	Quercus rubra	Good	33		Alive	P–Protect
286	Northern Red Oak	Quercus rubra	Excellent	33		Alive	P–Protect
287	Northern Red Oak	Quercus rubra	Fair	27		Alive	X–Remove
288	Shagbark Hickory	Carya ovata	Fair	15		Alive	P–Protect
289	White Oak	Quercus alba	Fair	23		Alive	X–Remove
290	White Oak	Quercus alba	Fair	25		Alive	X–Remove
291	Honeylocust	Gleditsia triacanthos	Good	15		Alive	X–Remove
292	Shagbark Hickory	Carya ovata	Fair	16		Alive	P–Protect
293	Crabapple	Malus spp	Fair	9		Alive	P–Protect
294	Crabapple	Malus spp	Fair	8		Alive	X–Remove
295	Colorado Blue Spruce	Picea pungens 'glauca'	Good	14		Alive	P–Protect
296	White Oak	Quercus alba	Good	22		Alive	P–Protect
297	Colorado Blue Spruce	Picea pungens 'glauca'	Fair	13		Alive	X–Remove
298	Honeylocust	Gleditsia triacanthos	Good	16		Alive	P–Protect
299	Northern Red Oak	Quercus rubra	Excellent	30		Alive	P–Protect
300	Northern Red Oak	Quercus rubra	Excellent	33		Alive	P–Protect
301	Northern Red Oak	Quercus rubra	Good	21		Alive	P–Protect
302	White Oak	Quercus alba	Excellent	23		Alive	X–Remove
303	Northern Red Oak	Quercus rubra	Good	44		Alive	X–Remove
304	Northern Red Oak	Quercus rubra	Fair	27		Alive	P–Protect
305	Eastern White Pine	Pinus strobus	Good	11		Alive	P–Protect
306	Freeman Maple	Acer x freemanii	Good	14		Alive	P–Protect
307	Northern Red Oak	Quercus rubra	Fair	31		Alive	P–Protect
308	White Oak	Quercus alba	Good	24		Alive	P–Protect
309	White Oak	Quercus alba	Good	19		Alive	P–Protect
310	Northern Red Oak	Quercus rubra	Fair	22		Alive	X–Remove
311	Swamp White Oak	Quercus bicolor	Excellent	11		Alive	P–Protect
312	White Oak	Quercus alba	Good	24		Alive	P–Protect
313	White Oak	Quercus alba	Excellent	30		Alive	P–Protect
314	White Oak	Quercus alba	Good	17		Alive	P–Protect
315	Colorado Blue Spruce	Picea pungens 'glauca'	Fair	12		Alive	P–Protect
316	Northern Red Oak	Quercus rubra	Good	27		Alive	P–Protect
317	Ginkgo	Ginkgo biloba	Excellent	9		Alive	P–Protect
318	Norway Spruce	Picea abies	Excellent	19		Alive	P–Protect
319	White Oak	Quercus alba	Excellent	25		Alive	P–Protect
320	Norway Spruce	Picea abies	Excellent	17		Alive	P–Protect
321	Eastern White Pine	Pinus strobus	Fair	20		Alive	P–Protect
322	Eastern White Pine	Pinus strobus	Fair	14	Multi stem 14x11	Alive	P–Protect
323	Northern Red Oak	Quercus rubra	Good	26		Alive	P–Protect
324	Eastern White Pine	Pinus strobus	Fair	15		Alive	P–Protect
325	White Oak	Quercus alba	Excellent	28		Alive	P–Protect
326	Red Maple	Acer rubrum	Excellent	8		Alive	P–Protect
327	White Oak	Quercus alba	Fair	27		Alive	X–Remove
328	White Oak	Quercus alba	Good	21		Alive	X–Remove
329	White Oak	Quercus alba	Good	19		Alive	P–Protect
330	White Oak	Quercus alba	Good	17		Alive	X–Remove
331	Northern Red Oak	Quercus rubra	Good	38		Alive	P–Protect
332	Northern Red Oak	Quercus rubra	Fair	26		Alive	P–Protect
333	Northern Red Oak	Quercus rubra	Poor	22		Alive	P–Protect
334	Northern Red Oak	Quercus rubra	Poor	26		Alive	P–Protect
335	Norway Maple	Acer platanoides	Good	16		Alive	X–Remove
336	Black Locust	Robinia pseudoacacia	Fair	12		Alive	P–Protect
337	Black Locust	Robinia pseudoacacia	Poor	17		Alive	X–Remove
338	Black Cherry	Prunus serotina	Fair	14		Alive	X–Remove
339	Black Locust	Robinia pseudoacacia	Good	14		Alive	P–Protect
340	Black Locust	Robinia pseudoacacia	Poor	17		Alive	X–Remove
341	Mulberry	Morus spp	Fair	9	Multi stem 9x8	Alive	X–Remove
342	Norway Maple	Acer platanoides	Poor	21		Alive	X–Remove
343	Three Flowered Maple	Acer triflorum	Good	9		Alive	P–Protect
344	Eastern Redbud	Cercis canadensis	Fair	9		Alive	P–Protect
345	White Spruce	Picea glauca	Fair	13		Alive	P–Protect
346	White Oak	Quercus alba	Good	21		Alive	P–Protect
347	White Oak	Quercus alba	Good	22		Alive	P–Protect
348	White Oak	Quercus alba	Good	22		Alive	P–Protect
349	White Oak	Quercus alba	Good	19		Alive	P–Protect
350	Kentucky Coffeetree	Gymnocladus dioicus	Good	10		Alive	P–Protect
351	Freeman Maple	Acer x freemanii	Fair	17		Alive	X–Remove
352	White Oak	Quercus alba	Fair	20		Alive	X–Remove
353	Amur Maackia	Maackia amurensis	Good	12		Alive	X–Remove
354	Amur Maackia	Maackia amurensis	Good	11		Alive	X–Remove
355	Amur Maackia	Maackia amurensis	Good	11		Alive	X–Remove
356	Black Locust	Robinia pseudoacacia	Fair	21		Alive	Z–ROW Removal
357	Black Locust	Robinia pseudoacacia	Good	18		Alive	P–Protect
358	Crabapple	Malus spp	Good	8		Alive	Z–ROW Removal
359	Crabapple	Malus spp	Good	8		Alive	Z–ROW Removal
360	Crabapple	Malus spp	Fair	8		Alive	X–Remove
361	White Oak	Quercus alba	Good	24		Alive	X–Remove

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-013

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
362	River Birch	Betula nigra	Excellent	10		Alive	X–Remove
363	River Birch	Betula nigra	Good	10		Alive	X–Remove
364	River Birch	Betula nigra	Good	11		Alive	X–Remove
365	Amur Maackia	Maackia amurensis	Good	12		Alive	
366	Black Locust	Robinia pseudoacacia	Fair	17		Alive	P–Protect
367	Black Locust	Robinia pseudoacacia	Fair	15		Alive	P–Protect
368	Black Locust	Robinia pseudoacacia	Fair	11		Alive	P–Protect
369	Northern Red Oak	Quercus rubra	Poor	29		Alive	P–Protect
370	Northern Red Oak	Quercus rubra	Good	31		Alive	X–Remove
371	White Oak	Quercus alba	Good	21		Alive	RM–Remain
372	White Oak	Quercus alba	Good	28		Alive	RM–Remain
373	White Oak	Quercus alba	Good	27		Alive	RM–Remain
374	American Elm	Ulmus americana	Poor	8		Alive	RM–Remain
375	Black Walnut	Juglans nigra	Excellent	25		Alive	RM–Remain
376	American Elm	Ulmus americana	Good	10		Alive	RM–Remain
377	American Elm	Ulmus americana	Good	18		Alive	RM–Remain
378	Northern Hackberry	Celtis occidentalis	Good	19		Alive	RM–Remain
379	Northern Red Oak	Quercus rubra	Fair	35		Alive	P–Protect
380	Northern Red Oak	Quercus rubra	Good	17		Alive	X–Remove
381	American Elm	Ulmus americana	Good	8		Alive	X–Remove
382	Black Walnut	Juglans nigra	Excellent	13		Alive	X–Remove
383	Northern Red Oak	Quercus rubra	Good	34		Alive	X–Remove
384	American Elm	Ulmus americana	Good	8		Alive	X–Remove
385	Black Locust	Robinia pseudoacacia	Poor	12		Alive	X–Remove
386	Black Locust	Robinia pseudoacacia	Poor	13		Alive	X–Remove
387	Black Locust	Robinia pseudoacacia	Fair	14		Alive	X–Remove
388	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM–Remain
389	Northern Red Oak	Quercus rubra	Good	27		Alive	RM–Remain
390	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM–Remain
391	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM–Remain
392	Black Locust	Robinia pseudoacacia	Fair	16		Alive	RM–Remain
393	Black Locust	Robinia pseudoacacia	Fair	11		Alive	RM–Remain
394	Norway Maple	Acer platanoides	Fair	15		Alive	X–Remove
395	Black Locust	Robinia pseudoacacia	Fair	18		Alive	RM–Remain
396	Black Locust	Robinia pseudoacacia	Fair	16		Alive	RM–Remain
397	Black Locust	Robinia pseudoacacia	Fair	13		Alive	P–Protect
398	Black Locust	Robinia pseudoacacia	Good	15		Alive	X–Remove
399	Black Walnut	Juglans nigra	Good	12		Alive	X–Remove
400	American Elm	Ulmus americana	Good	9		Alive	X–Remove
401	White Oak	Quercus alba	Poor	20	Multi stem 20x19	Alive	X–Remove
402	Black Locust	Robinia pseudoacacia	Good	10		Alive	X–Remove

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
403	American Elm	Ulmus americana	Good	9		Alive	X–Remove
404	Black Locust	Robinia pseudoacacia	Fair	16	Multi stem 16x13	Alive	X–Remove
405	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM–Remain
406	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM–Remain
407	Black Locust	Robinia pseudoacacia	Dead	11		Alive	X–Remove
408	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM–Remain
409	Black Locust	Robinia pseudoacacia	Fair	11		Alive	RM–Remain
410	Mulberry	Morus spp	Fair	8		Alive	RM–Remain
411	Black Locust	Robinia pseudoacacia	Fair	17		Alive	X–Remove
412	Black Locust	Robinia pseudoacacia	Good	20		Alive	X–Remove
413	Black Locust	Robinia pseudoacacia	Fair	12		Alive	X–Remove
414	Mulberry	Morus spp	Fair	19		Alive	X–Remove
415	Boxelder	Acer negundo	Poor	9		Alive	RM–Remain
416	Mulberry	Morus spp	Fair	15		Alive	RM–Remain
417	Norway Maple	Acer platanoides	Fair	24		Alive	X–Remove
418	Northern Red Oak	Quercus rubra	Fair	28		Alive	X–Remove
419	Black Locust	Robinia pseudoacacia	Good	15		Alive	X–Remove
420	White Oak	Quercus alba	Fair	13		Alive	X–Remove
421	Black Locust	Robinia pseudoacacia	Fair	12		Alive	P–Protect
422	Black Locust	Robinia pseudoacacia	Good	15		Alive	P–Protect
423	Black Locust	Robinia pseudoacacia	Good	13		Alive	P–Protect
424	Norway Maple	Acer platanoides	Good	21		Alive	P–Protect
425	Black Locust	Robinia pseudoacacia	Good	14	Multi stem 14, 13, 13, 10, 10, 8, 5	Alive	X–Remove
426	Black Locust	Robinia pseudoacacia	Fair	18	Multi stem 18, 13	Alive	X–Remove
427	Mulberry	Morus spp	Fair	25		Alive	P–Protect
428	Eastern White Pine	Pinus strobus	Excellent	19		Alive	P–Protect
429	Eastern White Pine	Pinus strobus	Good	17		Alive	P–Protect
430	Mulberry	Morus spp	Fair	18		Alive	RM–Remain
431	Mulberry	Morus spp	Fair	17		Alive	RM–Remain
432	Eastern White Pine	Pinus strobus	Excellent	20		Alive	RM–Remain
433	Eastern White Pine	Pinus strobus	Excellent	18		Alive	RM–Remain
434	Mulberry	Morus spp	Good	12		Alive	RM–Remain
435	Mulberry	Morus spp	Poor	9		Alive	RM–Remain
436	Black Locust	Robinia pseudoacacia	Good	17		Alive	RM–Remain
437	Eastern White Pine	Pinus strobus	Excellent	12		Alive	RM–Remain
438	Eastern White Pine	Pinus strobus	Good	10		Alive	RM–Remain
439	American Elm	Ulmus americana	Fair	27		Alive	RM–Remain
440	Austrian Pine	Pinus nigra	Good	15		Alive	X–Remove
441	White Spruce	Picea glauca	Poor	13		Alive	RM–Remain
442	Mulberry	Morus spp	Fair	9		Alive	RM–Remain

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
443	Green Ash	Fraxinus pennsylvanica	Dead	24		Alive	X–Remove
444	Black Locust	Robinia pseudoacacia	Dead	19		Alive	PEC–PEC Removal
445	Black Locust	Robinia pseudoacacia	Poor	17		Alive	RM–Remain
446	Black Locust	Robinia pseudoacacia	Fair	17		Alive	RM–Remain
447	Green Ash	Fraxinus pennsylvanica	Dead	10		Alive	X–Remove
448	American Basswood	Tilia americana	Poor	9	Multi stem 9, 8, 5, 4, 3, 3, 3	Alive	RM–Remain
449	Shagbark Hickory	Carya ovata	Good	15		Alive	RM–Remain
450	American Elm	Ulmus americana	Dead	8		Alive	X–Remove
451	American Basswood	Tilia americana	Fair	9	Multistem, nine, four, three	Alive	RM–Remain
452	Black Locust	Robinia pseudoacacia	Dead	14		Alive	X–Remove
453	Black Locust	Robinia pseudoacacia	Dead	13		Alive	X–Remove
454	Mulberry	Morus spp	Poor	15		Alive	RM–Remain
455	Northern Red Oak	Quercus rubra	Good	30		Alive	PEC+Z Removal
456	Northern Hackberry	Celtis occidentalis	Good	8		Alive	Z–ROW Removal
457	Black Walnut	Juglans nigra	Excellent	21		Alive	Z–ROW Removal
458	Northern Hackberry	Celtis occidentalis	Fair	9	Utility pole guy wire attached to trunk	Alive	RM–Remain
459	Black Locust	Robinia pseudoacacia	Poor	12		Alive	RM–Remain
460	Black Walnut	Juglans nigra	Excellent	16		Alive	RM–Remain
461	Mulberry	Morus spp	Poor	16		Alive	RM–Remain
462	Northern Hackberry	Celtis occidentalis	Good	8		Alive	RM–Remain
463	Black Locust	Robinia pseudoacacia	Poor	21		Alive	RM–Remain
464	Black Locust	Robinia pseudoacacia	Fair	23		Alive	RM–Remain
465	Northern Catalpa	Catalpa speciosa	Fair	19		Alive	RM–Remain
466	Northern Catalpa	Catalpa speciosa	Fair	21		Alive	RM–Remain
467	Northern Catalpa	Catalpa speciosa	Poor	14		Alive	RM–Remain
468	Mulberry	Morus spp	Poor	11		Alive	RM–Remain
469	Black Locust	Robinia pseudoacacia	Dead	17		Alive	X–Remove
470	Black Locust	Robinia pseudoacacia	Poor	16		Alive	RM–Remain
471	Boxelder	Acer negundo	Fair	10		Alive	RM–Remain
472	Black Locust	Robinia pseudoacacia	Dead	26		Alive	X–Remove
473	Black Walnut	Juglans nigra	Excellent	15		Alive	RM–Remain
474	Boxelder	Acer negundo	Poor	12		Alive	RM–Remain
475	American Elm	Ulmus americana	Poor	9		Alive	RM–Remain
476	Black Locust	Robinia pseudoacacia	Dead	15		Alive	X–Remove
477	Black Locust	Robinia pseudoacacia	Dead	18		Alive	X–Remove
478	Boxelder	Acer negundo	Poor	8		Alive	Z–ROW Removal
479	Black Locust	Robinia pseudoacacia	Dead	16		Alive	Z–ROW Removal
480	Black Locust	Robinia pseudoacacia	Poor	24		Alive	P–Protect
481	Mulberry	Morus spp	Fair	10		Alive	P–Protect

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-014

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
482	Black Walnut	Juglans nigra	Good	13		Alive	Z-ROW Removal
483	White Oak	Quercus alba	Fair	30		Alive	RM-Remain
484	Black Locust	Robinia pseudoacacia	Dead	12		Alive	X-Remove
485	Black Locust	Robinia pseudoacacia	Poor	18		Alive	RM-Remain
486	Black Locust	Robinia pseudoacacia	Poor	16		Alive	RM-Remain
487	Black Locust	Robinia pseudoacacia	Poor	28		Alive	RM-Remain
488	Eastern White Pine	Pinus strobus	Good	19		Alive	RM-Remain
489	Eastern White Pine	Pinus strobus	Excellent	17		Alive	RM-Remain
490	Black Locust	Robinia pseudoacacia	Dead	17		Alive	X-Remove
491	Black Locust	Robinia pseudoacacia	Dead	13		Alive	X-Remove
492	Black Locust	Robinia pseudoacacia	Poor	17		Alive	RM-Remain
493	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM-Remain
494	Boxelder	Acer negundo	Poor	9		Alive	RM-Remain
495	Black Locust	Robinia pseudoacacia	Dead	11		Alive	Z-ROW Removal
496	Black Locust	Robinia pseudoacacia	Dead	11		Alive	X-Remove
497	Black Locust	Robinia pseudoacacia	Poor	17		Alive	RM-Remain
498	Black Locust	Robinia pseudoacacia	Dead	11		Alive	X-Remove
499	Sugar Maple	Acer saccharum	Excellent	10		Alive	RM-Remain
500	Sugar Maple	Acer saccharum	Good	8		Alive	RM-Remain
501	Sugar Maple	Acer saccharum		8		Alive	RM-Remain
502	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM-Remain
503	Sugar Maple	Acer saccharum	Good	13		Alive	RM-Remain
504	Green Ash	Fraxinus pennsylvanica	Dead	18		Alive	X-Remove
505	Black Locust	Robinia pseudoacacia	Dead	11		Alive	Z-ROW Removal
506	Mulberry	Morus spp	Good	23		Alive	P-Protect
507	Black Locust	Robinia pseudoacacia	Poor	13		Alive	P-Protect
508	Green Ash	Fraxinus pennsylvanica	Dead	10		Alive	Z-ROW Removal
509	Black Locust	Robinia pseudoacacia	Dead	11		Alive	Z-ROW Removal
510	Boxelder	Acer negundo	Dead	9		Alive	Z-ROW Removal
511	Black Walnut	Juglans nigra	Excellent	21		Alive	Z-ROW Removal
512	Black Locust	Robinia pseudoacacia	Poor	19		Alive	Z-ROW Removal
513	Black Locust	Robinia pseudoacacia	Poor	18		Alive	P-Protect
514	Eastern White Pine	Pinus strobus	Good	13		Alive	P-Protect
515	Black Locust	Robinia pseudoacacia	Poor	25		Alive	RM-Remain
516	Black Locust	Robinia pseudoacacia	Poor	23		Alive	RM-Remain
517	Boxelder	Acer negundo	Fair	8		Alive	RM-Remain
518	American Elm	Ulmus americana	Fair	13		Alive	RM-Remain
519	American Elm	Ulmus americana	Good	11		Alive	RM-Remain
520	Boxelder	Acer negundo	Good	11		Alive	RM-Remain
521	White Spruce	Picea glauca	Dead	11		Alive	X-Remove
522	Black Locust	Robinia pseudoacacia	Poor	22	Multi stem 22, 22	Alive	RM-Remain
523	Black Locust	Robinia pseudoacacia	Dead	22		Alive	X-Remove
524	Norway Spruce	Picea abies	Excellent	21		Alive	RM-Remain
525	White Spruce	Picea glauca	Poor	12		Alive	RM-Remain
526	Black Locust	Robinia pseudoacacia	Poor	20		Alive	RM-Remain
527	Black Locust	Robinia pseudoacacia	Fair	17		Alive	P-Protect
528	Black Locust	Robinia pseudoacacia	Fair	18		Alive	P-Protect
529	Black Locust	Robinia pseudoacacia	Fair	22		Alive	Z-ROW Removal
530	Black Walnut	Juglans nigra	Fair	18		Alive	P-Protect
531	Black Locust	Robinia pseudoacacia	Poor	21		Alive	RM-Remain
532	Mulberry	Morus spp	Fair	21		Alive	RM-Remain
533	Mulberry	Morus spp	Poor	11		Alive	RM-Remain
534	Mulberry	Morus spp	Poor	13		Alive	RM-Remain
535	Black Locust	Robinia pseudoacacia	Good	13		Alive	P-Protect
536	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM-Remain
537	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM-Remain
538	Black Locust	Robinia pseudoacacia	Good	18		Alive	RM-Remain
539	Black Locust	Robinia pseudoacacia	Fair	19		Alive	RM-Remain
540	Black Walnut	Juglans nigra	Good	26		Alive	Z-ROW Removal
541	Black Locust	Robinia pseudoacacia	Fair	20		Alive	RM-Remain
542	Black Locust	Robinia pseudoacacia	Poor	23		Alive	RM-Remain
543	Black Locust	Robinia pseudoacacia	Poor	14		Alive	Z-ROW Removal
544	Black Locust	Robinia pseudoacacia	Fair	16		Alive	Z-ROW Removal
545	Black Locust	Robinia pseudoacacia	Poor	19		Alive	RM-Remain
546	Black Locust	Robinia pseudoacacia	Poor	20		Alive	RM-Remain
547	Black Locust	Robinia pseudoacacia	Poor	18		Alive	RM-Remain
548	Black Locust	Robinia pseudoacacia	Poor	14		Alive	RM-Remain
549	Black Locust	Robinia pseudoacacia	Poor	9		Alive	Z-ROW Removal
550	Black Locust	Robinia pseudoacacia	Poor	26		Alive	RM-Remain
551	Black Locust	Robinia pseudoacacia	Fair	22		Alive	RM-Remain
552	Black Locust	Robinia pseudoacacia	Poor	17		Alive	RM-Remain
553	Black Walnut	Juglans nigra	Good	14		Alive	RM-Remain
554	Black Walnut	Juglans nigra	Good	26		Alive	RM-Remain
555	Black Locust	Robinia pseudoacacia	Poor	24		Alive	RM-Remain
556	Black Locust	Robinia pseudoacacia	Poor	23		Alive	RM-Remain
557	Black Locust	Robinia pseudoacacia	Dead	19		Alive	X-Remove
558	Black Locust	Robinia pseudoacacia	Poor	21		Alive	RM-Remain
559	Black Walnut	Juglans nigra	Good	27		Alive	RM-Remain
560	Black Locust	Robinia pseudoacacia	Poor	29		Alive	RM-Remain
561	Black Locust	Robinia pseudoacacia	Poor	16	Multi stem 16, 13	Alive	RM-Remain
562	Black Locust	Robinia pseudoacacia	Fair	20		Alive	RM-Remain
563	Black Walnut	Juglans nigra	Good	8		Alive	RM-Remain
564	Black Locust	Robinia pseudoacacia	Dead	14		Alive	X-Remove
565	Black Locust	Robinia pseudoacacia	Poor	12	Multi stem 12, 10	Alive	RM-Remain
566	Black Locust	Robinia pseudoacacia	Dead	14		Alive	X-Remove
567	Black Walnut	Juglans nigra	Good	26		Alive	RM-Remain
568	Black Locust	Robinia pseudoacacia	Dead	14		Alive	X-Remove
569	Black Walnut	Juglans nigra	Good	25		Alive	RM-Remain
570	Black Walnut	Juglans nigra	Good	28		Alive	RM-Remain
571	Black Walnut	Juglans nigra	Good	22		Alive	RM-Remain
572	Black Walnut	Juglans nigra	Good	27		Alive	RM-Remain
573	Black Locust	Robinia pseudoacacia	Fair	24		Alive	RM-Remain
574	Black Locust	Robinia pseudoacacia	Poor	18		Alive	RM-Remain
575	Black Locust	Robinia pseudoacacia	Poor	23		Alive	RM-Remain
576	Black Walnut	Juglans nigra	Good	25		Alive	RM-Remain
577	Black Locust	Robinia pseudoacacia	Poor	23		Alive	RM-Remain
578	Arborvitae	Thuja occidentalis	Good	21		Alive	X-Remove
579	Arborvitae	Thuja occidentalis	Good	18		Alive	X-Remove
580	Arborvitae	Thuja occidentalis	Fair	14		Alive	X-Remove
581	Arborvitae	Thuja occidentalis	Good	15		Alive	X-Remove
582	Black Locust	Robinia pseudoacacia	Poor	27	Multi stem 27, 24	Alive	PEC-PEC Removal
583	Mulberry	Morus spp	Fair	29		Alive	PEC-PEC Removal
584	Mulberry	Morus spp	Fair	13		Alive	P-Protect
585	Mulberry	Morus spp	Poor	18		Alive	PEC-PEC Removal
586	Mulberry	Morus spp	Poor	9		Alive	PEC-PEC Removal
587	Juniper	Juniperus spp	Fair	21		Alive	PEC-PEC Removal
588	Mulberry	Morus spp	Poor	23		Alive	PEC-PEC Removal
589	Mulberry	Morus spp	Poor	23		Alive	PEC-PEC Removal
590	Douglas-fir	Pseudotsuga menziesii	Dead	16		Alive	PEC-PEC Removal
591	American Elm	Ulmus americana	Good	12		Alive	P-Protect
592	Douglas-fir	Pseudotsuga menziesii	Poor	13		Alive	P-Protect
593	Shagbark Hickory	Carya ovata	Good	13		Alive	P-Protect
594	Black Locust	Robinia pseudoacacia	Fair	13		Alive	P-Protect
595	Douglas-fir	Pseudotsuga menziesii	Poor	12		Alive	P-Protect
596	Black Walnut	Juglans nigra	Good	22	Multi stem 22, 21	Alive	P-Protect
597	Northern Red Oak	Quercus rubra	Good	9		Alive	P-Protect
598	Black Locust	Robinia pseudoacacia	Fair	14		Alive	PEC-PEC Removal
599	Black Locust	Robinia pseudoacacia	Poor	12	Multi stem 12, 9	Alive	PEC-PEC Removal
600	Black Walnut	Juglans nigra	Good	16		Alive	PEC-PEC Removal
601	American Elm	Ulmus americana	Excellent	12		Alive	P-Protect

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-015

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
602	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P-Protect
603	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P-Protect
604	Northern Hackberry	Celtis occidentalis	Excellent	8		Alive	P-Protect
605	Black Locust	Robinia pseudoacacia	Poor	13		Alive	PEC-PEC Removal
606	Black Walnut	Juglans nigra	Good	30		Alive	PEC-PEC Removal
607	Black Locust	Robinia pseudoacacia	Fair	21		Alive	PEC-PEC Removal
608	American Elm	Ulmus americana	Fair	11		Alive	PEC-PEC Removal
609	Sugar Maple	Acer saccharum	Fair	10		Alive	PEC-PEC Removal
610	Sugar Maple	Acer saccharum	Excellent	9		Alive	PEC-PEC Removal
611	Black Locust	Robinia pseudoacacia	Fair	15		Alive	PEC-PEC Removal
612	Black Locust	Robinia pseudoacacia	Fair	16		Alive	PEC-PEC Removal
613	Black Locust	Robinia pseudoacacia	Poor	18		Alive	PEC-PEC Removal
614	Black Locust	Robinia pseudoacacia	Poor	20		Alive	PEC-PEC Removal
615	Black Locust	Robinia pseudoacacia	Poor	17		Alive	PEC+Z Removal
616	Black Locust	Robinia pseudoacacia	Fair	19		Alive	PEC+Z Removal
617	Black Locust	Robinia pseudoacacia	Dead	18		Alive	PEC+Z Removal
618	American Elm	Ulmus americana	Good	13		Alive	PEC+Z Removal
619	American Elm	Ulmus americana	Good	11		Alive	P-Protect
620	Sugar Maple	Acer saccharum	Excellent	10		Alive	PEC+Z Removal
621	American Elm	Ulmus americana	Fair	10		Alive	PEC+Z Removal
622	Sugar Maple	Acer saccharum	Fair	14		Alive	P-Protect
623	Sugar Maple	Acer saccharum	Fair	18		Alive	P-Protect
624	Sugar Maple	Acer saccharum	Excellent	10		Alive	PEC-PEC Removal
625	Black Walnut	Juglans nigra	Excellent	41		Alive	PEC-PEC Removal
626	Sugar Maple	Acer saccharum	Good	9		Alive	PEC-PEC Removal
627	Northern Hackberry	Celtis occidentalis	Excellent	12		Alive	PEC-PEC Removal
628	Sugar Maple	Acer saccharum	Good	13		Alive	PEC-PEC Removal
629	Black Locust	Robinia pseudoacacia	Dead	17		Alive	PEC-PEC Removal
630	Black Locust	Robinia pseudoacacia	Dead	17		Alive	PEC+Z Removal
631	American Elm	Ulmus americana	Good	8		Alive	PEC+Z Removal
632	Black Locust	Robinia pseudoacacia	Fair	19		Alive	PEC+Z Removal
633	Shagbark Hickory	Carya ovata	Excellent	15		Alive	P-Protect
634	Sugar Maple	Acer saccharum	Good	14		Alive	P-Protect
635	Black Locust	Robinia pseudoacacia	Dead	20		Alive	PEC+Z Removal
636	Black Walnut	Juglans nigra	Excellent	24		Alive	RM-Remain
637	Sugar Maple	Acer saccharum	Excellent	13		Alive	P-Protect
638	Sugar Maple	Acer saccharum	Good	15		Alive	P-Protect
639	Sugar Maple	Acer saccharum	Poor	11		Alive	PEC-PEC Removal
640	Sugar Maple	Acer saccharum	Good	10		Alive	PEC-PEC Removal
641	Black Walnut	Juglans nigra	Good	15		Alive	PEC-PEC Removal
642	Northern Hackberry	Celtis occidentalis	Good	10		Alive	PEC-PEC Removal
643	Sugar Maple	Acer saccharum	Good	11		Alive	PEC-PEC Removal
644	Black Locust	Robinia pseudoacacia	Dead	15		Alive	PEC-PEC Removal
645	Black Locust	Robinia pseudoacacia	Dead	15		Alive	PEC-PEC Removal
646	Black Locust	Robinia pseudoacacia	Poor	18		Alive	P-Protect
647	Honeylocust	Gleditsia triacanthos	Good	9		Alive	P-Protect
648	Black Locust	Robinia pseudoacacia	Fair	20	Multi stem 20, 19	Alive	P-Protect
649	Sugar Maple	Acer saccharum	Fair	10		Alive	P-Protect
650	Sugar Maple	Acer saccharum	Excellent	9		Alive	P-Protect
651	Sugar Maple	Acer saccharum	Good	14		Alive	P-Protect
652	Sugar Maple	Acer saccharum	Good	14		Alive	P-Protect
653	Sugar Maple	Acer saccharum	Excellent	11		Alive	P-Protect
654	Sugar Maple	Acer saccharum	Poor	8		Alive	P-Protect
655	Sugar Maple	Acer saccharum	Excellent	13		Alive	P-Protect
656	Sugar Maple	Acer saccharum	Good	11		Alive	P-Protect
657	Sugar Maple	Acer saccharum	Excellent	12		Alive	PEC+Z Removal
658	Sugar Maple	Acer saccharum	Excellent	10		Alive	PEC+Z Removal
659	Sugar Maple	Acer saccharum	Dead	15		Alive	PEC+Z Removal
660	Sugar Maple	Acer saccharum	Poor	14		Alive	P-Protect
661	Black Locust	Robinia pseudoacacia	Poor	18		Alive	P-Protect
662	Black Locust	Robinia pseudoacacia	Fair	17		Alive	P-Protect
663	Black Locust	Robinia pseudoacacia	Dead	19		Alive	PEC-PEC Removal
664	Sugar Maple	Acer saccharum	Good	14		Alive	P-Protect
665	Black Walnut	Juglans nigra	Good	30		Alive	P-Protect
666	American Elm	Ulmus americana	Good	10		Alive	P-Protect
667	Sugar Maple	Acer saccharum	Fair	12		Alive	P-Protect
668	Black Locust	Robinia pseudoacacia	Fair	18		Alive	P-Protect
669	Sugar Maple	Acer saccharum	Good	9		Alive	P-Protect
670	Sugar Maple	Acer saccharum	Excellent	14		Alive	P-Protect
671	Black Locust	Robinia pseudoacacia	Poor	23		Alive	P-Protect
672	Boxelder	Acer negundo	Poor	9		Alive	P-Protect
673	Sugar Maple	Acer saccharum	Excellent	14		Alive	P-Protect
674	Black Locust	Robinia pseudoacacia	Poor	22		Alive	PEC+Z Removal
675	Black Locust	Robinia pseudoacacia	Fair	21		Alive	P-Protect
676	Boxelder	Acer negundo	Fair	12		Alive	P-Protect
677	Black Locust	Robinia pseudoacacia	Poor	22		Alive	P-Protect
678	Black Locust	Robinia pseudoacacia	Poor	23		Alive	P-Protect
679	Black Walnut	Juglans nigra	Good	24		Alive	P-Protect
680	Black Locust	Robinia pseudoacacia	Fair	17		Alive	P-Protect
681	Black Walnut	Juglans nigra	Good	11		Alive	P-Protect
682	Black Locust	Robinia pseudoacacia	Fair	13		Alive	P-Protect
683	Mulberry	Morus spp	Fair	9		Alive	P-Protect
684	Black Locust	Robinia pseudoacacia	Fair	14		Alive	P-Protect
685	Black Locust	Robinia pseudoacacia	Fair	18		Alive	P-Protect
686	Black Locust	Robinia pseudoacacia	Poor	16		Alive	P-Protect
687	Black Locust	Robinia pseudoacacia	Poor	16		Alive	P-Protect
688	Black Locust	Robinia pseudoacacia	Good	27		Alive	P-Protect
689	Northern Red Oak	Quercus rubra	Good	27		Alive	P-Protect
690	Boxelder	Acer negundo	Fair	11		Alive	P-Protect
691	Boxelder	Acer negundo	Good	11		Alive	PEC+Z Removal
692	American Elm	Ulmus americana	Dead	17		Alive	PEC+Z Removal
693	Boxelder	Acer negundo	Fair	11	Multi stem 11,9	Alive	P-Protect
694	Mulberry	Morus spp	Fair	9		Alive	P-Protect
695	Black Locust	Robinia pseudoacacia	Fair	23		Alive	P-Protect
696	Northern Red Oak	Quercus rubra	Good	22		Alive	P-Protect
697	Northern Hackberry	Celtis occidentalis	Excellent	10		Alive	P-Protect
698	American Elm	Ulmus americana	Good	19		Alive	PEC+Z Removal
699	Northern Hackberry	Celtis occidentalis	Good	13		Alive	PEC+Z Removal
700	American Elm	Ulmus americana	Poor	16		Alive	PEC+Z Removal
701	Northern Red Oak	Quercus rubra	Excellent	25		Alive	P-Protect
702	Northern Red Oak	Quercus rubra	Good	18		Alive	P-Protect
703	Northern Hackberry	Celtis occidentalis	Excellent	11		Alive	P-Protect
704	Black Walnut	Juglans nigra	Excellent	21		Alive	P-Protect
705	Black Locust	Robinia pseudoacacia	Poor	8		Alive	P-Protect
706	Northern Hackberry	Celtis occidentalis	Good	14		Alive	P-Protect
707	Northern Red Oak	Quercus rubra	Good	18		Alive	P-Protect
708	Norway Maple	Acer platanoides	Excellent	9		Alive	PEC+Z Removal
709	Norway Maple	Acer platanoides	Good	13		Alive	P-Protect
710	Norway Maple	Acer platanoides	Excellent	11		Alive	PEC+Z Removal
711	White Oak	Quercus alba	Fair	32		Alive	PEC+Z Removal
712	Northern Red Oak	Quercus rubra	Good	24		Alive	PEC+Z Removal
713	Sugar Maple	Acer saccharum	Excellent	20		Alive	PEC+Z Removal
714	Green Ash	Fraxinus pennsylvanica	Dead	10		Alive	PEC+Z Removal
715	White Oak	Quercus alba	Fair	9		Alive	PEC+Z Removal
716	Northern Red Oak	Quercus rubra	Good	28		Alive	P-Protect
717	White Oak	Quercus alba	Good	20		Alive	P-Protect
718	Black Walnut	Juglans nigra	Excellent	10		Alive	PEC+Z Removal
719	Black Locust	Robinia pseudoacacia	Good	19		Alive	PEC+Z Removal
720	American Elm	Ulmus americana	Fair	8		Alive	PEC+Z Removal
721	Black Walnut	Juglans nigra	Good	18		Alive	PEC+Z Removal

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revision	date	description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-016

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
722	Northern Hackberry	Celtis occidentalis	Good	8		Alive	P–Protect
723	Northern Hackberry	Celtis occidentalis	Good	9		Alive	P–Protect
724	White Oak	Quercus alba	Good	15		Alive	PEC+Z Removal
725	Mulberry	Morus spp	Fair	17		Alive	P–Protect
726	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
727	Northern Hackberry	Celtis occidentalis	Good	9		Alive	P–Protect
728	Black Locust	Robinia pseudoacacia	Dead	16		Alive	PEC–PEC Removal
729	Black Locust	Robinia pseudoacacia	Poor	15	Multi stem 15, 15, 15	Alive	P–Protect
730	Black Locust	Robinia pseudoacacia	Poor	18		Alive	P–Protect
731	Black Locust	Robinia pseudoacacia	Dead	13		Alive	PEC–PEC Removal
732	Black Locust	Robinia pseudoacacia	Poor	17		Alive	P–Protect
733	Black Locust	Robinia pseudoacacia	Poor	22		Alive	P–Protect
734	Northern Hackberry	Celtis occidentalis	Fair	12		Alive	P–Protect
735	Black Locust	Robinia pseudoacacia	Dead	12		Alive	PEC–PEC Removal
736	Black Walnut	Juglans nigra	Good	13		Alive	P–Protect
737	Black Locust	Robinia pseudoacacia	Poor	16		Alive	P–Protect
738	Black Locust	Robinia pseudoacacia	Poor	15		Alive	P–Protect
739	Black Locust	Robinia pseudoacacia	Dead	13		Alive	PEC–PEC Removal
740	Black Locust	Robinia pseudoacacia	Dead	10		Alive	PEC–PEC Removal
741	Northern Hackberry	Celtis occidentalis	Good	8		Alive	P–Protect
742	Black Walnut	Juglans nigra	Fair	17		Alive	P–Protect
743	Black Locust	Robinia pseudoacacia	Dead	13		Alive	PEC–PEC Removal
744	Black Walnut	Juglans nigra	Excellent	27		Alive	P–Protect
745	Black Walnut	Juglans nigra	Fair	10		Alive	P–Protect
746	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
747	American Elm	Ulmus americana	Good	18		Alive	P–Protect
748	Black Walnut	Juglans nigra	Excellent	13		Alive	P–Protect
749	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P–Protect
750	Black Locust	Robinia pseudoacacia	Poor	9		Alive	P–Protect
751	Black Locust	Robinia pseudoacacia	Poor	12		Alive	P–Protect
752	Black Locust	Robinia pseudoacacia	Poor	10		Alive	P–Protect
753	Black Locust	Robinia pseudoacacia	Poor	10		Alive	P–Protect
754	Black Walnut	Juglans nigra	Excellent	18		Alive	P–Protect
755	Mulberry	Morus spp	Fair	19		Alive	P–Protect
756	Black Locust	Robinia pseudoacacia	Dead	11		Alive	PEC–PEC Removal
757	Black Locust	Robinia pseudoacacia	Fair	13		Alive	P–Protect
758	Black Locust	Robinia pseudoacacia	Dead	9		Alive	PEC–PEC Removal
759	Black Locust	Robinia pseudoacacia	Poor	9		Alive	P–Protect
760	Black Locust	Robinia pseudoacacia	Dead	11		Alive	PEC–PEC Removal
761	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
762	Northern Red Oak	Quercus rubra	Poor	28		Alive	P–Protect
763	Northern Red Oak	Quercus rubra	Fair	20		Alive	P–Protect
764	Northern Hackberry	Celtis occidentalis	Good	9		Alive	P–Protect
765	Northern Hackberry	Celtis occidentalis	Good	10		Alive	P–Protect
766	Mulberry	Morus spp	Fair	8		Alive	P–Protect
767	Black Walnut	Juglans nigra	Good	17		Alive	P–Protect
768	White Oak	Quercus alba	Dead	15		Alive	PEC–PEC Removal
769	Shagbark Hickory	Carya ovata	Good	8		Alive	P–Protect
770	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P–Protect
771	Black Locust	Robinia pseudoacacia	Poor	9		Alive	P–Protect
772	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
773	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
774	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
775	Black Locust	Robinia pseudoacacia	Dead	10		Alive	PEC–PEC Removal
776	Black Locust	Robinia pseudoacacia	Dead	16		Alive	PEC–PEC Removal
777	Black Walnut	Juglans nigra	Fair	25		Alive	P–Protect
778	Black Walnut	Juglans nigra	Good	18		Alive	P–Protect
779	Black Walnut	Juglans nigra	Excellent	24		Alive	P–Protect
780	Mulberry	Morus spp	Fair	10		Alive	P–Protect
781	Black Walnut	Juglans nigra	Good	24		Alive	P–Protect
782	Black Walnut	Juglans nigra	Good	22		Alive	P–Protect
783	Mulberry	Morus spp	Fair	16		Alive	P–Protect
784	Black Walnut	Juglans nigra	Poor	22		Alive	P–Protect
785	Black Locust	Robinia pseudoacacia	Dead	15		Alive	PEC–PEC Removal
786	Black Walnut	Juglans nigra	Fair	15		Alive	P–Protect
787	Black Locust	Robinia pseudoacacia	Dead	12		Alive	PEC–PEC Removal
788	Black Locust	Robinia pseudoacacia	Dead	9		Alive	PEC–PEC Removal
789	Black Locust	Robinia pseudoacacia	Dead	10		Alive	PEC–PEC Removal
790	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P–Protect
791	Green Ash	Fraxinus pennsylvanica	Dead	8		Alive	PEC–PEC Removal
792	White Oak	Quercus alba	Dead	17		Alive	PEC–PEC Removal
793	Shagbark Hickory	Carya ovata	Dead	14		Alive	PEC–PEC Removal
794	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
795	Northern Hackberry	Celtis occidentalis	Excellent	9		Alive	P–Protect
796	Black Locust	Robinia pseudoacacia	Poor	13		Alive	P–Protect
797	Black Locust	Robinia pseudoacacia	Poor	14		Alive	P–Protect
798	Green Ash	Fraxinus pennsylvanica	Dead	8		Alive	PEC–PEC Removal
799	Black Locust	Robinia pseudoacacia	Dead	9		Alive	PEC–PEC Removal
800	Northern Red Oak	Quercus rubra	Fair	19		Alive	P–Protect
801	Northern Red Oak	Quercus rubra	Fair	25		Alive	P–Protect
802	Black Locust	Robinia pseudoacacia	Poor	10		Alive	P–Protect
803	Black Locust	Robinia pseudoacacia	Dead	11		Alive	PEC–PEC Removal
804	Black Locust	Robinia pseudoacacia	Poor	16		Alive	P–Protect
805	American Elm	Ulmus americana	Good	21		Alive	P–Protect
806	Black Locust	Robinia pseudoacacia	Poor	8		Alive	P–Protect
807	Mulberry	Morus spp	Fair	15		Alive	P–Protect
808	Black Locust	Robinia pseudoacacia	Dead	14		Alive	PEC–PEC Removal
809	Black Locust	Robinia pseudoacacia	Poor	12		Alive	P–Protect
810	Black Locust	Robinia pseudoacacia	Poor	9		Alive	P–Protect
811	Black Walnut	Juglans nigra	Fair	15		Alive	P–Protect
812	Black Locust	Robinia pseudoacacia	Poor	9		Alive	P–Protect
813	White Oak	Quercus alba	Fair	16		Alive	P–Protect
814	Black Walnut	Juglans nigra	Good	23		Alive	P–Protect
815	Black Locust	Robinia pseudoacacia	Fair	13		Alive	P–Protect
816	Northern Hackberry	Celtis occidentalis	Fair	8		Alive	P–Protect
817	Black Locust	Robinia pseudoacacia	Poor	19		Alive	P–Protect
818	Black Walnut	Juglans nigra	Fair	12		Alive	P–Protect
819	Black Locust	Robinia pseudoacacia	Poor	9		Alive	P–Protect
820	Black Locust	Robinia pseudoacacia	Dead	12		Alive	PEC–PEC Removal
821	Black Walnut	Juglans nigra	Good	22		Alive	P–Protect
822	Black Walnut	Juglans nigra	Fair	23		Alive	P–Protect
823	Black Walnut	Juglans nigra	Fair	15		Alive	P–Protect
824	Black Walnut	Juglans nigra	Good	9		Alive	P–Protect
825	Black Walnut	Juglans nigra	Good	12		Alive	P–Protect
826	Black Walnut	Juglans nigra	Good	21		Alive	P–Protect
827	Black Walnut	Juglans nigra	Good	9		Alive	P–Protect
828	Black Walnut	Juglans nigra	Excellent	18		Alive	P–Protect
829	Black Locust	Robinia pseudoacacia	Poor	19		Alive	P–Protect
830	Black Locust	Robinia pseudoacacia	Dead	12		Alive	PEC–PEC Removal
831	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P–Protect
832	Black Walnut	Juglans nigra	Fair	30		Alive	P–Protect
833	Black Walnut	Juglans nigra	Good	18		Alive	P–Protect
834	Mulberry	Morus spp	Fair	10		Alive	P–Protect
835	Mulberry	Morus spp	Good	9		Alive	P–Protect
836	Black Walnut	Juglans nigra	Excellent	20		Alive	P–Protect
837	Black Walnut	Juglans nigra	Good	17		Alive	P–Protect
838	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
839	Black Locust	Robinia pseudoacacia	Fair	10		Alive	P–Protect
840	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P–Protect
841	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P–Protect

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-017

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
842	Northern Hackberry	Celtis occidentalis	Good	20		Alive	P–Protect
843	Black Walnut	Juglans nigra	Fair	21		Alive	P–Protect
844	Black Walnut	Juglans nigra	Good	14		Alive	P–Protect
845	White Oak	Quercus alba	Good	19		Alive	P–Protect
846	Black Locust	Robinia pseudoacacia	Fair	12		Alive	P–Protect
847	Black Locust	Robinia pseudoacacia	Fair	18		Alive	P–Protect
848	American Elm	Ulmus americana	Fair	9		Alive	P–Protect
849	Northern Red Oak	Quercus rubra	Good	11		Alive	P–Protect
850	Black Locust	Robinia pseudoacacia	Fair	9		Alive	P–Protect
851	Black Walnut	Juglans nigra	Good	24		Alive	P–Protect
852	Black Locust	Robinia pseudoacacia	Good	16		Alive	P–Protect
853	White Oak	Quercus alba	Good	24		Alive	P–Protect
854	White Oak	Quercus alba	Good	20		Alive	P–Protect
855	White Oak	Quercus alba	Good	21		Alive	P–Protect
856	Shagbark Hickory	Carya ovata	Good	13		Alive	P–Protect
857	Northern Red Oak	Quercus rubra	Fair	28		Alive	P–Protect
858	Black Locust	Robinia pseudoacacia	Fair	12		Alive	PEC–PEC Removal
859	Black Locust	Robinia pseudoacacia	Fair	17		Alive	P–Protect
860	Mulberry	Morus spp	Good	10		Alive	P–Protect
861	Black Locust	Robinia pseudoacacia	Fair	15		Alive	P–Protect
862	Black Locust	Robinia pseudoacacia	Fair	10		Alive	P–Protect
863	Black Locust	Robinia pseudoacacia	Dead	12		Alive	PEC–PEC Removal
864	Black Locust	Robinia pseudoacacia	Good	9		Alive	P–Protect
865	Black Cherry	Prunus serotina	Fair	10		Alive	P–Protect
866	Bitternut Hickory	Carya cordiformis	Good	10		Alive	PEC–PEC Removal
867	White Oak	Quercus alba	Fair	12		Alive	P–Protect
868	Northern Hackberry	Celtis occidentalis	Excellent	9		Alive	P–Protect
869	Boxelder	Acer negundo	Fair	10		Alive	P–Protect
870	Black Walnut	Juglans nigra	Good	21		Alive	P–Protect
871	Black Locust	Robinia pseudoacacia	Fair	23		Alive	P–Protect
872	Black Locust	Robinia pseudoacacia	Good	11		Alive	P–Protect
873	Black Locust	Robinia pseudoacacia	Fair	11		Alive	P–Protect
874	Northern Hackberry	Celtis occidentalis	Good	18		Alive	P–Protect
875	Black Locust	Robinia pseudoacacia	Fair	9		Alive	P–Protect
876	American Elm	Ulmus americana	Good	11		Alive	P–Protect
877	Black Locust	Robinia pseudoacacia	Fair	11		Alive	P–Protect
878	Mulberry	Morus spp	Fair	13		Alive	P–Protect
879	Black Locust	Robinia pseudoacacia	Fair	12		Alive	P–Protect
880	Black Locust	Robinia pseudoacacia	Fair	11		Alive	P–Protect
881	Black Locust	Robinia pseudoacacia	Dead	12		Alive	PEC–PEC Removal
882	Black Locust	Robinia pseudoacacia	Dead	12		Alive	PEC–PEC Removal
883	Black Locust	Robinia pseudoacacia	Dead	12		Alive	PEC–PEC Removal
884	American Elm	Ulmus americana	Good	18		Alive	P–Protect
885	Black Locust	Robinia pseudoacacia	Poor	12		Alive	PEC–PEC Removal
886	Black Locust	Robinia pseudoacacia	Fair	14		Alive	P–Protect
887	Black Walnut	Juglans nigra	Good	9		Alive	P–Protect
888	Black Locust	Robinia pseudoacacia	Poor	10		Alive	PEC–PEC Removal
889	Black Locust	Robinia pseudoacacia	Poor	13		Alive	P–Protect
890	Black Locust	Robinia pseudoacacia	Poor	9		Alive	P–Protect
891	Black Locust	Robinia pseudoacacia	Poor	9		Alive	P–Protect
892	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
893	Shagbark Hickory	Carya ovata	Fair	11		Alive	P–Protect
894	Northern Hackberry	Celtis occidentalis	Excellent	9		Alive	P–Protect
895	Black Walnut	Juglans nigra	Excellent	15		Alive	P–Protect
896	Black Walnut	Juglans nigra	Good	11		Alive	P–Protect
897	Northern Hackberry	Celtis occidentalis	Excellent	10		Alive	P–Protect
898	Black Walnut	Juglans nigra	Good	10		Alive	P–Protect
899	Mulberry	Morus spp	Fair	16		Alive	P–Protect
900	Northern Hackberry	Celtis occidentalis	Fair	17		Alive	P–Protect
901	Black Walnut	Juglans nigra	Good	28		Alive	P–Protect
902	Yew	Taxus spp	Good	19		Alive	P–Protect
903	Black Walnut	Juglans nigra	Excellent	22		Alive	P–Protect
904	Yew	Taxus spp	Good	13		Alive	P–Protect
905	Black Locust	Robinia pseudoacacia	Dead	14		Alive	PEC–PEC Removal
906	Black Walnut	Juglans nigra	Good	27		Alive	P–Protect
907	Black Locust	Robinia pseudoacacia	Dead	13		Alive	PEC–PEC Removal
908	Black Locust	Robinia pseudoacacia	Dead	15		Alive	PEC–PEC Removal
909	Honeylocust	Gleditsia triacanthos	Good	13		Alive	P–Protect
910	Black Locust	Robinia pseudoacacia	Good	16		Alive	P–Protect
911	Black Locust	Robinia pseudoacacia	Fair	14		Alive	P–Protect
912	Black Locust	Robinia pseudoacacia	Poor	12		Alive	P–Protect
913	Black Locust	Robinia pseudoacacia	Poor	12		Alive	P–Protect
914	Black Locust	Robinia pseudoacacia	Fair	13		Alive	P–Protect
915	Black Walnut	Juglans nigra	Good	16		Alive	P–Protect
916	Black Walnut	Juglans nigra	Fair	35		Alive	PEC–PEC Removal
917	Black Walnut	Juglans nigra	Good	26		Alive	PEC–PEC Removal
918	Black Walnut	Juglans nigra	Good	28		Alive	
919	Northern Hackberry	Celtis occidentalis	Good	9	Multi stem 27, 24	Alive	PEC–PEC Removal
920	Mulberry	Morus spp	Poor	22		Alive	PEC–PEC Removal
921	Northern Hackberry	Celtis occidentalis	Good	10	Multi stem 27, 24	Alive	PEC–PEC Removal
922	Black Walnut	Juglans nigra	Excellent	9	Multi stem 27, 24	Alive	PEC–PEC Removal
923	Black Locust	Robinia pseudoacacia	Fair	15		Alive	PEC–PEC Removal
924	Black Walnut	Juglans nigra	Good	24		Alive	PEC–PEC Removal
925	Black Locust	Robinia pseudoacacia	Poor	17		Alive	PEC–PEC Removal
926	Black Walnut	Juglans nigra	Good	14		Alive	PEC–PEC Removal
927	Northern Hackberry	Celtis occidentalis	Good	9	Multi stem 27, 24	Alive	PEC–PEC Removal
928	Black Locust	Robinia pseudoacacia	Poor	20		Alive	PEC–PEC Removal
929	Black Locust	Robinia pseudoacacia	Fair	19		Alive	PEC–PEC Removal
930	Black Walnut	Juglans nigra	Fair	11		Alive	PEC–PEC Removal
931	Black Locust	Robinia pseudoacacia	Dead	13		Alive	PEC–PEC Removal
932	Black Locust	Robinia pseudoacacia	Dead	22		Alive	PEC–PEC Removal
933	White Oak	Quercus alba	Dead	15		Alive	PEC–PEC Removal
934	Black Walnut	Juglans nigra	Good	12		Alive	PEC–PEC Removal
935	Black Walnut	Juglans nigra	Excellent	15		Alive	P–Protect
936	White Oak	Quercus alba	Good	25		Alive	P–Protect
937	Black Walnut	Juglans nigra	Excellent	22		Alive	PEC–PEC Removal
938	Black Walnut	Juglans nigra	Excellent	24		Alive	P–Protect
939	Black Locust	Robinia pseudoacacia	Poor	27		Alive	PEC–PEC Removal
940	Black Locust	Robinia pseudoacacia	Poor	15		Alive	PEC–PEC Removal
941	American Elm	Ulmus americana	Fair	11	Multi stem 11, 6, 6	Alive	P–Protect
942	Black Locust	Robinia pseudoacacia	Poor	29		Alive	PEC–PEC Removal
943	American Elm	Ulmus americana	Dead	15		Alive	PEC–PEC Removal
944	Black Locust	Robinia pseudoacacia	Dead	12		Alive	PEC–PEC Removal
945	Black Locust	Robinia pseudoacacia	Dead	18		Alive	PEC–PEC Removal
946	Black Walnut	Juglans nigra	Excellent	10		Alive	P–Protect
947	Black Locust	Robinia pseudoacacia	Dead	29		Alive	PEC–PEC Removal
948	Black Locust	Robinia pseudoacacia	Dead	9		Alive	PEC–PEC Removal
949	Black Locust	Robinia pseudoacacia	Poor	11		Alive	PEC–PEC Removal
950	Black Locust	Robinia pseudoacacia	Poor	11		Alive	PEC–PEC Removal
951	American Elm	Ulmus americana	Good	10		Alive	P–Protect
952	Black Locust	Robinia pseudoacacia	Fair	13		Alive	P–Protect
953	Black Locust	Robinia pseudoacacia	Fair	8		Alive	PEC–PEC Removal
954	Black Locust	Robinia pseudoacacia	Fair	10		Alive	P–Protect
955	Black Walnut	Juglans nigra	Fair	24		Alive	PEC–PEC Removal
956	Boxelder	Acer negundo	Poor	11		Alive	PEC–PEC Removal
957	White Oak	Quercus alba	Dead	14		Alive	PEC–PEC Removal
958	White Oak	Quercus alba	Good	13		Alive	PEC–PEC Removal
959	Black Locust	Robinia pseudoacacia	Fair	12		Alive	P–Protect
960	Black Locust	Robinia pseudoacacia	Fair	14		Alive	PEC–PEC Removal
961	Black Walnut	Juglans nigra	Excellent	16		Alive	PEC–PEC Removal

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revision	date	description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-018

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
962	Black Locust	Robinia pseudoacacia	Fair	22	Large burl	Alive	PEC–PEC Removal
963	Black Walnut	Juglans nigra	Good	9		Alive	PEC–PEC Removal
964	Black Locust	Robinia pseudoacacia	Poor	8		Alive	PEC–PEC Removal
965	Black Walnut	Juglans nigra	Excellent	10		Alive	PEC–PEC Removal
966	Northern Red Oak	Quercus rubra	Fair	20		Alive	P–Protect
967	Northern Red Oak	Quercus rubra	Good	23		Alive	P–Protect
968	Black Walnut	Juglans nigra	Excellent	14		Alive	P–Protect
969	Northern Hackberry	Celtis occidentalis	Excellent	21		Alive	P–Protect
970	Black Walnut	Juglans nigra	Good	16		Alive	P–Protect
971	Black Walnut	Juglans nigra	Excellent	27		Alive	PEC–PEC Removal
972	Northern Red Oak	Quercus rubra	Good	23		Alive	PEC–PEC Removal
973	Northern Red Oak	Quercus rubra	Excellent	22		Alive	P–Protect
974	Northern Red Oak	Quercus rubra	Poor	27		Alive	PEC–PEC Removal
975	Northern Hackberry	Celtis occidentalis	Excellent	10		Alive	P–Protect
976	Black Walnut	Juglans nigra	Good	22		Alive	PEC–PEC Removal
977	Northern Red Oak	Quercus rubra	Dead	22		Alive	PEC–PEC Removal
978	Northern Red Oak	Quercus rubra	Fair	11		Alive	P–Protect
979	Northern Red Oak	Quercus rubra	Good	25		Alive	PEC–PEC Removal
980	Shagbark Hickory	Carya ovata	Good	11		Alive	P–Protect
981	American Elm	Ulmus americana	Good	9		Alive	PEC–PEC Removal
982	Black Locust	Robinia pseudoacacia	Poor	9		Alive	PEC–PEC Removal
983	White Oak	Quercus alba	Fair	13		Alive	P–Protect
984	Green Ash	Fraxinus pennsylvanica	Dead	12		Alive	PEC–PEC Removal
985	Northern Hackberry	Celtis occidentalis	Good	8		Alive	PEC–PEC Removal
986	Black Locust	Robinia pseudoacacia	Poor	9		Alive	PEC–PEC Removal
987	White Oak	Quercus alba	Fair	24		Alive	PEC–PEC Removal
988	American Elm	Ulmus americana	Good	9		Alive	PEC–PEC Removal
989	White Oak	Quercus alba	Good	23		Alive	PEC–PEC Removal
990	Black Locust	Robinia pseudoacacia	Poor	10		Alive	P–Protect
991	Northern Red Oak	Quercus rubra	Good	27		Alive	P–Protect
992	White Oak	Quercus alba	Good	19		Alive	P–Protect
993	Northern Red Oak	Quercus rubra	Good	29		Alive	P–Protect
994	Northern Red Oak	Quercus rubra	Good	18		Alive	P–Protect
995	Northern Red Oak	Quercus rubra	Good	21		Alive	P–Protect
996	White Oak	Quercus alba	Fair	13		Alive	P–Protect
997	White Oak	Quercus alba	Poor	10		Alive	PEC–PEC Removal
998	Norway Maple	Acer platanoides	Excellent	13		Alive	P–Protect
999	White Oak	Quercus alba	Fair	20		Alive	P–Protect
1000	Black Locust	Robinia pseudoacacia	Fair	20		Alive	P–Protect

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
1053	American Elm	Ulmus americana	Fair	8		Alive	RM–Remain
1054	Black Walnut	Juglans nigra	Excellent	16	1054	Alive	RM–Remain
1055	Black Locust	Robinia pseudoacacia	Fair	15	Multi stem 15, 13	Alive	RM–Remain
1056	Black Locust	Robinia pseudoacacia	Fair	12		Alive	PEC–PEC Removal
1057	Boxelder	Acer negundo	Poor	9		Alive	P–Protect
1058	Mulberry	Morus spp	Fair	10		Alive	PEC–PEC Removal
1059	Black Walnut	Juglans nigra	Excellent	16		Alive	PEC–PEC Removal
1060	Black Walnut	Juglans nigra	Good	13		Alive	PEC–PEC Removal
1061	Black Locust	Robinia pseudoacacia	Fair	21		Alive	PEC–PEC Removal
1062	Black Locust	Robinia pseudoacacia	Poor	22		Alive	PEC–PEC Removal
1063	Black Locust	Robinia pseudoacacia	Fair	17		Alive	PEC–PEC Removal
1064	Mulberry	Morus spp	Good	11		Alive	PEC–PEC Removal
1065	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
1066	Black Locust	Robinia pseudoacacia	Fair	23		Alive	P–Protect
1067	Black Locust	Robinia pseudoacacia	Poor	16		Alive	PEC–PEC Removal
1068	Norway Maple	Acer platanoides	Poor	22		Alive	PEC–PEC Removal
1069	Norway Maple	Acer platanoides	Good	23		Alive	PEC–PEC Removal
1070	Black Locust	Robinia pseudoacacia	Poor	22	Multi stem 22, 18	Alive	PEC–PEC Removal
1071	Norway Maple	Acer platanoides	Good	16		Alive	PEC–PEC Removal
1072	Norway Maple	Acer platanoides	Poor	31		Alive	PEC–PEC Removal
1073	Black Locust	Robinia pseudoacacia	Poor	12		Alive	PEC–PEC Removal
1074	Black Locust	Robinia pseudoacacia	Fair	13		Alive	PEC–PEC Removal
1075	Black Locust	Robinia pseudoacacia	Poor	14		Alive	RM–Remain
1076	Black Locust	Robinia pseudoacacia	Fair	19		Alive	P–Protect
1077	Black Locust	Robinia pseudoacacia	Poor	9		Alive	P–Protect
1078	Black Locust	Robinia pseudoacacia	Poor	15		Alive	P–Protect
1079	Black Locust	Robinia pseudoacacia	Poor	24	Multi stem 24, 20	Alive	P–Protect
1080	Black Locust	Robinia pseudoacacia	Fair	18		Alive	P–Protect
1081	Black Locust	Robinia pseudoacacia	Fair	27	Multi stem 27, 15	Alive	P–Protect
1082	Norway Maple	Acer platanoides	Fair	12	Multi stem 12, 9	Alive	P–Protect
1083	Black Locust	Robinia pseudoacacia	Fair	21		Alive	P–Protect
1084	Douglas–fir	Pseudotsuga menziesii	Good	13		Alive	P–Protect
1085	Douglas–fir	Pseudotsuga menziesii	Good	10		Alive	P–Protect
1086	Douglas–fir	Pseudotsuga menziesii	Fair	15		Alive	P–Protect
1087	Douglas–fir	Pseudotsuga menziesii	Fair	12		Alive	P–Protect
1088	Black Locust	Robinia pseudoacacia	Good	21		Alive	P–Protect
1089	Sugar Maple	Acer saccharum	Good	8		Alive	RM–Remain
1090	Black Walnut	Juglans nigra	Excellent	14		Alive	RM–Remain
1091	Black Locust	Robinia pseudoacacia	Good	15		Alive	P–Protect
1092	Sugar Maple	Acer saccharum	Fair	34	1092	Alive	P–Protect
1101	Black Locust	Robinia pseudoacacia	Fair	16		Alive	PEC–PEC Removal

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
1102	American Elm	Ulmus americana	Fair	14		Alive	P–Protect
1103	American Elm	Ulmus americana	Poor	9		Alive	P–Protect
1104	Black Locust	Robinia pseudoacacia	Poor	12		Alive	P–Protect
1105	American Elm	Ulmus americana	Dead	9		Alive	PEC–PEC Removal
1106	Black Walnut	Juglans nigra	Excellent	28		Alive	P–Protect
1107	Northern Hackberry	Celtis occidentalis	Good	9		Alive	P–Protect
1108	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
1109	Black Locust	Robinia pseudoacacia	Dead	9		Alive	PEC–PEC Removal
1110	Black Locust	Robinia pseudoacacia	Dead	8		Alive	PEC–PEC Removal
1111	Black Locust	Robinia pseudoacacia	Fair	21		Alive	P–Protect
1112	Black Walnut	Juglans nigra	Fair	13		Alive	P–Protect
1113	Northern Hackberry	Celtis occidentalis	Good	9		Alive	P–Protect
1114	Northern Hackberry	Celtis occidentalis	Good	12		Alive	P–Protect
1115	Northern Hackberry	Celtis occidentalis	Good	11		Alive	P–Protect
1116	Black Locust	Robinia pseudoacacia	Poor	16		Alive	PEC–PEC Removal
1117	Black Walnut	Juglans nigra	Excellent	20		Alive	P–Protect
1118	Black Walnut	Juglans nigra	Good	11		Alive	P–Protect
1119	Black Locust	Robinia pseudoacacia	Good	9		Alive	P–Protect
1120	Shagbark Hickory	Carya ovata	Excellent	17		Alive	P–Protect
1121	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P–Protect
1122	Black Locust	Robinia pseudoacacia	Fair	19		Alive	P–Protect
1123	Black Locust	Robinia pseudoacacia	Poor	8		Alive	PEC–PEC Removal
1124	Black Locust	Robinia pseudoacacia	Poor	17		Alive	PEC–PEC Removal
1125	Northern Hackberry	Celtis occidentalis	Good	11		Alive	P–Protect
1126	Black Locust	Robinia pseudoacacia	Fair	9		Alive	PEC–PEC Removal
1127	Ailanthus	Ailanthus altissima	Poor	14	Multi stem 14,9	Alive	PEC–PEC Removal
1128	Northern Catalpa	Catalpa speciosa	Fair	10	Multi stem 10, 9, 6	Alive	P–Protect
1129	Black Locust	Robinia pseudoacacia	Fair	22		Alive	P–Protect
1130	Northern Hackberry	Celtis occidentalis	Excellent	11		Alive	P–Protect
1131	Black Locust	Robinia pseudoacacia	Poor	33		Alive	PEC–PEC Removal
1132	Black Walnut	Juglans nigra	Excellent	28		Alive	PEC–PEC Removal
1133	Black Locust	Robinia pseudoacacia	Dead	13	Multi stem 13, 12	Alive	PEC–PEC Removal
1134	Black Locust	Robinia pseudoacacia	Poor	36		Alive	RM–Remain
1135	Black Walnut	Juglans nigra	Fair	25		Alive	RM–Remain
1136	Black Locust	Robinia pseudoacacia	Dead	19	Multi stem 13, 12	Alive	X–Remove
1137	Black Locust	Robinia pseudoacacia	Dead	20	Multi stem 13, 12	Alive	X–Remove
1138	Black Locust	Robinia pseudoacacia	Dead	13		Alive	PEC–PEC Removal
1139	American Elm	Ulmus americana	Good	15	Multi stem 15, 12	Alive	PEC–PEC Removal
1140	Black Walnut	Juglans nigra	Good	19		Alive	RM–Remain
1141	American Elm	Ulmus americana	Poor	9		Alive	RM–Remain

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-019

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
1142	Boxelder	Acer negundo	Poor	39		Alive	RM–Remain
1143	Black Locust	Robinia pseudoacacia	Dead	17		Alive	X–Remove
1144	Boxelder	Acer negundo	Dead	17		Alive	X–Remove
1145	Boxelder	Acer negundo	Poor	20		Alive	RM–Remain
1146	Black Locust	Robinia pseudoacacia	Dead	16		Alive	X–Remove
1147	Green Ash	Fraxinus pennsylvanica	Dead	14		Alive	PEC–PEC Removal
1148	Black Locust	Robinia pseudoacacia	Dead	12		Alive	PEC–PEC Removal
1149	Black Walnut	Juglans nigra	Excellent	21		Alive	RM–Remain
1150	Black Locust	Robinia pseudoacacia	Fair	19		Alive	RM–Remain
1151	Black Locust	Robinia pseudoacacia	Poor	19		Alive	RM–Remain
1152	Black Locust	Robinia pseudoacacia	Poor	23		Alive	RM–Remain
1153	Black Locust	Robinia pseudoacacia	Poor	14		Alive	PEC–PEC Removal
1154	Siberian Elm	Ulmus pumila	Good	16		Alive	P–Protect
1155	Boxelder	Acer negundo	Fair	19		Alive	P–Protect
1156	Black Locust	Robinia pseudoacacia	Poor	15		Alive	P–Protect
1157	American Elm	Ulmus americana	Fair	20		Alive	P–Protect
1158	Siberian Elm	Ulmus pumila	Good	10	Multi stem 10, 9	Alive	P–Protect
1159	Black Walnut	Juglans nigra	Fair	16	Multi stem 10, 9	Alive	P–Protect
1160	Northern Red Oak	Quercus rubra	Dead	30	Multi stem 10, 9	Alive	PEC–PEC Removal
1161	Northern Red Oak	Quercus rubra	Good	35	Multi stem 10, 9	Alive	P–Protect
1162	Northern Hackberry	Celtis occidentalis	Fair	9		Alive	P–Protect
1163	Northern Hackberry	Celtis occidentalis	Fair	9		Alive	P–Protect
1164	Black Locust	Robinia pseudoacacia	Fair	20		Alive	P–Protect
1166	Black Locust	Robinia pseudoacacia	Fair	16		Alive	P–Protect
1167	Black Walnut	Juglans nigra	Excellent	32		Alive	P–Protect
1169	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P–Protect
1170	Black Locust	Robinia pseudoacacia	Poor	9		Alive	P–Protect
1171	Black Locust	Robinia pseudoacacia	Good	20		Alive	P–Protect
1172	Shagbark Hickory	Carya ovata	Fair	20		Alive	PEC–PEC Removal
1173	Northern Red Oak	Quercus rubra	Excellent	11		Alive	PEC–PEC Removal
1174	Northern Red Oak	Quercus rubra	Poor	26		Alive	P–Protect
1175	American Elm	Ulmus americana	Fair	11	Multi stem 11, 8	Alive	X–Remove
1176	American Elm	Ulmus americana	Fair	12		Alive	P–Protect
1177	Northern Red Oak	Quercus rubra	Excellent	26		Alive	P–Protect
1178	Northern Red Oak	Quercus rubra	Excellent	23		Alive	P–Protect
1179	Northern Red Oak	Quercus rubra	Good	28		Alive	P–Protect
1180	Northern Red Oak	Quercus rubra	Fair	24		Alive	P–Protect
1181	Northern Hackberry	Celtis occidentalis	Good	10		Alive	P–Protect
1182	Black Locust	Robinia pseudoacacia	Dead	10		Alive	PEC–PEC Removal
1183	Northern Red Oak	Quercus rubra	Dead	32		Alive	PEC–PEC Removal
1184	Northern Hackberry	Celtis occidentalis	Fair	9		Alive	P–Protect
1185	American Elm	Ulmus americana	Poor	9		Alive	P–Protect
1186	Black Walnut	Juglans nigra	Good	22		Alive	P–Protect
1187	American Elm	Ulmus americana	Fair	11		Alive	P–Protect
1601	Black Walnut	Juglans nigra	Fair	16		Alive	P–Protect
1602	Black Walnut	Juglans nigra	Fair	17		Alive	P–Protect
1603	Northern Red Oak	Quercus rubra	Good	19		Alive	P–Protect
1604	Northern Hackberry	Celtis occidentalis	Good	8		Alive	P–Protect
1605	Green Ash	Fraxinus pennsylvanica	Dead	9		Alive	PEC–PEC Removal
1606	Northern Hackberry	Celtis occidentalis	Good	13		Alive	P–Protect
1607	Norway Maple	Acer platanoides	Fair	16		Alive	P–Protect
1608	American Elm	Ulmus americana	Good	10		Alive	PEC–PEC Removal
1609	Siberian Elm	Ulmus pumila	Poor	9		Alive	PEC–PEC Removal
1610	Mulberry	Morus spp	Fair	9		Alive	P–Protect
1611	Siberian Elm	Ulmus pumila	Good	9		Alive	P–Protect
1612	Siberian Elm	Ulmus pumila	Good	12		Alive	P–Protect
1613	Norway Maple	Acer platanoides	Good	8		Alive	P–Protect
1614	Black Walnut	Juglans nigra	Good	19		Alive	P–Protect
1615	Black Walnut	Juglans nigra	Good	19		Alive	P–Protect
1616	Black Walnut	Juglans nigra	Good	14		Alive	P–Protect
1617	Black Locust	Robinia pseudoacacia	Poor	12		Alive	P–Protect
1618	Black Walnut	Juglans nigra	Excellent	27		Alive	P–Protect
1619	Northern Red Oak	Quercus rubra	Good	28		Alive	P–Protect
1620	Northern Red Oak	Quercus rubra	Fair	26		Alive	P–Protect
1621	Bitternut Hickory	Carya cordiformis	Good	8		Alive	P–Protect
1622	Bitternut Hickory	Carya cordiformis	Good	9		Alive	P–Protect
1623	Bitternut Hickory	Carya cordiformis	Excellent	11		Alive	P–Protect
1624	Bitternut Hickory	Carya cordiformis	Excellent	9		Alive	P–Protect
1625	Black Walnut	Juglans nigra	Good	12		Alive	P–Protect
1626	Bitternut Hickory	Carya cordiformis	Good	8		Alive	P–Protect
1627	American Elm	Ulmus americana	Dead	9		Alive	PEC–PEC Removal
1628	White Oak	Quercus alba	Poor	30		Alive	P–Protect
1629	Black Walnut	Juglans nigra	Good	15		Alive	P–Protect
1630	Black Walnut	Juglans nigra	Good	19		Alive	P–Protect
1631	Black Walnut	Juglans nigra	Fair	12		Alive	P–Protect
1632	Black Walnut	Juglans nigra	Good	23		Alive	P–Protect
1633	Black Walnut	Juglans nigra	Fair	16		Alive	P–Protect
1634	Black Walnut	Juglans nigra	Good	20		Alive	P–Protect
1635	Boxelder	Acer negundo	Good	10	Multi stem 10, 8, 7	Alive	P–Protect
1636	Black Walnut	Juglans nigra	Excellent	20		Alive	P–Protect
1637	Northern Hackberry	Celtis occidentalis	Good	13		Alive	P–Protect
1638	Black Locust	Robinia pseudoacacia	Dead	10		Alive	PEC–PEC Removal
1639	Black Walnut	Juglans nigra	Good	17		Alive	P–Protect
1640	Black Locust	Robinia pseudoacacia	Poor	16		Alive	P–Protect
1641	Black Locust	Robinia pseudoacacia	Fair	15		Alive	P–Protect
1642	Black Locust	Robinia pseudoacacia	Poor	13		Alive	PEC–PEC Removal
1643	Black Locust	Robinia pseudoacacia	Dead	13		Alive	PEC–PEC Removal
1644	Black Walnut	Juglans nigra	Excellent	20		Alive	P–Protect
1645	Black Locust	Robinia pseudoacacia	Dead	13		Alive	PEC–PEC Removal
1646	Black Locust	Robinia pseudoacacia	Poor	13		Alive	P–Protect
1647	Black Locust	Robinia pseudoacacia	Dead	9		Alive	PEC–PEC Removal
1648	Mulberry	Morus spp	Fair	13		Alive	P–Protect
1649	Black Locust	Robinia pseudoacacia	Poor	13		Alive	PEC–PEC Removal
1650	Black Locust	Robinia pseudoacacia	Poor	13		Alive	PEC–PEC Removal
1651	Black Locust	Robinia pseudoacacia	Poor	14		Alive	PEC–PEC Removal
1652	Black Locust	Robinia pseudoacacia	Dead	11		Alive	PEC–PEC Removal
1653	Black Locust	Robinia pseudoacacia	Poor	11		Alive	PEC–PEC Removal
1654	Black Locust	Robinia pseudoacacia	Good	9		Alive	PEC–PEC Removal
1655	American Elm	Ulmus americana	Dead	10	Multi stem 10, 8	Alive	PEC–PEC Removal
1656	Black Locust	Robinia pseudoacacia	Fair	26		Alive	PEC–PEC Removal
1657	Mulberry	Morus spp	Poor	11		Alive	PEC–PEC Removal
1658	Northern Hackberry	Celtis occidentalis	Good	9		Alive	PEC–PEC Removal
1659	Northern Hackberry	Celtis occidentalis	Good	11		Alive	PEC–PEC Removal
1660	Black Walnut	Juglans nigra	Good	30		Alive	PEC–PEC Removal
1661	Sugar Maple	Acer saccharum	Excellent	8		Alive	PEC–PEC Removal
1662	Black Locust	Robinia pseudoacacia	Good	19		Alive	PEC–PEC Removal
1663	Black Locust	Robinia pseudoacacia	Poor	10		Alive	PEC–PEC Removal
1664	Black Walnut	Juglans nigra	Good	22		Alive	PEC–PEC Removal
1665	Black Locust	Robinia pseudoacacia	Poor	14		Alive	PEC–PEC Removal
1666	Black Walnut	Juglans nigra	Fair	25		Alive	PEC–PEC Removal
1667	Sugar Maple	Acer saccharum	Good	9		Alive	PEC–PEC Removal
1668	Black Locust	Robinia pseudoacacia	Fair	16		Alive	P–Protect
1669	Sugar Maple	Acer saccharum	Excellent	29		Alive	P–Protect
1670	Black Locust	Robinia pseudoacacia	Poor	17		Alive	PEC–PEC Removal
1671	Black Locust	Robinia pseudoacacia	Poor	10		Alive	PEC–PEC Removal
1672	Black Locust	Robinia pseudoacacia	Fair	13		Alive	PEC–PEC Removal
1673	Sugar Maple	Acer saccharum	Excellent	8		Alive	PEC–PEC Removal
1674	Black Locust	Robinia pseudoacacia	Poor	11		Alive	PEC–PEC Removal
1675	Black Locust	Robinia pseudoacacia	Fair	15		Alive	P–Protect
1676	Black Locust	Robinia pseudoacacia	Dead	10		Alive	PEC–PEC Removal

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-020

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
1677	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P–Protect
1678	Black Locust	Robinia pseudoacacia	Dead	13		Alive	PEC–PEC Removal
1679	Boxelder	Acer negundo	Good	8		Alive	PEC–PEC Removal
1680	Black Locust	Robinia pseudoacacia	Dead	9		Alive	PEC–PEC Removal
1681	Black Walnut	Juglans nigra	Good	12		Alive	PEC–PEC Removal
1682	Black Walnut	Juglans nigra	Good	23		Alive	P–Protect
1683	Black Walnut	Juglans nigra	Excellent	25		Alive	P–Protect
1684	Boxelder	Acer negundo	Fair	10		Alive	PEC–PEC Removal
1685	Boxelder	Acer negundo	Fair	10		Alive	
1686	Boxelder	Acer negundo	Fair	8		Alive	RM–Remain
1687	Black Locust	Robinia pseudoacacia	Poor	15	Multi stem 15, 13, 13	Alive	RM–Remain
1688	Northern Hackberry	Celtis occidentalis	Good	9		Alive	RM–Remain
1689	American Elm	Ulmus americana	Fair	9		Alive	RM–Remain
1690	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM–Remain
1691	Black Walnut	Juglans nigra	Excellent	23		Alive	RM–Remain
1692	Black Locust	Robinia pseudoacacia	Dead	13		Alive	PEC–PEC Removal
1693	Black Locust	Robinia pseudoacacia	Poor	18		Alive	RM–Remain
1694	Black Locust	Robinia pseudoacacia	Dead	10		Alive	PEC–PEC Removal
1695	Black Locust	Robinia pseudoacacia	Dead	11		Alive	X–Remove
1696	American Elm	Ulmus americana	Fair	16		Alive	RM–Remain
1697	Black Locust	Robinia pseudoacacia	Dead	12		Alive	PEC–PEC Removal
1698	American Elm	Ulmus americana	Good	8		Alive	RM–Remain
1699	Black Locust	Robinia pseudoacacia	Dead	11		Alive	X–Remove
1700	American Elm	Ulmus americana	Good	17		Alive	RM–Remain
1801	Black Cherry	Prunus serotina	Dead	19		Alive	
1802	Black Cherry	Prunus serotina	Fair	23		Alive	
1803	Black Locust	Robinia pseudoacacia	Fair	22		Alive	
1804	Black Locust	Robinia pseudoacacia	Fair	13		Alive	
1805	Black Locust	Robinia pseudoacacia	Poor	11		Alive	
1806	Mulberry	Morus spp	Poor	13	Five–Stemmed: 13,9,9,8,6	Alive	
1807	Black Locust	Robinia pseudoacacia	Fair	14		Alive	
1808	Black Locust	Robinia pseudoacacia	Poor	10		Alive	
1809	Black Cherry	Prunus serotina	Fair	20	Three–Stemmed: 20,20,17	Alive	
1810	Black Locust	Robinia pseudoacacia	Poor	14		Alive	
1811	Black Locust	Robinia pseudoacacia	Fair	26		Alive	
1812	Black Cherry	Prunus serotina	Fair	16	Two–Stemmed: 16,15	Alive	
1813	Black Locust	Robinia pseudoacacia	Fair	15		Alive	
1814	Black Locust	Robinia pseudoacacia	Dead	11		Alive	
1815	Black Locust	Robinia pseudoacacia	Poor	19	Two–Stemmed: 19,16	Alive	
1816	Black Locust	Robinia pseudoacacia	Poor	8		Alive	
1817	Black Locust	Robinia pseudoacacia	Fair	20	Two–Stemmed: 20,11	Alive	
1818	Black Locust	Robinia pseudoacacia	Fair	19		Alive	
1819	Black Cherry	Prunus serotina	Dead	10		Alive	
1820	Black Locust	Robinia pseudoacacia	Poor	8		Alive	
1821	American Elm	Ulmus americana	Fair	14		Alive	
1822	Black Locust	Robinia pseudoacacia	Fair	20	Two–Stemmed: 20,14	Alive	
1823	Black Cherry	Prunus serotina	Poor	19	Two–Stemmed: 19,12	Alive	
1824	American Elm	Ulmus americana	Fair	8		Alive	
1825	Black Locust	Robinia pseudoacacia	Fair	23		Alive	
1826	Black Cherry	Prunus serotina	Poor	10		Alive	
1827	Mulberry	Morus spp	Fair	20		Alive	
1828	Mulberry	Morus spp	Fair	10		Alive	
1829	Black Walnut	Juglans nigra	Poor	9		Alive	
1830	Black Walnut	Juglans nigra	Fair	14		Alive	
1831	Mulberry	Morus spp	Fair	13		Alive	
1832	Black Locust	Robinia pseudoacacia	Fair	8		Alive	
1833	Black Locust	Robinia pseudoacacia	Good	11		Alive	
1834	Mulberry	Morus spp	Poor	16	Four–Stemmed: 16,14,13,8	Alive	
1835	Black Walnut	Juglans nigra	Good	16		Alive	
1836	Black Walnut	Juglans nigra	Good	11		Alive	
1963	Cottonwood	Populus spp	Good	20		Alive	P–Protect
1964	Cottonwood	Populus spp	Good	23		Alive	P–Protect
1965	Elm Hybrid	Ulmus spp	Fair	9		Alive	P–Protect
1966	Green Ash	Fraxinus pennsylvanica	Poor	24		Alive	P–Protect
1967	Green Ash	Fraxinus pennsylvanica	Poor	21		Alive	P–Protect
1968	Silver Maple	Acer saccharinum	Fair	18		Alive	P–Protect
1969	Red Pine	Pinus resinosa	Good	16		Alive	P–Protect
1970	Eastern White Pine	Pinus strobus	Good	24		Alive	P–Protect
1971	American Elm	Ulmus americana	Poor	54		Alive	RM–Remain
1972	Hawthorn	Crataegus spp	Poor	10	Two–Stemmed: 10,8	Alive	RM–Remain
1973	Hawthorn	Crataegus spp	Poor	10		Alive	RM–Remain
1974	Hawthorn	Crataegus spp	Poor	19		Alive	RM–Remain
1975	Hawthorn	Crataegus spp	Poor	21		Alive	RM–Remain
1976	Eastern White Pine	Pinus strobus	Excellent	53		Alive	RM–Remain
1977	Mulberry	Morus spp	Poor	9		Alive	
1978	Northern Red Oak	Quercus rubra	Good	11		Alive	
1979	Boxelder	Acer negundo	Poor	13		Alive	
1980	Black Cherry	Prunus serotina	Fair	19		Alive	
1981	Black Locust	Robinia pseudoacacia	Fair	19		Alive	
1982	Black Locust	Robinia pseudoacacia	Fair	9		Alive	
1983	Mulberry	Morus spp	Poor	12		Alive	
1984	Black Locust	Robinia pseudoacacia	Poor	20		Alive	
1985	Black Locust	Robinia pseudoacacia	Poor	22		Alive	
1986	Black Locust	Robinia pseudoacacia	Poor	18		Alive	
1987	Black Locust	Robinia pseudoacacia	Poor	11		Alive	
1988	Black Locust	Robinia pseudoacacia	Poor	22		Alive	
1989	Black Locust	Robinia pseudoacacia	Poor	11		Alive	
1990	Black Cherry	Prunus serotina	Fair	12		Alive	
1991	Mulberry	Morus spp	Poor	9		Alive	
1992	Black Cherry	Prunus serotina	Poor	15		Alive	
1993	Black Locust	Robinia pseudoacacia	Fair	20		Alive	
1994	Black Locust	Robinia pseudoacacia	Poor	16		Alive	
1995	Mulberry	Morus spp	Poor	16	Three–Stemmed: 16,11,7	Alive	
1996	Black Locust	Robinia pseudoacacia	Poor	16		Alive	
1997	Mulberry	Morus spp	Poor	15	Three–Stemmed: 15,13,12	Alive	
1998	Black Locust	Robinia pseudoacacia	Poor	10		Alive	
1999	Black Locust	Robinia pseudoacacia	Fair	17		Alive	
2000	Black Locust	Robinia pseudoacacia	Fair	9		Alive	
6001	White Oak	Quercus alba	Fair	28		Alive	P–Protect
6002	White Oak	Quercus alba	Good	38		Alive	P–Protect
6003	White Oak	Quercus alba	Fair	26		Alive	P–Protect
6004	White Oak	Quercus alba	Good	31		Alive	P–Protect
6005	Shagbark Hickory	Carya ovata	Good	12		Alive	P–Protect
6006	White Oak	Quercus alba	Poor	35		Alive	P–Protect
6007	White Oak	Quercus alba	Fair	17		Alive	P–Protect
6008	Shagbark Hickory	Carya ovata	Excellent	20		Alive	P–Protect
6009	Northern Red Oak	Quercus rubra	Poor	67		Alive	P–Protect
6010	Freeman Maple	Acer x freemanii	Fair	14		Alive	P–Protect
6011	Crabapple	Malus spp	Fair	10		Alive	P–Protect
6012	Shagbark Hickory	Carya ovata	Good	18		Alive	P–Protect
6013	Bur Oak	Quercus macrocarpa	Fair	48		Alive	P–Protect
6014	Shagbark Hickory	Carya ovata	Good	22		Alive	P–Protect
6015	White Oak	Quercus alba	Poor	31		Alive	P–Protect
6016	Russian Olive	Elaeagnus angustifolia	Poor	17	Two–Stemmed: 17,15	Alive	X–Remove
6017	Shagbark Hickory	Carya ovata	Fair	30		Alive	P–Protect
6018	Russian Olive	Elaeagnus angustifolia	Poor	24		Alive	X–Remove
6019	Eastern White Pine	Pinus strobus	Good	25		Alive	P–Protect
6020	Eastern White Pine	Pinus strobus	Fair	19		Alive	P–Protect
6021	Eastern White Pine	Pinus strobus	Fair	17		Alive	P–Protect
6022	Eastern White Pine	Pinus strobus	Good	20		Alive	P–Protect

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-021

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
6023	Black Locust	Robinia pseudoacacia	Fair	27		Alive	P–Protect
6024	Arborvitae	Thuja occidentalis	Fair	16	Two–stemmed: 16,13	Alive	P–Protect
6025	Arborvitae	Thuja occidentalis	Good	17		Alive	P–Protect
6026	Arborvitae	Thuja occidentalis	Fair	15		Alive	P–Protect
6027	Black Locust	Robinia pseudoacacia	Fair	33		Alive	X–Remove
6028	Sugar Maple	Acer saccharum	Fair	33		Alive	P–Protect
6029	Sugar Maple	Acer saccharum	Good	30		Alive	P–Protect
6030	Sugar Maple	Acer saccharum	Poor	38		Alive	RM–Remain
6031	Black Walnut	Juglans nigra	Good	28		Alive	RM–Remain
6032	American Elm	Ulmus americana	Fair	10		Alive	RM–Remain
6033	Sugar Maple	Acer saccharum	Fair	9		Alive	RM–Remain
6034	Black Cherry	Prunus serotina	Poor	19		Alive	RM–Remain
6035	Black Cherry	Prunus serotina	Poor	9		Alive	RM–Remain
6036	Norway Maple	Acer platanoides	Poor	9		Alive	RM–Remain
6037	Black Cherry	Prunus serotina	Fair	12		Alive	RM–Remain
6038	Norway Maple	Acer platanoides	Good	14		Alive	RM–Remain
6039	Green Ash	Fraxinus pennsylvanica	Dead	31		Alive	X–Remove
6040	Northern Hackberry	Celtis occidentalis	Fair	10		Alive	RM–Remain
6041	Norway Maple	Acer platanoides	Poor	17		Alive	RM–Remain
6042	Green Ash	Fraxinus pennsylvanica	Dead	22		Alive	X–Remove
6043	Black Cherry	Prunus serotina	Poor	20		Alive	RM–Remain
6044	Sugar Maple	Acer saccharum	Fair	42		Alive	RM–Remain
6045	Eastern White Pine	Pinus strobus	Fair	56		Alive	RM–Remain
6046	Eastern White Pine	Pinus strobus	Good	44		Alive	RM–Remain
6047	Red Pine	Pinus resinosa	Poor	15		Alive	RM–Remain
6048	Red Pine	Pinus resinosa	Good	18		Alive	RM–Remain
6049	Red Pine	Pinus resinosa	Fair	19		Alive	RM–Remain
6050	Eastern White Pine	Pinus strobus	Good	33		Alive	RM–Remain
6051	Red Pine	Pinus resinosa	Fair	21		Alive	RM–Remain
6052	Silver Maple	Acer saccharinum	Fair	34		Alive	RM–Remain
6053	Silver Maple	Acer saccharinum	Poor	34		Alive	RM–Remain
6054	Silver Maple	Acer saccharinum	Fair	29		Alive	RM–Remain
6055	Juniper	Juniperus spp	Good	19		Alive	RM–Remain
6056	Arborvitae	Thuja occidentalis	Fair	27		Alive	RM–Remain
6057	Arborvitae	Thuja occidentalis	Good	32		Alive	RM–Remain
6058	Arborvitae	Thuja occidentalis	Fair	24		Alive	RM–Remain
6059	Arborvitae	Thuja occidentalis	Fair	17		Alive	RM–Remain
6060	Arborvitae	Thuja occidentalis	Fair	27		Alive	RM–Remain
6061	Arborvitae	Thuja occidentalis	Fair	19		Alive	RM–Remain
6062	Arborvitae	Thuja occidentalis	Fair	18		Alive	RM–Remain
6063	Arborvitae	Thuja occidentalis	Fair	17		Alive	RM–Remain
6064	Arborvitae	Thuja occidentalis	Fair	29		Alive	RM–Remain
6065	Austrian Pine	Pinus nigra	Fair	15		Alive	RM–Remain
6066	Austrian Pine	Pinus nigra	Fair	13		Alive	RM–Remain
6067	Austrian Pine	Pinus nigra	Fair	18		Alive	RM–Remain
6068	Eastern White Pine	Pinus strobus	Fair	35		Alive	RM–Remain
6069	Norway Maple	Acer platanoides	Poor	31		Alive	RM–Remain
6070	Norway Maple	Acer platanoides	Poor	32		Alive	RM–Remain
6071	Eastern White Pine	Pinus strobus	Good	31		Alive	RM–Remain
6072	Eastern White Pine	Pinus strobus	Poor	39		Alive	RM–Remain
6073	Mulberry	Morus spp	Poor	13		Alive	X–Remove
6074	White Oak	Quercus alba	Poor	49		Alive	P–Protect
6075	Eastern White Pine	Pinus strobus	Fair	24		Alive	RM–Remain
6076	Eastern White Pine	Pinus strobus	Poor	13		Alive	RM–Remain
6077	Eastern White Pine	Pinus strobus	Good	23		Alive	RM–Remain
6078	Red Pine	Pinus resinosa	Poor	11		Alive	RM–Remain
6079	Eastern White Pine	Pinus strobus	Fair	25		Alive	RM–Remain
6080	Red Pine	Pinus resinosa	Fair	18		Alive	RM–Remain
6081	Red Pine	Pinus resinosa	Fair	15		Alive	RM–Remain
6082	Eastern White Pine	Pinus strobus	Good	27		Alive	RM–Remain
6083	Norway Maple	Acer platanoides	Fair	20		Alive	RM–Remain
6084	Eastern White Pine	Pinus strobus	Fair	35		Alive	RM–Remain
6085	Shagbark Hickory	Carya ovata	Good	18		Alive	RM–Remain
6086	White Oak	Quercus alba	Fair	19		Alive	RM–Remain
6087	White Oak	Quercus alba	Good	38		Alive	RM–Remain
6088	Northern Red Oak	Quercus rubra	Poor	31		Alive	RM–Remain
6089	White Oak	Quercus alba	Poor	36		Alive	RM–Remain
6090	Red Pine	Pinus resinosa	Good	18		Alive	RM–Remain
6091	Red Pine	Pinus resinosa	Good	21		Alive	RM–Remain
6092	Red Pine	Pinus resinosa	Good	19		Alive	RM–Remain
6093	Eastern White Pine	Pinus strobus	Poor	34		Alive	RM–Remain
6094	Red Pine	Pinus resinosa	Fair	19		Alive	RM–Remain
6095	Red Pine	Pinus resinosa	Fair	18		Alive	RM–Remain
6096	Red Pine	Pinus resinosa	Fair	15		Alive	RM–Remain
6097	Red Pine	Pinus resinosa	Good	15		Alive	RM–Remain
6098	Red Pine	Pinus resinosa	Fair	18		Alive	RM–Remain
6099	Northern Hackberry	Celtis occidentalis	Fair	10		Alive	RM–Remain
6100	Black Cherry	Prunus serotina	Poor	16	Three–Stemmed: 16,13,12	Alive	RM–Remain
6101	Black Walnut	Juglans nigra	Fair	15		Alive	RM–Remain
6102	Black Walnut	Juglans nigra	Fair	35		Alive	RM–Remain
6103	Black Walnut	Juglans nigra	Fair	8		Alive	RM–Remain
6104	Eastern White Pine	Pinus strobus	Fair	22		Alive	RM–Remain
6105	Eastern White Pine	Pinus strobus	Poor	13		Alive	RM–Remain
6106	Eastern White Pine	Pinus strobus	Fair	19		Alive	RM–Remain
6107	Eastern White Pine	Pinus strobus	Fair	21		Alive	RM–Remain
6108	Eastern White Pine	Pinus strobus	Fair	22		Alive	RM–Remain
6109	Eastern White Pine	Pinus strobus	Good	28		Alive	RM–Remain
6110	Arborvitae	Thuja occidentalis	Fair	30		Alive	RM–Remain
6111	Arborvitae	Thuja occidentalis	Fair	22		Alive	RM–Remain
6112	Arborvitae	Thuja occidentalis	Fair	22		Alive	RM–Remain
6113	Arborvitae	Thuja occidentalis	Fair	27		Alive	RM–Remain
6114	Arborvitae	Thuja occidentalis	Fair	19		Alive	RM–Remain
6115	Red Maple	Acer rubrum	Good	19		Alive	RM–Remain
6116	Red Maple	Acer rubrum	Good	23		Alive	RM–Remain
6117	Red Maple	Acer rubrum	Good	20		Alive	RM–Remain
6118	Red Pine	Pinus resinosa	Fair	17		Alive	RM–Remain
6119	Red Maple	Acer rubrum	Good	23		Alive	RM–Remain
6120	White Oak	Quercus alba	Good	23		Alive	RM–Remain
6121	White Spruce	Picea glauca	Good	14		Alive	RM–Remain
6122	Freeman Maple	Acer x freemanii	Fair	23		Alive	RM–Remain
6123	Red Maple	Acer rubrum	Good	12		Alive	RM–Remain
6124	Eastern White Pine	Pinus strobus	Poor	50		Alive	RM–Remain
6125	Eastern White Pine	Pinus strobus	Fair	34		Alive	RM–Remain
6126	White Oak	Quercus alba	Poor	38		Alive	RM–Remain
6127	Northern Red Oak	Quercus rubra	Good	11		Alive	RM–Remain
6128	Sugar Maple	Acer saccharum	Fair	40		Alive	RM–Remain
6129	Sugar Maple	Acer saccharum	Good	35		Alive	RM–Remain
6130	Sugar Maple	Acer saccharum	Fair	40		Alive	RM–Remain
6131	Eastern White Pine	Pinus strobus	Fair	34		Alive	RM–Remain
6132	Northern Red Oak	Quercus rubra	Good	52		Alive	RM–Remain
6133	Black Locust	Robinia pseudoacacia	Poor	45		Alive	RM–Remain
6134	Eastern White Pine	Pinus strobus	Fair	31		Alive	RM–Remain
6135	Mulberry	Morus spp	Poor	28	Two–Stemmed: 28,27	Alive	RM–Remain
6136	Black Cherry	Prunus serotina	Poor	50		Alive	RM–Remain
6137	Mulberry	Morus spp	Fair	27		Alive	RM–Remain
6138	Eastern White Pine	Pinus strobus	Fair	27		Alive	RM–Remain
6139	Eastern White Pine	Pinus strobus	Poor	10		Alive	RM–Remain
6140	Eastern White Pine	Pinus strobus	Fair	22		Alive	RM–Remain
6141	Eastern White Pine	Pinus strobus	Fair	23		Alive	RM–Remain
6142	Eastern White Pine	Pinus strobus	Fair	12		Alive	RM–Remain

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-022

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
6143	Eastern White Pine	Pinus strobus	Poor	22		Alive	RM–Remain
6144	Eastern White Pine	Pinus strobus	Good	17		Alive	RM–Remain
6145	Eastern White Pine	Pinus strobus	Good	25		Alive	RM–Remain
6146	Eastern White Pine	Pinus strobus	Fair	27		Alive	RM–Remain
6147	Arborvitae	Thuja occidentalis	Poor	15		Alive	RM–Remain
6148	Arborvitae	Thuja occidentalis	Fair	10		Alive	RM–Remain
6149	Arborvitae	Thuja occidentalis	Fair	12		Alive	RM–Remain
6150	Arborvitae	Thuja occidentalis	Fair	17		Alive	RM–Remain
6151	Arborvitae	Thuja occidentalis	Fair	18		Alive	RM–Remain
6152	Arborvitae	Thuja occidentalis	Poor	11		Alive	RM–Remain
6153	Arborvitae	Thuja occidentalis	Good	16		Alive	RM–Remain
6154	Mulberry	Morus spp	Fair	29		Alive	RM–Remain
6155	Black Walnut	Juglans nigra	Good	16		Alive	RM–Remain
6156	Northern Red Oak	Quercus rubra	Fair	33		Alive	X–Remove
6157	Shagbark Hickory	Carya ovata	Fair	20		Alive	P–Protect
6158	Northern Red Oak	Quercus rubra	Poor	27		Alive	X–Remove
6159	Shagbark Hickory	Carya ovata	Excellent	21		Alive	P–Protect
6160	Crabapple	Malus spp	Good	8		Alive	P–Protect
6161	Northern Red Oak	Quercus rubra	Good	14		Alive	P–Protect
6162	Northern Red Oak	Quercus rubra	Poor	37		Alive	P–Protect
6163	Shagbark Hickory	Carya ovata	Fair	17		Alive	P–Protect
6164	White Oak	Quercus alba	Fair	44		Alive	P–Protect
6165	Shagbark Hickory	Carya ovata	Good	21		Alive	P–Protect
6166	Shagbark Hickory	Carya ovata	Good	11		Alive	P–Protect
6167	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P–Protect
6168	Black Locust	Robinia pseudoacacia	Fair	22		Alive	P–Protect
6169	Black Locust	Robinia pseudoacacia	Fair	24		Alive	P–Protect
6170	Black Locust	Robinia pseudoacacia	Fair	21		Alive	P–Protect
6171	Black Locust	Robinia pseudoacacia	Fair	21		Alive	P–Protect
6172	Northern Red Oak	Quercus rubra	Poor	41		Alive	P–Protect
6173	Shagbark Hickory	Carya ovata	Poor	15		Alive	P–Protect
6174	Shagbark Hickory	Carya ovata	Fair	11		Alive	P–Protect
6175	White Oak	Quercus alba	Fair	24		Alive	P–Protect
6176	Northern Red Oak	Quercus rubra	Fair	51		Alive	P–Protect
6177	White Oak	Quercus alba	Fair	26		Alive	P–Protect
6178	Pin Oak	Quercus palustris	Good	12		Alive	P–Protect
6179	Pin Oak	Quercus palustris	Fair	15		Alive	P–Protect
6180	Shagbark Hickory	Carya ovata	Good	18		Alive	P–Protect
6181	White Oak	Quercus alba	Good	31		Alive	P–Protect
6182	Northern Red Oak	Quercus rubra	Fair	38		Alive	P–Protect
6183	Northern Red Oak	Quercus rubra	Poor	36		Alive	P–Protect
6184	Silver Maple	Acer saccharinum	Fair	16		Alive	P–Protect
6185	Shagbark Hickory	Carya ovata	Good	26		Alive	P–Protect
6186	Pin Oak	Quercus palustris	Good	18		Alive	P–Protect
6187	White Oak	Quercus alba	Fair	37		Alive	P–Protect
6188	Shagbark Hickory	Carya ovata	Excellent	26		Alive	P–Protect
6189	White Oak	Quercus alba	Good	31		Alive	P–Protect
6190	White Oak	Quercus alba	Poor	31		Alive	P–Protect
6191	Shagbark Hickory	Carya ovata	Good	19		Alive	P–Protect
6192	Crabapple	Malus spp	Fair	9		Alive	P–Protect
6193	Crabapple	Malus spp	Fair	10		Alive	P–Protect
6194	Shagbark Hickory	Carya ovata	Good	18	Four–Stemmed: 18,16,12,12	Alive	P–Protect
6195	Boxelder	Acer negundo	Fair	8	Two–Stemmed: 8,6	Alive	P–Protect
6196	Shagbark Hickory	Carya ovata	Good	16		Alive	P–Protect
6197	Shagbark Hickory	Carya ovata	Fair	26		Alive	P–Protect
6198	American Elm	Ulmus americana	Fair	11		Alive	P–Protect
6199	Mulberry	Morus spp	Poor	8	Five–Stemmed: 8,7,5,4,3	Alive	X–Remove
6200	Black Locust	Robinia pseudoacacia	Fair	8	Two–Stemmed: 8,6	Alive	P–Protect
6201	Shagbark Hickory	Carya ovata	Fair	19		Alive	P–Protect
6202	Shagbark Hickory	Carya ovata	Good	19		Alive	P–Protect
6203	Shagbark Hickory	Carya ovata	Good	18		Alive	P–Protect
6204	Mulberry	Morus spp	Fair	13	Two–Stemmed: 13,11	Alive	X–Remove
6205	Black Walnut	Juglans nigra	Good	16		Alive	P–Protect
6206	Mulberry	Morus spp	Fair	17		Alive	X–Remove
6207	Shagbark Hickory	Carya ovata	Good	16		Alive	P–Protect
6208	Mulberry	Morus spp	Good	18		Alive	X–Remove
6209	Mulberry	Morus spp	Fair	9		Alive	X–Remove
6210	Shagbark Hickory	Carya ovata	Poor	22		Alive	P–Protect
6211	Shagbark Hickory	Carya ovata	Fair	28		Alive	P–Protect
6212	Black Walnut	Juglans nigra	Good	15		Alive	P–Protect
6213	Black Locust	Robinia pseudoacacia	Fair	10	Two–Stemmed: 10,7	Alive	P–Protect
6214	Black Locust	Robinia pseudoacacia	Fair	14		Alive	X–Remove
6215	Black Locust	Robinia pseudoacacia	Poor	14		Alive	X–Remove
6216	Black Locust	Robinia pseudoacacia	Poor	9		Alive	X–Remove
6217	Black Locust	Robinia pseudoacacia	Fair	17		Alive	X–Remove
6218	Black Locust	Robinia pseudoacacia	Dead	36		Alive	X–Remove
6219	American Elm	Ulmus americana	Poor	19		Alive	X–Remove
6220	Black Locust	Robinia pseudoacacia	Fair	15		Alive	X–Remove
6221	Black Locust	Robinia pseudoacacia	Fair	11		Alive	X–Remove
6222	Black Locust	Robinia pseudoacacia	Fair	8		Alive	X–Remove
6223	Black Locust	Robinia pseudoacacia	Fair	10		Alive	P–Protect
6224	Black Locust	Robinia pseudoacacia	Fair	16		Alive	X–Remove
6225	Black Locust	Robinia pseudoacacia	Fair	11		Alive	X–Remove
6226	Black Locust	Robinia pseudoacacia	Fair	9	Two–Stemmed: 9,8	Alive	X–Remove
6227	Black Locust	Robinia pseudoacacia	Fair	11		Alive	X–Remove
6228	Black Locust	Robinia pseudoacacia	Poor	11		Alive	P–Protect
6229	White Ash	Fraxinus americana	Poor	10		Alive	X–Remove
6230	Mulberry	Morus spp	Fair	23	Two–Stemmed: 23,23	Alive	P–Protect
6231	Mulberry	Morus spp	Poor	17	Two–Stemmed: 17,11	Alive	X–Remove
6232	Black Locust	Robinia pseudoacacia	Poor	39		Alive	X–Remove
6233	Black Locust	Robinia pseudoacacia	Fair	14		Alive	P–Protect
6234	Black Locust	Robinia pseudoacacia	Fair	8	Four–Stemmed: 8,8,6,6	Alive	P–Protect
6235	Black Walnut	Juglans nigra	Good	20		Alive	P–Protect
6236	Black Walnut	Juglans nigra	Good	22		Alive	P–Protect
6237	Black Locust	Robinia pseudoacacia	Good	34		Alive	P–Protect
6238	Black Locust	Robinia pseudoacacia	Good	18		Alive	P–Protect
6239	Black Locust	Robinia pseudoacacia	Fair	26		Alive	P–Protect
6240	Black Locust	Robinia pseudoacacia	Poor	28		Alive	X–Remove
6241	Black Locust	Robinia pseudoacacia	Fair	22		Alive	P–Protect
6242	Black Locust	Robinia pseudoacacia	Fair	18		Alive	P–Protect
6243	American Elm	Ulmus americana	Fair	12		Alive	P–Protect
6244	Black Locust	Robinia pseudoacacia	Poor	12		Alive	X–Remove
6245	Black Locust	Robinia pseudoacacia	Poor	29		Alive	X–Remove
6246	Black Walnut	Juglans nigra	Good	26		Alive	P–Protect
6247	Black Walnut	Juglans nigra	Dead	22		Alive	X–Remove
6248	Black Walnut	Juglans nigra	Fair	13		Alive	P–Protect
6249	Black Locust	Robinia pseudoacacia	Poor	17		Alive	X–Remove
6250	Black Locust	Robinia pseudoacacia	Poor	22		Alive	X–Remove
6251	Black Walnut	Juglans nigra	Fair	12		Alive	P–Protect
6252	American Elm	Ulmus americana	Fair	16	Two–Stemmed: 16,8	Alive	P–Protect
6253	Black Locust	Robinia pseudoacacia	Poor	8		Alive	X–Remove
6254	Black Locust	Robinia pseudoacacia	Poor	18		Alive	X–Remove
6255	Black Locust	Robinia pseudoacacia	Fair	18		Alive	P–Protect
6256	Black Walnut	Juglans nigra	Fair	13		Alive	P–Protect
6257	Black Locust	Robinia pseudoacacia	Poor	12		Alive	X–Remove
6258	Black Walnut	Juglans nigra	Fair	23		Alive	P–Protect
6259	Black Locust	Robinia pseudoacacia	Fair	20		Alive	P–Protect
6260	Black Cherry	Prunus serotina	Fair	8		Alive	X–Remove
6261	Black Walnut	Juglans nigra	Poor	16		Alive	X–Remove
6262	Black Locust	Robinia pseudoacacia	Poor	25		Alive	P–Protect

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-023

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
6263	Black Walnut	Juglans nigra	Fair	15		Alive	P–Protect
6264	American Elm	Ulmus americana	Fair	8		Alive	P–Protect
6265	White Ash	Fraxinus americana	Dead	9		Alive	X–Remove
6266	Mulberry	Morus spp	Fair	9		Alive	X–Remove
6267	Black Walnut	Juglans nigra	Good	23		Alive	P–Protect
6268	Black Locust	Robinia pseudoacacia	Fair	17		Alive	P–Protect
6269	Mulberry	Morus spp	Fair	8		Alive	P–Protect
6270	Black Locust	Robinia pseudoacacia	Poor	28		Alive	P–Protect
6271	Black Locust	Robinia pseudoacacia	Poor	29		Alive	X–Remove
6272	Black Locust	Robinia pseudoacacia	Good	34	Two–Stemmed: 34,23	Alive	X–Remove
6273	Black Locust	Robinia pseudoacacia	Poor	41		Alive	X–Remove
6274	Northern Red Oak	Quercus rubra	Fair	28		Alive	RM–Remain
6275	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM–Remain
6276	American Elm	Ulmus americana	Fair	10		Alive	
6277	Black Locust	Robinia pseudoacacia	Poor	34		Alive	RM–Remain
6278	Black Walnut	Juglans nigra	Fair	39		Alive	RM–Remain
6279	Black Walnut	Juglans nigra	Fair	18		Alive	RM–Remain
6280	Black Walnut	Juglans nigra	Fair	26		Alive	RM–Remain
6281	Black Walnut	Juglans nigra	Fair	26		Alive	RM–Remain
6282	Black Walnut	Juglans nigra	Fair	13		Alive	RM–Remain
6283	Black Walnut	Juglans nigra	Poor	10		Alive	RM–Remain
6284	Black Walnut	Juglans nigra	Fair	25		Alive	RM–Remain
6285	Mulberry	Morus spp	Poor	17	Four–Stemmed: 17,10,8,8	Alive	RM–Remain
6286	Northern Hackberry	Celtis occidentalis	Fair	15		Alive	RM–Remain
6287	Black Walnut	Juglans nigra	Poor	12		Alive	RM–Remain
6288	Black Walnut	Juglans nigra	Fair	18		Alive	
6289	Black Walnut	Juglans nigra	Fair	15		Alive	RM–Remain
6290	Black Walnut	Juglans nigra	Fair	19		Alive	RM–Remain
6291	Black Walnut	Juglans nigra	Poor	31		Alive	RM–Remain
6292	Black Walnut	Juglans nigra	Fair	24		Alive	RM–Remain
6293	Black Walnut	Juglans nigra	Good	35		Alive	RM–Remain
6294	White Ash	Fraxinus americana	Dead	10		Alive	
6295	American Elm	Ulmus americana	Fair	10		Alive	RM–Remain
6296	White Ash	Fraxinus americana	Dead	8		Alive	X–Remove
6297	Black Walnut	Juglans nigra	Fair	11		Alive	RM–Remain
6298	Black Walnut	Juglans nigra	Fair	13		Alive	RM–Remain
6299	Black Walnut	Juglans nigra	Fair	22		Alive	RM–Remain
6300	Black Walnut	Juglans nigra	Fair	21		Alive	RM–Remain
6301	Black Walnut	Juglans nigra	Fair	20		Alive	RM–Remain
6302	Black Walnut	Juglans nigra	Good	26		Alive	RM–Remain
6303	Black Walnut	Juglans nigra	Poor	18		Alive	RM–Remain

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
6304	Black Walnut	Juglans nigra	Fair	24		Alive	RM–Remain
6305	Black Walnut	Juglans nigra	Fair	31		Alive	RM–Remain
6306	American Elm	Ulmus americana	Poor	8		Alive	RM–Remain
6307	Black Walnut	Juglans nigra	Good	27		Alive	RM–Remain
6308	Black Walnut	Juglans nigra	Good	31		Alive	RM–Remain
6309	Black Walnut	Juglans nigra	Fair	24		Alive	RM–Remain
6310	Black Walnut	Juglans nigra	Fair	14	Three–Stemmed: 14,12,10	Alive	RM–Remain
6311	Black Walnut	Juglans nigra	Fair	48		Alive	RM–Remain
6312	Black Walnut	Juglans nigra	Fair	14		Alive	RM–Remain
6313	Black Walnut	Juglans nigra	Poor	9		Alive	RM–Remain
6314	American Elm	Ulmus americana	Poor	11		Alive	RM–Remain
6315	Black Walnut	Juglans nigra	Fair	22		Alive	RM–Remain
6316	Northern Hackberry	Celtis occidentalis	Fair	9		Alive	RM–Remain
6317	Black Walnut	Juglans nigra	Good	15		Alive	RM–Remain
6318	Black Walnut	Juglans nigra	Fair	22		Alive	RM–Remain
6319	Mulberry	Morus spp	Poor	12		Alive	RM–Remain
6320	Black Walnut	Juglans nigra	Fair	24	Two–Stemmed: 24,14	Alive	RM–Remain
6321	Black Walnut	Juglans nigra	Poor	47		Alive	RM–Remain
6322	Sugar Maple	Acer saccharum	Fair	8		Alive	RM–Remain
6323	Eastern Red Cedar	Juniperus virginiana	Fair	10		Alive	RM–Remain
6324	Scotch Pine	Pinus sylvestris	Dead	12	Two–Stemmed: 12,12	Alive	X–Remove
6325	Eastern White Pine	Pinus strobus	Fair	14		Alive	RM–Remain
6326	Black Cherry	Prunus serotina	Poor	16		Alive	RM–Remain
6327	Black Cherry	Prunus serotina	Poor	19		Alive	RM–Remain
6328	Mulberry	Morus spp	Poor	8	Two–Stemmed: 8: 7	Alive	RM–Remain
6329	Norway Maple	Acer platanoides	Fair	10		Alive	RM–Remain
6330	Cherry	Prunus spp.	Poor	11		Alive	RM–Remain
6331	American Elm	Ulmus americana	Fair	15		Alive	RM–Remain
6332	Mulberry	Morus spp	Fair	9		Alive	RM–Remain
6333	Black Walnut	Juglans nigra	Good	12		Alive	RM–Remain
6334	Sugar Maple	Acer saccharum	Fair	11		Alive	RM–Remain
6335	Sugar Maple	Acer saccharum	Fair	8		Alive	RM–Remain
6336	Black Walnut	Juglans nigra	Good	25		Alive	RM–Remain
6337	Black Walnut	Juglans nigra	Good	28		Alive	RM–Remain
6338	Black Cherry	Prunus serotina	Fair	28		Alive	RM–Remain
6339	Northern Hackberry	Celtis occidentalis	Fair	17		Alive	RM–Remain
6340	Green Ash	Fraxinus pennsylvanica	Poor	13		Alive	RM–Remain
6341	Green Ash	Fraxinus pennsylvanica	Dead	11		Alive	X–Remove
6342	Black Cherry	Prunus serotina	Poor	16		Alive	RM–Remain
6343	Mulberry	Morus spp	Poor	17		Alive	RM–Remain

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
6344	Mulberry	Morus spp	Fair	13		Alive	RM–Remain
6345	Black Cherry	Prunus serotina	Poor	14		Alive	RM–Remain
6346	Mulberry	Morus spp	Poor	12	Two–Stemmed: 12,12	Alive	RM–Remain
6347	Black Cherry	Prunus serotina	Poor	26		Alive	RM–Remain
6348	Eastern White Pine	Pinus strobus	Fair	35	Two–Stemmed: 35,19	Alive	RM–Remain
6349	Eastern White Pine	Pinus strobus	Poor	31		Alive	RM–Remain
6350	American Elm	Ulmus americana	Good	24		Alive	RM–Remain
6351	American Elm	Ulmus americana	Fair	8		Alive	RM–Remain
6352	American Elm	Ulmus americana	Fair	9		Alive	RM–Remain
6353	Black Cherry	Prunus serotina	Poor	18		Alive	RM–Remain
6354	American Elm	Ulmus americana	Fair	12		Alive	RM–Remain
6355	Black Cherry	Prunus serotina	Poor	33		Alive	RM–Remain
6356	American Elm	Ulmus americana	Good	23		Alive	RM–Remain
6357	American Elm	Ulmus americana	Fair	10		Alive	RM–Remain
6358	Black Cherry	Prunus serotina	Dead	18	Two–Stemmed: 18,12	Alive	X–Remove
6359	Black Walnut	Juglans nigra	Good	14		Alive	RM–Remain
6360	Norway Maple	Acer platanoides	Fair	14		Alive	RM–Remain
6361	Black Cherry	Prunus serotina	Poor	14	Two–Stemmed: 14,10	Alive	RM–Remain
6362	Black Cherry	Prunus serotina	Fair	25		Alive	RM–Remain
6363	Norway Maple	Acer platanoides	Fair	14		Alive	RM–Remain
6364	Norway Maple	Acer platanoides	Fair	8		Alive	RM–Remain
6365	American Elm	Ulmus americana	Fair	12		Alive	RM–Remain
6366	Northern Hackberry	Celtis occidentalis	Fair	15		Alive	RM–Remain
6367	Black Cherry	Prunus serotina	Poor	11		Alive	RM–Remain
6368	Black Walnut	Juglans nigra	Fair	11		Alive	RM–Remain
6369	Norway Maple	Acer platanoides	Fair	11		Alive	RM–Remain
6370	Black Cherry	Prunus serotina	Fair	12		Alive	RM–Remain
6371	American Elm	Ulmus americana	Poor	9		Alive	RM–Remain
6372	Black Walnut	Juglans nigra	Fair	8		Alive	RM–Remain
6373	Black Cherry	Prunus serotina	Poor	25		Alive	RM–Remain
6374	Black Cherry	Prunus serotina	Fair	24		Alive	RM–Remain
6375	American Elm	Ulmus americana	Fair	12		Alive	RM–Remain
6376	American Elm	Ulmus americana	Fair	17		Alive	RM–Remain
6377	American Elm	Ulmus americana	Fair	8		Alive	RM–Remain
6378	Black Cherry	Prunus serotina	Poor	8		Alive	RM–Remain
6379	Black Walnut	Juglans nigra	Good	14		Alive	RM–Remain
6380	American Elm	Ulmus americana	Good	11		Alive	RM–Remain
6381	Black Cherry	Prunus serotina	Poor	24		Alive	RM–Remain
6382	Black Walnut	Juglans nigra	Good	19		Alive	RM–Remain

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-024

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
6383	Black Cherry	Prunus serotina	Poor	17	Two-Stemmed: 17,13	Alive	RM-Remain
6384	Black Walnut	Juglans nigra	Fair	8		Alive	RM-Remain
6385	Black Cherry	Prunus serotina	Poor	23		Alive	RM-Remain
6386	Black Cherry	Prunus serotina	Fair	19		Alive	RM-Remain
6387	Black Cherry	Prunus serotina	Poor	11		Alive	RM-Remain
6388	Black Cherry	Prunus serotina	Fair	14		Alive	RM-Remain
6389	Black Cherry	Prunus serotina	Poor	19		Alive	RM-Remain
6390	Black Walnut	Juglans nigra	Fair	12		Alive	RM-Remain
6391	Black Cherry	Prunus serotina	Fair	9		Alive	RM-Remain
6392	Northern Hackberry	Celtis occidentalis	Fair	18		Alive	RM-Remain
6393	Black Cherry	Prunus serotina	Poor	13		Alive	RM-Remain
6394	Black Cherry	Prunus serotina	Fair	35		Alive	RM-Remain
6395	American Elm	Ulmus americana	Fair	9		Alive	RM-Remain
6396	Black Cherry	Prunus serotina	Poor	16		Alive	RM-Remain
6397	Black Walnut	Juglans nigra	Fair	8		Alive	RM-Remain
6398	Black Cherry	Prunus serotina	Poor	22		Alive	RM-Remain
6399	American Elm	Ulmus americana	Good	15		Alive	RM-Remain
6400	Black Walnut	Juglans nigra	Poor	8		Alive	RM-Remain
6401	Black Walnut	Juglans nigra	Fair	8		Alive	RM-Remain
6402	Mulberry	Morus spp	Poor	9		Alive	RM-Remain
6403	Black Cherry	Prunus serotina	Fair	18		Alive	RM-Remain
6404	Black Cherry	Prunus serotina	Poor	20		Alive	RM-Remain
6405	American Elm	Ulmus americana	Good	11		Alive	RM-Remain
6406	American Elm	Ulmus americana	Fair	11		Alive	RM-Remain
6407	American Elm	Ulmus americana	Fair	10		Alive	RM-Remain
6408	American Elm	Ulmus americana	Fair	8	Two-Stemmed: 8,7	Alive	RM-Remain
6409	Black Cherry	Prunus serotina	Fair	11		Alive	RM-Remain
6410	Black Walnut	Juglans nigra	Fair	9		Alive	RM-Remain
6411	Black Cherry	Prunus serotina	Fair	25		Alive	RM-Remain
6412	Black Cherry	Prunus serotina	Fair	21		Alive	RM-Remain
6413	Black Cherry	Prunus serotina	Poor	25		Alive	RM-Remain
6414	Black Cherry	Prunus serotina	Fair	26		Alive	RM-Remain
6415	Mulberry	Morus spp	Fair	8	Three-Stemme e: 8,6,6	Alive	RM-Remain
6416	Black Cherry	Prunus serotina	Poor	12		Alive	RM-Remain
6417	Black Walnut	Juglans nigra	Excellent	14		Alive	RM-Remain
6418	Black Cherry	Prunus serotina	Good	24		Alive	RM-Remain
6419	Black Cherry	Prunus serotina	Poor	24		Alive	RM-Remain
6420	Black Cherry	Prunus serotina	Poor	14		Alive	RM-Remain
6421	Black Cherry	Prunus serotina	Fair	22		Alive	RM-Remain
6422	Black Cherry	Prunus serotina	Poor	21	Two-Stemmed: 21,20	Alive	RM-Remain
6423	Black Cherry	Prunus serotina	Poor	13		Alive	RM-Remain
6424	Black Cherry	Prunus serotina	Poor	14		Alive	RM-Remain
6425	Black Cherry	Prunus serotina	Poor	27		Alive	RM-Remain
6426	Black Cherry	Prunus serotina	Poor	19		Alive	RM-Remain
6427	Black Cherry	Prunus serotina	Fair	16		Alive	RM-Remain
6428	Black Cherry	Prunus serotina	Poor	14		Alive	RM-Remain
6429	Black Cherry	Prunus serotina	Poor	25		Alive	RM-Remain
6430	Black Cherry	Prunus serotina	Poor	14		Alive	RM-Remain
6431	Black Cherry	Prunus serotina	Fair	27		Alive	RM-Remain
6432	Black Cherry	Prunus serotina	Fair	10		Alive	RM-Remain
6433	Black Cherry	Prunus serotina	Poor	20		Alive	RM-Remain
6434	Black Cherry	Prunus serotina	Poor	11		Alive	RM-Remain
6435	Black Cherry	Prunus serotina	Poor	25		Alive	RM-Remain
6436	Black Cherry	Prunus serotina	Fair	26		Alive	RM-Remain
6437	Black Cherry	Prunus serotina	Poor	22	Two-Stemmed: 22,21	Alive	RM-Remain
6438	Black Cherry	Prunus serotina	Poor	18		Alive	RM-Remain
6439	Black Cherry	Prunus serotina	Poor	17		Alive	RM-Remain
6440	Siberian Elm	Ulmus pumila	Fair	27		Alive	RM-Remain
6441	Siberian Elm	Ulmus pumila	Fair	15		Alive	RM-Remain
6442	Bur Oak	Quercus macrocarpa	Poor	34		Alive	RM-Remain
6443	Black Locust	Robinia pseudoacacia	Poor	24		Alive	RM-Remain
6444	Black Locust	Robinia pseudoacacia	Poor	19		Alive	RM-Remain
6445	Black Locust	Robinia pseudoacacia	Poor	20	Two-Stemmed: 20,16	Alive	RM-Remain
6446	Black Locust	Robinia pseudoacacia	Fair	25		Alive	RM-Remain
6447	Shagbark Hickory	Carya ovata	Good	25		Alive	P-Protect
6448	Crabapple	Malus spp	Poor	11		Alive	P-Protect
6449	Shagbark Hickory	Carya ovata	Good	27		Alive	P-Protect
6450	Black Walnut	Juglans nigra	Fair	27		Alive	P-Protect
6451	Black Cherry	Prunus serotina	Fair	17		Alive	RM-Remain
6452	Black Cherry	Prunus serotina	Poor	9		Alive	RM-Remain
6453	Red Maple	Acer rubrum	Fair	10		Alive	RM-Remain
6454	American Elm	Ulmus americana	Fair	14		Alive	RM-Remain
6455	Freeman Maple	Acer x freemanii	Fair	9	Two-Stemmed: 9,9	Alive	RM-Remain
6456	Black Locust	Robinia pseudoacacia	Fair	11		Alive	RM-Remain
6457	Black Locust	Robinia pseudoacacia	Fair	8		Alive	RM-Remain
6458	Black Locust	Robinia pseudoacacia	Fair	8	Two-Stemmed: 8,7	Alive	RM-Remain
6459	Black Walnut	Juglans nigra	Fair	9		Alive	RM-Remain
6460	Silver Maple	Acer saccharinum	Poor	17		Alive	RM-Remain
6461	Silver Maple	Acer saccharinum	Good	17		Alive	RM-Remain
6462	American Elm	Ulmus americana	Fair	9	Two-Stemmed: 9,8	Alive	RM-Remain
6463	Black Walnut	Juglans nigra	Good	17		Alive	RM-Remain
6464	Silver Maple	Acer saccharinum	Poor	10		Alive	RM-Remain
6465	Boxelder	Acer negundo	Dead	16		Alive	X-Remove
6466	Silver Maple	Acer saccharinum	Fair	16	Nine-Stemmed: 16,13,12,12,12,9 ,6,6,5	Alive	RM-Remain
6467	Silver Maple	Acer saccharinum	Fair	22		Alive	RM-Remain
6468	Silver Maple	Acer saccharinum	Fair	12		Alive	RM-Remain
6469	Silver Maple	Acer saccharinum	Fair	10		Alive	RM-Remain
6470	Silver Maple	Acer saccharinum	Fair	46		Alive	RM-Remain
6471	Black Cherry	Prunus serotina	Poor	13		Alive	RM-Remain
6472	Northern Red Oak	Quercus rubra	Good	15		Alive	RM-Remain
6473	Silver Maple	Acer saccharinum	Fair	8		Alive	RM-Remain
6474	Black Cherry	Prunus serotina	Fair	21		Alive	RM-Remain
6475	Black Cherry	Prunus serotina	Fair	20		Alive	RM-Remain
6476	Silver Maple	Acer saccharinum	Fair	27		Alive	RM-Remain
6477	American Elm	Ulmus americana	Fair	10		Alive	RM-Remain
6478	Black Cherry	Prunus serotina	Poor	9		Alive	RM-Remain
6479	Black Walnut	Juglans nigra	Fair	9		Alive	RM-Remain
6480	Mulberry	Morus spp	Fair	14		Alive	RM-Remain
6481	Black Locust	Robinia pseudoacacia	Fair	8		Alive	RM-Remain
6482	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6483	Black Locust	Robinia pseudoacacia	Fair	11		Alive	RM-Remain
6484	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM-Remain
6485	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM-Remain
6486	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6487	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6488	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM-Remain
6489	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM-Remain
6490	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM-Remain
6491	Black Locust	Robinia pseudoacacia	Fair	18		Alive	RM-Remain
6492	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM-Remain
6493	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM-Remain
6494	American Elm	Ulmus americana	Good	9		Alive	RM-Remain
6495	American Elm	Ulmus americana	Fair	11		Alive	
6496	Black Cherry	Prunus serotina	Dead	8		Alive	X-Remove
6497	Silver Maple	Acer saccharinum	Fair	44		Alive	RM-Remain
6498	Black Cherry	Prunus serotina	Poor	27		Alive	RM-Remain
6499	Black Cherry	Prunus serotina	Fair	17		Alive	RM-Remain
6500	Black Cherry	Prunus serotina	Fair	11		Alive	RM-Remain
6501	Black Cherry	Prunus serotina	Fair	9		Alive	RM-Remain
6502	Black Cherry	Prunus serotina	Fair	14		Alive	RM-Remain

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-025

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
6503	Black Cherry	Prunus serotina	Fair	9	Two-Stemmed: 9,9	Alive	RM-Remain
6504	Black Cherry	Prunus serotina	Poor	34		Alive	RM-Remain
6505	American Elm	Ulmus americana	Fair	10		Alive	RM-Remain
6506	Black Locust	Robinia pseudoacacia	Poor	22		Alive	RM-Remain
6507	Black Locust	Robinia pseudoacacia	Poor	15		Alive	RM-Remain
6508	American Elm	Ulmus americana	Good	12		Alive	RM-Remain
6509	Black Locust	Robinia pseudoacacia	Fair	11		Alive	RM-Remain
6510	American Elm	Ulmus americana	Poor	13		Alive	RM-Remain
6511	American Elm	Ulmus americana	Fair	12		Alive	RM-Remain
6512	American Elm	Ulmus americana	Fair	10		Alive	RM-Remain
6513	American Elm	Ulmus americana	Poor	13		Alive	RM-Remain
6514	American Elm	Ulmus americana	Fair	15		Alive	RM-Remain
6515	American Elm	Ulmus americana	Fair	11		Alive	RM-Remain
6516	American Elm	Ulmus americana	Fair	8		Alive	RM-Remain
6517	Black Locust	Robinia pseudoacacia	Fair	20		Alive	RM-Remain
6518	American Elm	Ulmus americana	Fair	10		Alive	RM-Remain
6519	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6520	American Elm	Ulmus americana	Fair	8		Alive	RM-Remain
6521	Black Locust	Robinia pseudoacacia	Good	25		Alive	RM-Remain
6522	American Elm	Ulmus americana	Fair	12		Alive	RM-Remain
6523	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM-Remain
6524	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM-Remain
6525	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM-Remain
6526	American Elm	Ulmus americana	Fair	9		Alive	RM-Remain
6527	Black Locust	Robinia pseudoacacia	Fair	11		Alive	RM-Remain
6528	Black Locust	Robinia pseudoacacia	Fair	17		Alive	RM-Remain
6529	American Elm	Ulmus americana	Good	13		Alive	RM-Remain
6530	American Elm	Ulmus americana	Fair	9		Alive	RM-Remain
6531	Boxelder	Acer negundo	Fair	8		Alive	RM-Remain
6532	Northern Red Oak	Quercus rubra	Fair	28		Alive	RM-Remain
6533	Black Cherry	Prunus serotina	Dead	32		Alive	X-Remove
6534	Black Walnut	Juglans nigra	Fair	11		Alive	RM-Remain
6535	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM-Remain
6536	Black Locust	Robinia pseudoacacia	Fair	19		Alive	RM-Remain
6537	Black Locust	Robinia pseudoacacia	Poor	12		Alive	RM-Remain
6538	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM-Remain
6539	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM-Remain
6540	Black Locust	Robinia pseudoacacia	Fair	8		Alive	RM-Remain
6541	Black Locust	Robinia pseudoacacia	Fair	8		Alive	RM-Remain
6542	Black Locust	Robinia pseudoacacia	Fair	16		Alive	RM-Remain
6543	Black Locust	Robinia pseudoacacia	Good	12		Alive	RM-Remain
6544	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM-Remain
6545	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6546	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM-Remain
6547	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6548	Black Locust	Robinia pseudoacacia	Fair	14		Alive	RM-Remain
6549	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM-Remain
6550	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM-Remain
6551	Black Locust	Robinia pseudoacacia	Fair	11		Alive	RM-Remain
6552	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6553	Black Locust	Robinia pseudoacacia	Fair	14		Alive	RM-Remain
6554	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM-Remain
6555	Black Locust	Robinia pseudoacacia	Good	12		Alive	RM-Remain
6556	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6557	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM-Remain
6558	Black Locust	Robinia pseudoacacia	Fair	9	Two-Stemmed: 9,9	Alive	RM-Remain
6559	Red Maple	Acer rubrum	Fair	11		Alive	RM-Remain
6560	Black Locust	Robinia pseudoacacia	Fair	9	Two-Stemmed: 9,6	Alive	RM-Remain
6561	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM-Remain
6562	Black Locust	Robinia pseudoacacia	Fair	12	Two-Stemmed: 12,9	Alive	RM-Remain
6563	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM-Remain
6564	Black Walnut	Juglans nigra	Fair	10		Alive	RM-Remain
6565	Black Locust	Robinia pseudoacacia	Poor	12		Alive	RM-Remain
6566	Black Locust	Robinia pseudoacacia	Fair	14		Alive	RM-Remain
6567	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM-Remain
6568	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM-Remain
6569	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM-Remain
6570	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM-Remain
6571	Black Locust	Robinia pseudoacacia	Fair	11		Alive	RM-Remain
6572	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM-Remain
6573	Black Locust	Robinia pseudoacacia	Good	14		Alive	RM-Remain
6574	Black Locust	Robinia pseudoacacia	Fair	14		Alive	RM-Remain
6575	American Elm	Ulmus americana	Fair	9		Alive	RM-Remain
6576	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM-Remain
6577	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM-Remain
6578	American Elm	Ulmus americana	Fair	12		Alive	RM-Remain
6579	American Elm	Ulmus americana	Fair	8		Alive	RM-Remain
6580	American Elm	Ulmus americana	Good	11		Alive	RM-Remain
6581	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM-Remain
6582	Black Locust	Robinia pseudoacacia	Fair	11	Three-Stemmed: 11,10,8	Alive	RM-Remain
6583	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM-Remain
6584	American Elm	Ulmus americana	Fair	8		Alive	RM-Remain
6585	Black Locust	Robinia pseudoacacia	Poor	14		Alive	RM-Remain
6586	Black Locust	Robinia pseudoacacia	Fair	16		Alive	RM-Remain
6587	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6588	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM-Remain
6589	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM-Remain
6590	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM-Remain
6591	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM-Remain
6592	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM-Remain
6593	American Elm	Ulmus americana	Good	9		Alive	RM-Remain
6594	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM-Remain
6595	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6596	Black Locust	Robinia pseudoacacia	Fair	14		Alive	RM-Remain
6597	Black Locust	Robinia pseudoacacia	Fair	23		Alive	RM-Remain
6598	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM-Remain
6599	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6600	Black Walnut	Juglans nigra	Fair	16		Alive	RM-Remain
6601	Black Cherry	Prunus serotina	Dead	15	Two-Stemmed: 15,11	Alive	X-Remove
6602	Black Cherry	Prunus serotina	Dead	13		Alive	X-Remove
6603	Black Cherry	Prunus serotina	Fair	16		Alive	RM-Remain
6604	Norway Maple	Acer platanoides	Fair	9		Alive	RM-Remain
6605	Green Ash	Fraxinus pennsylvanica	Poor	8		Alive	RM-Remain
6606	Black Walnut	Juglans nigra	Good	9		Alive	RM-Remain
6607	Northern Red Oak	Quercus rubra	Good	16		Alive	RM-Remain
6608	Black Locust	Robinia pseudoacacia	Fair	14	Two-Stemmed: 14,9	Alive	RM-Remain
6609	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM-Remain
6610	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM-Remain
6611	Black Walnut	Juglans nigra	Good	10		Alive	RM-Remain
6612	Black Locust	Robinia pseudoacacia	Fair	8		Alive	RM-Remain
6613	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6614	Black Locust	Robinia pseudoacacia	Poor	10	Two-Stemmed: 10,9	Alive	RM-Remain
6615	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6616	Cottonwood	Populus spp	Good	25		Alive	RM-Remain
6617	Black Locust	Robinia pseudoacacia	Fair	25		Alive	RM-Remain
6618	Black Locust	Robinia pseudoacacia	Fair	26		Alive	RM-Remain
6619	Boxelder	Acer negundo	Fair	14		Alive	RM-Remain
6620	Black Cherry	Prunus serotina	Poor	32		Alive	RM-Remain
6621	Black Cherry	Prunus serotina	Poor	39		Alive	RM-Remain
6622	Norway Maple	Acer platanoides	Fair	10		Alive	RM-Remain

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-026

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
6623	Black Cherry	Prunus serotina	Fair	19		Alive	RM–Remain
6624	Black Cherry	Prunus serotina	Fair	11		Alive	RM–Remain
6625	Black Cherry	Prunus serotina	Fair	16		Alive	RM–Remain
6626	American Basswood	Tilia americana	Fair	16		Alive	RM–Remain
6627	American Basswood	Tilia americana	Fair	9	Two–Stemmed: 9,9	Alive	RM–Remain
6628	American Basswood	Tilia americana	Fair	13		Alive	RM–Remain
6629	American Basswood	Tilia americana	Fair	8		Alive	RM–Remain
6630	American Basswood	Tilia americana	Fair	13		Alive	RM–Remain
6631	American Basswood	Tilia americana	Fair	14		Alive	RM–Remain
6632	American Basswood	Tilia americana	Fair	18		Alive	RM–Remain
6633	American Basswood	Tilia americana	Fair	9		Alive	RM–Remain
6634	Norway Maple	Acer platanoides	Fair	10		Alive	RM–Remain
6635	American Basswood	Tilia americana	Fair	14		Alive	RM–Remain
6636	American Basswood	Tilia americana	Fair	11		Alive	RM–Remain
6637	American Basswood	Tilia americana	Good	13		Alive	RM–Remain
6638	American Basswood	Tilia americana	Fair	15		Alive	RM–Remain
6639	American Basswood	Tilia americana	Fair	9		Alive	RM–Remain
6640	Norway Maple	Acer platanoides	Fair	11		Alive	RM–Remain
6641	Black Cherry	Prunus serotina	Poor	15		Alive	RM–Remain
6642	American Basswood	Tilia americana	Fair	16		Alive	RM–Remain
6643	Norway Maple	Acer platanoides	Poor	16		Alive	RM–Remain
6644	American Basswood	Tilia americana	Fair	16		Alive	RM–Remain
6645	Norway Maple	Acer platanoides	Fair	13		Alive	RM–Remain
6646	Black Cherry	Prunus serotina	Fair	16		Alive	RM–Remain
6647	Black Cherry	Prunus serotina	Poor	28		Alive	RM–Remain
6648	American Basswood	Tilia americana	Poor	9		Alive	RM–Remain
6649	American Basswood	Tilia americana	Good	36		Alive	RM–Remain
6650	American Basswood	Tilia americana	Fair	11		Alive	RM–Remain
6651	Black Cherry	Prunus serotina	Poor	23		Alive	RM–Remain
6652	Black Cherry	Prunus serotina	Fair	25		Alive	RM–Remain
6653	Black Cherry	Prunus serotina	Poor	11		Alive	RM–Remain
6654	Black Cherry	Prunus serotina	Fair	34		Alive	RM–Remain
6655	Black Cherry	Prunus serotina	Fair	17		Alive	RM–Remain
6656	Black Cherry	Prunus serotina	Fair	12		Alive	RM–Remain
6657	White Oak	Quercus alba	Good	12		Alive	RM–Remain
6658	American Basswood	Tilia americana	Good	18		Alive	RM–Remain
6659	Black Cherry	Prunus serotina	Fair	20		Alive	RM–Remain
6660	Norway Maple	Acer platanoides	Good	12		Alive	RM–Remain
6661	Norway Maple	Acer platanoides	Poor	17		Alive	RM–Remain
6662	Norway Maple	Acer platanoides	Good	12		Alive	RM–Remain
6663	Northern Red Oak	Quercus rubra	Good	33		Alive	RM–Remain
6664	Northern Red Oak	Quercus rubra	Poor	14		Alive	RM–Remain
6665	Black Cherry	Prunus serotina	Fair	16		Alive	RM–Remain
6666	Northern Red Oak	Quercus rubra	Fair	14		Alive	RM–Remain
6667	American Elm	Ulmus americana	Fair	8		Alive	RM–Remain
6668	Northern Red Oak	Quercus rubra	Good	21		Alive	RM–Remain
6669	American Elm	Ulmus americana	Fair	15		Alive	RM–Remain
6670	Norway Maple	Acer platanoides	Fair	10		Alive	RM–Remain
6671	Northern Red Oak	Quercus rubra	Good	41		Alive	RM–Remain
6672	American Basswood	Tilia americana	Fair	17		Alive	RM–Remain
6673	Northern Red Oak	Quercus rubra	Good	30	Three–Stemmed: 30,27,17	Alive	RM–Remain
6674	Norway Maple	Acer platanoides	Fair	10		Alive	RM–Remain
6675	Northern Red Oak	Quercus rubra	Good	24	Two–Stemmed: 24,19	Alive	RM–Remain
6676	American Elm	Ulmus americana	Fair	9		Alive	RM–Remain
6677	Norway Maple	Acer platanoides	Fair	9		Alive	RM–Remain
6678	Northern Red Oak	Quercus rubra	Good	32		Alive	RM–Remain
6679	Black Cherry	Prunus serotina	Fair	24		Alive	RM–Remain
6680	Northern Red Oak	Quercus rubra	Dead	14		Alive	X–Remove
6681	Bur Oak	Quercus macrocarpa	Good	31		Alive	RM–Remain
6682	Black Cherry	Prunus serotina	Poor	23		Alive	RM–Remain
6683	Shagbark Hickory	Carya ovata	Fair	8		Alive	RM–Remain
6684	Black Cherry	Prunus serotina	Poor	11		Alive	RM–Remain
6685	Norway Maple	Acer platanoides	Poor	12		Alive	RM–Remain
6686	Norway Maple	Acer platanoides	Fair	8		Alive	RM–Remain
6687	Shagbark Hickory	Carya ovata	Good	14		Alive	RM–Remain
6688	Norway Maple	Acer platanoides	Fair	19		Alive	RM–Remain
6689	American Elm	Ulmus americana	Fair	10		Alive	RM–Remain
6690	Black Cherry	Prunus serotina	Fair	23		Alive	RM–Remain
6691	Norway Maple	Acer platanoides	Good	9		Alive	RM–Remain
6692	Norway Maple	Acer platanoides	Fair	9		Alive	RM–Remain
6693	Norway Maple	Acer platanoides	Fair	8		Alive	RM–Remain
6694	American Elm	Ulmus americana	Fair	13		Alive	RM–Remain
6695	Norway Maple	Acer platanoides	Fair	25		Alive	RM–Remain
6696	Black Cherry	Prunus serotina	Poor	16		Alive	RM–Remain
6697	American Elm	Ulmus americana	Good	23		Alive	RM–Remain
6698	American Elm	Ulmus americana	Good	20		Alive	RM–Remain
6699	Black Cherry	Prunus serotina	Poor	17		Alive	RM–Remain
6700	Black Cherry	Prunus serotina	Poor	18		Alive	RM–Remain
6701	Norway Maple	Acer platanoides	Fair	9		Alive	RM–Remain
6702	Northern Red Oak	Quercus rubra	Fair	36		Alive	RM–Remain
6703	Norway Maple	Acer platanoides	Fair	31		Alive	RM–Remain
6704	Northern Red Oak	Quercus rubra	Good	30		Alive	RM–Remain
6705	Norway Maple	Acer platanoides	Good	11		Alive	RM–Remain
6706	Norway Maple	Acer platanoides	Fair	9		Alive	RM–Remain
6707	Silver Maple	Acer saccharinum	Fair	19		Alive	RM–Remain
6708	White Poplar	Populus alba	Fair	8		Alive	RM–Remain
6709	Amur Corktree	Phellodendron amurense	Fair	10		Alive	RM–Remain
6710	Mulberry	Morus spp	Poor	10		Alive	RM–Remain
6711	White Poplar	Populus alba	Fair	10		Alive	RM–Remain
6712	White Poplar	Populus alba	Good	10		Alive	RM–Remain
6713	White Poplar	Populus alba	Poor	8		Alive	RM–Remain
6714	Red Pine	Pinus resinosa	Good	17		Alive	RM–Remain
6715	Mulberry	Morus spp	Fair	12	Four–Stemmed: 12,9,7,6	Alive	RM–Remain
6716	Black Cherry	Prunus serotina	Good	9		Alive	RM–Remain
6717	Honeylocust	Gleditsia triacanthos	Fair	11		Alive	
6718	Honeylocust	Gleditsia triacanthos	Good	18		Alive	
6719	Black Locust	Robinia pseudoacacia	Fair	10	Two–Stemmed: 10,10	Alive	
6720	Honeylocust	Gleditsia triacanthos	Good	18		Alive	
6721	American Elm	Ulmus americana	Fair	9		Alive	
6722	Honeylocust	Gleditsia triacanthos	Fair	16		Alive	
6723	Black Locust	Robinia pseudoacacia	Fair	9		Alive	
6724	Black Locust	Robinia pseudoacacia	Good	20		Alive	
6725	Honeylocust	Gleditsia triacanthos	Fair	23		Alive	RM–Remain
6726	Silver Maple	Acer saccharinum	Good	33		Alive	RM–Remain
6727	Silver Maple	Acer saccharinum	Good	52		Alive	RM–Remain
6728	Black Walnut	Juglans nigra	Fair	9		Alive	RM–Remain
6729	White fir	Abies concolor	Good	27		Alive	RM–Remain
6730	Mulberry	Morus spp	Poor	9		Alive	RM–Remain
6731	Black Cherry	Prunus serotina	Poor	23		Alive	RM–Remain
6732	Black Cherry	Prunus serotina	Poor	20		Alive	RM–Remain
6733	American Elm	Ulmus americana	Fair	11		Alive	RM–Remain
6734	Black Cherry	Prunus serotina	Fair	16	Two–Stemmed: 16,11	Alive	RM–Remain
6735	Black Cherry	Prunus serotina	Fair	17		Alive	RM–Remain
6736	Silver Maple	Acer saccharinum	Fair	17		Alive	RM–Remain
6737	Silver Maple	Acer saccharinum	Fair	11		Alive	RM–Remain
6738	Black Cherry	Prunus serotina	Poor	23		Alive	RM–Remain
6739	American Elm	Ulmus americana	Fair	11		Alive	RM–Remain
6740	Silver Maple	Acer saccharinum	Fair	29		Alive	RM–Remain
6741	American Elm	Ulmus americana	Fair	11		Alive	RM–Remain
6742	American Elm	Ulmus americana	Fair	10		Alive	RM–Remain

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revisiodate | description

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issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-027

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
6743	Mulberry	Morus spp	Dead	11		Alive	X-Remove
6744	Black Cherry	Prunus serotina	Good	22	Two-Stemmed: 22,16	Alive	RM-Remain
6745	Northern Red Oak	Quercus rubra	Fair	8		Alive	RM-Remain
6746	American Elm	Ulmus americana	Fair	10		Alive	RM-Remain
6747	Black Cherry	Prunus serotina	Fair	27		Alive	RM-Remain
6748	American Elm	Ulmus americana	Fair	13		Alive	RM-Remain
6749	Black Cherry	Prunus serotina	Poor	11		Alive	RM-Remain
6750	American Elm	Ulmus americana	Good	15		Alive	RM-Remain
6751	Mulberry	Morus spp	Good	16		Alive	RM-Remain
6752	Black Walnut	Juglans nigra	Good	12		Alive	RM-Remain
6753	Black Cherry	Prunus serotina	Poor	11		Alive	RM-Remain
6754	Silver Maple	Acer saccharinum	Good	13		Alive	RM-Remain
6755	Black Cherry	Prunus serotina	Fair	13		Alive	RM-Remain
6756	Black Cherry	Prunus serotina	Fair	14		Alive	RM-Remain
6757	Silver Maple	Acer saccharinum	Fair	12		Alive	RM-Remain
6758	American Elm	Ulmus americana	Fair	11		Alive	RM-Remain
6759	American Elm	Ulmus americana	Fair	10		Alive	RM-Remain
6760	Black Cherry	Prunus serotina	Poor	10		Alive	RM-Remain
6761	Norway Maple	Acer platanoides	Good	13		Alive	RM-Remain
6762	Norway Maple	Acer platanoides	Fair	11		Alive	RM-Remain
6763	Black Cherry	Prunus serotina	Poor	16	Two-Stemmed: 16,14	Alive	RM-Remain
6764	Norway Maple	Acer platanoides	Good	14		Alive	RM-Remain
6765	Norway Maple	Acer platanoides	Good	13		Alive	RM-Remain
6766	American Elm	Ulmus americana	Fair	19		Alive	RM-Remain
6767	Mulberry	Morus spp	Poor	11		Alive	RM-Remain
6768	American Elm	Ulmus americana	Poor	11		Alive	RM-Remain
6769	Black Cherry	Prunus serotina	Poor	18		Alive	RM-Remain
6770	Black Walnut	Juglans nigra	Fair	13		Alive	RM-Remain
6771	Boxelder	Acer negundo	Poor	15		Alive	RM-Remain
6772	Eastern White Pine	Pinus strobus	Fair	10		Alive	RM-Remain
6773	Norway Maple	Acer platanoides	Good	19		Alive	RM-Remain
6774	Eastern White Pine	Pinus strobus	Fair	14		Alive	RM-Remain
6775	Mulberry	Morus spp	Fair	8		Alive	RM-Remain
6776	American Elm	Ulmus americana	Good	15		Alive	RM-Remain
6777	American Elm	Ulmus americana	Fair	9		Alive	RM-Remain
6778	Silver Maple	Acer saccharinum	Poor	57		Alive	RM-Remain
6779	Red Maple	Acer rubrum	Dead	27		Alive	X-Remove
6780	Jack Pine	Pinus banksiana	Poor	16		Alive	RM-Remain
6781	Black Locust	Robinia pseudoacacia	Fair	9	Four-Stemmed: 9,8,6,6	Alive	RM-Remain
6782	Jack Pine	Pinus banksiana	Poor	17		Alive	RM-Remain
6783	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6784	Black Locust	Robinia pseudoacacia	Fair	14		Alive	RM-Remain
6785	Mulberry	Morus spp	Poor	8		Alive	RM-Remain
6786	Black Locust	Robinia pseudoacacia	Good	15		Alive	RM-Remain
6787	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM-Remain
6788	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM-Remain
6789	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6790	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6791	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6792	Black Locust	Robinia pseudoacacia	Fair	8		Alive	RM-Remain
6793	Black Locust	Robinia pseudoacacia	Good	15		Alive	RM-Remain
6794	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM-Remain
6795	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6796	Black Locust	Robinia pseudoacacia	Fair	8		Alive	RM-Remain
6797	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM-Remain
6798	Black Cherry	Prunus serotina	Fair	11		Alive	RM-Remain
6799	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM-Remain
6800	American Elm	Ulmus americana	Fair	11		Alive	RM-Remain
6801	Silver Maple	Acer saccharinum	Fair	21		Alive	RM-Remain
6802	American Elm	Ulmus americana	Fair	10		Alive	RM-Remain
6803	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM-Remain
6804	American Elm	Ulmus americana	Good	9		Alive	RM-Remain
6805	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6806	Black Locust	Robinia pseudoacacia	Fair	11		Alive	RM-Remain
6807	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM-Remain
6808	American Elm	Ulmus americana	Fair	8		Alive	RM-Remain
6809	Northern Red Oak	Quercus rubra	Good	20		Alive	RM-Remain
6810	Sugar Maple	Acer saccharum	Good	23		Alive	RM-Remain
6811	Northern Red Oak	Quercus rubra	Good	39		Alive	RM-Remain
6812	Northern Red Oak	Quercus rubra	Good	19		Alive	RM-Remain
6813	Sugar Maple	Acer saccharum	Fair	18		Alive	RM-Remain
6814	Northern Red Oak	Quercus rubra	Fair	13	Two-Stemmed: 13,12	Alive	RM-Remain
6815	Black Locust	Robinia pseudoacacia	Fair	11		Alive	RM-Remain
6816	Northern Red Oak	Quercus rubra	Fair	15	Two-Stemmed: 15,9	Alive	RM-Remain
6817	Black Locust	Robinia pseudoacacia	Good	20		Alive	RM-Remain
6818	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM-Remain
6819	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM-Remain
6820	Black Locust	Robinia pseudoacacia	Fair	16		Alive	RM-Remain
6821	Black Cherry	Prunus serotina	Fair	15		Alive	RM-Remain
6822	Black Cherry	Prunus serotina	Fair	12		Alive	RM-Remain
6823	Sugar Maple	Acer saccharum	Good	31		Alive	RM-Remain
6824	Black Locust	Robinia pseudoacacia	Good	19		Alive	RM-Remain
6825	Black Cherry	Prunus serotina	Fair	15		Alive	RM-Remain
6826	Black Locust	Robinia pseudoacacia	Poor	11		Alive	RM-Remain
6827	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM-Remain
6828	Black Locust	Robinia pseudoacacia	Fair	14		Alive	RM-Remain
6829	Black Locust	Robinia pseudoacacia	Poor	14		Alive	RM-Remain
6830	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM-Remain
6831	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM-Remain
6832	Black Locust	Robinia pseudoacacia	Fair	22		Alive	RM-Remain
6833	Black Locust	Robinia pseudoacacia	Fair	17		Alive	RM-Remain
6834	Black Walnut	Juglans nigra	Fair	22		Alive	RM-Remain
6835	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM-Remain
6836	Black Locust	Robinia pseudoacacia	Fair	16		Alive	RM-Remain
6837	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM-Remain
6838	Black Locust	Robinia pseudoacacia	Fair	16		Alive	RM-Remain
6839	Silver Maple	Acer saccharinum	Poor	10		Alive	RM-Remain
6840	American Elm	Ulmus americana	Fair	8		Alive	RM-Remain
6841	Black Cherry	Prunus serotina	Poor	14		Alive	RM-Remain
6842	Mulberry	Morus spp	Fair	8		Alive	RM-Remain
6843	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM-Remain
6844	American Elm	Ulmus americana	Fair	8		Alive	RM-Remain
6845	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM-Remain
6846	Black Locust	Robinia pseudoacacia	Good	15		Alive	RM-Remain
6847	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM-Remain
6848	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM-Remain
6849	Black Locust	Robinia pseudoacacia	Fair	11		Alive	RM-Remain
6850	Black Walnut	Juglans nigra	Good	18		Alive	RM-Remain
6851	Black Cherry	Prunus serotina	Poor	10		Alive	RM-Remain
6852	Black Locust	Robinia pseudoacacia	Good	20		Alive	RM-Remain
6853	Norway Maple	Acer platanoides	Fair	9		Alive	RM-Remain
6854	Black Locust	Robinia pseudoacacia	Poor	11	Two-Stemmed: 11,10	Alive	RM-Remain
6855	Black Walnut	Juglans nigra	Fair	12		Alive	RM-Remain
6856	Black Locust	Robinia pseudoacacia	Fair	21		Alive	RM-Remain
6857	Black Cherry	Prunus serotina	Poor	13		Alive	RM-Remain
6858	Black Walnut	Juglans nigra	Fair	9		Alive	RM-Remain
6859	Black Locust	Robinia pseudoacacia	Fair	9		Alive	RM-Remain
6860	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM-Remain
6861	Norway Maple	Acer platanoides	Fair	10		Alive	RM-Remain
6862	Black Locust	Robinia pseudoacacia	Fair	16		Alive	RM-Remain

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue / revision date description

pm la cad

issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-028

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
6863	Black Locust	Robinia pseudoacacia	Poor	8		Alive	RM–Remain
6864	Black Locust	Robinia pseudoacacia	Fair	15		Alive	RM–Remain
6865	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM–Remain
6866	American Elm	Ulmus americana	Poor	9		Alive	RM–Remain
6867	Black Locust	Robinia pseudoacacia	Fair	14		Alive	RM–Remain
6868	Black Locust	Robinia pseudoacacia	Fair	10		Alive	RM–Remain
6869	Black Locust	Robinia pseudoacacia	Poor	13		Alive	RM–Remain
6870	Black Locust	Robinia pseudoacacia	Poor	10		Alive	RM–Remain
6871	Black Locust	Robinia pseudoacacia	Poor	9		Alive	RM–Remain
6872	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM–Remain
6873	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM–Remain
6874	Black Locust	Robinia pseudoacacia	Fair	13		Alive	RM–Remain
6875	Black Locust	Robinia pseudoacacia	Fair	12		Alive	RM–Remain
6876	Eastern White Pine	Pinus strobus	Fair	9		Alive	RM–Remain
6877	Black Locust	Robinia pseudoacacia	Fair	21		Alive	RM–Remain
6878	Eastern White Pine	Pinus strobus	Good	12		Alive	RM–Remain
6879	Shagbark Hickory	Carya ovata	Good	24		Alive	RM–Remain
6880	Shagbark Hickory	Carya ovata	Good	27		Alive	RM–Remain
6881	White Oak	Quercus alba	Good	40		Alive	RM–Remain
6882	Silver Maple	Acer saccharinum	Poor	50		Alive	RM–Remain
6883	Arborvitae	Thuja occidentalis	Good	12	Four–Stemmed: 12,11,11,6	Alive	RM–Remain
6884	Arborvitae	Thuja occidentalis	Fair	14	Two–Stemmed: 14,8	Alive	RM–Remain
6885	Arborvitae	Thuja occidentalis	Excellent	16		Alive	RM–Remain
6886	Arborvitae	Thuja occidentalis	Excellent	16		Alive	RM–Remain
6887	American Elm	Ulmus americana	Good	29		Alive	RM–Remain
6888	Honeylocust	Gleditsia triacanthos	Fair	17		Alive	RM–Remain
6889	Honeylocust	Gleditsia triacanthos	Fair	18		Alive	RM–Remain
6890	Crabapple	Malus spp	Poor	18		Alive	RM–Remain
6891	Silver Maple	Acer saccharinum	Fair	22		Alive	RM–Remain
6892	Black Cherry	Prunus serotina	Poor	19		Alive	RM–Remain
6893	Black Cherry	Prunus serotina	Poor	28		Alive	RM–Remain
6894	Sugar Maple	Acer saccharum	Poor	20		Alive	RM–Remain
6895	Eastern White Pine	Pinus strobus	Poor	37		Alive	RM–Remain
6896	American Elm	Ulmus americana	Poor	39		Alive	RM–Remain
6897	American Elm	Ulmus americana	Poor	9		Alive	RM–Remain
6898	Mulberry	Morus spp	Poor	9	Two–Stemmed: 9,8	Alive	RM–Remain
6899	Freeman Maple	Acer x freemanii	Good	19		Alive	RM–Remain
6900	Honeylocust	Gleditsia triacanthos	Fair	20		Alive	RM–Remain
6901	Norway Maple	Acer platanoides	Good	18		Alive	RM–Remain
6902	American Elm	Ulmus americana	Fair	9		Alive	RM–Remain
6903	Colorado Blue Spruce	Picea pungens 'glauca'	Good	26		Alive	RM–Remain
6904	Colorado Blue Spruce	Picea pungens 'glauca'	Fair	16		Alive	RM–Remain
6905	Colorado Spruce	Picea pungens	Good	20		Alive	RM–Remain
6906	Colorado Blue Spruce	Picea pungens 'glauca'	Good	22		Alive	RM–Remain
6907	Honeylocust	Gleditsia triacanthos	Fair	21		Alive	RM–Remain
6908	Honeylocust	Gleditsia triacanthos	Fair	23		Alive	RM–Remain
6909	Juniper	Juniperus spp	Good	19		Alive	RM–Remain
6910	Honeylocust	Gleditsia triacanthos	Good	21		Alive	RM–Remain
6911	Honeylocust	Gleditsia triacanthos	Fair	21		Alive	RM–Remain
6912	Honeylocust	Gleditsia triacanthos	Good	19		Alive	RM–Remain
6913	White fir	Abies concolor	Fair	26		Alive	RM–Remain
6914	Arborvitae	Thuja occidentalis	Fair	6	Five–Stemmed: 6,5,5,5,5	Alive	RM–Remain
6915	Arborvitae	Thuja occidentalis	Fair	8	Three–Stemmed: 8,6,4	Alive	RM–Remain
6916	Arborvitae	Thuja occidentalis	Fair	7	Two–Stemmed: 7,5	Alive	RM–Remain
6917	Arborvitae	Thuja occidentalis	Fair	6	Four–Stemmed: 6,5,3,3	Alive	RM–Remain
6918	Arborvitae	Thuja occidentalis	Fair	5	Three–Stemmed: 5,4,4	Alive	RM–Remain
6919	Arborvitae	Thuja occidentalis	Fair	7	Three–Stemmed: 7,6,5	Alive	RM–Remain
6920	Arborvitae	Thuja occidentalis	Fair	7	Three–Stemmed: 7,6,4	Alive	RM–Remain
6921	Arborvitae	Thuja occidentalis	Fair	6	Six–Stemmed: 6,6,6,5,5,5	Alive	RM–Remain
6922	Crabapple	Malus spp	Poor	19		Alive	RM–Remain
6923	Honeylocust	Gleditsia triacanthos	Fair	16		Alive	RM–Remain
6924	Mulberry	Morus spp	Fair	22		Alive	P–Protect
6925	Mulberry	Morus spp	Poor	28	Two–Stemmed: 28,21	Alive	X–Remove
6926	Arborvitae	Thuja occidentalis	Good	25		Alive	P–Protect
6927	Arborvitae	Thuja occidentalis	Poor	22		Alive	X–Remove
6928	Arborvitae	Thuja occidentalis	Fair	22		Alive	X–Remove
6929	Arborvitae	Thuja occidentalis	Fair	18		Alive	X–Remove
6930	Arborvitae	Thuja occidentalis	Good	14	Three–Stemmed: 14,9,9	Alive	X–Remove
6931	Arborvitae	Thuja occidentalis	Good	18		Alive	X–Remove
6932	Arborvitae	Thuja occidentalis	Fair	26		Alive	X–Remove
6933	Red Pine	Pinus resinosa	Fair	15		Alive	X–Remove
6934	Mulberry	Morus spp	Fair	9	Two–Stemmed: 9,7	Alive	X–Remove
6935	Black Locust	Robinia pseudoacacia	Poor	29	Two–Stemmed: 29,28	Alive	X–Remove
6936	Black Locust	Robinia pseudoacacia	Poor	32		Alive	X–Remove
6937	Black Locust	Robinia pseudoacacia	Poor	26		Alive	X–Remove
6938	Norway Spruce	Picea abies	Good	19		Alive	X–Remove
6939	Sugar Maple	Acer saccharum	Poor	19		Alive	X–Remove
6940	Silver Maple	Acer saccharinum	Good	18		Alive	P–Protect
6941	Black Walnut	Juglans nigra	Good	22		Alive	P–Protect
6942	Black Walnut	Juglans nigra	Good	23		Alive	X–Remove
6943	Black Walnut	Juglans nigra	Poor	32		Alive	X–Remove
6944	Black Walnut	Juglans nigra	Fair	20		Alive	X–Remove
6945	Douglas–fir	Pseudotsuga menziesii	Fair	9		Alive	X–Remove
6946	Douglas–fir	Pseudotsuga menziesii	Fair	10		Alive	X–Remove
6947	Douglas–fir	Pseudotsuga menziesii	Fair	10		Alive	X–Remove
6948	Douglas–fir	Pseudotsuga menziesii	Poor	14		Alive	X–Remove
6949	Douglas–fir	Pseudotsuga menziesii	Fair	13		Alive	X–Remove
6950	Douglas–fir	Pseudotsuga menziesii	Poor	8		Alive	X–Remove
6951	Norway Spruce	Picea abies	Good	25		Alive	X–Remove
6952	Norway Spruce	Picea abies	Good	30		Alive	P–Protect
6953	Eastern White Pine	Pinus strobus	Good	35		Alive	X–Remove
6954	Eastern White Pine	Pinus strobus	Good	45		Alive	P–Protect
6955	Eastern White Pine	Pinus strobus	Poor	45		Alive	X–Remove
6956	Norway Spruce	Picea abies	Excellent	34		Alive	X–Remove
6957	Red Maple	Acer rubrum	Good	19		Alive	X–Remove
6958	Crabapple	Malus spp	Poor	16		Alive	P–Protect
6959	Scotch Pine	Pinus sylvestris	Poor	22		Alive	X–Remove
6960	Norway Spruce	Picea abies	Good	44		Alive	P–Protect
6961	Douglas–fir	Pseudotsuga menziesii	Fair	28		Alive	X–Remove
6962	Norway Maple	Acer platanoides	Fair	36		Alive	X–Remove
6963	Honeylocust	Gleditsia triacanthos	Fair	17		Alive	P–Protect
6964	Norway Maple	Acer platanoides	Dead	26		Alive	X–Remove
6965	Honeylocust	Gleditsia triacanthos	Good	22		Alive	RM–Remain
6966	Honeylocust	Gleditsia triacanthos	Good	20		Alive	RM–Remain
6967	Silver Maple	Acer saccharinum	Fair	29		Alive	RM–Remain
6968	Eastern White Pine	Pinus strobus	Good	45		Alive	RM–Remain
6969	Eastern White Pine	Pinus strobus	Poor	33	Three–Stemmed: 33,19,17	Alive	RM–Remain
6970	Eastern White Pine	Pinus strobus	Fair	30		Alive	RM–Remain
6971	Eastern White Pine	Pinus strobus	Good	44		Alive	RM–Remain
6972	Eastern White Pine	Pinus strobus	Good	47		Alive	RM–Remain
6973	Eastern White Pine	Pinus strobus	Good	31		Alive	RM–Remain
6974	Red Pine	Pinus resinosa	Good	17		Alive	RM–Remain
6975	Red Pine	Pinus resinosa	Fair	18		Alive	RM–Remain
6976	Silver Maple	Acer saccharinum	Good	36		Alive	RM–Remain
6977	Jack Pine	Pinus banksiana	Fair	17		Alive	RM–Remain
6978	Jack Pine	Pinus banksiana	Fair	20		Alive	RM–Remain
6979	Norway Maple	Acer platanoides	Poor	30		Alive	RM–Remain
6980	Norway Spruce	Picea abies	Good	34		Alive	RM–Remain
6981	Norway Spruce	Picea abies	Excellent	27		Alive	RM–Remain
6982	Norway Spruce	Picea abies	Fair	39		Alive	RM–Remain

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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issue date February 6, 2025

sheet name
TREE SURVEY DATA

sheet number
L-029

Tree Id	Common Name	Latin Name	Condition Class	DBH	General Notes	Status	Action
6983	White Spruce	Picea glauca	Good	17		Alive	RM–Remain
6984	Red Pine	Pinus resinosa	Good	21		Alive	RM–Remain
6985	Red Pine	Pinus resinosa	Good	19		Alive	RM–Remain
6986	White Spruce	Picea glauca	Good	24		Alive	RM–Remain
6987	White Spruce	Picea glauca	Poor	29		Alive	RM–Remain
6988	Freeman Maple	Acer x freemanii	Good	16		Alive	RM–Remain
6989	Norway Spruce	Picea abies	Good	16		Alive	RM–Remain
6990	Northern Red Oak	Quercus rubra	Fair	43	Two–Stemmed: 43,40	Alive	RM–Remain
6991	Eastern White Pine	Pinus strobus	Fair	25		Alive	P–Protect
6992	Eastern White Pine	Pinus strobus	Fair	32		Alive	P–Protect
6993	Eastern White Pine	Pinus strobus	Good	38		Alive	P–Protect
6994	Crabapple	Malus spp	Dead	15		Alive	X–Remove
6995	Norway Spruce	Picea abies	Excellent	42		Alive	P–Protect
6996	Douglas–fir	Pseudotsuga menziesii	Fair	34		Alive	P–Protect
6997	American Basswood	Tilia americana	Good	19		Alive	P–Protect
6998	Douglas–fir	Pseudotsuga menziesii	Good	30		Alive	X–Remove
6999	Douglas–fir	Pseudotsuga menziesii	Good	28		Alive	P–Protect
7000	Cottonwood	Populus spp	Good	22		Alive	
7001	Cottonwood	Populus spp	Good	20		Alive	
7002	Cottonwood	Populus spp	Good	23		Alive	
7003	Elm Hybrid	Ulmus spp	Fair	9		Alive	
7004	Green Ash	Fraxinus pennsylvanica	Poor	24		Alive	
7005	Green Ash	Fraxinus pennsylvanica	Poor	21		Alive	
7006	Silver Maple	Acer saccharinum	Fair	18		Alive	
7007	Red Pine	Pinus resinosa	Good	16		Alive	
7008	Eastern White Pine	Pinus strobus	Good	24		Alive	
7009	American Elm	Ulmus americana	Poor	54		Alive	
7010	Hawthorn	Crataegus spp	Poor	10	Two–Stemmed: 10,8	Alive	
7011	Hawthorn	Crataegus spp	Poor	10		Alive	
7012	Hawthorn	Crataegus spp	Poor	19		Alive	
7013	Hawthorn	Crataegus spp	Poor	21		Alive	
7014	Eastern White Pine	Pinus strobus	Excellent	53		Alive	
7015	Mulberry	Morus spp	Poor	9		Alive	
7016	Northern Red Oak	Quercus rubra	Good	11		Alive	
7017	Boxelder	Acer negundo	Poor	13		Alive	
7018	Black Cherry	Prunus serotina	Fair	19		Alive	
7019	Black Locust	Robinia pseudoacacia	Fair	19		Alive	
7020	Black Locust	Robinia pseudoacacia	Fair	9		Alive	
7021	Mulberry	Morus spp	Poor	12		Alive	
7022	Black Locust	Robinia pseudoacacia	Poor	20		Alive	
7023	Black Locust	Robinia pseudoacacia	Poor	22		Alive	
7024	Black Locust	Robinia pseudoacacia	Poor	18		Alive	
7025	Black Locust	Robinia pseudoacacia	Poor	11		Alive	
7026	Black Locust	Robinia pseudoacacia	Poor	22		Alive	
7027	Black Locust	Robinia pseudoacacia	Poor	11		Alive	
7028	Black Cherry	Prunus serotina	Fair	12		Alive	
7029	Mulberry	Morus spp	Poor	9		Alive	
7030	Black Cherry	Prunus serotina	Poor	15		Alive	
7031	Black Locust	Robinia pseudoacacia	Fair	20		Alive	
7032	Black Locust	Robinia pseudoacacia	Poor	16		Alive	
7033	Mulberry	Morus spp	Poor	16	Three–Stemmed: 16,11,7	Alive	
7034	Black Locust	Robinia pseudoacacia	Poor	16		Alive	
7035	Mulberry	Morus spp	Poor	15	Three–Stemmed: 15,13,12	Alive	
7036	Black Locust	Robinia pseudoacacia	Poor	10		Alive	
7037	Black Locust	Robinia pseudoacacia	Fair	17		Alive	
7038	Black Locust	Robinia pseudoacacia	Fair	9		Alive	
7039	Black Cherry	Prunus serotina	Dead	19		Alive	
7040	Black Cherry	Prunus serotina	Fair	23		Alive	
7041	Black Locust	Robinia pseudoacacia	Fair	22		Alive	
7042	Black Locust	Robinia pseudoacacia	Fair	13		Alive	
7043	Black Locust	Robinia pseudoacacia	Poor	11		Alive	
7044	Mulberry	Morus spp	Poor	5	Five–Stemmed: 13,9,9,8,6	Alive	
7045	Black Locust	Robinia pseudoacacia	Fair	14		Alive	
7046	Black Locust	Robinia pseudoacacia	Poor	10		Alive	
7047	Black Cherry	Prunus serotina	Fair	20	Three–Stemmed: 20,20,17	Alive	
7048	Black Locust	Robinia pseudoacacia	Poor	14		Alive	
7049	Black Locust	Robinia pseudoacacia	Fair	26		Alive	
7050	Black Cherry	Prunus serotina	Fair	16	Two–Stemmed: 16,15	Alive	
7051	Black Locust	Robinia pseudoacacia	Fair	15		Alive	
7052	Black Locust	Robinia pseudoacacia	Dead	11		Alive	
7053	Black Locust	Robinia pseudoacacia	Poor	19	Two–Stemmed: 19,16	Alive	
7054	Black Locust	Robinia pseudoacacia	Poor	8		Alive	
7055	Black Locust	Robinia pseudoacacia	Fair	20	Two–Stemmed: 20,11	Alive	
7056	Black Locust	Robinia pseudoacacia	Fair	19		Alive	
7057	Black Cherry	Prunus serotina	Dead	10		Alive	
7058	Black Locust	Robinia pseudoacacia	Poor	8		Alive	
7059	American Elm	Ulmus americana	Fair	14		Alive	
7060	Black Locust	Robinia pseudoacacia	Fair	20	Two–Stemmed: 20,14	Alive	
7061	Black Cherry	Prunus serotina	Poor	19	Two–Stemmed: 19,12	Alive	
7062	American Elm	Ulmus americana	Fair	8		Alive	
7063	Black Locust	Robinia pseudoacacia	Fair	23		Alive	
7064	Black Cherry	Prunus serotina	Poor	10		Alive	
7065	Mulberry	Morus spp	Fair	20		Alive	
7066	Mulberry	Morus spp	Fair	10		Alive	
7067	Black Walnut	Juglans nigra	Poor	9		Alive	
7068	Black Walnut	Juglans nigra	Fair	14		Alive	
7069	Mulberry	Morus spp	Fair	13		Alive	
7070	Black Locust	Robinia pseudoacacia	Fair	8		Alive	
7071	Black Locust	Robinia pseudoacacia	Good	11		Alive	
7072	Mulberry	Morus spp	Poor	16	Four–Stemmed: 16,14,13,8	Alive	
7073	Black Walnut	Juglans nigra	Good	16		Alive	
7074	Black Walnut	Juglans nigra	Good	11		Alive	

NOTES:
SEE 2/ L-010 FOR CONDITION CLASS DESCRIPTION

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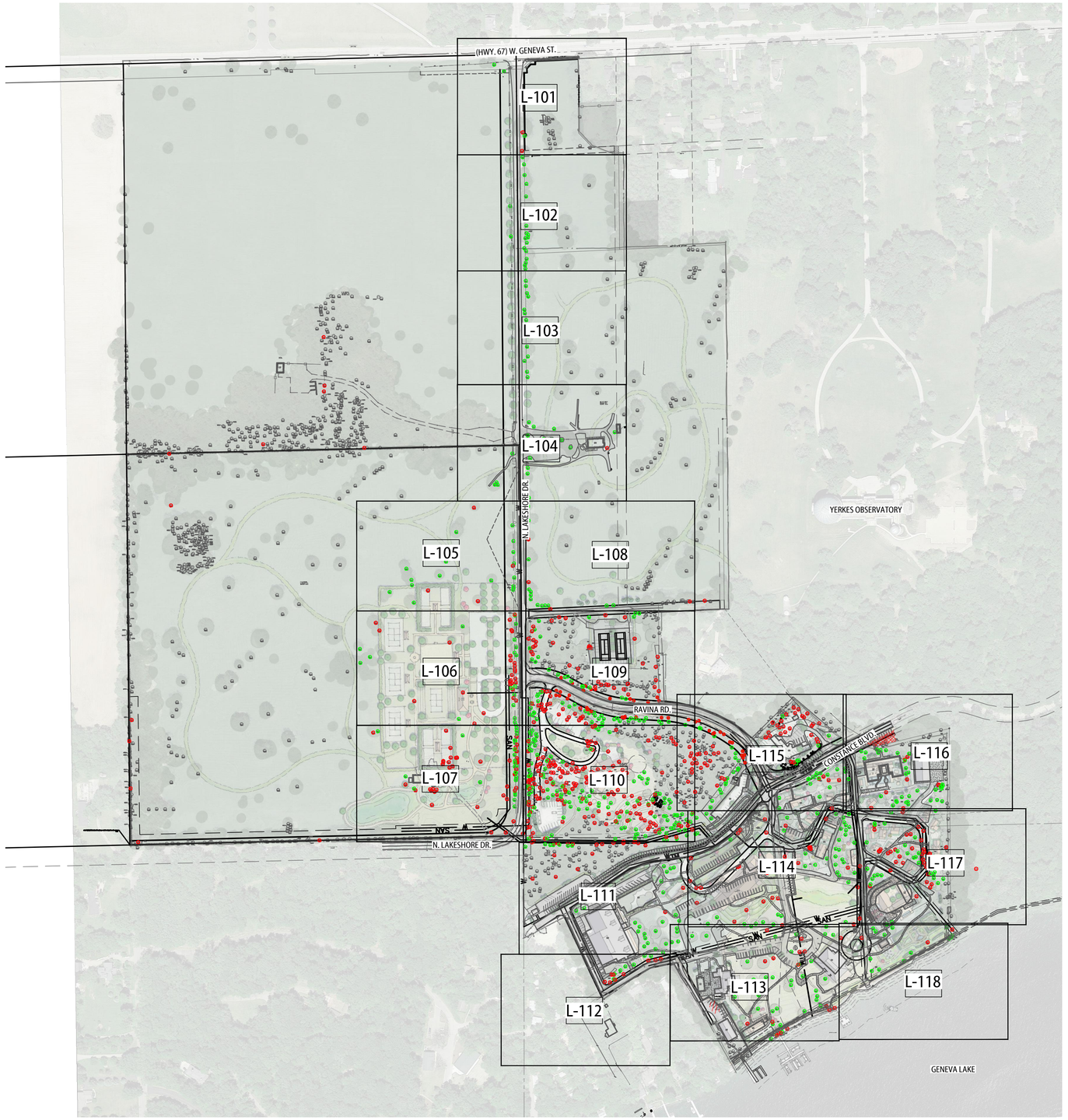
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TREE SURVEY DATA

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L-030



1 KEY PLAN
SCALE: 1"=200'-0"

0 100' 200' 400'

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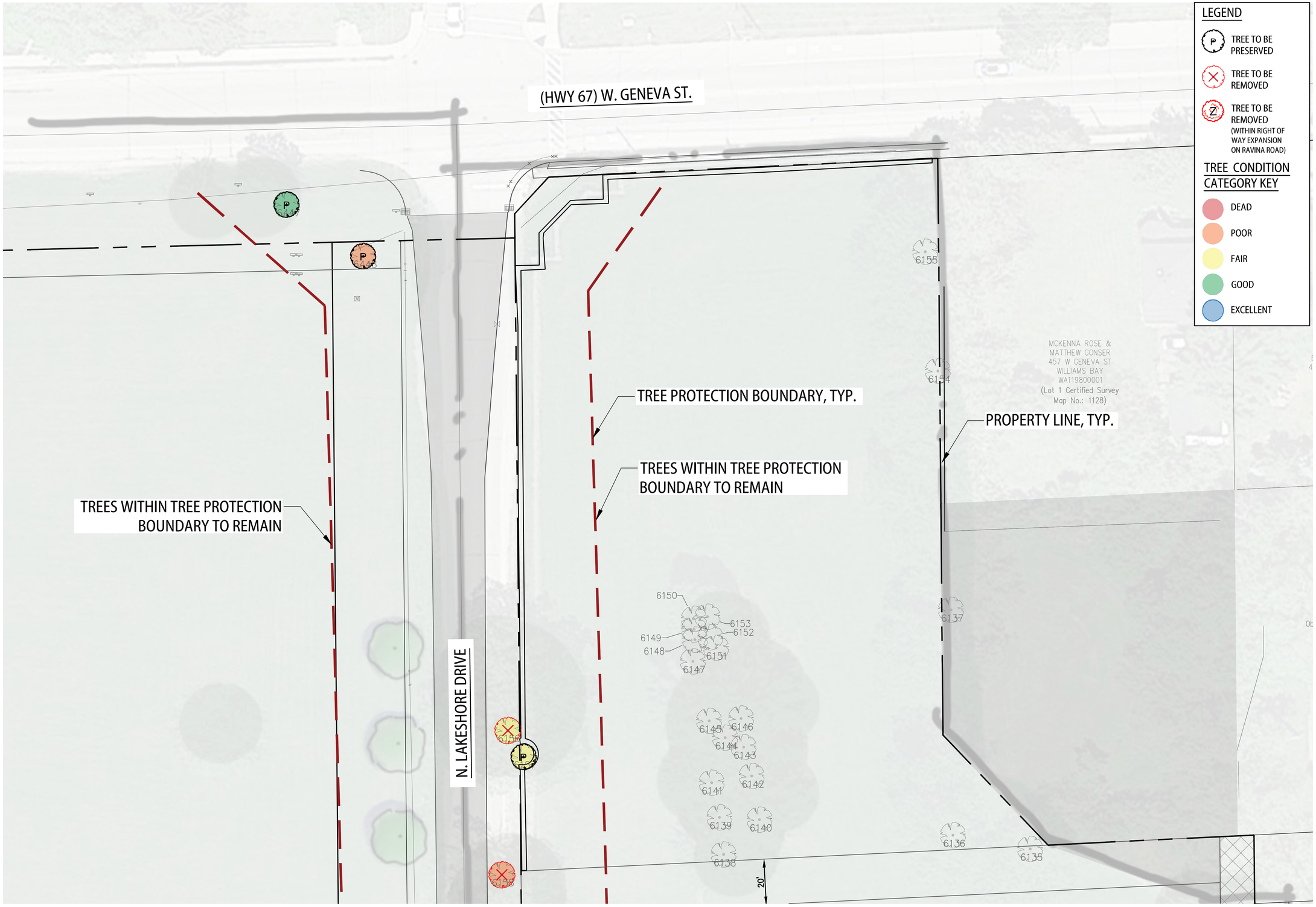
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KEY PLAN

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L-100



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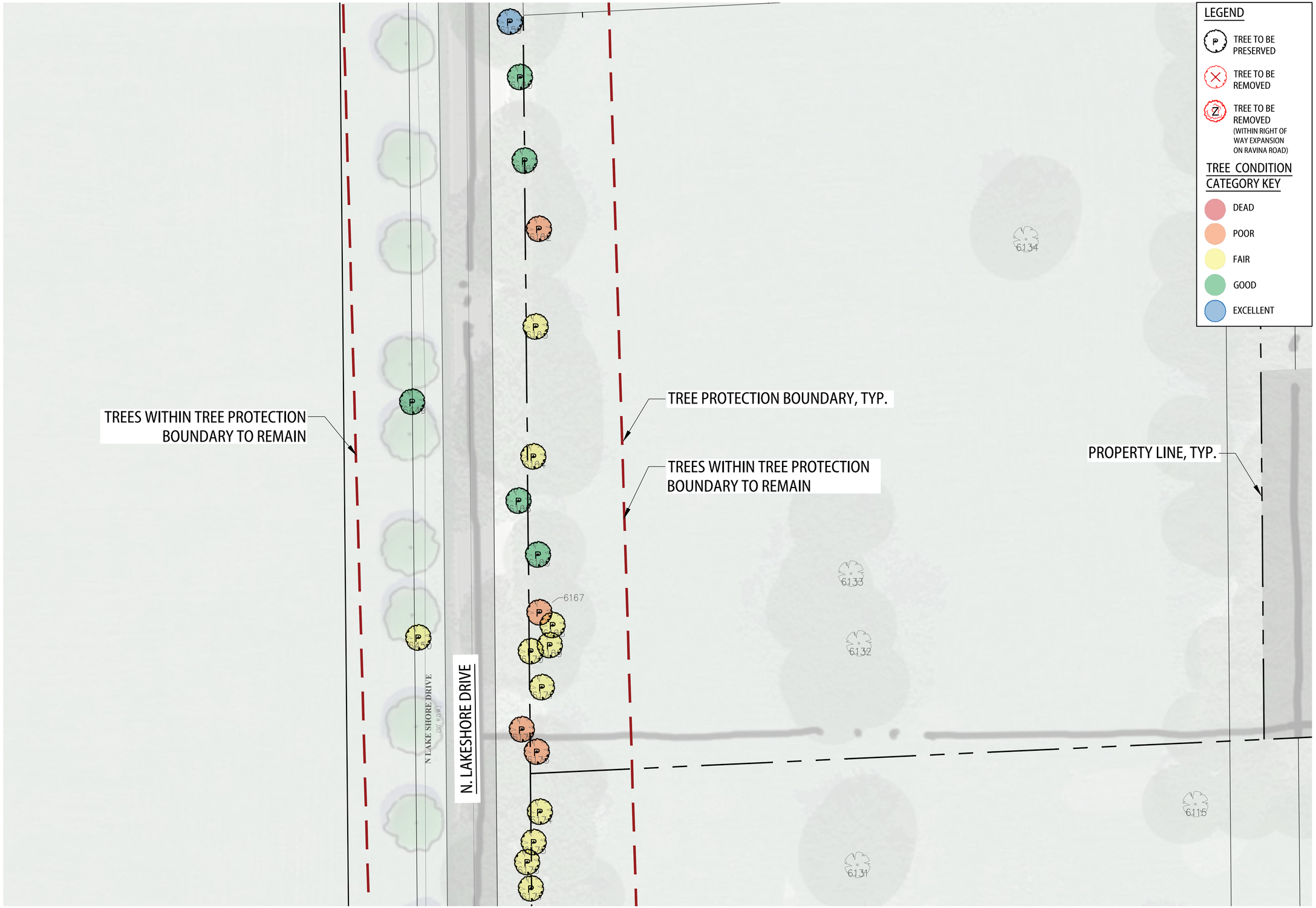
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sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-101



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L-102



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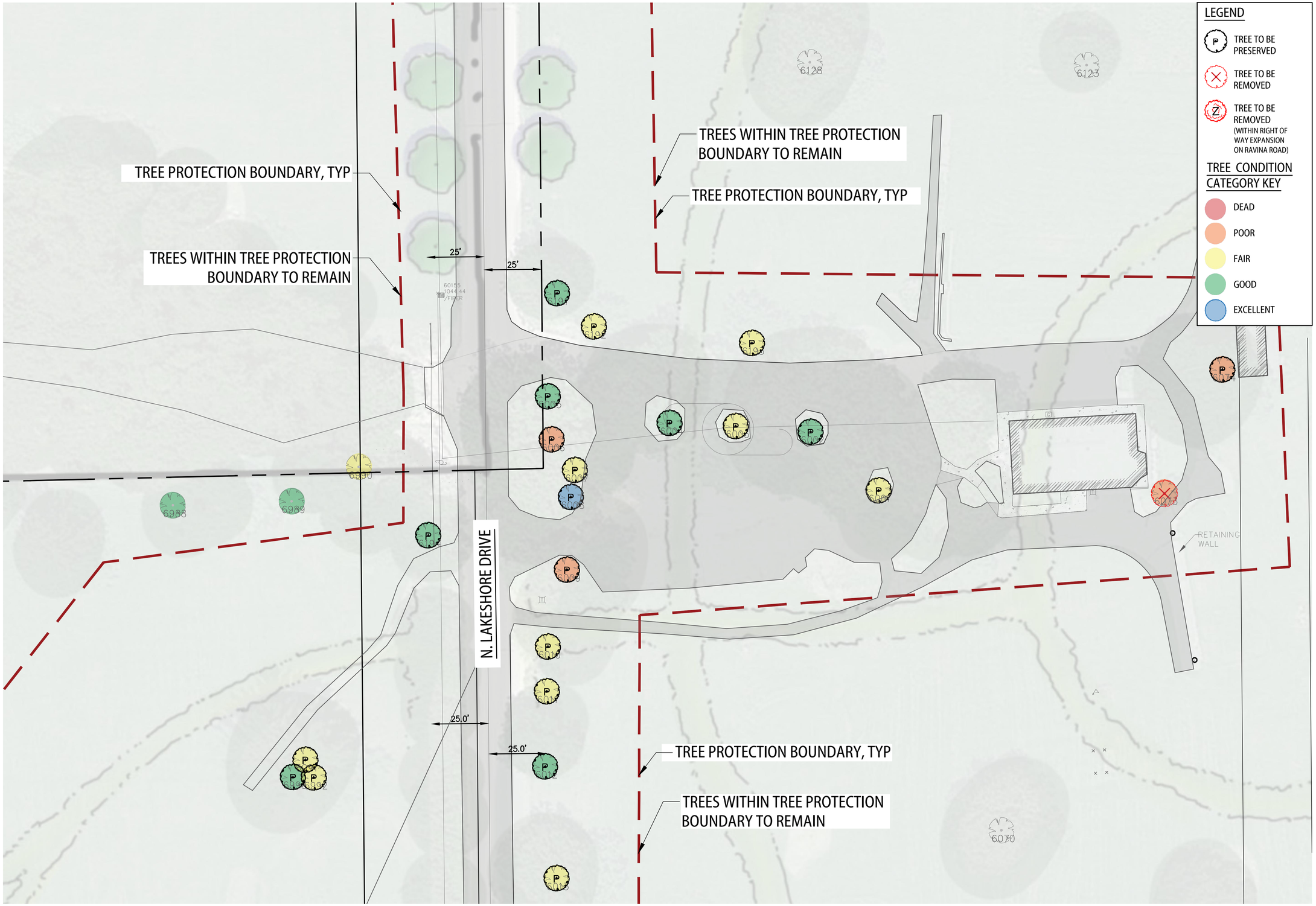
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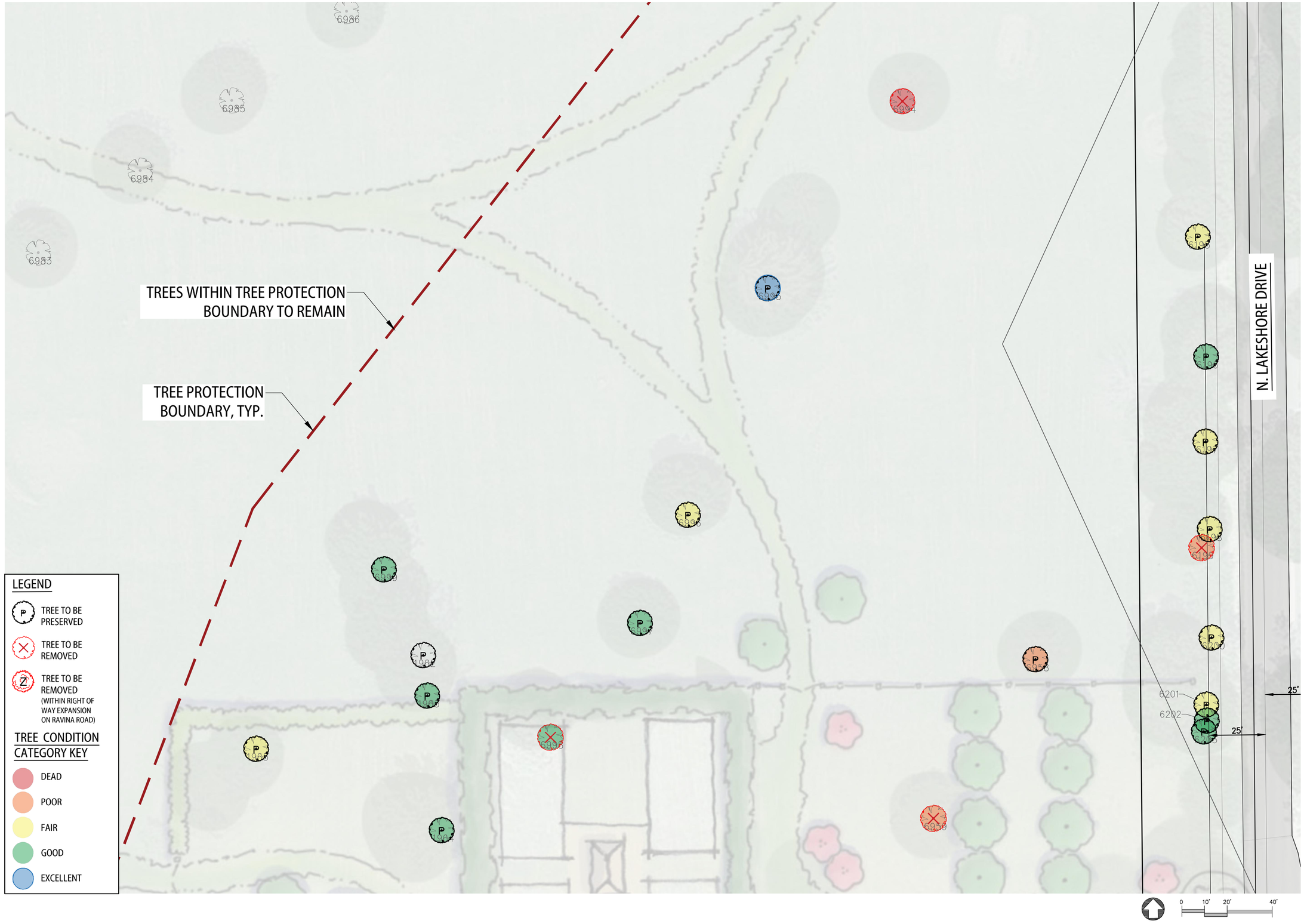
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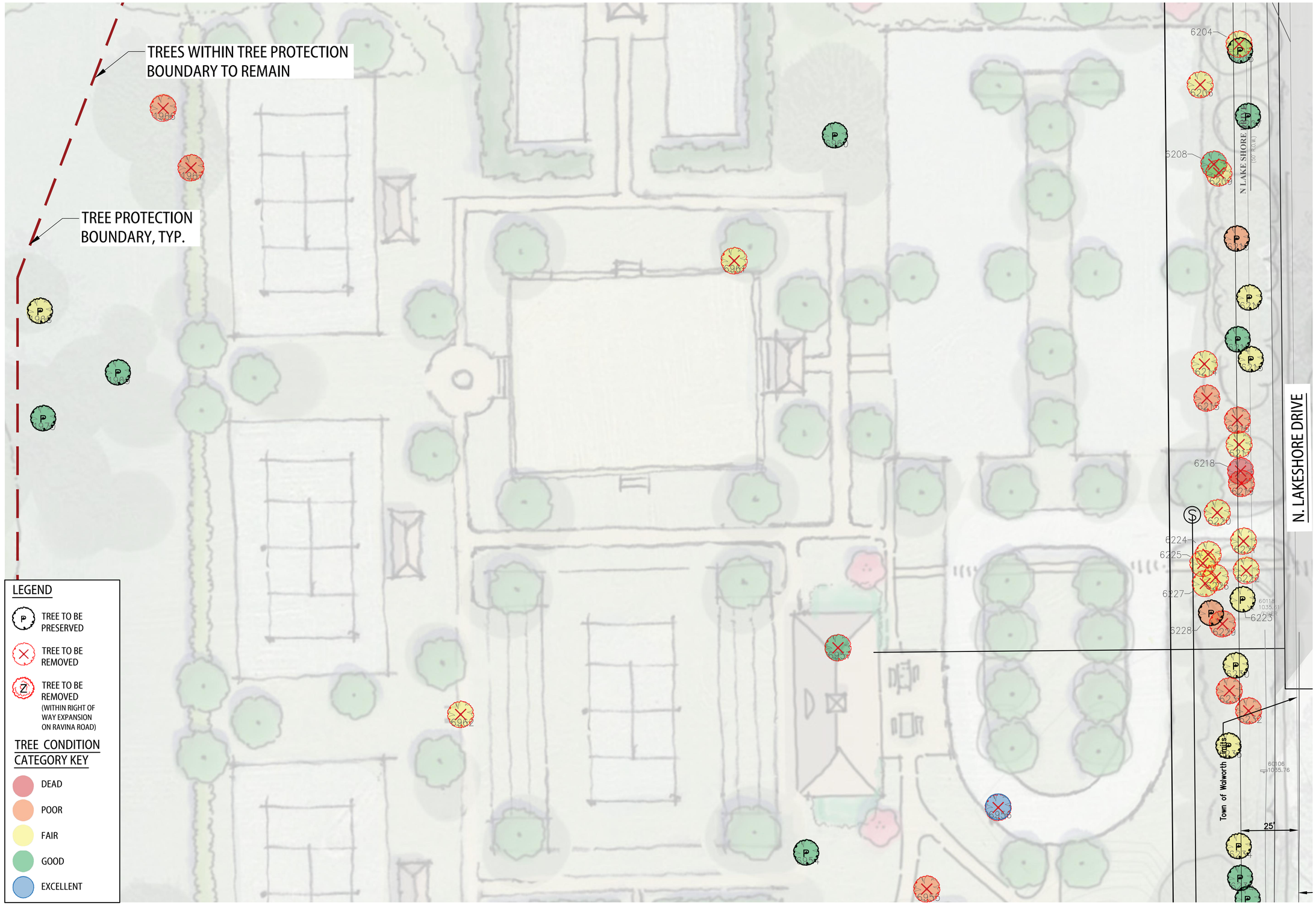
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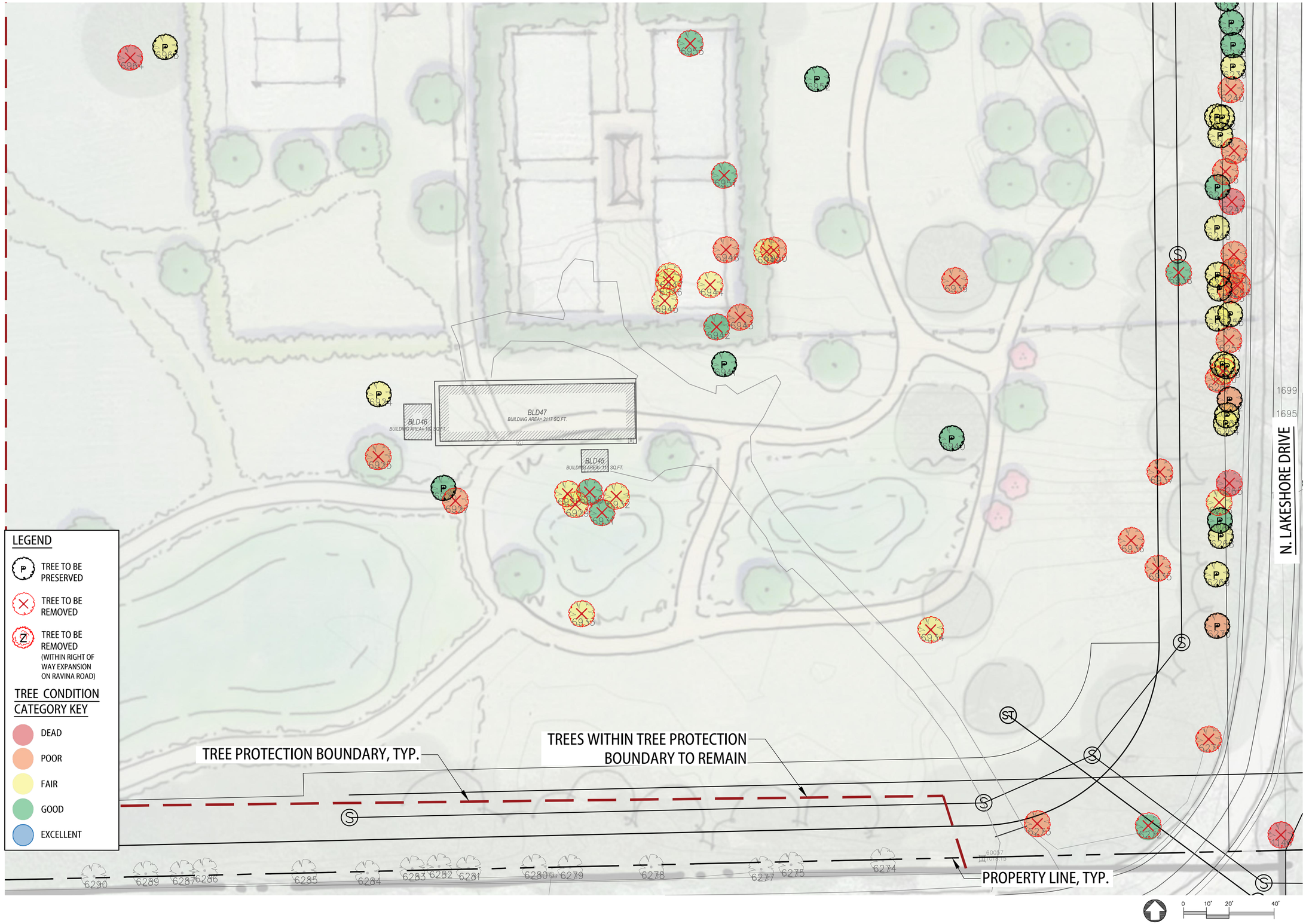
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L-106



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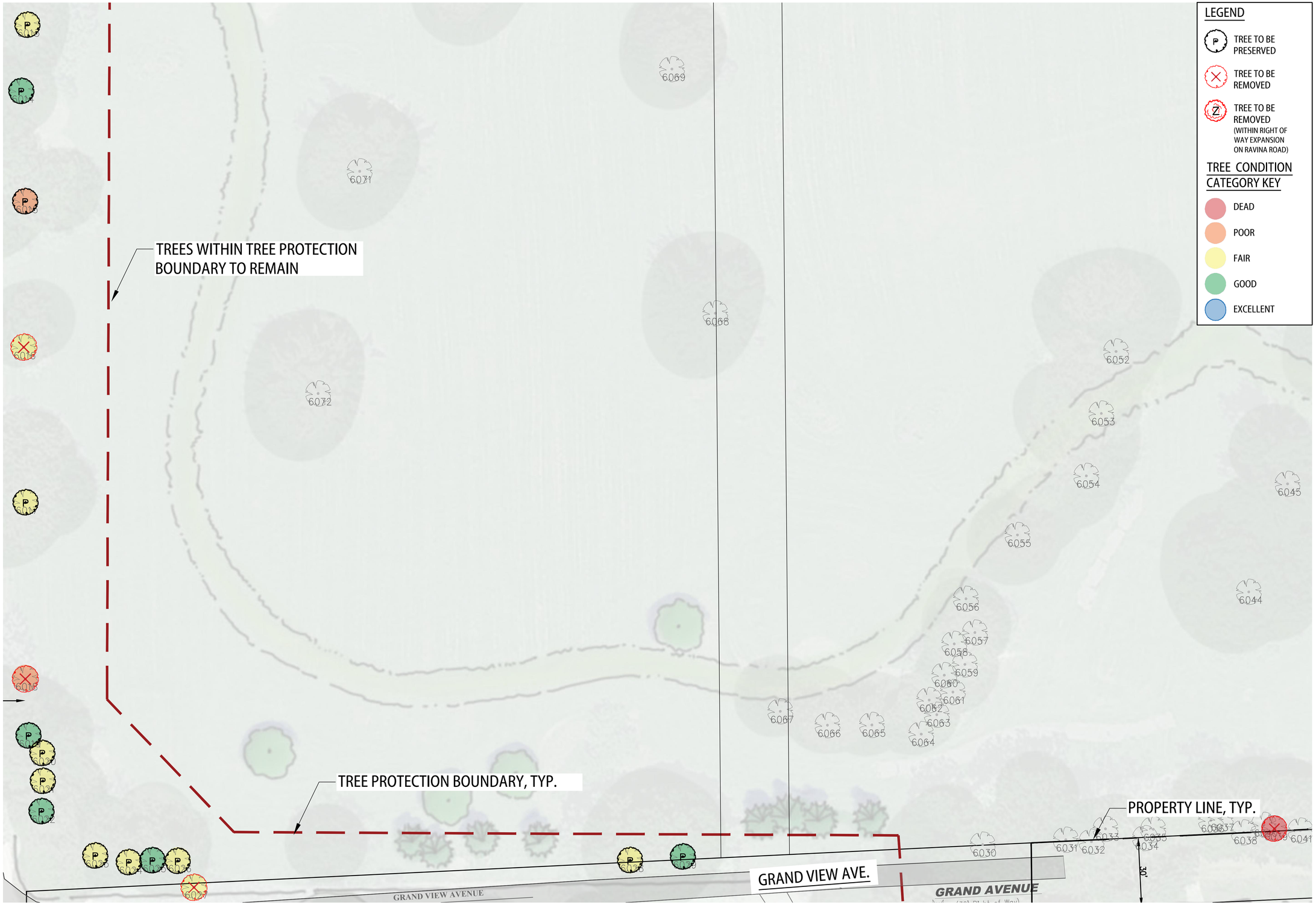
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L-107



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TREE INVENTORY ENLARGEMENT

sheet number
L-108

GRAND VIEW AVE.

GRAND AVENUE (30' Right of Way)

TREE PROTECTION BOUNDARY, TYP.

CHAINLINK FENCE

TREES WITHIN TREE PROTECTION BOUNDARY TO REMAIN

P.E.C BOUNDARY, TYP.

PROPERTY LINE, TYP.

RAVINA ROAD

25'

14'

20'

20'

20'

LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- TREE TO BE REMOVED (WITHIN RIGHT OF WAY EXPANSION ON RAVINA ROAD)

TREE CONDITION CATEGORY KEY

- DEAD
- POOR
- FAIR
- GOOD
- EXCELLENT

0 20' 40' 80'

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project name

project address

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L-109

P.E.C BOUNDARY, TYP.

TREES WITHIN TREE PROTECTION BOUNDARY TO REMAIN

TREE PROTECTION BOUNDARY, TYP.

TREE PROTECTION BOUNDARY, TYP.

TREES WITHIN TREE PROTECTION BOUNDARY TO REMAIN

LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- TREE TO BE REMOVED (WITHIN RIGHT OF WAY EXPANSION ON RAVINA ROAD)

TREE CONDITION CATEGORY KEY

- DEAD
- POOR
- FAIR
- GOOD
- EXCELLENT

0 10' 20' 40'

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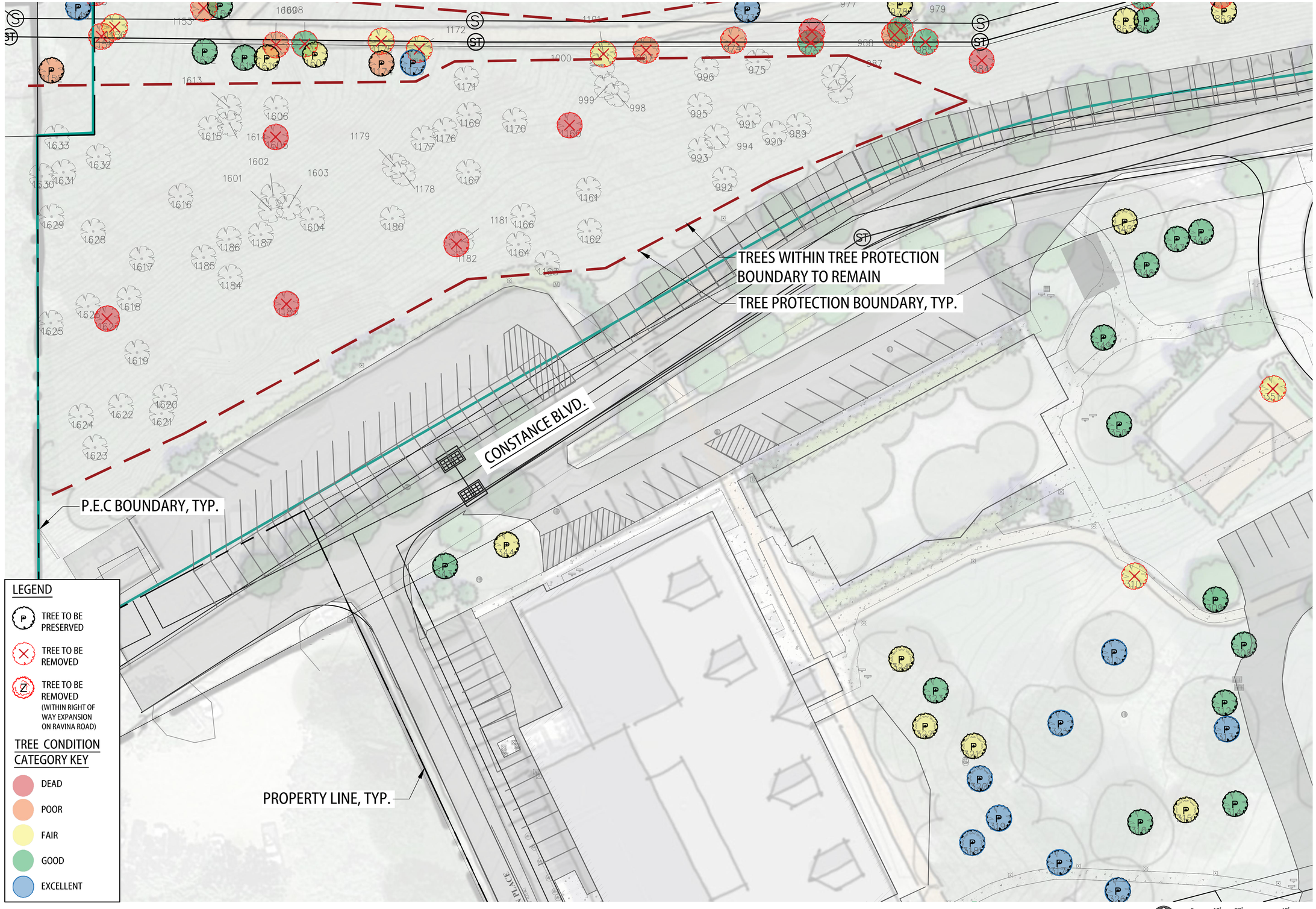
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issue / revision	date	description

pm la cad

issue date February 6, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-111



LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- TREE TO BE REMOVED (WITHIN RIGHT OF WAY EXPANSION ON RAVINA ROAD)

TREE CONDITION CATEGORY KEY

- DEAD
- POOR
- FAIR
- GOOD
- EXCELLENT

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client / owner

project name

project address

seal / signature

owner / developer
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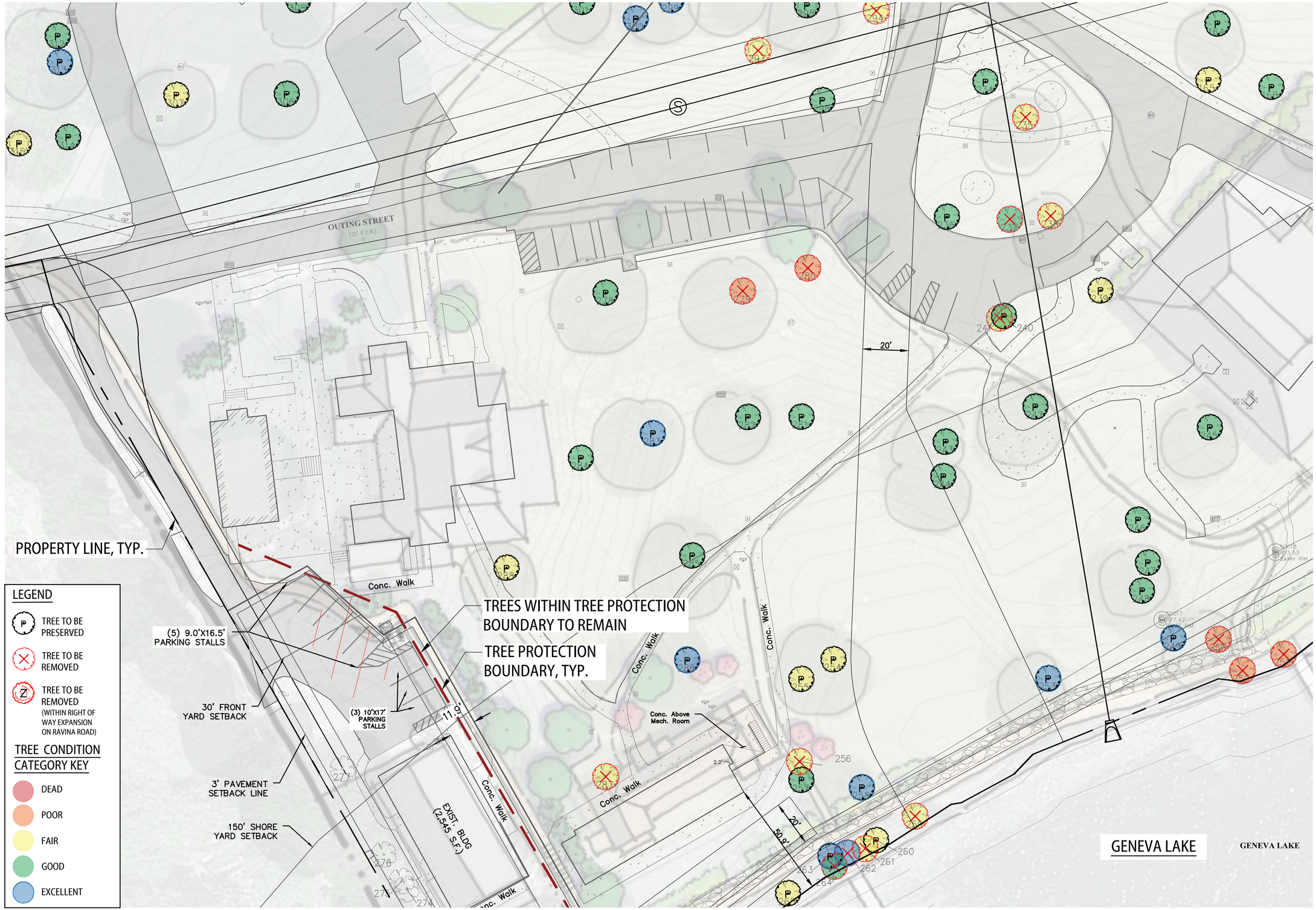
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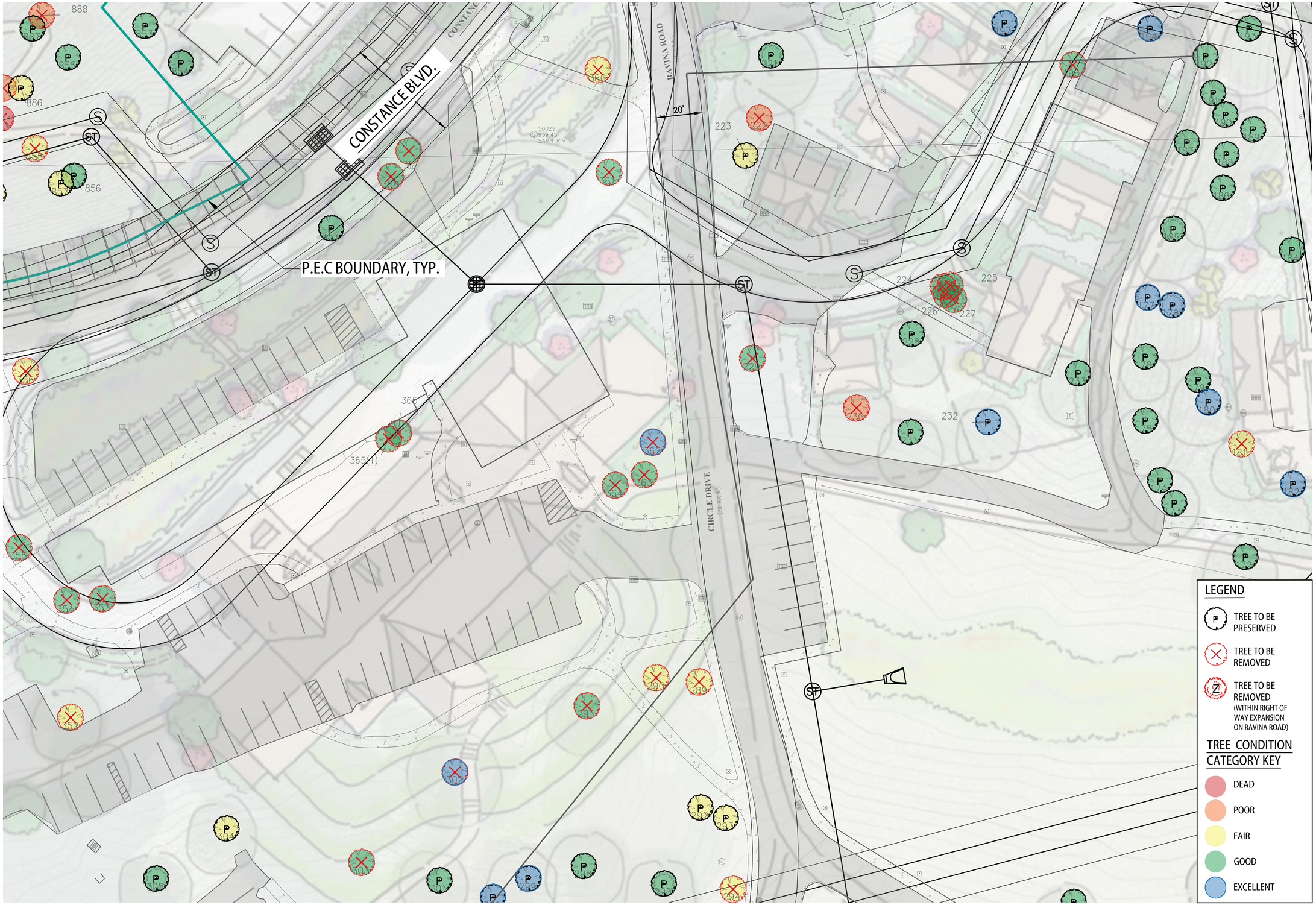
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sheet number
L-113



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TREE INVENTORY ENLARGEMENT

sheet number
L-114

RAVINA ROAD

TREE PROTECTION BOUNDARY, TYP.

P.E.C BOUNDARY, TYP.

TREES WITHIN TREE PROTECTION BOUNDARY TO REMAIN

PROPERTY LINE, TYP.

TREE PROTECTION BOUNDARY, TYP.

CONSTANCE BLVD.

P.E.C BOUNDARY, TYP.

20'

48.0'

35.2'

48.1'

47.0'

48.8'

86.7'

33.3'

50'

33.0'

LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- TREE TO BE REMOVED (WITHIN RIGHT OF WAY EXPANSION ON RAVINA ROAD)

TREE CONDITION CATEGORY KEY

- DEAD
- POOR
- FAIR
- GOOD
- EXCELLENT

0 10' 20' 40'

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project name

project address

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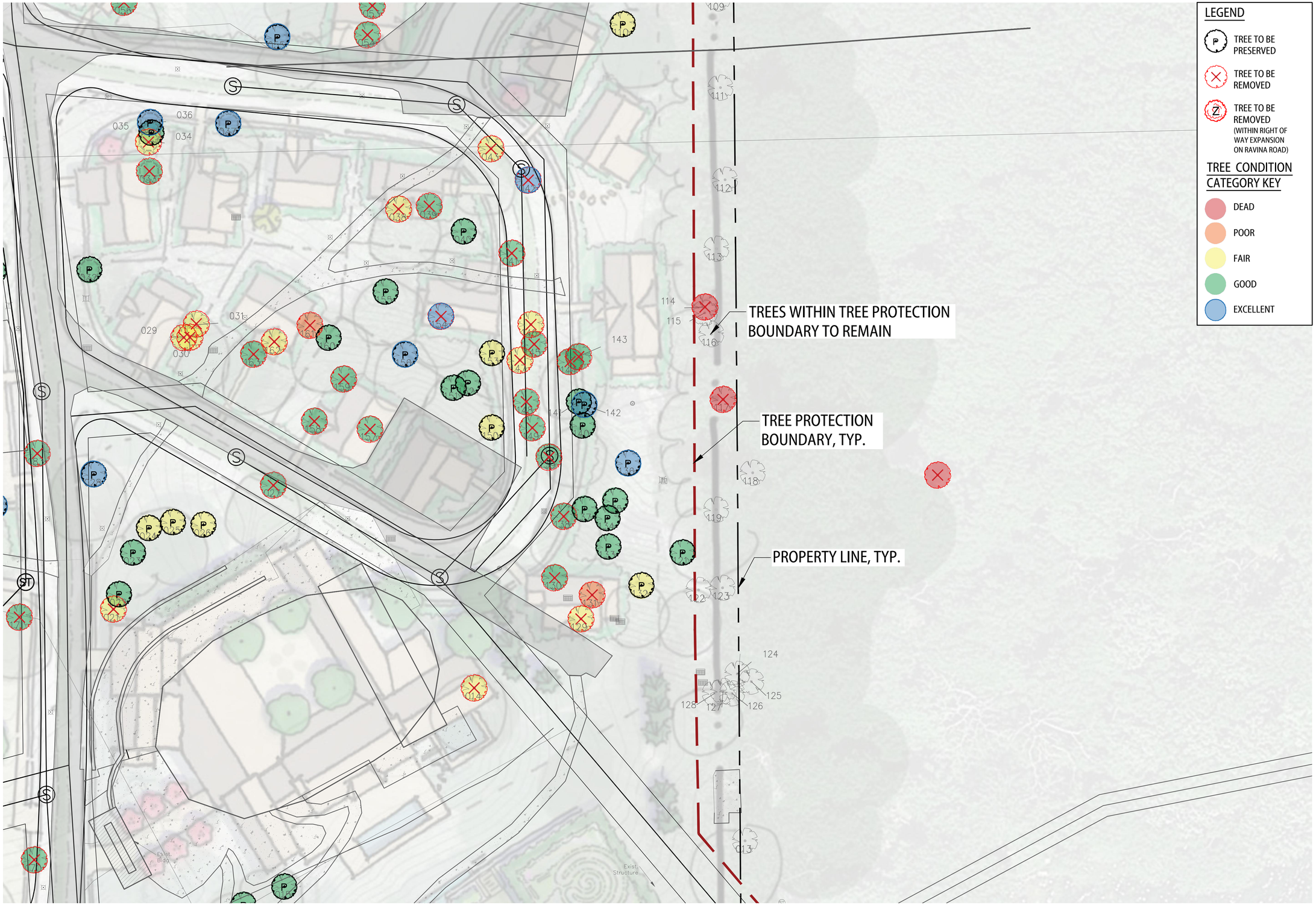
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issue date February 6, 2025

sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-116



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project name

project address

seal / signature

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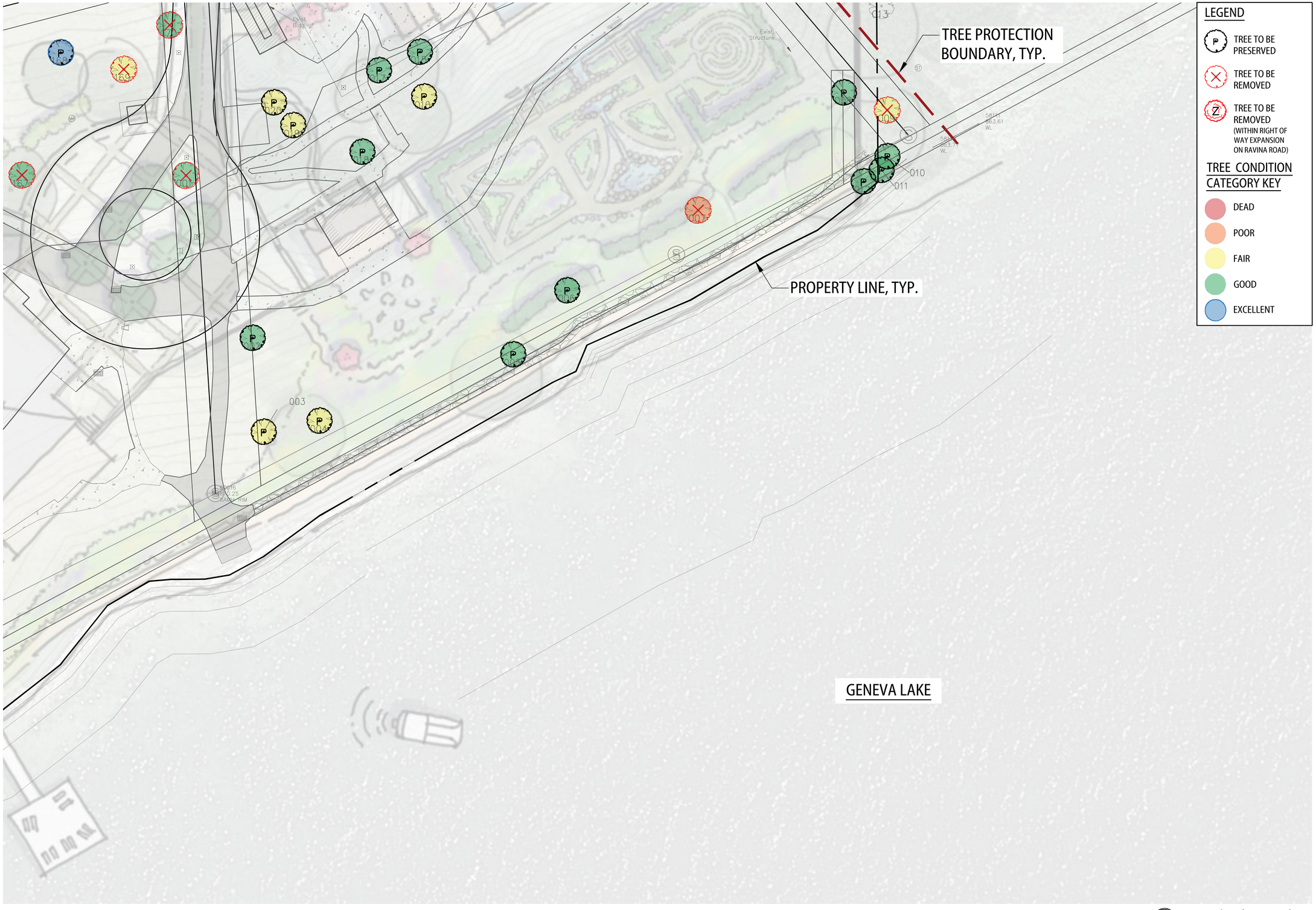
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TREE INVENTORY ENLARGEMENT

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client / owner

project name

project address

seal / signature

owner / developer
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sheet name
TREE INVENTORY ENLARGEMENT

sheet number
L-118

Outlook

I support The Preserve

From Jim Graber <jgraber@businessdecisions.com>
Date Fri 2/7/2025 1:19 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Geneva Lake is a fantastic destination that has a variety of price points. I feel like there is definitely a place for a small, high-class development like The Preserve. Granted, it will be pricey, but I like that local residents will be allowed to dine there and it could be a beautiful venue for special occasions – perhaps a family wedding? I personally have enjoyed Geneva Lake for 71 years and I don't like to see it crowded anymore than anyone else, but many of the viable alternatives would probably add more people than the Preserve will. Thank you for considering my viewpoint.

Sincerely,

Jim Graber
Phone: 262 613-1491
jgraber@businessdecisions.com

Outlook

Re: Rezoning

From Scott LeBaron <scott@scottlebaron.net>
Date Fri 2/7/2025 11:41 AM
To David Lothspeich <admin@vi.williamsbay.wi.gov>
Cc Bill Duncan <bduncan@vi.williamsbay.wi.gov>; Tina Kolls <clerk@vi.williamsbay.wi.gov>

Got it.

Thank you again for making that easier for me to understand.

Scott

On Fri, Feb 7, 2025 at 11:38 AM David Lothspeich <admin@vi.williamsbay.wi.gov> wrote:

> *Scott,*
>
> *Please see below for responses.*
>
> *Dave*
>
> ---
>
> **From:** Scott LeBaron <scott@scottlebaron.net>
> **Sent:** Friday, February 7, 2025 10:39 AM
> **To:** David Lothspeich <admin@vi.williamsbay.wi.gov>
> **Cc:** Bill Duncan <bduncan@vi.williamsbay.wi.gov>; Tina Kolls <clerk@vi.williamsbay.wi.gov>
> **Subject:** Re: Rezoning
>
> Thank you, but unfortunately that was a lot of "legal speak" and didn't really help me answer my questions. I don't deal with this everyday, obviously, so I'm trying to decipher what you are saying.
>
> Let me try to re-word it:
>
> If the Preserve moves in and pays Property Tax - does the school get any of that tax? *Yes, what they currently are receiving. The new incremental property taxes resulting from property being converted to non-taxable to taxable and through the planned improvements to the property goes toward paying the Village public projects identified in the approved Project Plan.*
>
> Does the police dept? *Yes, what they currently are receiving.*

Does anybody OTHER than the area around The Preserve benefit from this? *Yes, the entire community benefits by TID funds paying for projects that otherwise would be paid for through the tax levy. The projects are all public and Village infrastructure.*

I'm thinking "No". The TID is a tool used to keep the tax paid within the boundry - in this case - The Preserve. *The Village public improvements to be paid for by the TID are within the boundaries of the TID (which includes these Village public projects) and within ½ mile of the TID boundary (which are Village public projects)*

Correct?

Scott

On Fri, Feb 7, 2025 at 10:32 AM David Lothspeich <admin@vi.williamsbay.wi.gov> wrote:

> *Scott,*
>
> *Thank you for your questions, please see responses below. The Village Board is blind copied on my responses to avoid any potential Open Meetings Act violation.*
>
> *Best regards,*
>
> *Dave*
>
> **From:** Scott LeBaron <scott@scottlebaron.net>
> **Sent:** Friday, February 7, 2025 9:27 AM
> **To:** Bill Duncan <bduncan@vi.williamsbay.wi.gov>; Jim Dalessandro <jdalessandro@vi.williamsbay.wi.gov>; Adam Jaramillo <ajaramillo@vi.williamsbay.wi.gov>; Robert Umans <rumans@vi.williamsbay.wi.gov>; George Vlach <gvlach@vi.williamsbay.wi.gov>; Lowell Wright <lwright@vi.williamsbay.wi.gov>; Steven Russell <srussell@vi.williamsbay.wi.gov>; David Lothspeich <admin@vi.williamsbay.wi.gov>
> **Subject:** Re: Rezoning
>
> Explain to me again how this TID works. *The presentation from Village Financial Advisor from the Joint Village Board and Plan Commission meeting is attached summarizing the details of the Village TID #1 and The Preserve.*
>
> This is my understanding:
>
> The property tax that The Preserve would pay goes to pay back whatever amount you guys borrow to fix their infrastucture, correct? *Through the TID, the incremental increases in property taxes paid by The Preserve as a result of the increased property values go to the TID. All taxing bodies continue to receive the amount of property taxes paid by*

this property prior to the creation of the TID, only the increased increment goes to the TID. In round numbers, the projected increased assessed value of $25M is from the sale of the property to a non-exempt owner plus another $25M+ from improvements to the property (buildings, infrastructure, amenities, etc.). This total increased assessed value is projected to generate $2.54M to $11M+ in new property taxes to the TID over 20 years.

The taxes they pay do not go to the school, or to the police department, or to fix up any roads downtown, etc. *The TID can only pay for projects located within the TID boundaries and up to ½ mile beyond the TID boundaries. The approved Project Plan (attached R-44-24) shows this boundary along with all the projects that are eligible to be paid for by the TID. The approved Project Plan includes Village public infrastructure within these constraints. Through the TID, the increased property values are captured to fund these Village public infrastructure projects that are the responsibility of the Village and otherwise would likely be paid for by borrowed funds and associated debt paid for through the Village's tax levy. Under the Wisconsin property tax cap formula, the increased property values do not translate to increased property taxes for the Village or School District so without the TID, neither the School District or Village would be receiving increased property taxes.*

Village of Williams Bay
TID #1 Project Plan & District Boundary

			Project Costs			
Project #	See Note # Below	Item	Streets and Highways	Sanitary Sewer Utility	Water Utility	Total Cost
100	1	Public Projects within Proposed Business Area	$ 264,000.00	$ 697,000.00	$ 1,372,000.00	$ 2,333,000.00
101	2	Constance Boulevard Utility Extension and Roadway Rehabilitation	$ 785,000.00	$ 524,000.00	$ 1,140,000.00	$ 2,449,000.00
102	1	Water Transfer Station	$ -	$ -	$ 400,000.00	$ 400,000.00
103	2	Gravity Sewer Rehabilitation Lift Station #5 to Preserve Development	$ -	$ 248,000.00	$ -	$ 248,000.00
105	2	Observatory Place	$ 121,000.00	$ -	$ -	$ 121,000.00
		GRAND TOTALS	$ 1,170,000.00	$ 1,469,000.00	$ 2,912,000.00	$ 5,551,000.00

Associated Sketch Showing Projects: TID Public Improvements Dated 05/17/2024

Notes
1- Project is within the boundary of the development
2- Project is outside of the boundary of the development but within 1/2 mile buffer.

Phase 2 Project Costs

The below projects are not currently included within the scope of the project costs detail identified within Section 9 starting on page 11. The Village will only undertake these projects if enough tax increment is generated to either cover the cost of the projects or cover the cost including financing and interest expenses.

			Project Costs				
Project #	See Note # Below	Item	Streets and Highways	Sanitary Sewer Utility	Water Utility	Fire/Rescue	Total Cost
104	2	STH 67 West - Utility and Roadway Improvements - Non-Participating	$1,099,000	$695,000	$4,091,000	$0	$5,885,000

The taxes paid would only be to pay back the TID loan (whatever terminology is used) for the area of the TID itself. *The incremental property taxes generated within the TID can only be used for the projects in the approved Project Plan. These Village public projects are planned to be paid for by borrowed funds (bonds) just as most other Village public projects are financed.*

Is that correct? *Within the TID and ½ mile of the TID boundary.*

And then another question - when The Preserve goes out of business - who pays for the loan you took out? *As these are public projects that are the responsibility of the Village regardless of The Preserve, without The Preserve the Village would be 100% responsible for any borrowed funds (bonds) to pay for these projects and these projects/borrowed funds would be paid by the Village through its tax levy. With The Preserve, the Village would be issuing these same bonds but rather than the Village being responsible, The Preserve would be 100% responsible. In order to protect the Village in case the development doesn't generate the projected property taxes sufficient to pay back the borrowed funds, The Preserve will be establishing an escrow at 110% of the estimated project costs that the Village would have access to pay the borrowed funds back. In essence, The Preserve would be guaranteeing paying back the borrowed funds with the escrow acting as a backstop if The Preserve were to go out of business.*

Thanks for any information you can provide. I hope I'm not "wasting Mr. Jaramillo's time" (his words) by trying to get questions answered.

Scott LeBaron

432 Fair Oaks Dr.

Women's Leadership Center
At Williams Bay

Ann Drake
President & Chair
Women's Leadership Center at Williams Bay
333 Constance Blvd.
Williams Bay, WI 53191

February 6, 2025

Village of Williams Bay
Attn: Plan Commission Members and
Village Board Trustees
250 Williams Street
Williams Bay, WI 53191
clerk@vi.williamsbay.wi.gov

RE: The Preserve at Williams Bay GDP Application and Developer's Agreement

Dear Village Plan Commission Members and Trustees:

As founder of the Women's Leadership Center, I understand the great responsibility that comes with being a steward for some of the most historical and ecologically sensitive real estate in the State of Wisconsin. In the course of transforming the nine-acre Observatory Woods property into the Women's Leadership Center, we have worked hard to incorporate natural and sustainable architecture into the development. Our building plans call for restoring the land to a pristine, Southeast Wisconsin woodland. When our work is done, we will have preserved 84% of the property as green space and will have developed what we think will be a collaboration and learning center dedicated to making the world a better place.

After obtaining an amendment to the Village's Comprehensive Future Land Use Plan, Topography Hospitality, LLC is proceeding with plans to purchase the 137-acre George Williams College property for purposes of developing a resort hotel, two restaurants, a retreat center, a 3500 seat capacity amphitheater, a racquet center with tennis and pickle ball courts, a boathouse, spa and individual resort cabins, to be known as The Preserve at Williams Bay.

The Village is currently negotiating the terms of a development agreement with Topography which will ultimately result in the approval of a general development plan for The Preserve project. That plan will contain specific details as to how The Preserve will be constructed and operated. Important facets of the project will be finalized, including general development themes, density of development, treatment of natural resources and establishment of a general relationship between the finished project and nearby properties, including the Women's Leadership Center and Yerkes. The PDO zoning approved by the Village for the project will permit design flexibilities not otherwise allowed under Village zoning ordinances.

As a next-door neighbor to the project, the Women's Leadership Center will be greatly affected by the transformation of the campus to a commercial resort and spa. The Women's Leadership Center respectfully asks the Village to approve, enact and include the following list of conditions and requirements into the developer's agreement and the GDP for The Preserve project.

Women's Leadership Center project advisors and I are available to discuss these requested conditions at your convenience. On behalf of the Women's Leadership Center, I appreciate your time and attention, as these conditions, if implemented, will enhance the neighborhood and better harmonize the uses to which these properties will be put.

Yours sincerely,



Ann M. Drake

President & Chair
Women's Leadership Center at Williams Bay
333 Constance Blvd.
Williams Bay, WI 53191

Women's Leadership Center Requests for Additional Conditions and Requirements to Developer's Agreement and GDP for The Preserve

1. Development of Landscape Buffer Along East Boundary of the Project.

The recently approved Institutional Campus and Limited Resort future land use category for the George Williams College property permits more intensive uses than those permitted by the Institutional Campus category that previously applied to that property. The Women's Leadership Center requests that the Village exercise authority under its ordinances to require the developer to construct a landscape buffer yard on the east boundary of the property to mitigate the impact of the more intensive use of the property as a resort and spa. Consistent with the goals and objectives of the Village's Landscape Ordinance, the landscape buffer should consist of a 35-foot buffer yard with an opacity of 0.6, using 433 plant points per 100 linear feet (see Figure 390-0909B.) To achieve the landscape points, medium and tall evergreen trees and medium deciduous trees should be planted. (See Figure 390-0910A.) Categories of trees that would be appropriate to use for this purpose are listed in Figure 390-0901A, with the exceptions of Chanticleer and Callery pear trees, which are considered to be invasive species. This 35-foot buffer yard should extend along the entire eastern boundary of The Preserve property, from Constance Boulevard on the north to the lakeshore on the south. If this landscape buffer yard is constructed, the developer would not need to construct the four foot berm referenced in the ordinance.

2. Density of Development.

When the 2023 Comprehensive Plan was amended to accommodate The Preserve project, the Village enacted a limitation on development of rooms/"keys" for the property, not to exceed 0.75 units per acre. The question of how many acres of the 137-acre George Williams College property may be used to calculate future expansion, using the 0.75 ratio, however, remains open. If the entire 137-acre parcel can be used to determine future expansion, 34 more living units or "keys" could be developed on the property. This would result in an even more intense use of the property, and have an even greater effect on neighboring properties, including the Women's Leadership Center.

The Women's Leadership Center requests that the northern 90-acres of the property, most of which is slated by the developer for dedication as a nature preserve, be excluded from the amount of acreage that may be used to calculate any future room/"keys" expansion. This acreage limitation, along with the previously approved .075 density ratio, should be included in the GDP and in the developer's agreement as future controls on a property whose use is already incompatible with neighboring properties. The Village should expressly prohibit the development of any future residential units or "keys" within the 150-foot shore yard setback for the property.

3. Conservation Easement.

The Village website includes a document entitled "Control Points/Memoralization." That document purports to require the developer to adopt and record a "conservation easement" on the "golf course" portion of the property. The Women's Leadership Center strongly supports this condition and requests that the Village clarify exactly what portion of the 137-acre property would be subject to the conservation easement. The conservation easement should include standard terms that restrict any development and stipulate that the property is dedicated for the use and enjoyment of the public as a nature preserve. The property subject to the conservation easement should not be used for any other purposes, such as auxiliary parking for resort-related events. The conservation easement should be

recorded with the County Register of Deeds office, so that it will become a restriction on title. These conditions should be spelled out in the developer's agreement and in the GDP.

4. Building Height Restrictions.

Pursuant to the January 13, 2025 GDP application, the developer is requesting relief from applicable building height requirements. The developer wishes to construct the "Lodge" building with a maximum height of 55 feet. This is 20 feet higher than what is permitted under the Village's P&I zoning ordinance for "Principal" buildings.

The GDP attempts to distinguish the "Lodge" building from other "Principal" buildings. The Village zoning ordinance does not recognize such a distinction. The developer wishes to construct "Principal" buildings with a maximum height of 40 feet. This is 10 feet higher than the maximum building height permitted under the Village's P&I zoning ordinance for "Principal" buildings.

Finally, the developer seeks permission to construct "Accessory" buildings with a maximum height of 30 feet. This is 15 feet higher than what is permitted under the Village's P&I zoning ordinance for "Accessory" structures.

The developer's proposed building height deviations are "exclusive of architectural elements such as chimneys and dormers." The developer also requests that no limitation be placed on the number of "Accessory" buildings it may construct, as long as the maximum building coverage is maintained for the site.

The Women's Leadership Center requests that the maximum height restrictions for all three categories of buildings be scaled back so that the overall development is more compatible with other properties in the neighborhood. The maximum height of the "Lodge" should be no more than 40 feet. The height of other "Principal" buildings should be no more than 30 feet.

The developer refers to the individual cabins as "Accessory" buildings. The Village zoning ordinances defines an "Accessory" structure as "subordinate to and serving the principal structure on the same lot," and "customarily, incidental thereto." (§ 390-0114) "Accessory" structures typically include garages or storage sheds. If the cabins are indeed "Accessory" structures, the maximum height should be reduced to bring those buildings more in line with current Village requirements. A maximum height of 25 feet would be appropriate.

The Women's Leadership Center does not understand the rationale for permitting dormers to exceed maximum height restrictions. The height of chimneys should be limited to no more than two feet above the maximum building height restriction. The number of "Accessory" buildings permitted to be constructed on the property should be limited to those shown on the final GDP, as another control on a property use that is not compatible with neighboring properties.

5. Development in the Shore Yard Setback.

The developer seeks to "replace/renovate existing non-conforming buildings in the shoreline setback." (p. 58 of the GDP.) The nonconforming replacement buildings would not have to be built in the same location as the building being replaced. This vague regulation is concerning. The replacement or renovation of existing non-conforming buildings should be specifically addressed in the GDP and in the developer's agreement, both as to the number and location of such structures. The developer should not be permitted to rebuild any of the "Accessory" buildings within the 150-foot shore yard setback. These requested restrictions will serve to regulate an already over-developed shoreline and control a property use that is not compatible with neighboring properties.

6. Construction Traffic.

Construction traffic from State Highway 67 to the project site should be routed to the north and west, away from the Women's Leadership Center, which will be operating during construction of the resort project. Constance Boulevard should not be used by construction-related vehicular traffic.

7. Parking.

Pursuant to Village Ordinance 875, parking spaces are required for special event use of the amphitheater, which is defined in the GDP as 3,500 people attending between eight to ten events per year. The developer proposes "roping off an area of The Preserve and using the high school parking lot" to accommodate the increased parking demands created by this use. The Women's Leadership Center is concerned with the concept of lawn parking as disruptive and a possible source of environmental degradation for the property and asks that it be prohibited.

Specific conditions should be enacted and placed upon the use of The Preserve property during special events, including limitations on hours of operation, required staffing for security, traffic and crowd control and regulations relating to the consumption of alcohol beverages, among other things. These restrictions will help control a property use that is not compatible with neighboring properties.

If additional residential units or "keys" are added in the future, any parking created to accommodate those new units should be located on The Preserve property north of Constance Boulevard. No additional vehicular circulation roads or driveways should be added to the property south of Constance Boulevard.

8. Utilities.

A proposed utilities diagram in the January 13, 2025 GDP application depicts an extension of sanitary sewer from the southeast corner of The Preserve property into the southwest corner of the Women's Leadership Center property. (p. 44 of the GDP.) The GDP application also depicts an easement in the southeast corner of The Preserve property that extends into the southwest corner of the Women's Leadership Center property. (p. 46 of the GDP.) The Women's Leadership Center has not been consulted about the proposed sewer line and easement extensions and does not consent to the use of its land for these purposes.

Outlook

THE PRESERVE

From Catherine Swift <cswift109@gmail.com>
Date Thu 2/6/2025 1:36 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

I am backing the board's decision to move forward with "The Preserve". It appears to be the best alternative for our village.
Catherine Swift Williams Bay Resident

--
Cathie Swift

Outlook

Fwd: Urgent: Upcoming Plan Commission Meeting Regarding The Preserve

From Scott LeBaron <scott@scottlebaron.net>
Date Mon 1/27/2025 2:55 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Pass this on to the board.

It's cute you want people to comment - since nobody is listening. (Well, with the exception of 1 or 2, tops).

As Jamarillo said at the meeting - he "doesn't want to waste anyone's time" (his direct quote) by listening to the people that live here. He just wants to push this through. Odd.....

So I'm not sure it really matters what we say since our "representatives" obviously aren't representing the residents that showed up to voice concerns.

Scott LeBaron

---------- Forwarded message ---------
From: **Williams Bay, WI** <cmsmailer@civicplus.com>
Date: Fri, Jan 24, 2025 at 3:27 PM
Subject: Urgent: Upcoming Plan Commission Meeting Regarding The Preserve
To: <Scott@scottlebaron.net>

Upcoming Plan Commission Meeting Regarding The Preserve

A Plan Commission Meeting is scheduled for February 19, 2025 at 6:30 PM at the Williams Bay School located at 250 Theatre Road

To view the Notice of Public Hearing click here.

Written comments on the proposed topics can be submitted before the public hearing to the Village Clerk (clerk@vi.williamsbay.wi.gov). All written comments will be forwarded to the Plan Commission as well as posted below. Comments will be posted on the Friday of the week they were received in.

Village Review Process and Requirements

1. The Preserve - Village Review Process Summary 01232025
2. The Preserve - Village Requirements01232025

Application Materials – Topography for The Preserve Development

1. General Development Plan (GDP)/Planned District Overlay (PDO)
    a. 2025-01-13 GDP Final
    b. The Preserve Preliminary Tree Inventory Protection Removal Analysis 01172025

Village Reviews of Application Materials

1. Village Planner - GDP Consistency with Comp Plan Review 01202025
2. Village Zoning Administrator – GDP Zoning Review (Coming Soon)
3. Village Tree Commissioner – Tree Protection and Removal Review (Coming Soon)

Read more
This is an automatic message from Williams Bay, WI. Please do not reply to this message.
You can unsubscribe here.

Outlook

Re: Written comments on the proposal/topography

From Cynthia Rosenthal <cynrosenthal@icloud.com>
Date Thu 1/30/2025 11:53 AM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Hi Tina,
The "Friends of Williams Bay" Facebook group has asked me to ask this question in advance to the hearing and request a response that can be shared to the group. I am willing to help communicate this out to our nearly 600-member group:

REQUEST: Would the village board please summarize what we're agreeing to compared to what was originally proposed and voted upon at the December 9th meeting.

WHY? There are multiple inquiries that came out regarding the original plan and I believe there were open questions regarding the following (if not more):
How does this plan address what the Geneva Lakes Conservancy requested (putting language into the plan that protects the 90-acres as a conservancy) that was restated at the Village Board meeting and additional residents requests such as what the marina will entail (slips), how the land will be "gated" or restricted and perhaps highlight where people would park for any events and what that entails. There were concerns regarding Yerkes night sky light restrictions as well as confirmation that Vision Hill is not "sacred land" or "tribal land" and that this has been followed up with the DNR. I am sure there is more.

Clarifying these questions that have been posed and having a clear comparison will help everyone understand the differences and ensure we understand what the village is approving PRIOR to the meeting.

This will also help highlight any concerns or adjustments residents would like to address.

I'm sure the board agrees that residents DESERVE to hear from our village leaders and should address and clarify what the actual plan entails PRIOR to any vote being passed.

I will be updating the group, letting them know that I did submit this request. I am sure others will be sending in their thoughts with requests for a response.

Outlook

Re: Written comments on the proposal/topography

From Cynthia Rosenthal <cynrosenthal@icloud.com>
Date Thu 1/30/2025 11:53 AM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Hi Tina,
The "Friends of Williams Bay" Facebook group has asked me to ask this question in advance to the hearing and request a response that can be shared to the group. I am willing to help communicate this out to our nearly 600-member group:

REQUEST: Would the village board please summarize what we're agreeing to compared to what was originally proposed and voted upon at the December 9th meeting.

WHY? There are multiple inquiries that came out regarding the original plan and I believe there were open questions regarding the following (if not more):
How does this plan address what the Geneva Lakes Conservancy requested (putting language into the plan that protects the 90-acres as a conservancy) that was restated at the Village Board meeting in December.
Additional inquiries such as what the marina will entail (slips), how the land will be "gated" or restricted and perhaps highlight where people would park for any events and what that entails. There were concerns regarding Yerkes night sky light restrictions as well as confirmation that Vision Hill is not "sacred land" or "tribal land" and that this has been followed up with the DNR. I am sure there is more but those seem to be the ones I remember off the top of my head.

Clarifying these questions that have been posed and having a clear comparison will help everyone understand the differences and ensure we understand what the village is approving PRIOR to the meeting.

This will also help highlight any concerns or adjustments residents would like to address.

I'm sure the board agrees that residents DESERVE to hear from our village leadership and should address and clarify what the actual plan entails PRIOR to any vote being passed.

I would like to update the group with a response by February 10th. I will respond to the group that this has been submitted so that you don't receive 500 inquiries regarding the plan. However, I am sure others will be sending in their thoughts with requests for a response.

Thanks,
Cynthia Rosenthal
440 Park Lane, Williams Bay

Outlook

The Preserve Resort

From donald blazina <dblazina96@gmail.com>
Date Fri 1/31/2025 4:40 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

My wife and I wanted to express our support for the The Preserve Resort we feel it is the correct way to proceed to build at the former George Williams College also we object to people that do not vote as residents of Williams Bay having any say as to how the Village proceeds with this project, would you please share our views with the Trustees of the Village.
Sent from my iPad

Outlook

Topography proposal

From Diane Buckel <dianebuckel@gmail.com>
Date Fri 1/31/2025 1:40 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

It's a win win for all of us. I am in TOTAL SUPPORT OF TOPOGRAPHY developing this land.

Respectfully,
Diane Buckel

Sent from my iPad

Outlook

Support of The Preserve

From George Burchfield <george5burchfield@gmail.com>
Date Fri 2/7/2025 7:56 PM
To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Dear Williams Bay Board,

I continue to be in support of The Preserve. I think Liam and company will do a great job maintaining both the country inn and the nature conservancy.

Sincerely,
George Burchfield
resident

WILLIAMS BAY PLAN COMMISSION RESOLUTION #_____

RECOMMENDATIONS ON PETITIONS FOR DIRECT ANNEXATION FOR TAX PARCEL EW 200019 AND TAX PARCEL EW 200020 LOCATED IN THE TOWN OF WALWORTH, WALWORTH COUNTY, WISCONSIN TO THE VILLAGE OF WILLIAMS BAY AND RECOMMENDING TEMPORARY ZONING OF PARCELS UPON ANNEXATION

WHEREAS, Aurora University ("Petitioner") has made and filed a Petition for Direct Annexation by unanimous consent of electors and property owners of Tax Parcel EW 200019 in the office of the Village Clerk of the Village of Williams Bay, Walworth County, Wisconsin on January 27, 2025 (Exhibit A attached) and a Petition for Direct Annexation by unanimous consent of electors and property owners of Tax Parcel EW 200020 in the office of the Village Clerk of the Village of Williams Bay, Walworth County, Wisconsin on October 28, 2024 (Exhibit B attached), both of which tax parcels are located in the Town of Walworth, Walworth County, Wisconsin ("Subject Territory"), pursuant to Wis. Stat. §66.0217 (2) ("Annexation Petitions"), requesting annexation to the Village of Williams Bay; and

WHEREAS, it appears by acknowledgment of receipt on file herein that the Petitioner has filed copies of the annexation petitions, including legal descriptions and scale maps of the subject territory with the Town Clerk of the Town of Walworth, Walworth County, Wisconsin and the State of Wisconsin Department of Administration, within 5 days after the filing of each annexation petition with the Village Clerk; and

WHEREAS, it further appears that the requirements of Wis. Stat. §66.0217 (2) have been complied with; and

WHEREAS, the proposed annexations have been referred to the plan commission for recommendation on annexation of the Subject Territory to the Village and recommendation of the temporary zoning of the Subject Territory upon annexation.

NOW, THEREFORE, the Plan Commission of the Village of Williams Bay hereby resolves as follows:

Section I. That it [is] [is not] recommended that the Village Board the Village of Williams Bay enact an ordinance granting the annexation petitions for the Subject Territory to the Village of Williams Bay, Walworth County, Wisconsin on the basis that such action is in the best interests of the Village.

Section II. Further, that it is recommended that the temporary zoning designation assigned to the Subject Territory upon annexation be that of AH Agricultural Holding Zoning District.

Approved by the Plan Commission of the Village of Williams Bay this _____ day of February, 2025.

VILLAGE OF WILLIAMS BAY

By:_____
William Duncan, Chairperson

Attest: _____

_____, Secretary

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL OF ELECTORS AND PROPERTY OWNERS

TO: Village Board, Village of Williams Bay
250 Williams Street
P.O. Box 580
Williams Bay, WI 53191

Town Board, Town of Walworth
W6741 Brick Church Road
P.O. Box 386
Walworth, WI 53184

Wisconsin Department of Administration
Municipal Boundary Review
P.O. Box 1645
Madison, WI 53701

This is a Unanimous Petition for Direct Annexation by Aurora University, hereinafter "Petitioner", as the owner of record of all of the real property in the territory sought to be annexed, such territory being more particularly described below, does respectfully petition, state, represent, and show to the Village Board as follows:

1. Petitioner, whose mailing address is 347 South Gladstone Avenue, Attn: Office of Finance, Aurora, IL 60506, is the sole, fee simple owner of record of the real property in the territory sought to be annexed, such property being more particularly described in the attached Exhibit A, which is incorporated herein by this reference, hereinafter "Subject Territory".

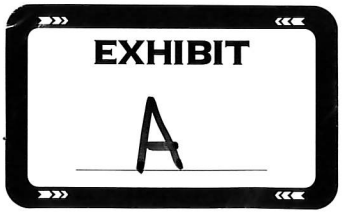
2. Petitioner respectfully requests all of the Subject Territory be annexed by unanimous consent pursuant to Wis. Stat. §66.0217(2) from the Town of Walworth, Walworth County, Wisconsin, to the Village of Williams Bay, Walworth County, Wisconsin, pursuant to the terms provided herein.

3. A scale map of the Subject Territory is attached hereto as Exhibit B, which is incorporated herein by this reference, in accordance with the provisions of Wis. Stat. §66.0217(2) and Wis. Stat. §66.0217(5).

4. No electors reside in the Subject Territory sought to be annexed hereunder. The current population of the Subject Territory sought to be annexed hereunder is zero (0). Notice and publication pursuant to Wis. Stat. §66.0217(4) is not required for this Petition.

5. Petitioner further requests that the zoning classification temporarily assigned to the Subject Territory to be annexed, as described on Exhibit A attached hereto, shall be Agricultural Holding (AH).

6. Petitioner will cause this Petition, the legal description, and the scale map of the Subject Territory to be annexed to be filed with the Village Clerk of the Village of Williams Bay, Walworth County, Wisconsin; the Town Clerk of the Town of Walworth, Walworth County, Wisconsin; and the State of Wisconsin, Department of Administration, in accordance with the provisions of Wis. Stat. sec. 66.0217(2).



7. Petitioner requests the Village of Williams Bay adopt an Annexation Ordinance, in substantial conformity with the attached Exhibit C, prior to any action by the Village.

8. Petitioner believes this Petition and the Subject Territory sought to be annexed hereunder meet all legal requirements for annexation, and that such annexation is in the public interest. Annexation of the Subject Territory will not create a town island.

WHEREFORE, the undersigned Petitioner respectfully requests direct annexation of the Subject Territory, described in Exhibit A attached hereto, to the Village of Williams Bay pursuant to the provisions of Wis. Stats. sec. 66.0217(2), consistent with outstanding priorities of other annexation and corporation or consolidation proceedings, if any.

Dated this 27th day of January, 2025.

Aurora University

By: John Ammons
John Ammons (Jan 27, 2025 13:17 CST)
John Ammons, Board Chair

This instrument was drafted by:
Nicholas A. Egert
Egert Law, S.C.
835 Geneva Parkway North, Suite 1
Lake Geneva, WI 53147
Telephone: 262-248-6600
E-mail: info@egertlawfirm.com

EXHIBIT A

Legal Description of Tax Parcel No. E W 200019

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 16 EAST, TOWN OF WALWORTH, WALWORTH COUNTY, WISCONSIN. EXCEPTING THEREFROM PREMISES CONVEYED TO WALWORTH COUNTY FOR HIGHWAY PURPOSES. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2, THENCE S00°33'02"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°33'02"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 1275.78 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE S88°38'45"W ALONG SAID SOUTH LINE, 1334.54 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE N00°29'09"W ALONG SAID WEST LINE, 1275.13 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.T.H. "67"; THENCE N88°37'02"E, 500.23 FEET; THENCE N01°22'58"W, 17.00 FEET; THENCE N88°37'02"E, 150.00 FEET; THENCE S01°22'58"E, 17.00 FEET; THENCE N88°37'02"E, 682.87 FEET TO THE POINT OF BEGINNING. CONTAINING 40.56 ACRES OF LAND MORE OR LESS.

EXHIBIT B

January 21, 2025

ANNEXATION MAP

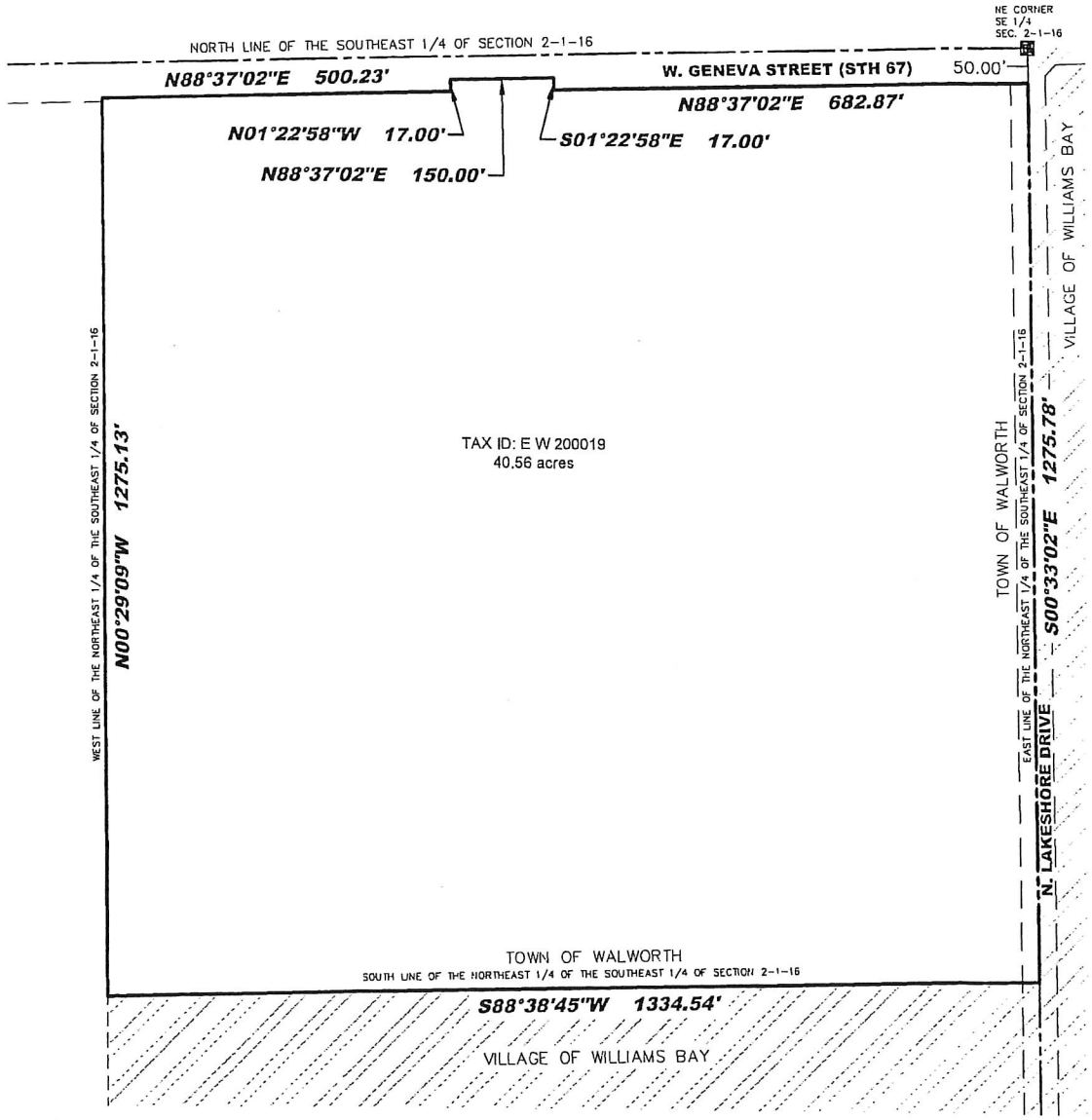
Survey No. 24.5004

PROPERTY DESCRIPTION:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 16 EAST, TOWN OF WALWORTH, WALWORTH COUNTY, WISCONSIN. EXCEPTING THEREFROM PREMISES CONVEYED TO WALWORTH COUNTY FOR HIGHWAY PURPOSES. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2, THENCE S00°33'02"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 50.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S00°33'02"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 1275.78 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE S88°38'45"W ALONG SAID SOUTH LINE, 1334.54 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE N00°29'09"W ALONG SAID WEST LINE, 1275.13 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.T.H. "67"; THENCE N88°37'02"E, 500.23 FEET; THENCE N01°22'58"W, 17.00 FEET; THENCE N88°37'02"E, 150.00 FEET; THENCE S01°22'58"E, 17.00 FEET; THENCE N88°37'02"E, 682.87 FEET TO THE **POINT OF BEGINNING**. CONTAINING 40.56 ACRES OF LAND MORE OR LESS.

0' 160'
SCALE: 1" = 160'



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

NOTES:
BEARINGS HEREON RELATE TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2-1-16; ASSUMED BEARING NORTH 88°37'02" EAST.

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

P:\Shared\1 - Projects\2023\24.5004 - Aurora University - 8 Parcels - Williams Bay\CAD\Design\ANNEXATION MAP.dwg

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL OF ELECTORS AND PROPERTY OWNERS

TO: Village Board, Village of
Williams Bay
250 Williams Street
P.O. Box 580
Williams Bay, WI 53191

Town Board, Town of Walworth
W6741 Brick Church Road
P.O. Box 386
Walworth, WI 53184

Wisconsin Department of Administration
Municipal Boundary Review
P.O. Box 1645
Madison, WI 53701

This is a Unanimous Petition for Direct Annexation by Aurora University, hereinafter "Petitioner", as the owner of record of all of the real property in the territory sought to be annexed, such territory being more particularly described below, does respectfully petition, state, represent, and show to the Village Board as follows:

1. Petitioner, whose mailing address is 347 S. Gladstone Ave, Attn: Office of Finance, Aurora, IL 60506, is the sole, fee simple owner of record of the real property in the territory sought to be annexed, such property being more particularly described in the attached Exhibit A, which is incorporated herein by this reference, hereinafter "Subject Territory".

2. Petitioner respectfully requests all of the Subject Territory be annexed by unanimous consent pursuant to Wis. Stat. §66.0217(2) from the Town of Walworth, Walworth County, Wisconsin, to the Village of Williams Bay, Walworth County, Wisconsin, pursuant to the terms provided herein.

3. A scale map of the Subject Territory is attached hereto as Exhibit B, which is incorporated herein by this reference, in accordance with the provisions of Wis. Stat. §66.0217(2) and Wis. Stat. §66.0217(5).

4. No electors reside in the Subject Territory sought to be annexed hereunder. The current population of the Subject Territory sought to be annexed hereunder is zero (0). Notice and publication pursuant to Wis. Stat. §66.0217(4) is not required for this Petition.

5. Petitioner further requests that the zoning classification temporarily assigned to the Subject Territory to be annexed, as described on Exhibit A attached hereto, shall be Agricultural Holding (AH).

6. Petitioner will cause this Petition, the legal description, and the scale map of the Subject Territory to be annexed to be filed with the Village Clerk of the Village of Williams Bay, Walworth County, Wisconsin; the Town Clerk of the Town of Walworth, Walworth County, Wisconsin; and



the State of Wisconsin, Department of Administration, in accordance with the provisions of Wis. Stat. sec. 66.0217(2).

7. Petitioner requests the Village of Williams Bay adopt an Annexation Ordinance, in substantial conformity with the attached Exhibit C, prior to any action by the Village.

8. Petitioner believes this Petition and the Subject Territory sought to be annexed hereunder meet all legal requirements for annexation, and that such annexation is in the public interest. Annexation of the Subject Territory will not create a town island.

WHEREFORE, the undersigned Petitioner respectfully requests direct annexation of the Subject Territory, described in Exhibit A attached hereto, to the Village of Williams Bay pursuant to the provisions of Wis. Stats. sec. 66.0217(2), consistent with outstanding priorities of other annexation and corporation or consolidation proceedings, if any.

Dated this 28th day of October, 2024.

Aurora University

By: _____
John Ammons, Board Chair

This instrument was drafted by:
Nicholas A. Egert
Egert Law, S.C.
835 Geneva Parkway North, Suite 1
Lake Geneva, WI 53147
Telephone: 262-248-6600
E-mail: info@egertlawfirm.com

EXHIBIT A

Legal Description of Tax Parcel No. E W 200020

The Southeast quarter of the Southeast quarter of Section 2 in Township 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin.

This parcel consists of 40.61 acres.

Adopted, passed, and approved by the Board of the Village of Williams Bay, Walworth County, Wisconsin, this _____ day of _____, 2024.

_____
William Duncan, Village President

Attest:

_____
Tina Kolls, Village Clerk

October 25, 2024

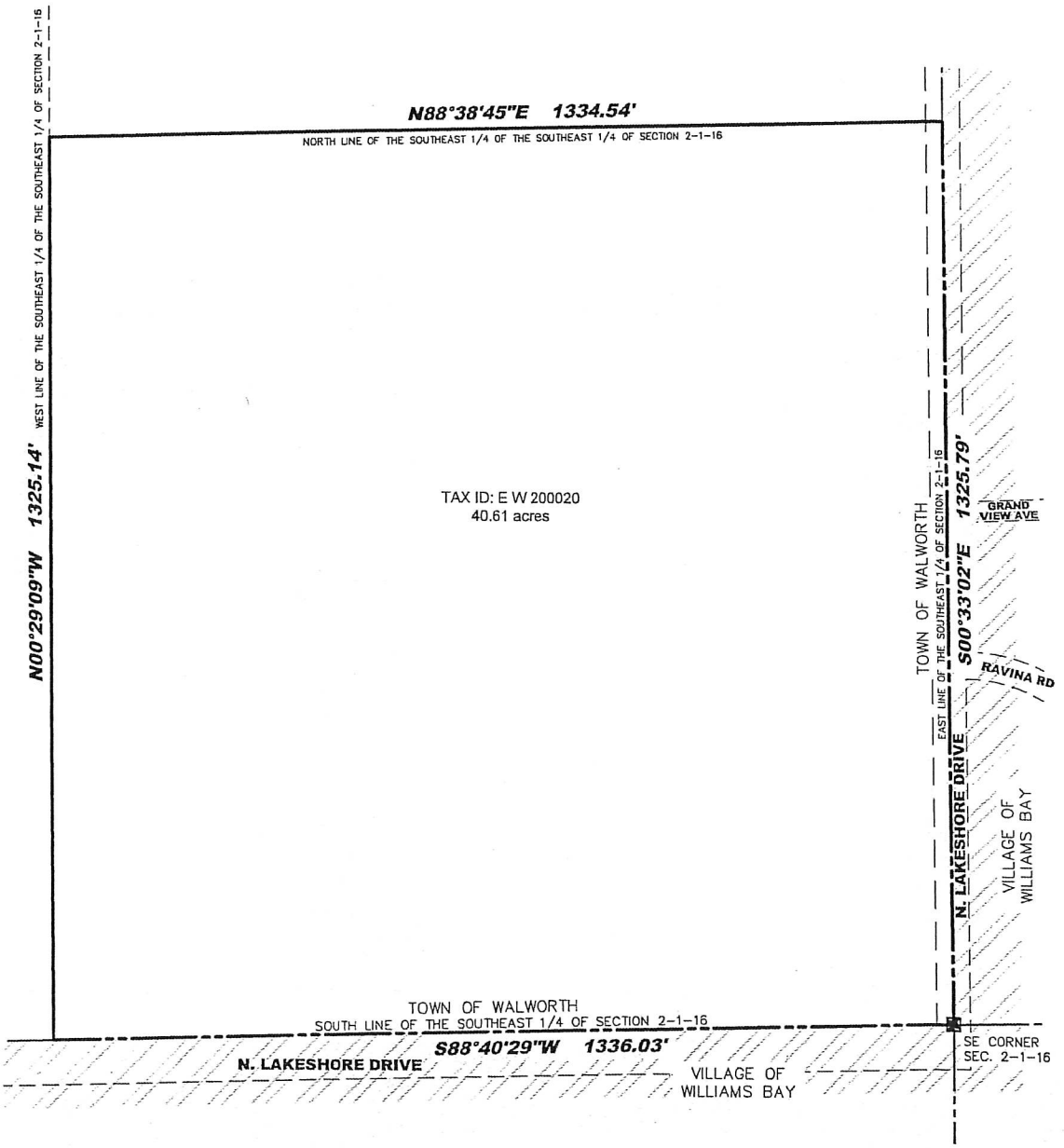
ANNEXATION MAP

Survey No. 24.5004

EXHIBIT B

PROPERTY DESCRIPTION:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 16 EAST, TOWN OF WALWORTH, WALWORTH COUNTY, WISCONSIN, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2, BEING THE **POINT OF BEGINNING**; THENCE SOUTH 88°40'29" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1336.03 FEET, TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 00°29'09" WEST, ALONG SAID WEST LINE, 1325.14 FEET, TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 88°38'45" EAST, ALONG SAID NORTH LINE, 1334.54 FEET, TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4, THENCE SOUTH 0°33'02" EAST, ALONG SAID EAST LINE, 1325.79 FEET TO THE **POINT OF BEGINNING.**



NOTES:
BEARINGS HEREON RELATE TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2-1-16; ASSUMED BEARING SOUTH 88°40'29" WEST.

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

0' 160'
SCALE: 1" = 160'

P:\Shared\1 - Projects\2023\23.5001 - Aurora University - 8 Parcels - Williams Bay\CAD\Design\ANNEXATION MAP.dwg

EXHIBIT A

Legal Description of Tax Parcel No. E W 200020

The Southeast quarter of the Southeast quarter of Section 2 in Township 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin.

This parcel consists of 40.61 acres.

EXHIBIT C

Proposed Ordinance

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL OF ELECTORS AND PROPERTY OWNERS OF TERRITORY LOCATED IN THE TOWN OF WALWORTH, WALWORTH COUNTY, WISCONSIN, TO THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

WHEREAS, Aurora University ("Petitioner") has made and filed with the Village Clerk of the Village of Williams Bay ("Village") a Petition for Direct Annexation by unanimous consent of electors and property owners of territory located in the Town of Walworth, Walworth County, Wisconsin, to the Village of Williams Bay, Walworth County, Wisconsin, pursuant to Wis. Stat. §66.0217(2) ("Annexation Petition"), in the office of the Village Clerk for the Village of Williams Bay, Walworth County, Wisconsin, on October ____, 2024, requesting the annexation to the Village of Williams Bay lands described in Exhibit A attached hereto and incorporated herein by reference ("Subject Territory"), which such lands are contiguous to the Village; and

WHEREAS, it appears by acknowledgment of receipt on file herein that Petitioner has filed a copy of the Annexation Petition, including a legal description and scale map of the Subject Territory, with the Town Clerk of the Town of Walworth, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, within five (5) days after filing the Annexation Petition with the Village Clerk; and

WHEREAS, it further appears that all of the requirements of Wis. Stat. §66.0217(2) have been fully complied with, and that the State of Wisconsin, Department of Administration, has reviewed the proposed annexation and, by letter, found it to be in the public interest, and said letter has been duly considered and reviewed by the Village and the Village's Counsel; and

WHEREAS, the proposed annexation was referred to the Plan Commission of the Village and said Plan Commission has recommended annexing the Subject Territory to the Village with a temporary zoning designation in the Agricultural Holding (AH) Zoning District; and

WHEREAS, the Board of the Village of Williams Bay, Walworth County, Wisconsin, makes the following findings with respect to the Subject Territory:

1. That the annexation of the Subject Territory to the Village of Williams Bay, Walworth County, Wisconsin, is in the best interest of the Village.

2. That the annexation of the Subject Territory will enable the Village to regulate and control development of these lands which are contiguous to the Village.

3. That, upon annexation, the Subject Territory shall be temporarily zoned pursuant to Wis. Stat. §66.0217(8) in the Agricultural Holding (AH) Zoning District.

4. That the annexation of the Subject Territory does not create an island under the provisions of Wis. Stat. §66.0221.

5. That the Village is in need of additional lands suitable for agricultural, conservation, and limited development, as herein described, as and for this Subject Territory.

6. That there are zero electors residing within the boundaries of the Subject Territory.

NOW, THEREFORE, the Village Board of the Village of Williams Bay, Walworth County, Wisconsin, does ordain as follows:

1. Those lands comprising the Subject Territory to be annexed, as described in Exhibit A attached hereto and incorporated herein by reference, be, and the same hereby are, annexed to the Village of Williams Bay, Walworth County, Wisconsin.

2. Those lands comprising of the Subject Territory shall be temporarily zoned pursuant to Wis. Stat. §66.0217(8) in the Agricultural Holding (AH) Zoning District, with the Village Clerk initiating any necessary changes to its Official Zoning Map and applicable Zoning Ordinance necessary to effectuate this Ordinance.

3. Those lands comprising the Subject Territory shall be included within Supervisory District 7 of Walworth County and in Ward ___of the Village of Williams Bay.

4. This Ordinance, and the annexation hereby effected, shall be in full force and effect from and after its passing and posting.

5. The Village Clerk shall immediately, after the final enactment hereof, file such certified copies with all parties as required by State Statute to be so served.

6. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this Ordinance are hereby repealed.

7. Pursuant to Wis. Stat. Sec. 66.0217 (14) (a), the Village of Williams Bay agrees to pay annually to the Town of Walworth for five (5) years an amount equal to the amount of property taxes levied by the Town of Walworth on the annexed property, as shown by the tax role, in the year in which the annexation is final.

WILLIAMS BAY PLAN COMMISSION RESOLUTION #_____

CONCERNING RECOMMENDATION REGARDING REZONE REQUEST FOR TAX KEY PARCELS WWUP 00011, WGT 00010, WGT 00009, WA 499800002 AND EW200020 (AFTER ANNEXATION)

WHEREAS, Topography Hospitality, LLC, (Applicant), has filed an application to rezone Tax Key Parcel EW 200020 from AH Agricultural Holding District to P & I Public and Institutional District (after annexation), and to rezone Tax Key Parcels WWUP 00011, WGT 00010, WGT 00009, WA 499800002 and EW200020 and as more specifically described in the attached Exhibit A (Subject Parcels) to add a PDO Planned Overlay District to the Subject Parcels; and

WHEREAS, Aurora University, as owner of the Subject Parcels, does not object to the rezone request of Applicant; and

WHEREAS, the Plan Commission of the Village of Williams Bay having held a duly noticed public hearing on the proposed rezoning of Tax Key Parcel EW 200020 from AH Agricultural Holding District to P & I Public and Institutional District (after annexation) following the submission of the report of the zoning administrator finding that the application for said rezoning meets the requirements set forth in Section 390-1205D. (1)-(2); and

WHEREAS, said duly noticed public hearing before the Plan Commission of the Village of Williams Bay having also addressed the proposed rezoning of the Subject Parcels by adding a PDO Planned Development Overlay District (Overlay Zoning) on the P & I Public and Institutional District zoning as addressed in the submitted General Development Plan (GDP) for the Subject Parcels; and

WHEREAS, the zoning administrator having submitted a report finding that said proposed Overlay Zoning meets the requirements set forth in Section 390-1205D. (1)-(2), and further having reported that the proposed GDP addresses all elements described in Section 390-0709G.; and

WHEREAS, the village planner, village engineer and village tree commissioner having submitted their reports regarding their review of the proposed GDP; and

WHEREAS, the Plan Commission of the Village of Williams Bay having considered the comments from the public hearing, the reports of the zoning administrator, village planner, village engineer and village tree commissioner regarding the proposed rezoning as described above.

NOW, THEREFORE, the Plan Commission of the Village of Williams Bay do hereby resolve as follows:

Section I. That the proposed rezoning of Tax Key Parcel EW 200020 to P & I Public Institutional District (upon annexation) [does] [does not] meet the following criteria set forth in Section 390-1205D. (2) (a) through (d):

(a) Advances the purposes of this chapter as outlined in § 390-0103 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency (FEMA). [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

(b) Is in harmony with the recommendations of the Comprehensive Plan.

(c) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning district(s).

(d) The amendment may also address any of the following situations that may not be properly addressed on the current Official Zoning Map:

[1] The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan and the amendment is being requested to make the zoning district consistent with the Comprehensive Plan. **Not applicable.**

[2] A mapping mistake was made. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from spreading. **Not applicable.**

[3] Factors have changed (such as new data, infrastructure, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district. **Applicable.**

[4] Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map. **Not applicable.**

Further, that the public benefits of the proposed rezoning [do] [do not] outweigh any and all potential adverse impacts of the proposed amendment, and that it [does] [does not] recommend to the Village Board of the Village of Williams Bay that an ordinance so rezoning said Tax Key Parcel be approved.

Section II. That the proposed overlay zoning of the Subject Parcels to include a PDO Planned Development Overlay, as set forth in the GDP, [does] [does not] meet the following criteria set forth in Section 390-1205D. (2) (a) through (d):

(a) Advances the purposes of this chapter as outlined in § 390-0103 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency (FEMA). [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

(b) Is in harmony with the recommendations of the Comprehensive Plan.

(c) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning district(s).

(d) The amendment may also address any of the following situations that may not be properly addressed on the current Official Zoning Map:

[1] The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan and the amendment is being requested to make the zoning district consistent with the Comprehensive Plan. **Not applicable.**

[2] A mapping mistake was made. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from spreading. **Not applicable.**

[3] Factors have changed (such as new data, infrastructure, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district. **Applicable.**

[4] Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map. **Not applicable.**

Further that the public benefits of the proposed overlay zoning of the Subject Parcels [do] [do not] outweigh any and all potential adverse impacts of the proposed amendment, and that it [does] [does not] recommend to the Village Board of the Village of Williams Bay that an ordinance so zoning the Subject Parcels be approved.

Section III. That it is recommended that the proposed overlay zoning of the Subject Parcels, as described in Section II., if approved, be subject to the terms of the GDP and be further conditioned upon approval of the Final Development Plan.

Approved by the Plan Commission of the Village of Williams Bay this _____ day of February, 2025.

VILLAGE OF WILLIAMS BAY

By:_____
William Duncan, Chairperson

Attest: _____
Tina Kolls, Clerk

EXHIBIT "A"
Legal Description

Parcel 1:

A parcel of land located in the SW 1/4 of Section 1, T1N, R16E, and the NW 1/4 of Section 12, T1N, R16E, Village of Williams Bay, Walworth County, Wisconsin, described as follows:

Beginning on the Easterly line of the Williams Bay-Fontana Road at a point located 40.00 feet South of the North line of said Southwest 1/4 of Section 1; thence N 44° 52' E 21.63 feet to a point on the South line of State Trunk Highway No. "36" (now Highway "67"/ West Geneva Street) located 40.00 feet East of the West line of said Southwest 1/4 of Section 1; thence N 88° 45' E along the South line of said highway 169.91 feet to the Northwest corner of Lot 14 of Observatory Subdivision as recorded in Volume 5 of Plats on Page 102, at the Office of the Register of Deeds in Elkhorn, Wisconsin; thence S 1° 00' W along the West line of said Lot 14, 302.32 feet; thence N 88° 45' E along the South line of said Lots 14 and 13, 135.76 feet to the centerline of Observatory Place as shown on the recorded plat of Observatory Subdivision; thence S 1° 00' W along the centerline of said road 352.00 feet; thence N 88° 45' E 360.00 feet to the Southeast corner of Lot 28 of Observatory Subdivision; thence S 1° 03' W along the East line of said subdivision 591.00 feet; thence S 88° 45' W 15.00 feet; thence S 1° 03' W along the centerline of Tennis Avenue, (now vacated) as shown on the plat of Grand Terrace Subdivision as recorded in Volume 5, Page 15 and 16 of Plats at the Office of the Register of Deeds in Elkhorn, Wisconsin, 615.00 feet to the North line of Grand View Avenue; thence S 88° 45' W along the North line of said Grand View Avenue 664.18 feet to the East line of the Williams Bay-Fontana Road; thence N 1° 00' E along said East line 1845.18 feet to the place of beginning.

ALSO beginning at the intersection of the East line of said Williams Bay-Fontana Road and the South line of Grand View Avenue; thence N 88° 45' E along the South line of said Grand View Avenue 440.45 feet to the Northwest corner of Lot 65 of Grand Terrace Subdivision; thence S 1° 00' W along the West line of said Lot 65, 141.14 feet; thence N 88° 45' E 14.00 feet to a point on the North line of Lot 56 of Grand Terrace Subdivision located 25.00 feet East of the Northwest corner of said Lot 56; thence S 1° 00' W 162.38 feet to a concrete monument located on the South line of said Lot 56; thence Southeasterly along the Southerly line of Lots 56, 55, 54, and 53 of Grand Terrace Subdivision to a concrete monument located on the most Southerly corner of said Lot 53 and located S 65° 55' E 324.07 feet from the last mentioned concrete monument; thence N 46° 56' E along the Southeasterly line of said Lot 53 and the Northeasterly extension of said line 195.49 feet to the centerline of Tennis Avenue (now vacated) and a concrete monument; thence South-Southeasterly along the centerline of said Tennis Avenue (now vacated) to a concrete monument on the Northerly line of Constance Boulevard located S 49° 02' E 223.13 feet from the last mentioned concrete monument; thence S 76° 05' E 113.63 feet to a point on the Southerly line of said Constance Boulevard; thence N 77° 40' E 256.30 feet; thence S 1° 02' W 707.59 feet more or less to the shore of Geneva Lake; thence Southwesterly along the shore of Geneva Lake 856 feet more or less to the most Easterly corner of Lot 8, Grand Terrace Subdivision; thence N 27° 59' W along the Easterly line of said Lot 8, 401.16 feet to the Southerly line of Outing Street; thence N 13° 48' W 20.00 feet to a concrete monument on the Northerly line of said Outing Street; thence Westerly and Southwesterly along the Northerly line of said Outing Street 288.12 feet more or less to the most Easterly corner of the Southwesterly 30.00 feet of Lot 26, Grand Terrace Subdivision; thence N 23° 32' W along the Northeasterly line of said Southwesterly 30.00 feet and the Northwesterly extension thereof 345.78 feet to the Northerly line of Constance Boulevard; thence S 63° 41' W along the Northerly line of said Constance Boulevard 131.57 feet to the West line of said Section 12; thence N 1° 25' E along the said West line 225.51 feet; thence S 89° 48' E 25.00 feet; thence N 1° 25' E along the East line of Williams Bay-Fontana Road 66.00 feet; thence N 1° 00' E along the East line of said road 736.93 feet to the place of beginning.

ALSO a parcel of land located in Lot 14; Observatory Subdivision, located in the Village of Williams Bay, Walworth County, Wisconsin, described as follows:



EXHIBIT "A"
Legal Description

Beginning at the southwest corner of said Lot 14; thence East along the south line of said lot 45.29 feet; thence N 40° 59' 30" W 66.18 feet to a point on the west line of said Lot 14; thence S 2° 09' 30" W along the west line of said Lot 14, 50.00 feet to the place of beginning.

EXCEPTING THEREFROM a parcel of land located in the Southwest 1/4 of Section 1, TIN, R16E, Village of Williams Bay, Walworth County, Wisconsin, described as follows:

Commencing at the southwest corner of Lot 14, Observatory Subdivision located in said Southwest 1/4; thence East along the south line of said Lot 14, 45.29 feet to the place of beginning; thence S 68° 02' 00" E 80.12 feet; thence N 2° 15' 06" E along the west end of Observatory Place, (a street located in said subdivision), 30.00 feet to the south line of said Lot 14; thence West along the south line of said Lot 14, 75.47 feet to the place of beginning.

ALSO EXCEPTING THEREFROM a parcel of land being part of Lot 9 in Grand Terrace Subdivision, Town of Walworth, Walworth County, Wisconsin, described as:

Beginning on the Eastern boundary of the W 1/2 of Lot 9 in Grand Terrace Subdivision of Town of Walworth, Walworth County, Wisconsin, at the SE corner of land deeded by Catharine V. Albert, to G. Q. Dunlop, thence running a NW direction along the South boundary line of said land owned by G. Q. Dunlop to NE corner of land formerly sold by Catharine V. Albert and Mrs. Demon, about 25 feet thence Southerly in a direction parallel to Western boundary of said Lot 9 and along the Eastern boundary of land owned by Mrs. Demon 40 feet, thence in SE direction to E boundary of said W 1/2 of Lot 9 thence Northerly along said East boundary 40 feet, to place of beginning.

FURTHER EXCEPTING THEREFROM a parcel of land being part of Lot 23 in Grand Terrace Subdivision, Town of Walworth, Walworth County, Wisconsin, described as follows:

Beginning at the northeast corner of lot number twenty three (23) in Grand Terrace Subdivision of a portion of sections one (1) and twelve (12), Town one (1) north, range sixteen (16) east according to a plat of said subdivision recorded March 28, 1892 in Volume five (5) of Plats on page 15; thence running southeasterly along the east line of said lot twenty five (25) feet; thence southwesterly seventeen (17) feet on a line parallel with the northwest line of said lot; thence northwesterly twenty five (25) feet on a line parallel with the east line of said lot; thence northeasterly along the northwest line of said lot to the place of beginning.

Tax Key No: WWUP 00011

Parcel 2:

A parcel of land being part of Lot 9 in Grand Terrace Subdivision at Lake Geneva Wis., Village of Williams Bay, Walworth County, Wisconsin.

Beginning on the Eastern boundary of the W 1/2 of Lot 9 in Grand Terrace Subdivision of Town of Walworth, Walworth County, Wisconsin, at the SE corner of land deeded by Catharine V. Albert, to G. Q. Dunlop, thence running a NW direction along the South boundary line of said land owned by G. Q. Dunlop to NE corner of land formerly sold by Catharine V. Albert and Mrs. Demon, about 25 feet thence Southerly in a direction parallel to Western boundary of said Lot 9 and along the Eastern boundary of land owned by Mrs. Demon 40 feet, thence in SE direction to E boundary of said W 1/2 of Lot 9 thence Northerly along said East boundary 40 feet, to place of beginning.

Tax Key No: WGT 00010

EXHIBIT "A"
Legal Description

Parcel 3:

A parcel of land being part of Lot 23 in Grand Terrace Subdivision, Town of Walworth, Walworth County, Wisconsin, described as follows:

Beginning at the northeast corner of lot number twenty three (23) in Grand Terrace Subdivision of a portion of sections one (1) and twelve (12), Town one (1) North, Range Sixteen (16) East according to a plat of said subdivision recorded March 28, 1892 in Volume five (5) of Plats on page 15; thence running southeasterly along the east line of said lot twenty five (25) feet; thence southwesterly seventeen (17) feet on a line parallel with the northwest line of said lot; thence northwesterly twenty five (25) feet on a line parallel with the east line of said lot; thence northeasterly along the northwest line of said lot to the place of beginning.

Tax Key No: WGT 00009

Parcel 4:

Outlet 1 of Certified Survey Map No. 4998, recorded December 20, 2021, as Document No. 1053121, and being part of Block A and part of Block C of Assessor's Subdivision, being a part of the SE. 1/4 of the SW. 1/4 of Section 1 and the NE. 1/4 of the NW. 1/4 of Section 12, T.01N., R.16E., Village of Williams Bay, Walworth County, Wisconsin.

Tax Parcel No. WA499800002

Parcel 5:

The Southeast quarter of the Southeast quarter of Section 2 in Township 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin.

Tax Key No. E W 200020